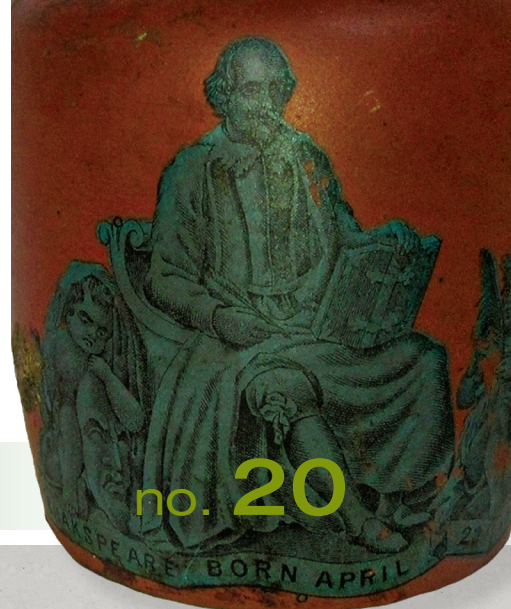


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NEW ZEALAND INTERNATIONAL CONVENTION CENTRE

Final Archaeological Report



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1 INTRODUCTION

1.1 Project Background

SkyCity Entertainment Group Ltd ('SkyCity') are developing the New Zealand International Convention Centre (NZICC) in central Auckland. The aim of the project is to construct the largest and most versatile conference, exhibition and entertainment space in New Zealand. The building will occupy the block of land bounded to the east by Hobson Street, to the south by Wellesley Street West, to the west by Nelson Street, and to the north by the TVNZ building (Figure 1.1 and Figure 1.2). The project area is made up of multiple legal titles,¹ which have evolved from 14 original Allotments (4-17, Section 23 of the City of Auckland). It includes the properties at 46-54 Nelson Street, 79-93 Wellesley Street West and 85-117 Hobson Street. Key components of the project included the removal of buildings from across the site, preservation of the Nelson House façade, deep excavation to allow the construction of multiple subsurface levels and the construction of the NZICC and the Hobson Street Hotel.

An archaeological assessment was commissioned by SkyCity Entertainment Group Ltd in 2015 to establish whether the proposed development was likely to impact on archaeological values (Farley, Burnett and Clough 2015). This established that there were three recorded archaeological sites (two pre-1900 buildings – R11/2943 and 2944 – and a well – R11/1415) in the vicinity of the project area (Figure 1.3). All of these sites were situated within the construction footprint. It was also assessed that there was some, but low, archaeological potential within the properties at 85 Hobson Street, 79-81 Wellesley Street West and 85-89 Wellesley Street West. The archaeological potential was thought to be higher at 109-117 Hobson Street, where brick foundations relating to an 1892 building were considered likely to have survived in the car park area, and at 83 and 91 Wellesley Street West, associated with the pre-1900 buildings there. It was considered that any remains that survived would have some archaeological value and could provide information relating to the history of the property and wider area.

An archaeological Authority for the development was applied for and granted by Heritage New Zealand Pouhere Taonga (HNZPT) on 23 November 2015 (Authority No. 2016/415). A previous authority obtained for proposed geotechnical testing at site R11/2943 (Authority No. 2015/109) was not exercised as the testing did not proceed.

The following previously recorded sites were investigated during the construction phase of the project, with the date of investigation indicated for each site:

- R11/2943 (83 Wellesley Street – Otago Boarding house) (December 2015 – April 2016)
- R11/2944 (91 Wellesley Street West – Historic House) (December 2015 – April 2016)

A number of new sites were exposed during earthworks and investigated as follows (Figure 1.3):

- R11/3114 (Well) (September 2016)
- R11/3115 (Well) (September 2016)
- R11/3116 (Well) (September 2016)
- R11/3117 (Well) (October 2016)
- R11/3118 (Well) (September 2016)

¹ Lot 1 DP 39058, Allotment 5 SECT 23 Auckland CITY, Lot 1 DP 47977, Lot 1 DP 32654, Pt Allotment 8 SECT 23 Auckland CITY, Lot 3 DP 198988, Lot 1 DP 198988, Lot 2 DP 60273, Lot 2 DP 1086, Pt Allotment 11 SECT 23 Auckland CITY, Lot 1 DP 60273, Pt Allotment 11 SECT 23 Auckland CITY, Lot 1 DP 195519, Lot 1 DP 51415, Pt Allotment 12 SECT 23 Auckland CITY, Lot 4 A 413, Lot 2 DP 198988, Lot 1 DP 67298.

1. Introduction

- R11/3119 (Well) (October 2016)
- R11/3120 (Well) (May 2016)
- R11/3121 (Well and pit) (May 2016)
- R11/3122 (Well, foundations, postholes) (May to August 2016)
- R11/3123 (Corley's Bakery, well, foundations, surfaces and postholes) (June to September 2016)

One site had previously been recorded within the project area but was not relocated during excavation as it was destroyed at the time of initial recording.

- R11/1415 (Well)

This is the final report on the archaeological work carried out in accordance with Condition 7 of the Authority.

1. Introduction

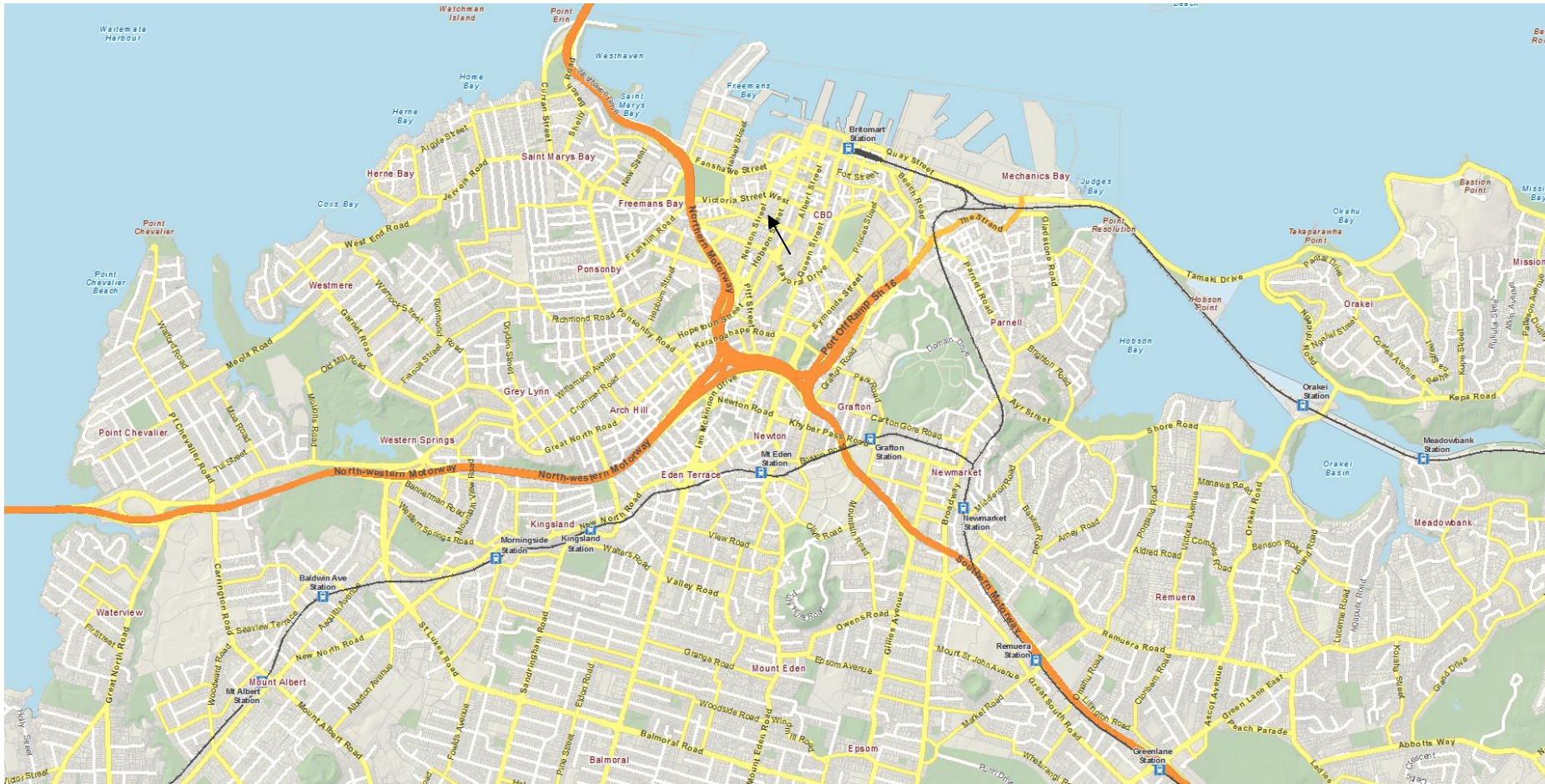
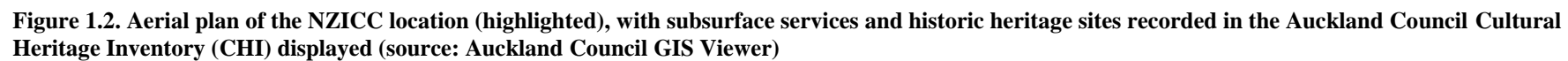


Figure 1.1. Plan of Auckland City with location of the New Zealand International Convention Centre (NZICC) indicated by arrow (source: Auckland Council GIS Viewer)



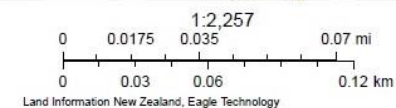
The map displays the R11 residential zone in Victoria, with a dashed line indicating the zone boundary. Key streets include Dock Street, Garding Street, Valentines Ln, Nelson Street, Victoria Street West, Vogel Ln, Kingston Street, Pacific Place, and Elliott Street. Numerous property lots are shown, many of which are labeled with their lot numbers and R11 zone identifiers. Specific lots highlighted with red stars include R11/3114, R11/3115, R11/3116, R11/3117, R11/3118, R11/3119, R11/3120, R11/3121, R11/3122, R11/3123, R11/3124, R11/3125, R11/3126, R11/3127, R11/3128, R11/3129, R11/3130, R11/3131, R11/3132, R11/3133, R11/3134, R11/3135, R11/3136, R11/3137, R11/3138, R11/3139, R11/3140, R11/3141, R11/3142, R11/3143, R11/3144, R11/3145, R11/3146, R11/3147, R11/3148, R11/3149, R11/3150, R11/3151, R11/3152, R11/3153, R11/3154, R11/3155, R11/3156, R11/3157, R11/3158, R11/3159, R11/3160, R11/3161, R11/3162, R11/3163, R11/3164, R11/3165, R11/3166, R11/3167, R11/3168, R11/3169, R11/3170, R11/3171, R11/3172, R11/3173, R11/3174, R11/3175, R11/3176, R11/3177, R11/3178, R11/3179, R11/3180, R11/3181, R11/3182, R11/3183, R11/3184, R11/3185, R11/3186, R11/3187, R11/3188, R11/3189, R11/3190, R11/3191, R11/3192, R11/3193, R11/3194, R11/3195, R11/3196, R11/3197, R11/3198, R11/3199, R11/3200, R11/3201, R11/3202, R11/3203, R11/3204, R11/3205, R11/3206, R11/3207, R11/3208, R11/3209, R11/3210, R11/3211, R11/3212, R11/3213, R11/3214, R11/3215, R11/3216, R11/3217, R11/3218, R11/3219, R11/3220, R11/3221, R11/3222, R11/3223, R11/3224, R11/3225, R11/3226, R11/3227, R11/3228, R11/3229, R11/3230, R11/3231, R11/3232, R11/3233, R11/3234, R11/3235, R11/3236, R11/3237, R11/3238, R11/3239, R11/3240, R11/3241, R11/3242, R11/3243, R11/3244, R11/3245, R11/3246, R11/3247, R11/3248, R11/3249, R11/3250, R11/3251, R11/3252, R11/3253, R11/3254, R11/3255, R11/3256, R11/3257, R11/3258, R11/3259, R11/3260, R11/3261, R11/3262, R11/3263, R11/3264, R11/3265, R11/3266, R11/3267, R11/3268, R11/3269, R11/3270, R11/3271, R11/3272, R11/3273, R11/3274, R11/3275, R11/3276, R11/3277, R11/3278, R11/3279, R11/3280, R11/3281, R11/3282, R11/3283, R11/3284, R11/3285, R11/3286, R11/3287, R11/3288, R11/3289, R11/3290, R11/3291, R11/3292, R11/3293, R11/3294, R11/3295, R11/3296, R11/3297, R11/3298, R11/3299, R11/3300, R11/3301, R11/3302, R11/3303, R11/3304, R11/3305, R11/3306, R11/3307, R11/3308, R11/3309, R11/3310, R11/3311, R11/3312, R11/3313, R11/3314, R11/3315, R11/3316, R11/3317, R11/3318, R11/3319, R11/3320, R11/3321, R11/3322, R11/3323, R11/3324, R11/3325, R11/3326, R11/3327, R11/3328, R11/3329, R11/3330, R11/3331, R11/3332, R11/3333, R11/3334, R11/3335, R11/3336, R11/3337, R11/3338, R11/3339, R11/3340, R11/3341, R11/3342, R11/3343, R11/3344, R11/3345, R11/3346, R11/3347, R11/3348, R11/3349, R11/3350, R11/3351, R11/3352, R11/3353, R11/3354, R11/3355, R11/3356, R11/3357, R11/3358, R11/3359, R11/3360, R11/3361, R11/3362, R11/3363, R11/3364, R11/3365, R11/3366, R11/3367, R11/3368, R11/3369, R11/3370, R11/3371, R11/3372, R11/3373, R11/3374, R11/3375, R11/3376, R11/3377, R11/3378, R11/3379, R11/3380, R11/3381, R11/3382, R11/3383, R11/3384, R11/3385, R11/3386, R11/3387, R11/3388, R11/3389, R11/3390, R11/3391, R11/3392, R11/3393, R11/3394, R11/3395, R11/3396, R11/3397, R11/3398, R11/3399, R11/3400, R11/3401, R11/3402, R11/3403, R11/3404, R11/3405, R11/3406, R11/3407, R11/3408, R11/3409, R11/3410, R11/3411, R11/3412, R11/3413, R11/3414, R11/3415, R11/3416, R11/3417, R11/3418, R11/3419, R11/3420, R11/3421, R11/3422, R11/3423, R11/3424, R11/3425, R11/3426, R11/3427, R11/3428, R11/3429, R11/3430, R11/3431, R11/3432, R11/3433, R11/3434, R11/3435, R11/3436, R11/3437, R11/3438, R11/3439, R11/3440, R11/3441, R11/3442, R11/3443, R11/3444, R11/3445, R11/3446, R11/3447, R11/3448, R11/3449, R11/3450, R11/3451, R11/3452, R11/3453, R11/3454, R11/3455, R11/3456, R11/3457, R11/3458, R11/3459, R11/3460, R11/3461, R11/3462, R11/3463, R11/3464, R11/3465, R11/3466, R11/3467, R11/3468, R11/3469, R11/3470, R11/3471, R11/3472, R11/3473, R11/3474, R11/3475, R11/3476, R11/3477, R11/3478, R11/3479, R11/3480, R11/3481, R11/3482, R11/3483, R11/3484, R11/3485, R11/3486, R11/3487, R11/3488, R11/3489, R11/3490, R11/3491, R11/3492, R11/3493, R11/3494, R11/3495, R11/3496, R11/3497, R11/3498, R11/3499, R11/3500, R11/3501, R11/3502, R11/3503, R11/3504, R11/3505, R11/3506, R11/3507, R11/3508, R11/3509, R11/3510, R11/3511, R11/3512, R11/3513, R11/3514, R11/3515, R11/3516, R11/3517, R11/3518, R11/3519, R11/3520, R11/3521, R11/3522, R11/3523, R11/3524, R11/3525, R11/3526, R11/3527, R11/3528, R11/3529, R11/3530, R11/3531, R11/3532, R11/3533, R11/3534, R11/3535, R11/3536, R11/3537, R11/3538, R11/3539, R11/3540, R11/3541, R11/3542, R11/3543, R11/3544, R11/3545, R11/3546, R11/3547, R11/3548, R11/3

May 10, 2017

NZAA Site



— NZ Mainland Contours (Topo, 1:50k)



glenfarley
NZ Archaeological Association

1.2 Excavation Methodology

The archaeological work was directed by the archaeological management plan (Farley and Clough 2015), while the buildings recording was carried out according to the buildings recording strategy and methodology (Farley 2015). Monitoring of the construction work took place from the initial set-up and demolition phases onwards. A number of archaeologists were involved in the project (Table 1).

Ten new sites (recorded as R11/3114, R11/3115, R11/3116, R11/3117, R11/3118, R11/3119, R11/3120, R11/3121, R11/3122 and R11/3123) were identified during construction and recorded.

The initial excavation work was undertaken by mechanical excavators equipped with a weed bucket. Building recording was undertaken by Wesley Maguire and Bernie Larsen. Monitoring of the excavation work was undertaken by Glen Farley, Jen Low, Carly Mailhot, Ben Jones and Bernie Larsen. Appropriate plan and section drawings were made to accompany this where appropriate. Artefacts were collected and subsequently analysed.

There were some, limited, constraints on archaeological work. Excavation of the wells was primarily undertaken by a mechanical excavator for health and safety reasons. While the vast majority of material was recovered from these features it proved near impossible to accurately identify changes in layers. One area within site R11/3123 (Corley's Bakery, well, foundations, surfaces and postholes) was damaged by an excavator removing the overlying tarseal and archaeological deposits beneath without archaeological supervision. It is thought that this action had removed the original floor surface from one of the bakery buildings.

1.3 Research Strategy

The development offered an opportunity to carry out archaeological research into the extant 19th century buildings within the project area at 83 and 91 Wellesley Street. Research questions were formulated for the project, as required by Condition 1 of the Authority, by Wesley Maguire and Glen Farley (Farley 2015). The following research questions relate to the use of the buildings during the 19th and 20th centuries. In addition to targeting specific research objectives, the level of building recording was undertaken to current international best practice, which is designed to allow for the collected data to be of sufficient quality that it can be used for different research purposes by other people.

1.3.1 Key Research Questions

The following questions were developed relating to the historic buildings:

- How were the buildings constructed? From a functional standpoint how did the structure function and do the methods of construction show any variations or shortcuts which may indicate the quality of the construction?
- What types of materials were used? As one of the buildings was constructed from brick, can the brick be attributed to a specific maker(s)?
- What type of timber was used and is it possible to identify suppliers by timber stamps? Is it possible to determine methods of timber production or to determine the quality of timber used within the buildings?
- Are decorative treatments currently visible or preserved within the building? Is it possible to see changes in decorative treatment which reflect changes in economic status?

1. Introduction

This information would contribute to the growing archaeological knowledge of pre-1900 buildings within Auckland. The buildings at 83 and 91 Wellesley Street represent remnants of the pre-1900 character of the area in terms of both architectural style and the former mix of economic and residential properties. The following question relating to the local area were addressed:

- Is it possible to determine, through examining the quality of construction techniques and materials, the social or economic status of this area of Auckland at the time the buildings were constructed?
- One of the buildings was constructed as a residential building, while the other was constructed as a boarding house. Nineteenth century houses generally follow a standardized format based around individual and specific socially constructed space (pers. comm. Jamieson, MA Thesis in production). This constructed space is socially understood and reinforced at the same time by the people who occupied it.
- How does the use of space within the buildings reflect their previous functions? Is it possible to see a distinct difference between the internal arrangement of the building at 91 Wellesley Street and the typical layout of a domestic building?
- Is it possible to see to see traces of the former boarding house within the building at 83 Wellesley Street: are there discernible separations between public spaces and private or functional areas? As one of the buildings functioned as a boarding house, while the other was a private residence it is possible that the individuals who lived and worked there may have left individual traces within the building?
- Given the known historical background of the building is it possible to see traces of everyday life and activities being undertaken in the building represented in the artefactual material usually found within floor, wall or ceiling cavities?

In addition, the aim of the subsurface archaeological investigations was:

- To establish the full nature and extent of the surviving archaeological evidence in the areas affected by the project.
- To establish whether any structural remains of 19th century buildings known to have occupied the site at 109-117 Hobson Street are still present subsurface, and if so to recover information about the location, size and construction materials of the building(s) and any associated infrastructure.
- To recover any artefacts associated with the 19th century use of the sites, and determine what information they can provide about the bakery or subsequent periods of site use at 109-117 Hobson Street, and occupation at 83 and 91 Wellesley Street West.
- To examine the findings in the broader context of the late 19th century settlement of Auckland and the results of previous relevant investigations in the city.

1.4 Project Personnel

Table 1.1. Staff involved in the project and responsibilities

Name	Role	Responsibility
Rod Clough, PhD	Director	Direct project
Glen Farley, MA	S45 Archaeologist, Supervisor	Field supervisor, monitoring, investigation/recording
Jen Low, MA	Archaeologist	Investigation/recording, monitoring, artefact analysis
Bernie Larsen, MA	Archaeologist	Buildings recording investigation/recording, monitoring, artefact and faunal analysis
Carly Mailhot, MA	Archaeologist	Investigation/recording, monitoring, artefact analysis
Ben Jones, MA	Archaeologist	Investigation/recording, surveying, artefact analysis
Wesley Maguire, BSc (Hons), PDip CES	Buildings Archaeologist (Joint S45 Archaeologist)	Buildings recording
Brooke Jamieson, MA	Buildings Archaeologist	Buildings recording author
Kirstin Roth, BSc	Archaeologist	Artefact analysis

1.4.1 Report Authorship

The following individuals have contributed to the completion of this report:

Glen Farley, Zarah Burnett, Jen Low, Wesley Maguire, Brooke Jamieson, Bernie Larsen, Ben Jones, Carly Mailhot and Kirstin Roth.

2 HISTORICAL BACKGROUND

2.1 Introduction

The proposed development site originally formed part of the Mataharehare, Opou and Whau Block, which was the first tract of Tamaki-makau-rau (Auckland) purchased by Governor Hobson from Ngati Whatua in September 1840.² The block comprised 3,000 acres and was divided into numbered sections suitable for subdivision and sale. The project area was situated within Section 23, City of Auckland, which contained 22 allotments of around 1 rood each (Figure 2.1).³ The city block was bounded to the north and south by Victoria Street and Wellesley Street West, and to the west and east by Nelson Street and Hobson Street.

These streets were among the earliest roadways of the fledgling city and were named after notable British figures: Queen Victoria, Arthur Wellesley (Duke of Wellington, Prime Minister of Great Britain and British general), Lord Nelson (a commander in the Royal Navy), and Captain William Hobson (Governor of New Zealand).⁴

Crown Grants for the allotments were issued from early 1845 and early grantees included Benjamin Evans Turner (Allotments 4, 5, 10 and 13), Hugh McLiver (Allotments 6 and 7), John Campbell (Allotments 8 and 9), John Anderson (Allotment 12), Samuel Hayward Ford (Allotment 14), John Baker (Allotments 15 and 16), Edward Other (Allotment 17), along with the only female grantee, Mrs Uranie Diore Cafler (Allotment 12).⁵

The history of each Allotment (and subdivided part) is provided below.

² R.C.J. Stone, *Makers of Fortune: A Colonial Business Community and its Fall*, Auckland, 1973, p.300.

³ Note: Allotments 1, 2, 3, 18, 19, 20, 21 and 22 are not relevant to this project. All allotments within the project area (4-17) comprised 1 rood of land – a quarter acre or c.1011m².

⁴ John Davenport, *Street Names of Auckland: Their Story*, Auckland, 1990, pp.237, 246, 154 & 101.

⁵ Sir George Grey Special Collections, Auckland Libraries, NZ Map 4475-51.

2. Historical Background

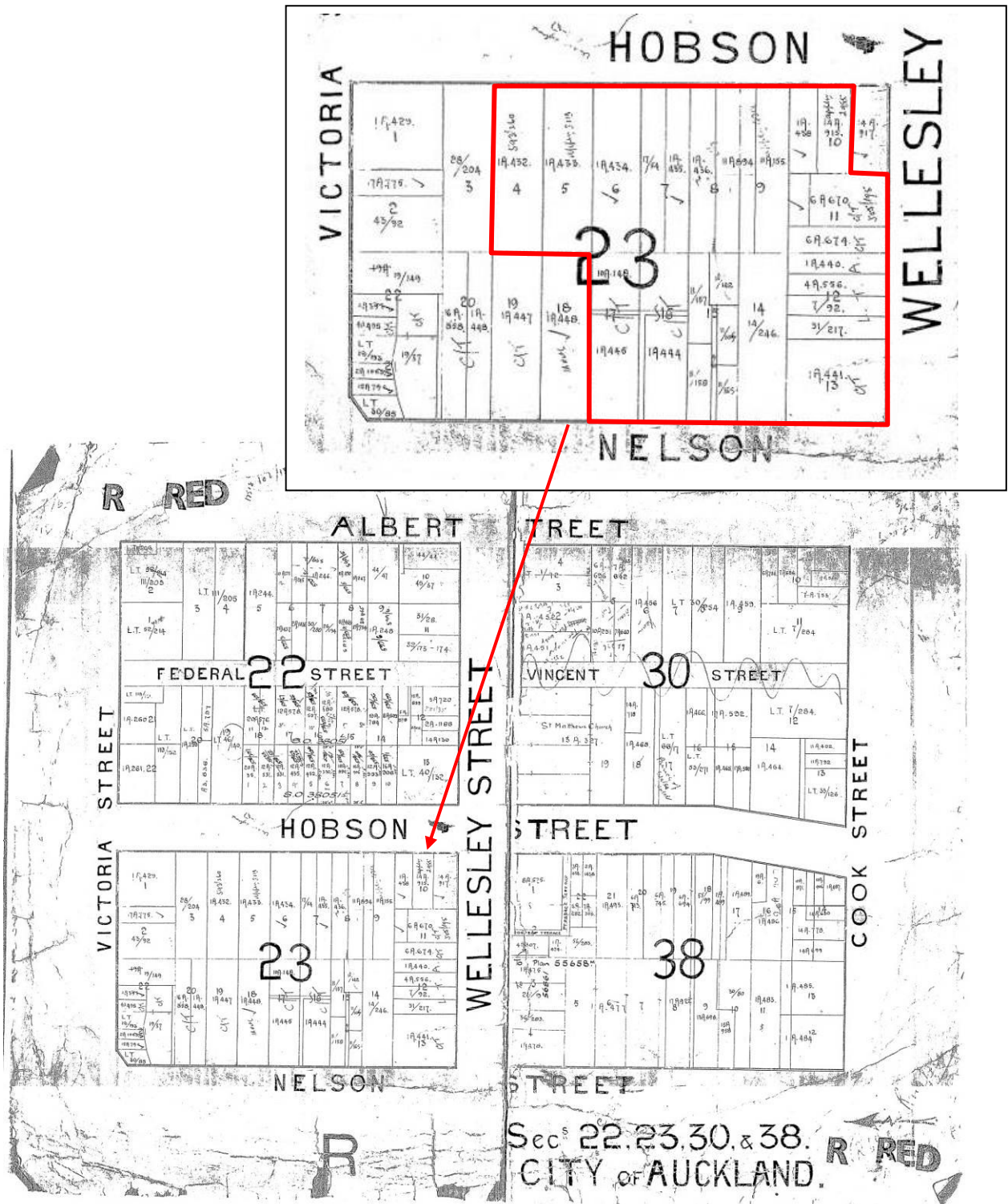


Figure 2.1. Deeds Plan Red, undated, showing Sections 22, 23, 30 and 38 City of Auckland, with project area outlined in red (source: Quickmap)

2. Historical Background

2.2 Allotment 4, Section 23, City of Auckland (85 Hobson Street)

Allotment 4, Section 23, was conveyed by Crown Grant to Benjamin Evans Turner, a gentleman, on 8 February 1845 (Table 2.1).⁶ Turner did not take up occupancy of the allotment (instead living in Newmarket); however, by 1866 Vercoe and Harding's Map of the City of Auckland showed that two buildings had been erected on the land (Figure 2.2). An accompanying descriptive schedule listed the buildings as No. 69, 'dwelling, one-storey, wood, shingle roof', and as No. 71, 'Public building, one-storey, wood, shingle roof'.⁷ The identity of the early tenant/s of these buildings remains unclear until 1869, when Turner leased the property to Joseph Couzens, a settler. The lease granted Couzens possession of the allotment for a term of 10 years at an annual rate of £30 and specified that the property be kept in 'good and tenantable repair' and that he should 'once in every two years during the term hereby granted paint the dwelling house thereon erected with two good coats of white lead and linseed oil.'⁸

The earliest valuation records for Allotment 4 date back to 1877 and list a wooden building with a rateable value of £25 and a wooden school with a value of £20.⁹ The description of a school may have been a misprint, as the public building was used as a hall and known as the Lyceum building. In 1878 a fire broke out on the property and the incident was reported by the *New Zealand Herald* as follows:

'As it subsequently proved, the fire, although small in itself, was of a dangerous nature. It occurred in what is known as the Lyceum building, on the west side of Hobson-street (formerly known as the Kentucky Hall), in a thickly-populated section of the street. The origin of the fire is not easily accounted for. The building is a long shed, unlined, and unoccupied except as a gymnasium. The whole premises are in the occupation of Mr. David Ross, who occupies the back portion as a paint shop. So far as can be ascertained, neither the paint shop nor the gymnasium were used yesterday. The bars and appliances were stowed away, and amongst the latter was a straw mattress [sic], used to break the fall of the gymnasts. This was stored in the north-west corner of the building, and it was in this that the flames broke out, which charred the weatherboards.'¹⁰

In 1879 Turner's deceased estate was put up for auction.¹¹ Advertisements for the sale noted that Allotment 4 had '87 links frontage to Hobson-street by a depth of 291 links, on which there is a large Hall, known as the "Lyceum", and a Cottage with [a] good well of water.'¹² The article also stated that the property was leased to a Mr M. Foley until 1 March 1882 at a rate of £30 per annum.¹³ Despite the existing lease, Maurice Foley, a grocer, proved the successful bidder and was conveyed the allotment on 6 September 1879.¹⁴

The property was illustrated on Hickson's Map of the City of Auckland, dated 1882, which showed three wooden buildings within its boundaries (Figure 2.3). The Lyceum Hall and cottage (with front verandah) are both visible along the Hobson Street frontage and appear to be fully fenced from the remaining rear half of the allotment.

⁶ Deeds Index 1A/432, Archives New Zealand.

⁷ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.17.

⁸ Deeds Register 24D/533, Archives New Zealand.

⁹ ACC210/4, Auckland Council Archives.

¹⁰ *New Zealand Herald*, 13 March 1878, p.2.

¹¹ Benjamin Evans Turner died on 4 October 1876. Following his death Turner's estate was granted to John Mowbray, an executor of the will. Deeds Register 32D/83, Archives New Zealand.

¹² *New Zealand Herald*, 31 July 1879, p.8.

¹³ Ibid.

¹⁴ Deeds Index 1A/432, Archives New Zealand.

2. Historical Background

Table 2.1. Early ownership history of Allotment 4, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	Turner	8 February 1845	1A/432
Lease	Turner to Couzens	7 April 1869	1A/432
Will	Benjamin Evans Turner	3 May 1876	1A/432
Declaration	Zilda Perriman Turner	1 September 1879	1A/432
Disclaimer	Nathan to Kissling	5 August 1879	1A/432
Conveyance	Mowbray to Foley	6 September 1879	1A/432
Probate	M. Foley decd.	27 March 1923	1A/432
Brought under the Land Transfer Act		12 November 1936	NA593/260

A long narrow structure is visible on the rear portion of Allotment 4 and is shown to be part of a large unfenced area of land encompassing the western half of Allotments 4 to 7. This grassed area, along with the buildings on Allotment 4 is also shown on Steven's 1886 'birds-eye view' map of Auckland City (Figure 2.4).

In 1883 valuation records listed Samuel H. Webb as the occupier of the Lyceum Hall, which was described as a Music Saloon.¹⁵ A rise in the rateable value from £20 in 1882 to £40 in 1883 suggests some modifications had been made to the structure, and in October 1883 Webb advertised for tenders 'for Fixing New Blocks and sundry Work at the Lyceum Hall.'¹⁶

In 1885 fire again broke out in the hall, and the affected buildings and occupants were described by the *Auckland Star* on 23 February:

'Shortly after three o'clock this morning, a fire was discovered to have broken out in the Lyceum Hall, occupied by Mr Heizod as a cabinetmaker's shop, and by Mr Petersen, upholsterer. The hall and a cottage adjoining is the property of M. Foley, grocer, of Hobson-street, but was leased by him to Mr Webb, sen., for £60 a year clear. Mr Webb had sub-let the hall to Heizod and Petersen, and the cottage to Mr Hampton, the property bringing him a revenue of £2 15s per week.

...the contents of the building were of such an inflammable nature, that the fire had obtained complete possession of the hall, and had ignited the cottage occupied by Mr Hampton before the arrival of the Fire Brigade, and the fire was not got under subjection before the hall was in ashes, and the cottage completely gutted, the contents of both buildings being entirely consumed. Mr Webb, who has spent a large sum in improvements, and had sixteen months of his lease to run, was not insured for one penny.'¹⁷

¹⁵ Advertisements for Webb's musical instruments show that he had been an occupant of the Lyceum Hall from at least 1882.

¹⁶ ACC210/34 & ACC210/44, Auckland Council Archives; *Auckland Star*, 4 October 1883, p.1.

¹⁷ *Auckland Star*, 23 February 1885, p.3.

2. Historical Background

Foley, however, had taken out insurance of £300 on the hall and £200 on the cottage and this enabled him to rebuild and repair the property.¹⁸ The Lyceum Hall, which had been burnt to the ground, was not rebuilt and two double wood buildings were instead erected at the rear of the allotment. Valuation records dated 1887 noted a 'Wood Building and 2 Double at Back' with a combined rateable value of £76.¹⁹

It is thought likely that the 'wood building' listed was the renovated (rather than rebuilt) cottage. In 1890 the description changed to 'Wood Building and 2 Double at Back and Allotment'.²⁰

No further changes to the property were recorded before the turn of the century and in 1908 the allotment was depicted on Wrigg's Map of the City of Auckland (Figure 2.5). The map identified several existing buildings including the one-storey wooden cottage (numbered 85 Hobson Street) which was shown to have a front verandah and a small one-storey wooden outhouse/shed at the back. An empty space occupied the site of the former Lyceum Hall, although a line of wood or stone paving was shown running a short way from the street frontage along the boundary with Allotment 5. At the rear of Allotment 4 several new buildings were shown which consisted of four two-storey wooden houses, or two 'double' buildings, with one-storey wooden extensions (possibly outhouses) to the north. Fencing is visible around the entire property, including the street frontage in front of the former hall.

From 1912 Valuation Field Sheets listed a wood house, allotment, and four wood houses (at the back) on Allotment 4, with a combined rateable value of £100.²¹ That same year Cleave's Auckland Street Directory recorded the occupiers as: John Stokes, carter, (85 Hobson Street), Maurice Foley, Mrs Jane Reid, Harry Richardson, labourer, and Ernest Gallott, bootmaker (in the four houses at the back down a right-of-way).²² A glimpse of the buildings at 85 Hobson Street can be seen in two photographs, dated 1921 and 1931 (Figure 2.6 and Figure 2.7), which show a portion of the old cottage's front façade and part of the roofs of the four houses at the back.

Maurice Foley retained ownership of Allotment 4 until his death in 1923 at the age of 90 years.²³ The property passed to his executors and was eventually conveyed to his son, Maurice Foley, jnr., in 1936. Foley held the allotment for 10 years before he transferred it to Claude Neon Lights of New Zealand Limited in 1946.²⁴ The company arranged for the demolition of the existing buildings on the property in 1948 to make way for a one-storey brick and concrete factory, which was completed around 1952.²⁵

¹⁸ Ibid.

¹⁹ ACC210/76, Auckland Council Archives.

²⁰ ACC210/105, Auckland Council Archives.

²¹ ACC213/70b, Auckland Council Archives.

²² Arthur Cleave, Cleave's Auckland City & Suburban Streets, Alphabetical & Trades Directory, Auckland, 1912.

²³ *Auckland Star*, 13 March 1923, p.1.

²⁴ NA593/260, LINZ.

²⁵ ACC213/70b, Auckland Council Archives.

2. Historical Background

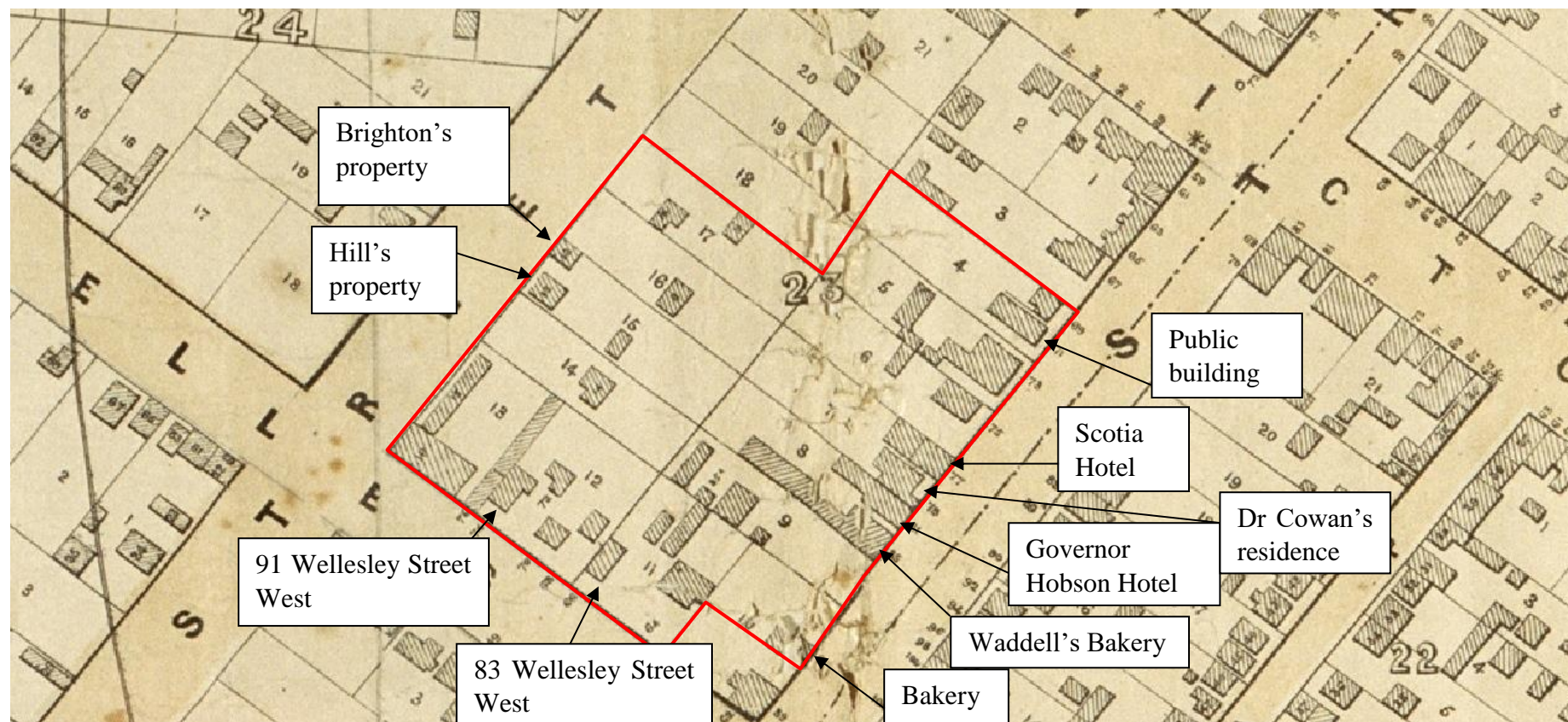


Figure 2.2. Close-up section of Vercoe and Harding's 1866 map showing Allotments 4-17 Section 23, with project area outlined in red (source: Sir George Grey Special Collections, Auckland Libraries, NZ Maps 18)

2. Historical Background



Figure 2.3. Close-up section of Hickson's 1882 map of the City of Auckland, with project area outlined in red. Note yellow buildings denote wood construction and Scotia Hotel is identified (source: Sir George Grey Special Collections, Auckland Libraries, NZ Maps 91)

2. Historical Background

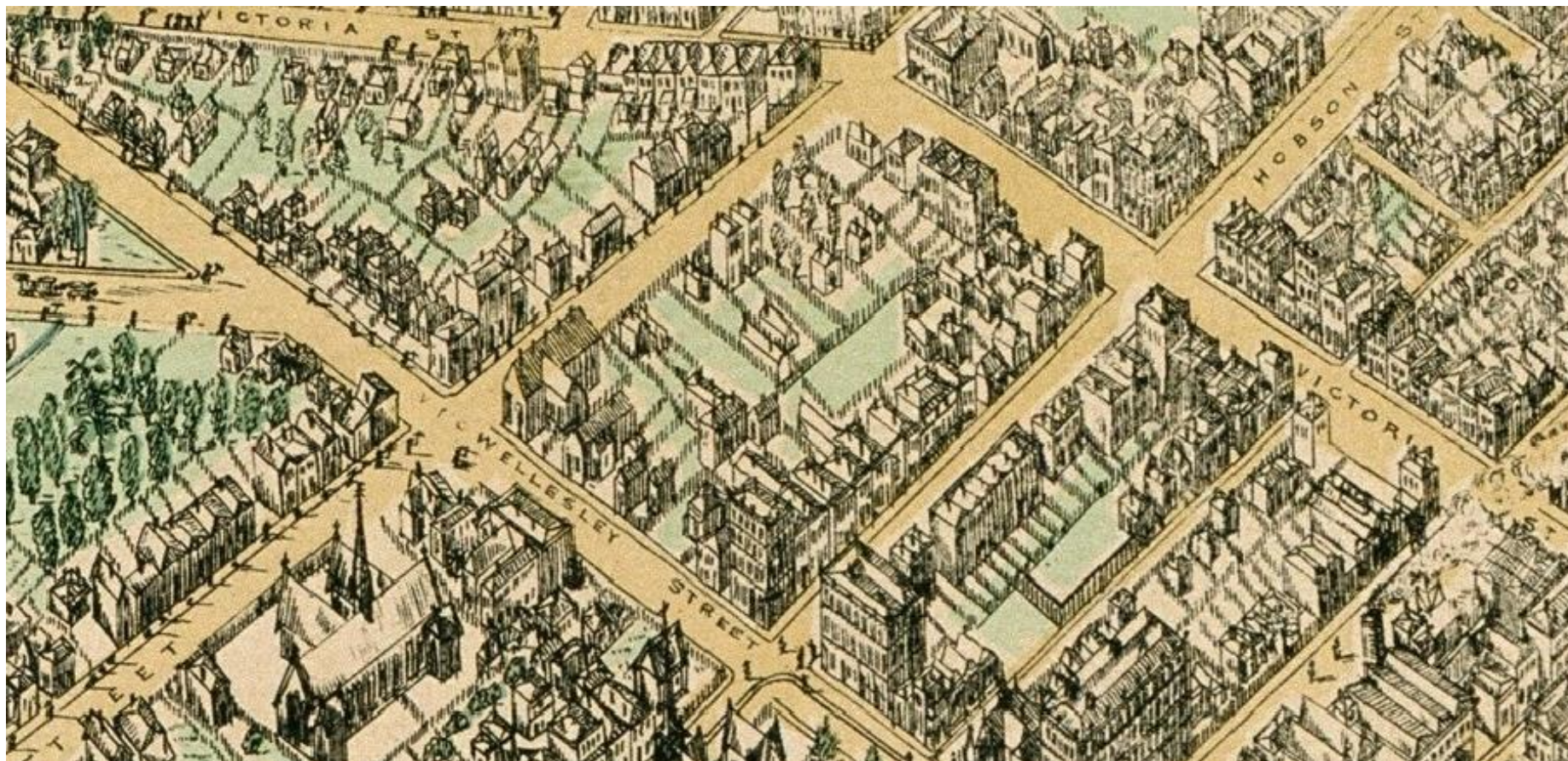


Figure 2.4. Close-up section of Stevens' 1886 birds-eye view map of the City of Auckland (source: Sir George Grey Special Collections, Auckland Libraries, NZ Maps 4630)

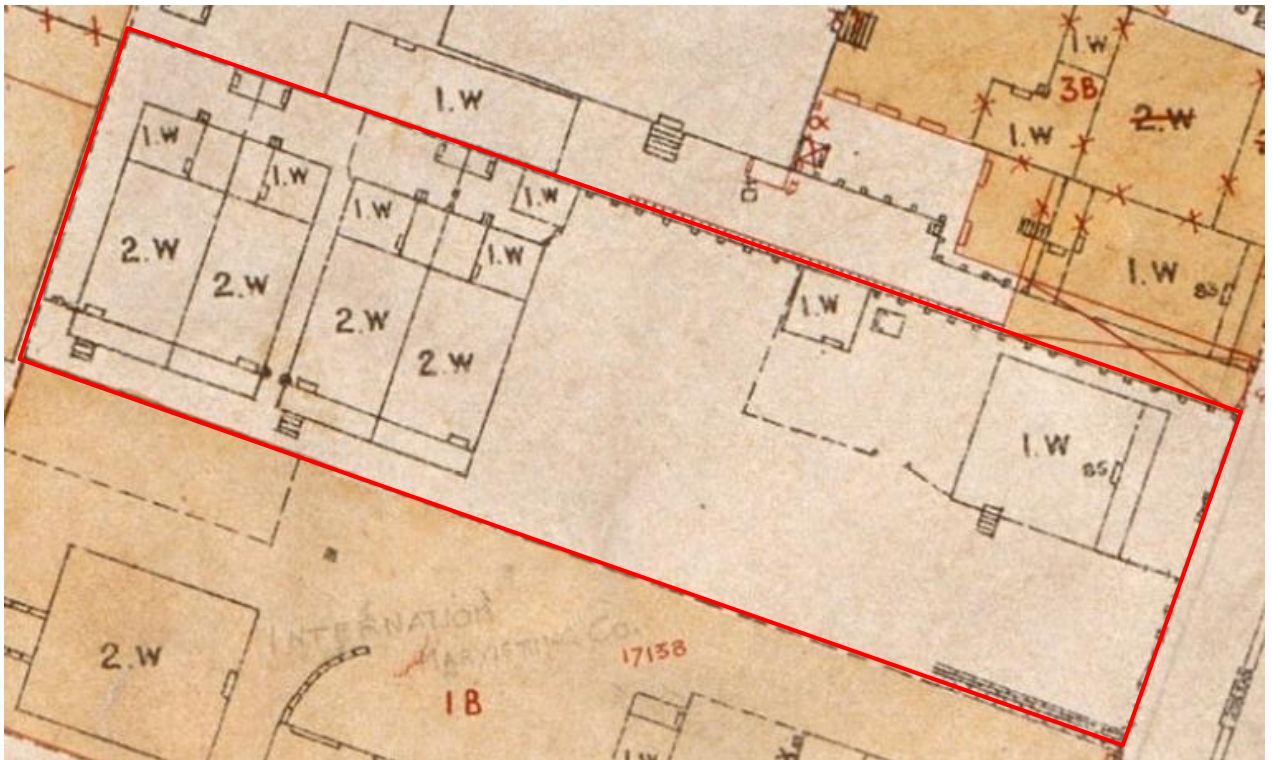


Figure 2.5. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 4, Section 23 (source: ACC 014 E12)



Figure 2.6. Photograph dated 13 September 1921 with a view facing northwest showing premises along Hobson Street (source: Sir George Grey Special Collections, Auckland Libraries, 4-4805). Buildings at 85 Hobson Street indicated by red arrows, the International Harvester Company building indicated by a blue arrow, the building at 93 Hobson Street indicated by a green arrow, empty allotment at 97 Hobson Street indicated by a yellow arrow, the building at 99 Hobson Street indicated by an orange arrow, the building at 101 Hobson Street indicated by a purple arrow, the building at 103 Hobson Street indicated by a white arrow



Figure 2.7. Photograph dated 18 August 1931 with a view facing northwest showing premises along Hobson Street (source: Sir George Grey Special Collections, Auckland Libraries, 4-4818). Buildings at 85 Hobson Street indicated by red arrows, the International Harvester Company building indicated by a blue arrow, the building at 93 Hobson Street indicated by green arrow, empty allotment at 97 Hobson Street indicated by a yellow arrow, the building at 99 Hobson Street indicated by an orange arrow the building at 101 Hobson Street indicated by a purple arrow, the building at 103 Hobson Street indicated by a white arrow, and E. Astley and Sons building indicated by a pink arrow

2.3 Allotment 5, Section 23, City of Auckland (91 Hobson Street)

Benjamin Evans Turner, a gentleman, acquired Allotment 5, Section 23 by Crown Grant on 8 February 1845 (Table 2.2).²⁶ Turner retained the 1 rood property until 1852 when it was conveyed to Thomas Florance, a land surveyor, and trustee Frederick Ward Merriman.²⁷ The allotment was again transferred six years later to Thomas Williams, sailmaker, for the sum of £300.²⁸ It is unclear which of these early owners commenced building on the allotment; however, Vercoe and Harding's City of Auckland Map, dated 1866, shows several structures on the property which an accompanying schedule described as a two-storey wood dwelling and stables with shingle roofs (Figure 2.2).²⁹

In August 1866 Williams' 'handsome two-storey villa residence' was seriously threatened by a fire which broke out three houses along in Allotment 7.³⁰ The flames spread to the neighbouring house in Allotment 6 and despite efforts to save the building the *New Zealand Herald* noted that 'it became necessary almost to destroy the house to save the large building belonging to Mr Williams, sailmaker, and prevent the spread of the fire to Victoria-street, the houses being in continuous line to that point.'³¹ Williams' house was eventually saved, and was later recorded in Valuation Rates Books from 1877 as a 'Wood Building' with a rateable value of £60.³²

In 1880 the allotment was purchased by Captain John Nearing, master mariner.³³ Nearing's newly acquired property was illustrated on Hickson's 1882 Map of the City of Auckland, which showed a large wooden building with a front verandah and several ancillary structures (Figure 2.3). The old stables shown on Vercoe and Harding's earlier map appear to have been replaced with two smaller wooden structures and the eastern half of the allotment is shown to be fully fenced. No changes to the property were recorded in valuation books until 1891, when the addition of stables was noted.³⁴ Considering the presence of stables on the 1866 map, and an unchanged rateable value between 1890 and 1891, it remains unclear whether these were a new addition or had simply been omitted from previous valuation descriptions.³⁵

Nearing retained ownership of Allotment 5 until his death in 1908, when the property passed to his executors.³⁶ That same year the allotment was depicted on Wrigg's City of Auckland Map, which showed the large two-storey wooden residence (numbered 91 Hobson Street) with several additions of brick and wood at the rear (Figure 2.8). Two one-storey wood structures (possible sheds) and a long one-storey wood building (likely the stables) were also visible behind the house and a sizeable two-storey wood structure (not shown on Hickson's earlier map) was depicted near the western boundary. The latter building had a stone or brick enclosure constructed at the rear, and another rounded stone or brick wall can be seen adjacent to the stables.

Nearing's executors let the property to a Mrs F. Alderton, who established a boarding-house business under the name Dartford House.³⁷

²⁶ Deeds Index 1A/433, Archives New Zealand.

²⁷ Deeds Register 3D/141, Archives New Zealand.

²⁸ Deeds Register 7D/657, Archives New Zealand.

²⁹ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.17.

³⁰ *Daily Southern Cross*, 21 August 1866, p.3.

³¹ *New Zealand Herald*, 21 August 1866, p.4.

³² ACC210/4, Auckland Council Archives.

³³ Deeds Index 1A/433, Archives New Zealand.

³⁴ ACC210/110, Auckland Council Archives.

³⁵ The description changed again slightly to 'wood building, stables, etc.' in 1892. ACC210/105, 110 & 116, Auckland Council Archives.

³⁶ NA71/225, LINZ.

³⁷ Arthur Cleave, Cleave's Auckland City & Suburban Streets, Alphabetical & Trades Directory, Auckland, 1911.

2. Historical Background

In 1912 the property was advertised for sale by auction and described as a valuable city property which ‘would make [a] splendid site for a warehouse, factory, or boarding-house.’³⁸ Dartford House was noted to be situated on the property and potential buyers were reminded that the allotment was guaranteed to ‘command a high prospective value, being within short distance of Queen-St, and an easy grade from the wharves.’³⁹

Table 2.2. Early ownership history of Allotment 5, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	Turner	8 February 1845	1A/433
Conveyance	Turner to Florance & Tr’ee	26 February 1852	1A/433
Conveyance	Florance to Williams	29 June 1858	1A/433
Mortgage	Williams to Harrison	6 November 1858	1A/433
Reconveyance	Harrison to Williams	31 October 1862	1A/433
Mortgage	Williams to Wynyard	24 October 1864	1A/433
Transfer	Wynyard to Harrison	14 September 1866	1A/433
Mortgage	Williams to Russell	2 October 1875	1A/433
Transfer	Harrison to Williams J.R.	20 October 1875	1A/433
Transfer	Williams to Russell	21 September 1877	1A/433
Reconveyance	Russell to Williams	5 March 1879	1A/433
Mortgage	Williams to Braund	5 March 1879	1A/433
Reconveyance	Braund to Williams	1 March 1880	1A/433
Conveyance	Williams to Nearing	1 March 1880	1A/433
Mortgage	Nearing to Braund	1 March 1880	1A/433
Further Charge	Nearing to Braund	9 January 1882	1A/433
Receipt	James Braund	27 June 1893	1A/433
Brought under the Land Transfer Act		10 September 1894	NA71/225

³⁸ *Auckland Star*, 18 March 1912, p.6.

³⁹ *Ibid.*

2. Historical Background

Allotment 5 was eventually purchased by James Collins Gleeson, a gentleman, on 2 May 1912 for the sum of £2420.⁴⁰ Gleeson made no recorded modifications to the property and continued to let out the premises as a boarding-house until 1919, when the allotment was conveyed to Robert Wright and William Hugh Wright, contractors, as tenants in common in equal shares.⁴¹

From 1921 the Wrights facilitated the clearance of Allotment 5 by the removal of all its existing buildings. The more valuable buildings were auctioned for removal and included the stable, which was advertised as ‘built of wood and roofed with iron, about 10 stalls, and loft’, and the ‘Large two-storeyed boarding-house of about 17 rooms, built of wood and roofed with slate and iron, [with] detached washhouse.’⁴² The empty allotment was conveyed soon afterwards to The International Harvester Company of New Zealand Limited on 13 July 1921.⁴³ That same year the company obtained a building permit to erect a brick and concrete warehouse on the property at a cost of £7500. The new warehouse, which comprised a two-storied street frontage and one-storey rear portion, covered the entire area of Allotment 5 and can be seen as an annotation on Wrigg’s 1908 map (see Figure 2.8).⁴⁴ A photograph dated 13 September 1921 (Figure 2.6) shows the building in the process of construction, and the completed factory is also visible in a later photograph of Hobson Street dated 18 August 1931 (Figure 2.7).

The International Harvester Company made few subsequent alterations to the warehouse and operated from 91 Hobson Street until 1938, when the property was sold to Claude Neon Lights of New Zealand Limited for the sum of £6000.⁴⁵

The new owners made several modifications to the building including: unspecified alterations and additions in 1938, the installation of a sign in 1939, the extension of the mezzanine floor in 1942, alterations to the coating room and the installation of a drying oven and heater in 1946, strengthening of the roof timbers and the erection of partitions to subdivide the office in 1947, unspecified additions in 1951, the extension of the mezzanine floor and fire egress in 1952, re-roofing and repairs after fire damage and the subdivision and alteration of the factory in 1956 (Figure 2.9).⁴⁶

⁴⁰ NA71/225, LINZ; ACC213/70b, Auckland Council Archives.

⁴¹ Ibid, Cleave, 1912-1919.

⁴² *New Zealand Herald*, 18 May 1921, p.5; *Auckland Star*, 9 June 1921, p.7.

⁴³ NA71/225, LINZ.

⁴⁴ ACC213/70b, Auckland Council Archives.

⁴⁵ The only recorded alterations made by the International Harvester Co after 1921 were renovations to the roofing in 1934. ACC213/70b, Auckland Council Archives; NA71/225, LINZ.

⁴⁶ ACC213/70b & AKC 339, Permit No.s 1336, 2551, 4023, 2067, 2491, 7338, 10653, 8276 & 9282, Auckland Council Archives.

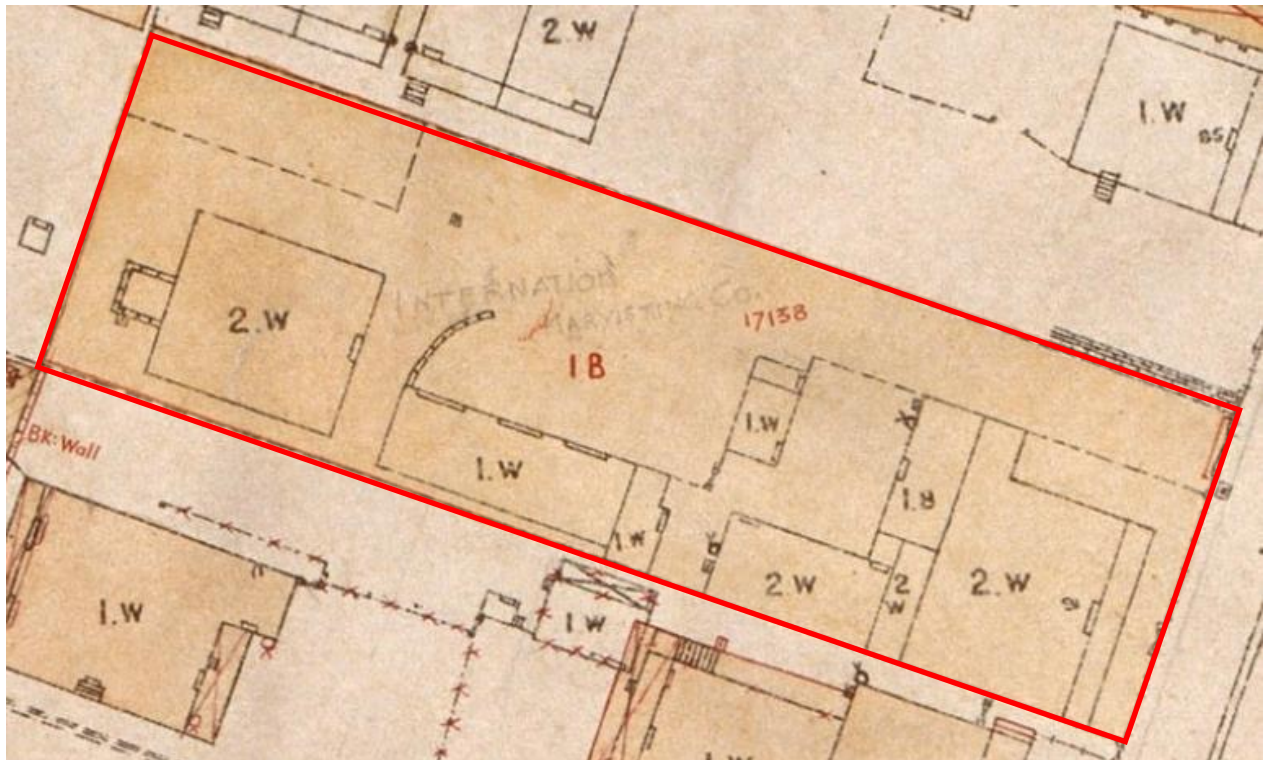


Figure 2.8. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 5, Section 23 (source: ACC 014 E12)

2. Historical Background



Figure 2.9. Close-up section of aerial photograph dated 25 July 1955 showing Allotments 4-17, Section 23. Historic street numbers added with red arrows for Hobson Street and blue arrows for Wellesley Street West (source: WA-38877-F. Alexander Turnbull Library, Wellington, New Zealand, <http://natlib.govt.nz/records/23529366>)

2.4 Allotment 6, Section 23, City of Auckland (93 Hobson Street)

On 8 February 1845 Allotment 6, Section 23, a total land area of 1 rood, was conveyed by Crown Grant to Hugh McLiver, a Scottish settler (Table 2.3). McLiver proved an absentee owner, and resided in the Bay of Islands until 1849, when he travelled to California. Following McLiver's death in 1850 his widow, Jane McLiver, assumed ownership of the property; however, in the absence of a will the land was contested. In 1856 the deceased's brother, Lachlan McLiver, a carpenter, took out a notice in local newspapers which read: 'I hereby caution all persons from Renting or Purchasing from Jane McLiver, any Property situate in the City of Auckland, or at the Bay of Islands, belonging to the late Hugh McLiver, the said Hugh McLiver dying intestate.'⁴⁷ The case for ownership was eventually heard by the court and the land was mutually conveyed between Lachlan and Jane McLiver, with Allotment 6 included among the portions of the estate conveyed to Jane McLiver in 1857.⁴⁸

Jane retained the property until 1862, when it was sold to Captain Jeremiah Casey, a master mariner, 'with all buildings thereon erected' for the sum of £700.⁴⁹ The form of the existing structures remains unknown; however, a dwelling is known to have been erected by 1865 as Casey was fined 20s and costs for 'allowing the chimney of the house occupied by him in Hobson-street to take fire.'⁵⁰

Vercoe and Harding's 1866 City of Auckland Map shows two structures on Allotment 6, which an accompanying schedule described as a two-storey wood dwelling with a shingle roof and a wood outhouse (Figure 2.2).⁵¹ In August 1866 the buildings were significantly damaged by a fire which began in the adjacent Allotment 7 and destroyed a dwelling house and the Governor Hobson Hotel before consuming Casey's immediate neighbour, the Scotia Hotel. Local papers reported:

'On the northern side of the burning premises, stood the house of Captain Casey, which was rescued from the flames by the energy of the cargo-boat and lightermen to whom Mr. Casey is so well known...Captain Casey's house, however, notwithstanding the efforts made to save it, is much damaged by fire and partially gutted.'⁵²

The dwelling on Allotment 6 was insured for £350 with the New Zealand Insurance Company, and it is thought likely that after compensation, and another mortgage in 1868, Casey was able to rebuild a considerably larger residence on the property.⁵³

Valuation Rates Books from 1877 record a wood building with a rateable value of £80 on Allotment 6.⁵⁴ Captain Casey is listed as the occupier; however, it is unknown how long he remained at the property before he relocated to a second residence on the North Shore, where he died in 1881.⁵⁵ Later that same year the Hobson Street allotment was conveyed to Mary Kelly, wife of Thomas Kelly, a mill manager. In 1882 the allotment was depicted on Hickson's Map of the City of Auckland, which showed a large wooden building situated within the eastern half of the property, set back slightly from the street frontage, with a long wooden extension at the rear and a smaller adjoining wood building at the back (Figure 2.3).

⁴⁷ *Daily Southern Cross*, 25 March 1856, p.2.

⁴⁸ *Daily Southern Cross*, 26 September 1856, p.3; Deeds Register 7D/250, Archives New Zealand.

⁴⁹ Deeds Register 13D/403, Archives New Zealand.

⁵⁰ *New Zealand Herald*, 18 July 1865, p.5.

⁵¹ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.17.

⁵² *New Zealand Herald*, 21 August 1866, p.4.

⁵³ *Daily Southern Cross*, 21 August 1866, p.3.

⁵⁴ ACC210/4, Auckland Council Archives.

⁵⁵ *New Zealand Herald*, 9 July 1881, p.4.

2. Historical Background

Table 2.3. Early ownership history of Allotment 6, Section 23⁵⁶

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	McLiver	8 February 1845	1A/434
Will	McLiver	2 June 1849	1A/434
Mut. Conce. & release	Lachlan McLiver to Jane McLiver	2 February 1857	1A/434
Conveyance	McLiver to Jeremiah Casey	9 July 1862	1A/434
Probate	Jeremiah Casey	12 August 1881	1A/434
Reconveyance	Woollams to Mays & ors. trustees	15 October 1881	1A/434
Conveyance	Mays & ors. to Mrs Kelly	17 October 1881	1A/434
Conveyance	O'Dougherty to Edwin Bennett	1 August 1889	1A/434
Probate	E. Bennett decd.	15 February 1910	1A/434
Conveyance	Bennett & ors to Payne	26 September 1924	1A/434
Brought under the Land Transfer Act		30 November 1937	NA599/27

Valuation records note that from 1886 the building was leased by a number of boarding-house keepers and was known as Devonshire House. In 1889 the property was put up for sale and was advertised as 'Devonshire House, Hobson-street, freehold, 57½ft frontage by nearly 200ft. House contains about 20 rooms, outbuildings, etc.'⁵⁷

It was eventually purchased by Edwin Bennett in 1889. who continued to utilise the property as a boarding-house, and by 1901 an additional wood building had been erected at the rear of the allotment.⁵⁸

In 1908 valuation records listed Bennett as the owner/occupier of the property, which was noted to have a rateable value of £140. That same year Allotment 6 was illustrated on Wrigg's City of Auckland Map, which showed the boarding-house (numbered 93 Hobson Street) as a two-storey wooden structure with front verandah and a one-storey wooden portion at the rear (Figure 2.10). A small one-storey wood building (possibly an outhouse or shed) was shown adjacent to the main dwelling and along the western boundary a one-storey wood house with front and rear verandahs can also be seen. The property was bounded by a brick wall along the western side, a board or lattice fence along its northern and southern sides and a picket fence along the Hobson Street frontage, with three gates. The map annotated several later changes to the buildings on the allotment (made

⁵⁶ Note: Mortgages, reconveyances, receipts, and transfers have been omitted from the table for brevity.

⁵⁷ *Auckland Star*, 3 June 1889, p.1.

⁵⁸ The boardinghouse retained the name 'Devonshire House' under Bennett and was run by his wife, Mrs E. Bennett. Cleaves, 1903, Deeds Index 1A/434, Archives New Zealand.

2. Historical Background

between 1909 and 1919 and indicated by red markings and coloured portions) including the removal of a small addition or verandah at the back of the boarding-house along with the adjacent one-storey outhouse/shed. The front and back verandahs of the wooden house at the rear of the allotment were also later removed, as well as several fences dividing the front and rear dwellings.

Following the death of Edwin Bennett in 1910, Allotment 6 passed to his executors, who continued to issue short-term leases on the property to various boarding-house proprietors.⁵⁹ Valuation Field Sheets recorded the boarding-house with a rateable value of £120 from 1912/13, along with the ‘wood house at back’ with a value of £30. Around 1914-15 a fire damaged the rear wood dwelling and a building permit dated January 1915 recorded subsequent additions at a cost of £750 to ‘reinstate’ the house.⁶⁰ Later that same year improvements were also made to the main building, known as Kelvin Private Hotel, and an advertisement taken out by the proprietress, Mrs Hendry, announced: ‘this new and up-to-date House is now competed and ready to receive Visitors and Permanent Boarders. Electric lighting and all modern conveniences. Very central, being close to the station and wharves.’⁶¹

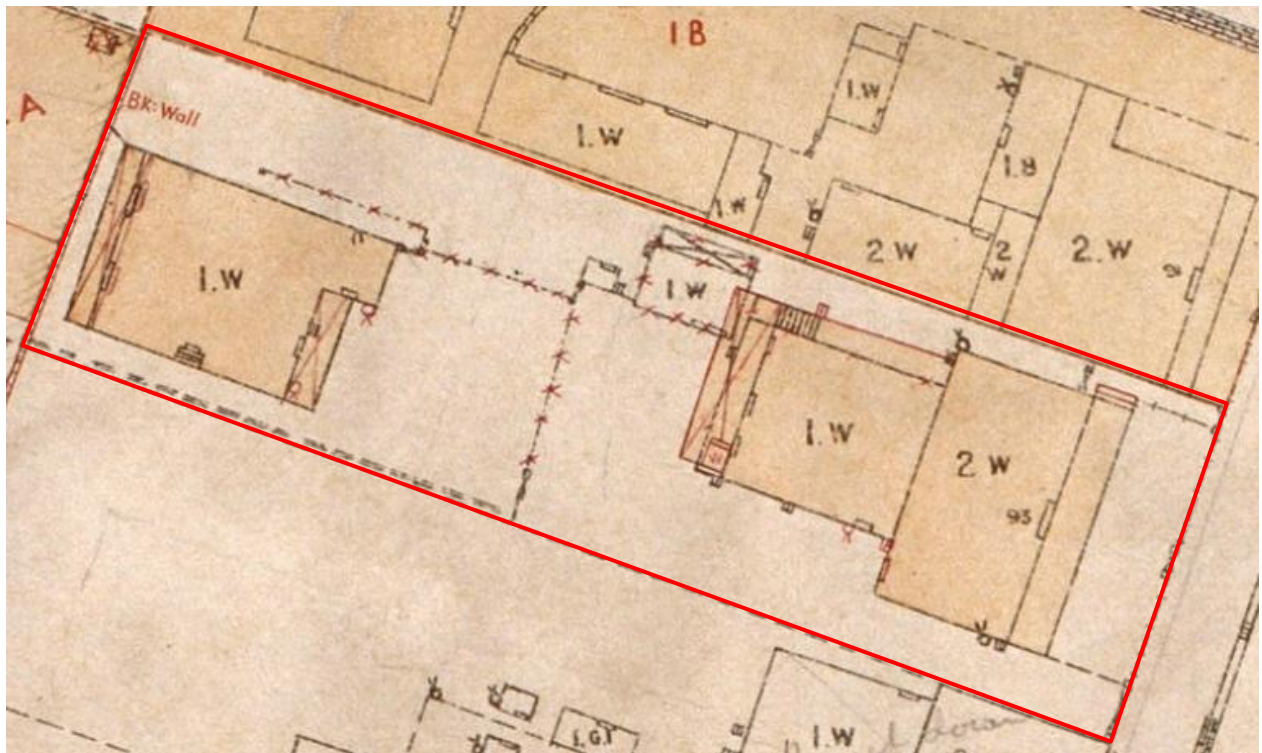


Figure 2.10. Close-up section of Wrigg’s 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 6, Section 23 (source: ACC 014 E12)

In 1920 Bennett’s deceased estate was advertised for sale by public auction. The freehold city property was described as ‘being Allotment 6 of Section 23, 57ft 5in frontage to Hobson Street, by [a] depth of 192ft (more or less), together with the well-known and modern appointed Private Hotel known as “Kelvin,” containing 25 Rooms and offices, all fitted with electric light; Bathrooms, Patent W.C.’s connected with Sanitary Drainage, etc., also, Detached Cottage, of 5 Rooms, at rear

⁵⁹ *New Zealand Herald*, 7 February 1910, p.6; ACC213/70b, Auckland Council Archives.

⁶⁰ ACC213/70b, Auckland Council Archives.

⁶¹ *New Zealand Herald*, 26 May 1915, p.1.

2. Historical Background

of above.’⁶² A further auctioneer’s note added: ‘this property is most centrally situated in heart of City. Well established, always in demand. Would now make good flats or coming Warehouse Site.’⁶³ The site went to auction in May 1920; however, bidding did not reach expected levels and the property was passed in.⁶⁴

A photograph dated 13 September 1921 shows the Kelvin Private Hotel with the southern façade, large rear extension, and the ornate street frontage with two-storied verandahs visible (Figure 2.6). A second photograph of Hobson Street, taken 10 years later and dated 18 August 1931, also shows the boarding-house (Figure 2.7). Two extra windows can be seen along the rear southern façade of the building; however, no further changes from the earlier image are noted.

Bennett’s executors continued to hold the estate until 1924, when it was conveyed to Elizabeth Annie Payne, a widow. In 1932 a concrete block garage with room for four cars was constructed on the property at a cost of £50; however, few subsequent modifications were recorded and Payne maintained the building as a boarding-house until her death in 1941, when the estate passed to her spinster daughter, Elizabeth Payne.⁶⁵ Valuation records show that Miss Payne utilised the property as a boarding and apartment house throughout the 1950s and made few alterations, aside from the installation of fire escapes in 1953 (Figure 2.7).⁶⁶

In 1960 Allotment 6 was purchased by Charles Palmer and Company Limited.⁶⁷ The company demolished the old boarding-house and other existing buildings in 1960 and commenced work on the construction of a warehouse and offices that same year (Figure 2.11).⁶⁸

⁶² *Auckland Star*, 1 May 1920, p.9.

⁶³ *Ibid.*

⁶⁴ *Auckland Star*, 17 May 1920, p.6.

⁶⁵ ACC213/70b & AKC 339, Permit No. 2137, Auckland Council Archives; NA599/27, LINZ.

⁶⁶ ACC213/70b & AKC 339, Permit No. 12300, Auckland Council Archives.

⁶⁷ NA599/27, see also NA2934/97, LINZ.

⁶⁸ ACC213/70b & AKC 339, Permit No. 7635, Auckland Council Archives

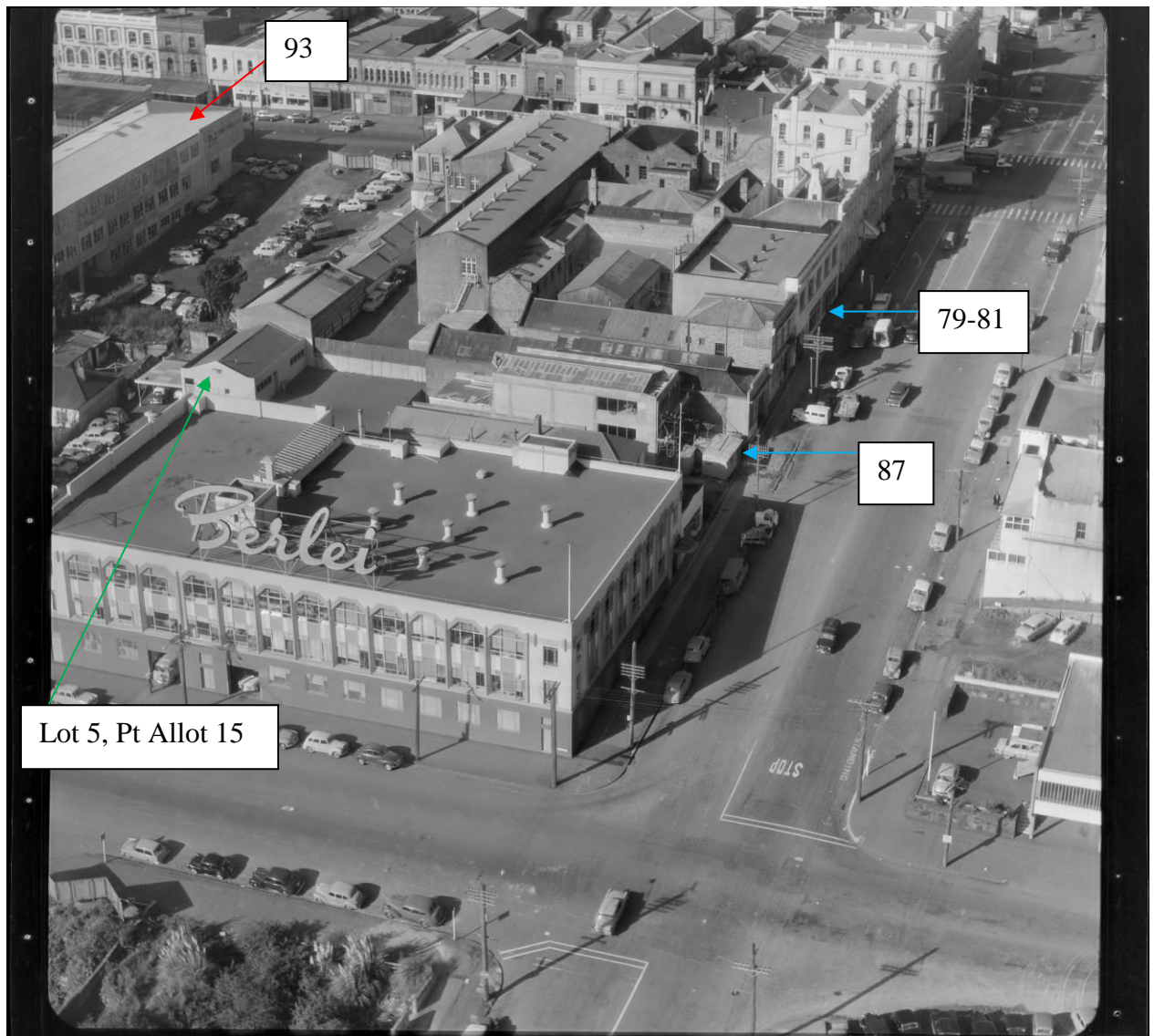


Figure 2.11. Aerial photograph, dated 8 May 1963, looking east, showing intersection of Wellesley Street West and Nelson Street. Historic street numbers added with red arrows for Hobson Street, blue arrows for Wellesley Street West and green arrows for Nelson Street (source: WA-60104-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22349848>)

2.5 Allotment 7, Section 23, City of Auckland (97-99 Hobson Street)

Allotment 7, Section 23, was conveyed by Crown Grant (along with the neighbouring Allotment 6) to Hugh McLiver on 8 February 1845 (Table 2.4). McLiver travelled to California four years later and died intestate in 1850, leaving the title of the property in uncertainty. His widow, Jane McLiver, assumed ownership of the property; however, in the absence of a will the land was contested and in 1856 Lachlan McLiver (brother of Hugh) took out a notice in local newspapers which read: ‘I hereby caution all persons from Renting or Purchasing from Jane McLiver, any Property situate in the City of Auckland, or at the Bay of Islands, belonging to the late Hugh McLiver, the said Hugh McLiver dying intestate.’⁶⁹ The case for ownership was eventually heard and the land was mutually conveyed between Lachlan and Jane McLiver, with Allotment 7 included among the portions of the estate conveyed to Lachlan McLiver in 1857.⁷⁰

McLiver, a carpenter by trade, took out several mortgages on the property which facilitated the construction of a hotel (known as the Scotia Hotel) and a wooden dwelling. In 1865 the allotment was subdivided with the southern half retained by McLiver (Table 2.5) and the northern half conveyed to Thomas Powell, a settler (Table 2.6). The subsequent history of each subdivided part is presented below.

Table 2.4. Early ownership history of Allotment 7, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	McLiver	8 February 1845	1A/435
Will	McLiver	2 June 1849	1A/435
Mut. Conce. & Release	Jane McLiver with Lachlan McLiver	2 February 1857	1A/435
Mortgage	McLiver to Prendergast	23 October 1858	1A/435
Reconveyance	Prendergast to McLiver	29 June 1861	1A/435
Mortgage	McLiver to Wilson	29 June 1861	1A/435
Reconveyance	Wilson to McLiver	8 July 1862	1A/435
Conveyance	McLiver to Powell	7 June 1865	1A/435 & 3A/1868

⁶⁹ *Daily Southern Cross*, 25 March 1856, p.2.

⁷⁰ *Daily Southern Cross*, 26 September 1856, p.3; Deeds Register 7D/250, Archives New Zealand.

2. Historical Background

Table 2.5. Early ownership history of Pt Allotment 7, Section 23 (Southern portion – 99 Hobson Street)⁷¹

Instrument	Parties	Date Recorded	Where Recorded
Probate	Lachlan McLiver	2 September 1867	1A/435
Will	McLiver	2 September 1869	1A/435
Conce. E.R.	Gillan & Ux. to Mc Liver	2 February 1878	1A/435 & 25M/286
Conveyance	McLiver to F. McLiver	31 March 1883	1A/435 & R4/487
Conveyance	NZ Land & Mor. Coy to Goodfellow	20 December 1887	1A/435
Probate	Goodfellow	29 August 1890	1A/435
Conveyance	Aitken & ors to Robertson	14 August 1891	1A/435
Conveyance	Robertson to Trayes & ors	24 January 1914	1A/435
Probate	W.S. Trayes decd.	25 August 1928	1A/435
Letters of Admin	J.H. Trayes decd.	22 February 1936	1A/435
Brought under the Land Transfer Act		30 November 1937	NA599/28

Table 2.6. Early ownership history of Pt Allotment 7, Section 23 (Northern portion – 97 Hobson Street)⁷²

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	McLiver to Powell	7 June 1865	3A/1868
Will	McLiver	2 September 1867	3A/1868
Conveyance E.R.	Powell & or to Mrs Gillan	23 January 1878	3A/1868
Brought under the Land Transfer Act		4 April 1879	NA17/54

⁷¹ Note: Mortgages, reconveyances, transfers, and receipts have been omitted from the table for brevity.

⁷² Note: Mortgages, reconveyances, transfers, and receipts have been omitted from the table for brevity.

2. Historical Background

2.5.1 Pt Allotment 7, Section 23, City of Auckland (97 Hobson Street)

Pt Allotment 7, which comprised an area of 20 perches, was purchased by Powell for the sum of £1,200.⁷³ The land included the large two-storey wooden Scotia Hotel, and in 1865 the publican's license was transferred from the former proprietor, Mr William Smith, to Powell.⁷⁴ A year later the hotel was seriously damaged by a fire which began in the adjacent Pt Allotment 7 (in a house occupied by Dr Cowan) and spread quickly to the neighbouring properties. The Scotia was among the first to catch alight and within hours was completely destroyed. Powell gave evidence at a subsequent inquest into the cause of the fire and deposed:

'I was the landlord of the Scotia Hotel, which was recently burnt down. The house was my property. It was insured by me in favour of Mr. McLiver, in the London and Liverpool Fire Insurance Company, for £400. The house was worth £550. I had the stock-in-trade insured for £400 in the New Zealand Insurance Office. I effected that insurance about 15 months ago. When I renewed the insurance there was more than £400 worth of stock-in-trade in my house. Brown and Campbell supplied me. I lost all my receipts when my house was burned. I kept my books behind the bar. It would be about half an hour after I got up when my house took fire. There was a paling fence which divided my house from Dr Cowan's. I had two boarders in the house. I do not know how the fire took place.'⁷⁵

Vercoe and Harding's Map of the City of Auckland, dated 1866, shows the sizeable wooden hotel on Powell's property which an accompanying schedule listed as 'burnt down' (Figure 2.2).⁷⁶ The Scotia was shown to be situated along the Hobson Street frontage, with a large amount of empty space at the rear of the part allotment. Deeds indexes indicate that following the fire the property reverted back to Lachlan McLiver, who died at the rebuilt Scotia Hotel, aged 47 years, in 1868.⁷⁷ Later that same year the part allotment was put up for sale as part of the deceased estate and advertised as 'all that piece of land, situated in Hobson-street, having a frontage of 29 x 190 feet, on which is erected that well-known Scotia Hotel; which contains 12 rooms, and is admirably suited to business.'⁷⁸

The hotel failed to sell, and the property was retained by McLiver's widow, Ann, who remarried Alexander Gillan soon afterwards and relocated to Thames.⁷⁹

The hotel was run by various proprietors from the late 1860s, and by 1877 Valuation Rates Books recorded a Mrs Thomas White, publican, as the occupier and described the hotel as a wood building with a rateable value of £100.⁸⁰ In 1879 the property was brought under the Land Transfer Act with Ann's sons, Lachlan and Finlay McLiver, named as the joint owners. The brothers, both miners, issued a number of successive leases on the property and in 1882 the Scotia Hotel was illustrated on Hickson's Map of the City of Auckland which showed a large wooden building on the Pt Allotment with a smaller wooden structure situated at the rear (Figure 2.3).⁸¹ The hotel was also shown on Steven's later 1886 map which gave a 'bird's-eye view' of Hobson Street and depicted a large area of grassed land behind Pt Allotment 7 (Figure 2.4).

⁷³ Deeds Register 16D/735, Archives New Zealand.

⁷⁴ *New Zealand Herald*, 6 September 1865, p.5.

⁷⁵ *Daily Southern Cross*, 25 August 1866, p.5.

⁷⁶ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.17.

⁷⁷ BDM 1868/3954. This likely occurred in satisfaction of the debt remaining on the mortgage between Powell and McLiver.

⁷⁸ *New Zealand Herald*, 15 October 1868, p.2.

⁷⁹ BDM 1868/4748.

⁸⁰ ACC210/4, Auckland Council Archives.

⁸¹ NA17/54 records leases to Robert and Thomas Whitson and George Johnston, brewers, in 1879; Mary Coyle, widow, in 1883, and Charles Russell, a hotelkeeper, in 1883.

2. Historical Background

By 1887 the brothers were unable to service the mortgages obtained on the property and the part allotment was conveyed by the New Zealand Land Mortgage Company to William Goodfellow, gentleman.⁸² Goodfellow held the title until his death in 1890, when the property passed to his executors and was eventually conveyed to Euphemia Robertson in 1891. No further changes to Pt Allotment 7 were recorded in valuation books throughout the rest of the 19th century and in 1908 the property was illustrated on Wrigg's Map of the City of Auckland, which showed the hotel (numbered 97 Hobson Street) consisting of a two-storey wood portion at the front and a one-storey wood portion at the rear (Figure 2.12). A small one-storey galvanised iron structure (possibly a shed) was also shown behind the hotel along with an unidentified building. The remainder of the property was depicted as empty yard space at the rear of the Scotia Hotel.

Robertson let the property which was run as a boarding-house and known as Scotia House. In February 1911 a fire began at the property which caused significant damage and the death of one of the boarders. The *Auckland Star* reported the incident with the following:

'Another fatal fire occurred this morning, when a two-storeyed wooden building of 14 rooms, known as "Scotia House", situated in Hobson-street, was gutted, and an old man named Albert Norris lost his life. The house was owned by Mr. Robertson, and occupied by Mrs. Catherine Short, who conducted it as a boarding establishment. At the time of the fire the only occupants were Mrs. Short, her daughter, Miss Hettie Short, the old man, Albert Norris, and a Maori, Tupaeo Akuhea.'⁸³

The blaze destroyed the house and by 1912/13 valuation records described the property as an empty allotment.⁸⁴ In 1914 Robertson conveyed the part allotment to brothers William and James Traves, contractors.⁸⁵ The brothers utilised the empty land as a stonemason's yard and a portion of the section can be seen in a photograph, dated 1921, which shows the grassed-over site of the former Scotia House with fencing and an illegible sign visible along the front of the property (Figure 2.6).⁸⁶ No modifications to the property were recorded by valuation sheets until 1930/1, when the description changed to 'allotment and office' and it was noted that the land was used as a stone mason's yard with sheds and a small office (Figure 2.7). In 1945 the parcel was sold to George Carr, of Carr and Haslam Limited, for the sum of £3000 (including 99 Hobson Street). Carr had the existing shed and offices removed and by the 1950s the property was recorded as a vacant site (Figure 2.9).⁸⁷ Pt Allotment 7 was eventually incorporated into 97-101 Hobson Street and a warehouse and store were erected on the land in 1969.⁸⁸

2.5.2 Pt Allotment 7, Section 23, City of Auckland (99 Hobson Street)

Lachlan McLiver retained the southern subdivided portion of Pt Allotment 7, which contained a tenanted wooden dwelling. In August 1866 the house was occupied by Charles Cowan, a medical doctor, and his family when fire broke out at the residence and quickly spread along Hobson Street. Cowan gave evidence at a subsequent inquest into the cause of the fire and deposed:

'I resided in a house in Hobson-street, between the Governor Hobson and Scotia Hotels. That house belonged to Mr. Lachlan McLiver. The house consisted of four rooms below and two upstairs. At the back there was a lean-to used as a back kitchen. It was about eight feet

⁸² NA17/54, LINZ.

⁸³ *Auckland Star*, 18 February 1911, p.5.

⁸⁴ ACC213/70b, Auckland Council Archives.

⁸⁵ NA48/298, LINZ.

⁸⁶ Arthur Cleave, *Cleave's Auckland City & Suburban Streets, Alphabetical & Trades Directory*, Auckland, 1916.

⁸⁷ ACC213/70b, Auckland Council Archives.

⁸⁸ AKC 339, Permit No. 714, Auckland Council Archives.

2. Historical Background

square. Outside the main building there was a verandah. There would be about three feet between the lean-to and the verandah. It was open below the verandah. I had nearly a ton of hay and a ton of firewood underneath the house. The hay went half-way under the house. I had also a quarter of a ton of straw under the house. There were no signs of fire when I went to bed.’⁸⁹

Cowan’s house was depicted that same year on Vercoe and Harding’s Map of the City of Auckland, which showed a substantially sized wooden house, described by an accompanying schedule as ‘burnt down’ (Figure 2.2).⁹⁰ The cause of the fire was deemed inconclusive by the court; however, the house was insured for £300 and was eventually rebuilt.⁹¹ In 1868 Lachlan McLiver died and the property passed to his widow, Ann McLiver (later Ann Gillan following her remarriage to Alexander Gillan of Thames).⁹² The deceased estate was put up for sale by auction in 1868 with Pt Allotment 7 described as ‘all that Allotment of Land adjoining the Scotia Hotel, Hobson –street, 29 feet x 190 feet, on which is erected a well-finished Dwelling-house of 7 rooms; now occupied by Mr. Montague.’⁹³ Hugh McLiver, son of Ann and Lachlan, proved the highest bidder and the property was eventually conveyed to him on 2 February 1878.⁹⁴

In 1882 the part allotment was illustrated on Hickson’s Map of the City of Auckland, which showed a wood dwelling with a front verandah (Figure 2.3). A large back yard was also shown which was divided by a fence halfway along the allotment. A large open area remained on the eastern half of the allotment and this can be seen on Steven’s later 1886 map which provides a ‘bird’s-eye view’ of Hobson Street (Figure 2.4). Hugh McLiver retained ownership of Pt Allotment 7 until 1883, when he conveyed the property to Finlay McLiver, a miner.⁹⁵ A number of mortgages were subsequently taken out on the property and by 1887 McLiver defaulted on his debts and the allotment was sold by the mortgagee to William Goodfellow, gentleman.⁹⁶ Following Goodfellow’s death in 1890 the estate passed to his executors and was conveyed to Euphemia Robertson (along with the neighbouring 97 Hobson Street) in 1891.

In 1908 Pt Allotment 7 was included on Wrigg’s Map of the City of Auckland which showed a one-storey wooden dwelling (numbered 99 Hobson Street) with a wood addition at the back, and another small one-storey wooden structure behind the rear fence (Figure 2.12). A fenced back yard is visible, along with a large open space at the eastern end of the property.

Valuation Field Sheets recorded Pt Allotment 7 from 1912/13 and noted a wood building with a rateable value of £65.⁹⁷ In 1914 the property was purchased by brothers William and James Traves, contractors, who continued to rent the seven-roomed residence to William Cowsill, a labourer, and his wife, a boarding-house keeper.⁹⁸ A portion of the house is visible on two photographs of Hobson Street, dated 1921 and 1931, which show little change to the building throughout the early 20th century (Figure 2.6 and Figure 2.7).

George Carr, of Carr and Haslam Limited, purchased the residence in 1945 and no further modifications were noted to the building until 1953, when the old residence and associated outbuildings were demolished.⁹⁹ The empty section is visible in photographs dated 1955 and 1967

⁸⁹ *Daily Southern Cross*, 25 August 1866, p.5.

⁹⁰ Vercoe, p.17.

⁹¹ *Daily Southern Cross*, 22 August 1866, p.5.

⁹² BDM 1868/3954 & 1868/4748.

⁹³ *New Zealand Herald*, 17 October 1868, p.2.

⁹⁴ Deeds Register 25M/286, Archives New Zealand.

⁹⁵ Deeds Register R4/487, Archives New Zealand.

⁹⁶ Deeds Index 1A/435, Archives New Zealand.

⁹⁷ ACC213/70b, Auckland Council Archives.

⁹⁸ Deeds Index 1A/435; Cleave, 1913-1920.

⁹⁹ ACC213/70b, Auckland Council Archives.

2. Historical Background

which show part of the land used as carparking (Figure 2.9 and Figure 2.13). Pt Allotment 7 was eventually incorporated into 97-101 Hobson Street and a warehouse and store were erected on the land in 1969 (Figure 2.14).¹⁰⁰

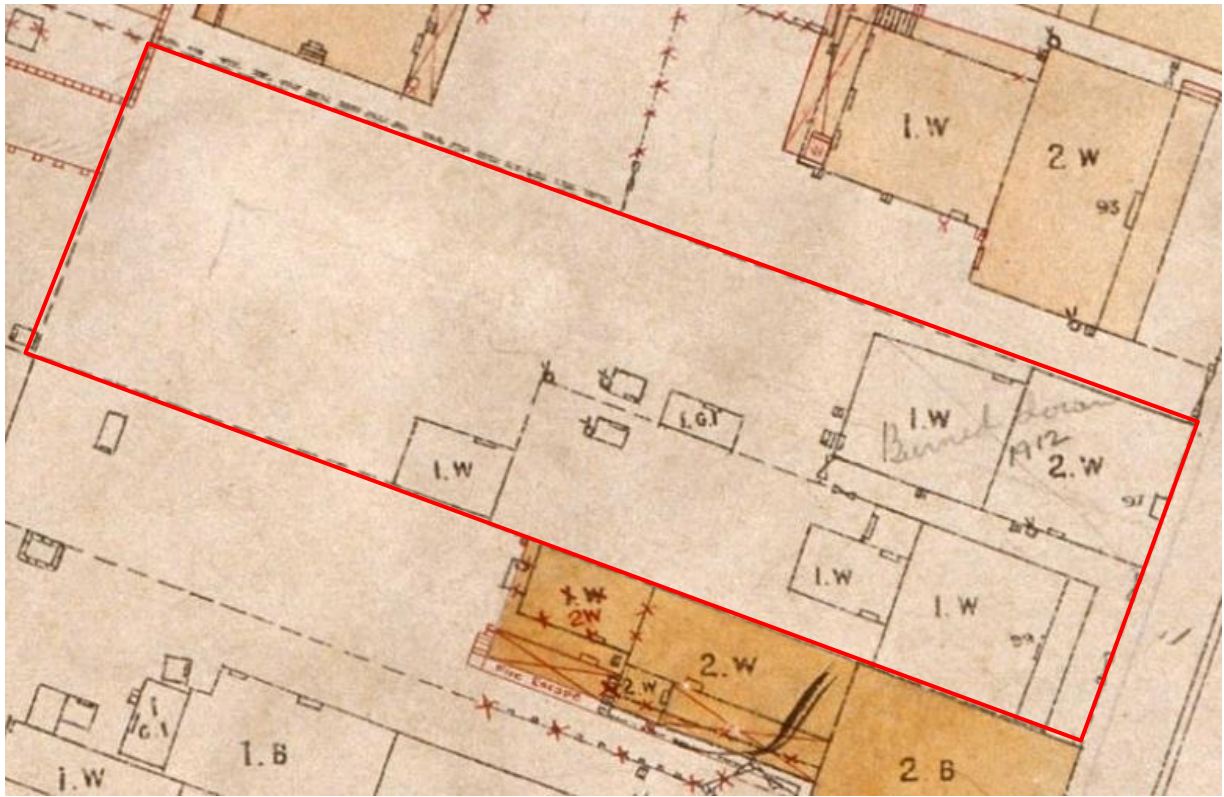


Figure 2.12. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 7, Section 23 (source: ACC 014 E12)

¹⁰⁰ AKC 339, Permit No. 714, Auckland Council Archives.

2. Historical Background

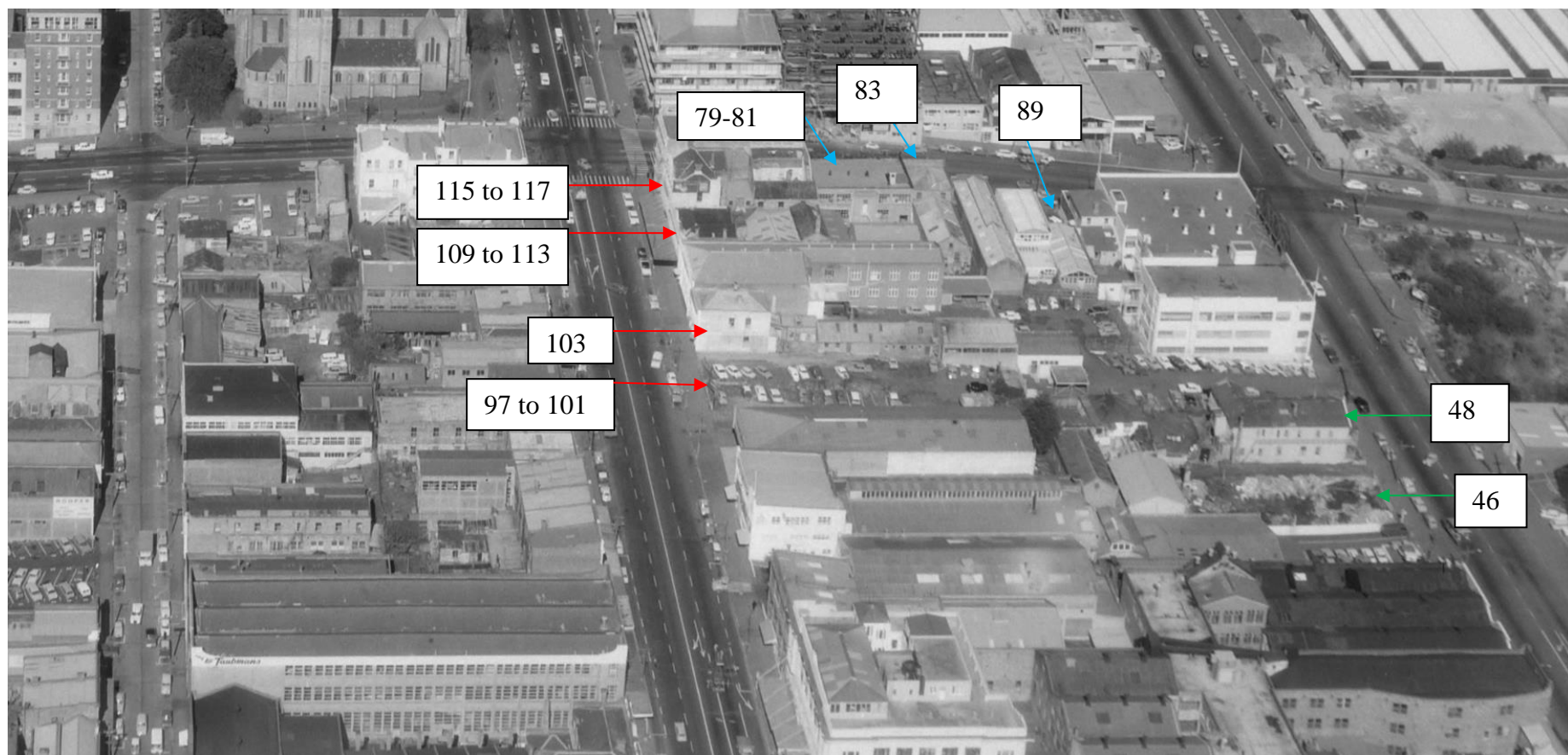


Figure 2.13. Close-up section of aerial photograph dated 31 August 1967 showing Allotments 4-17, Section 23. Historic street numbers added with red arrows for Hobson Street, blue arrows for Wellesley Street West and green arrows for Nelson Street (source: WA-67163-F. Alexander Turnbull Library, Wellington, New Zealand, <http://natlib.govt.nz/records/22317800>)

2. Historical Background

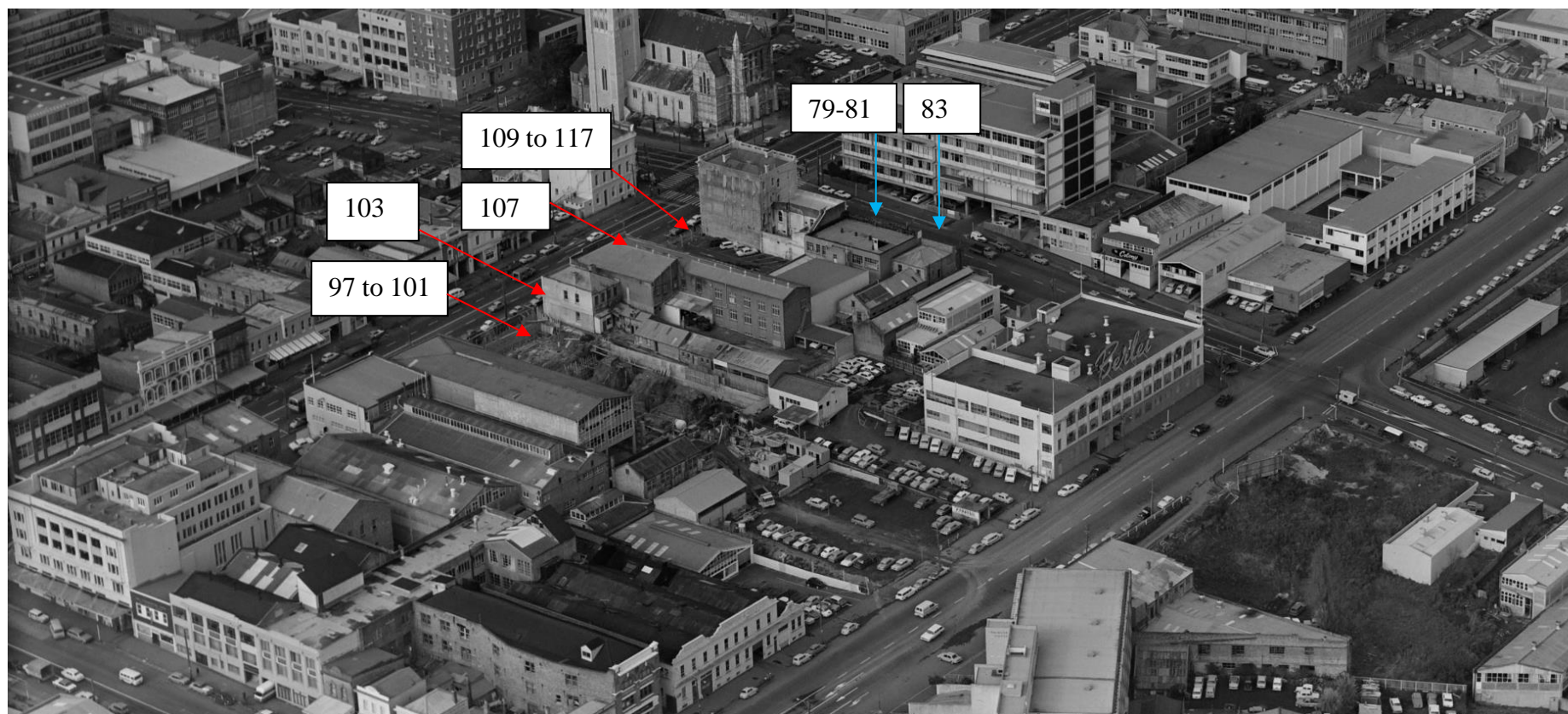


Figure 2.14. Close-up section of aerial photograph dated 3 July 1969 showing Allotments 4-17, Section 23. Historic street numbers added with red arrows for Hobson Street and blue arrows for Wellesley Street West (source: WA-68572-G. Alexander Turnbull Library, Wellington, New Zealand, <http://natlib.govt.nz/records/22760021>)

2.6 Allotment 8, Section 23, City of Auckland (101-103 Hobson Street)

Allotment 8, Section 23, was conveyed by Crown Grant to John Campbell, a surveyor, on 8 March 1845 (Table 2.7). Campbell held the land until 1849, when it was transferred to Charles Whybrow Ligar, Surveyor General of New Zealand. Ligar purchased the land for his young son George Hennyngton Ligar to be held in trust until he came of age.¹⁰¹ The allotment eventually passed to G.H. Ligar in 1863 and was briefly retained before it was conveyed again to a Mr Ridings only four months later. Ridings immediately subdivided Allotment 8 and sold the southern portion (103 Hobson Street, Table 2.9), along with Part Allotment 9, to William R. Waddell, a baker, on 20 October 1863, and the northern portion (101 Hobson Street, Table 2.8) to William Avery, a plasterer, on 17 December 1863.¹⁰² The subsequent history of each subdivided part is presented below.

Table 2.7. Early ownership history of Allotment 8, Section 23.

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	Campbell	8 March 1845	1A/436
Conveyance	Campbell to C.W. Ligar	11 July 1849	1A/436
Conveyance	C.W. Ligar to G.H. Ligar	20 April 1863	1A/436
Conveyance	G.H. Ligar to Ridings	15 August 1863	1A/436
Conveyance	Ridings to Waddell	20 October 1863	1A/436 & 11A/894
Conveyance	Ridings to Avery	17 December 1863	1A/436

2.6.1 Pt Allotment 8, Section 23, City of Auckland (101 Hobson Street)

No existing buildings were named on the deed of conveyance made in 1863, and sometime shortly after the purchase of Part Allotment 8 Avery funded the construction of a hotel known as the ‘Governor Hobson’ on the property.¹⁰³ In 1865 Avery was granted a ‘new license’ for the building; however, the following year the new hotel was severely damaged by a fire which had started in the neighbouring house on Allotment 7.¹⁰⁴ Local papers which reported the incident described Avery’s hotel as a ‘two-storey capacious premises’ and noted: ‘on the south side the Governor Hobson Hotel was the first to succumb, and next the house occupied by Mr. Avery.’¹⁰⁵

¹⁰¹ Deeds Register 6D/260, Archives New Zealand.

¹⁰² Deeds Index 1A/436, Archives New Zealand.

¹⁰³ Deeds Register 14D/793, Archives New Zealand.

¹⁰⁴ *Daily Southern Cross*, 19 April 1865, p.4.

¹⁰⁵ *Daily Southern Cross*, 21 August 1866, p.3.

Table 2.8. Early ownership history of Pt Allotment 8, Section 23 (Northern portion - 101 Hobson Street)¹⁰⁶

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Ridings to Avery	17 December 1863	1A/436
Conveyance	Avery to Sheehan & Anr	27 December 1866	1A/436
Conveyance	Alexander & or. to Williamson	1 February 1870	1A/436
Conveyance	Williamson to Williamson	15 October 1886	1A/436
Conveyance	Williamson to Baggott	9 May 1898	1A/436
Certificate	James Baggott decd.	29 November 1906	1A/436
Order to Sell	To Public Tr'ee	12 September 1908	1A/436
Brought under the Land Transfer Act	Patrick Gleeson	2 December 1909	NA162/157

Table 2.9. Early ownership history of Pt Allotments 8 & 9, Section 23 (Southern portion - 103 Hobson Street)¹⁰⁷

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Ridings to Waddell	20 October 1863	11A/894
Probate	William R Waddell	18 January 1889	11A/894
Conveyance	Regr of Supreme Court to Fenton	23 October 1894	11A/894
Conveyance	Fenton to Baggott	1 June 1897	11A/894
Certificate	James Baggott decd.	29 November 1906	11A/894
Order to Sell	Public Trustee	12 September 1908	11A/894
Conveyance	Public Trustee to Martin & aur.	5 July 1909	11A/894
Probate	W.G. Martin	1 February 1910	11A/894
Brought under the Land Transfer Act		12 October 1927	NA464/296

¹⁰⁶ Note: Mortgages, reconveyances, transfers, and receipts have been omitted from the table for brevity.¹⁰⁷ Note: Mortgages, reconveyances, transfers, and receipts have been omitted from the table for brevity.

2. Historical Background

The wood hotel was largely destroyed within an hour of the fire spreading and fell against the walls of the adjacent brick premises (103-105 Hobson Street) as it collapsed. By the early hours of 21 August 1866 the fire had been largely subdued although it continued to burn 'fiercely in the cellars of the two hotels, where a considerable amount of liquor and other goods were stored.'¹⁰⁸

The remnants of the former Governor Hobson Hotel, along with Avery's house, were illustrated on Vercoe and Harding's Map of the City of Auckland, dated 1866, which an accompanying schedule simply described as 'burnt down' (Figure 2.2).¹⁰⁹

Avery was fully insured for the loss of his hotel, house and furniture; however, he relinquished the property (but not the existing mortgage) only a few months later on 17 December 1866 to David Sheehan, innkeeper, and Thomas Williams, merchant, to hold in trust for the use of his wife, Mary Avery.¹¹⁰

The hotel was rebuilt and renamed the Governor Hobson; however, by 1868 Avery was unable to service the mortgage on the property and the allotment was put up for sale by auction. An advertisement described the estate as:

'Part of Allotment 8, Section 23, City of Auckland, having a frontage of 30 feet to Hobson-street, by a depth of 192 feet, together with all buildings erected thereon; consisting of a good Brick Building with five upstairs rooms, Bar, Dining Room, Parlour, and spacious Cellar, with convenient out-buildings and every requisite for the carrying on of an Hotel successfully.'¹¹¹

The property was eventually sold by the mortgagee to the Hon. James Williamson, a prominent Auckland businessman, in 1870. Williamson leased the hotel to various proprietors and in 1877 Valuation Rates Books recorded John Russell, a boarding-house keeper, as the occupant.¹¹² Russell renamed the building 'Portland House' and remained at the property until 1881, when the boarding establishment was put up for sale by tender. An advertisement in the *Auckland Star* noted:

'the house contains seventeen Bed-rooms, two Parlours, Dining-room, Smoking-room, two Kitchens, and Bath-room. The whole has gas and water laid on, and is in every way fitted up for carrying on the business on an extensive scale. The business has been established over fifteen years, and has a first class connection. Furniture may be taken at a valuation.'¹¹³

In 1882 valuation records listed Henry Stehr as the new proprietor and documented a rise in the rateable value (possibly as a result of alterations or additions) from £70 to £80.¹¹⁴ That same year the property was depicted on Hickson's Map of the City of Auckland, which showed a series of four variously sized and interconnected structures situated along the northern boundary (Figure 2.3). All of the buildings were shown to be of wooden construction; however, as Portland House was known to have been constructed in brick, this is likely to have applied to the rear structures only.

In 1886 Williamson conveyed the property to Sydney Williamson, a gentleman. The property was advertised to be let in 1887 as a 22 roomed house and continued to operate under the name 'Portland House'.¹¹⁵ The allotment was again put up for sale in 1898 and was purchased by James Baggott, a sharebroker, who held the title until his death in 1906.¹¹⁶ In 1908 Pt Allotment 8 was illustrated on

¹⁰⁸ *New Zealand Herald*, 21 August 1866, p.4.

¹⁰⁹ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.17.

¹¹⁰ Deeds Register 21D/206, Archives New Zealand.

¹¹¹ *New Zealand Herald*, 25 April 1868, p.2.

¹¹² ACC210/4, Auckland Council Archives.

¹¹³ *Auckland Star*, 29 September 1881, p.3.

¹¹⁴ ACC210/28 & 34, Auckland Council Archives.

¹¹⁵ *New Zealand Herald*, 1 November 1887, p.1.

¹¹⁶ *New Zealand Herald*, 26 April 1906, p.4.

2. Historical Background

Wrigg's Map of the City of Auckland, which identified several adjoining buildings on the property (Figure 2.15). The map showed Portland House (numbered 101 Hobson Street) comprising a two-storey brick structure situated along the Hobson Street frontage with a smaller two-storey wood portion behind and a smaller still one-storey wood addition to the rear. A two-storey wood addition is visible on the south side of the boarding-house along with an unidentified structure sited within the sizeable rear yard space. Coloured annotated portions on the map indicate later changes (between 1909 and 1919) and include the addition of another storey to the rear of the building and extensions to the southern façade (Figure 2.16). The map also depicted an existing right-of-way which ran down the centre of Allotment 8 and provided access to the rear of the Portland building.

Baggott's deceased estate was eventually purchased in 1909 by Patrick Spellman Gleeson, a brewer, for £900.¹¹⁷ Valuation records note that Gleeson undertook additions to the building that same year at a cost of £300, and issued a lease to Frank Kelley for a term of five years in 1910 (Figure 2.17).¹¹⁸ Several subsequent lessees ran boarding-houses from the property, including Bridget Don (1910-1912), Percy Rothery (1912-1913), Olaf Anderson (1913-1920), Mitchell Gojack (1920-1924) and Robert Donald, who leased the boarding-house from 1924 until 1935, when he purchased the part allotment from Gleeson for the sum of £1450.¹¹⁹ Photographs of Hobson Street taken in 1921 and 1931 show the frontage of the two-storey boarding-house, which remained largely unchanged over the 10 year period (Figure 2.6, Figure 2.7 and Figure 2.18).

In 1943 the property was sold to Olive Newdick, a widow, and later conveyed to Marko Posa, a boarding-house keeper, in 1948. John Unkovich purchased Pt Allotment 8 in 1953 and undertook the first recorded modifications to the boarding-house since 1909, which included unspecified additions in 1954 and alterations to the restaurant/dining room in 1957 (Figure 2.9).¹²⁰

101 Hobson Street operated for nearly 100 years as a boarding-house/hotel before it was eventually sold to Auto Trade Supply Limited in 1960. The boarding-house and associated outbuildings were demolished that same year. Pt Allotment 8 was eventually incorporated into 97-101 Hobson Street and a warehouse and store were erected on the land by Waratah Holdings Limited and Awatea Holdings Limited in 1969 (Figure 2.13 and Figure 2.14).¹²¹

2.6.2 Pts Allotments 8 & 9, Section 23, City of Auckland (103 Hobson Street)

On the same day that Pt Allotments 8 and 9 were conveyed to Waddell in 1863 a mortgage was obtained on the property, and this may have facilitated early construction on the land. A brick bakery and outbuildings were erected and by 1864 the premises were sufficiently established for Waddell to advertise work for another baker.¹²² In 1866 the buildings were threatened by a fire which began two houses along in Allotment 7. The fire quickly spread to the neighbouring Governor Hobson Hotel, which was closely built alongside Waddell's premises; however, the brick construction of the bakery largely withstood the fire and hampered its progress to buildings situated to the south.¹²³ Efforts were made to prevent the fire spreading to the interior of the bakery and it was later reported by the *New Zealand Herald* that:

¹¹⁷ *Auckland Star*, 7 June 1909, p.3.

¹¹⁸ ACC213/70b, Auckland Council Archives; NA162/157, LINZ.

¹¹⁹ *Ibid.*

¹²⁰ *Ibid.*

¹²¹ *Ibid.*

¹²² *New Zealand Herald*, 17 September 1864, p.1.

¹²³ *Daily Southern Cross*, 21 August 1866, p.3.

2. Historical Background

‘Mr Waddell’s house has been fortunately saved from destruction, in a great degree owing to the intrepidity of young Mr Keven, and a carter named Jack, the latter having succeeded in fastening a hook and line to the fallen debris and dragging them into the street. We should have stated that the burning ruin of the Governor Hobson Hotel fell against the wall of Mr Waddell’s premises, City Bakery. So imminent was the danger that the assembled crowd called upon these persons to desist. Des[pite] all entreaty they kept to their purpose. Mr Keven poured bucket after bucket of water on the scorching shutters otherwise had they ignited the whole of the interior must have been burnt.’¹²⁴

The buildings involved in the fire were shown on Vercoe and Harding’s Map of the City of Auckland, dated 1866, which illustrated a long line of various interconnected brick buildings situated along the southern boundary of the property (Figure 2.2). An accompanying schedule described the structures as ‘two shops, two-stories, brick, slate roof and outbuildings, brick with shingle roofs’.¹²⁵

Waddell’s business thrived throughout the late 1860s and early 1870s, and by 1875 advertisements read: ‘City Bakery and Steam Biscuit Manufactory, Hobson-Street. Icing and ground sugar always on hand.’¹²⁶ In 1877 the property appeared in Valuation Rate Books, which described the bakery as a brick building with a rateable value of £70.¹²⁷ In 1882 the description changed to ‘Brick shop etc.,’ and the structure was depicted on Hickson’s Map of the City of Auckland later that year (Figure 2.3).¹²⁸ The map showed a long row of variously sized and interconnected brick buildings which appear to be the same as those shown on Vercoe and Harding’s earlier plan. The only apparent alterations are shown as two small wooden additions near the south-western corner of the property.

Waddell retained ownership of Pt Allotments 8 and 9 until his death in 1888, when the estate passed to his widow.¹²⁹ Mrs Waddell was listed as the owner and occupier of the bakery from 1889 when the property description changed again to ‘Brick Shop, Bakehouse, etc.’¹³⁰ The following year Waddell mortgaged the part allotments through a Mr Fenton but was unable to service the debt and by 1894 the Registrar of the Supreme Court issued instructions for the property to be sold. An advertisement for the auction read: ‘Part Lots 8 and 9, Section 23, City of Auckland, having 31 feet 2 inches to Hobson-street by 291 links deep, and also part Lot 15, Section 23, about 40 feet by 29 feet, with all BUILDINGS thereon, known as Waddell’s [sic] Bakery, consisting of [a] large Shop and Dwelling, two-storied, built of brick, and slate-roofed, Bakery, Stables, Sheds, etc.’¹³¹ The allotments were conveyed to the mortgagee on 23 October 1894; however, Mrs Waddell remained a tenant at the premises.¹³²

¹²⁴ *New Zealand Herald*, 21 August 1866, p.4.

¹²⁵ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.17.

¹²⁶ *Auckland Star*, 7 June 1875, p.1. Waddell also purchased Lot 5, Pt Allotment 15 in 1875, which adjoined the rear of his property. The lot was included in later valuation records from the 20th century as part of Allotment 8 & 9 and was retained by the same owners. See Allotment 15 for history.

¹²⁷ ACC210/4, Auckland Council Archives.

¹²⁸ ACC210/34, Auckland Council Archives.

¹²⁹ William R Waddell served as a Senior Lieutenant during the Waikato War, a City Councillor (1876-1883), a member of the Harbour Board from 1879, and Mayor of Auckland between 1883 and 1886. In addition, he was Chairman of the Hospital and Charitable Aid Board, Captain of the City Guards Corps, a member of the Oddfellow and Freemason’s Lodges, and a successful proprietor of his City Bakery business in Hobson Street. An obituary for Waddell noted: ‘Few men have been so intimately connected with the progress of this city and its public institutions as was the late Mr. Waddell [sic]’ and on the day of his funeral ‘immense crowds of people lined Hobson-street during the procession.’ *New Zealand Herald*, 18 June 1888, p.10; *Auckland Star*, 11 June 1888, p.5.

¹³⁰ ACC210/99, Auckland Council Archives.

¹³¹ *Auckland Star*, 20 July 1894, p.4.

¹³² Deeds Index 11A/894, Archives New Zealand.

2. Historical Background

In 1897 Fenton transferred the Pt Allotments to James Baggott, a sharebroker, who also purchased the neighbouring 101 Hobson Street a year later. Baggott proved an absentee owner, and the bakery and associated buildings were let to various parties, including a Mrs M. Mitchell as the 'Commercial' boarding-house, until his death in 1906.¹³³ No will was produced and Baggott's estate passed to the Public Trust, who dismantled and sold portions of the former City Bakery, including baker's carts, troughs, shop counters and fittings, and issued an order to sell in 1908.¹³⁴ The deceased estate was depicted on Wrigg's City of Auckland Map that same year, which showed a large two-storey brick structure situated along the frontage of Hobson Street (numbered 103) with two separate front entrances (Figure 2.16). A succession of four one-storey brick buildings were shown immediately behind (the front two small and the rear two large) with an additional one-storey galvanised iron extension at the rear. Three further unidentified structures were shown and a small slightly rectangular enclosure of stone or brick was illustrated near the north-western corner of the property.

The estate was eventually purchased by William Goodman Martin, a mine manager, in 1909 and following his death a year later was transferred to his widow, Eliza Martin.¹³⁵ From 1912/13 Valuation Field Sheets described the property as an 11-roomed brick house and bakery with a rateable value of £80.¹³⁶ In 1919 the various buildings rented on the premises were recorded as a bakehouse, workshop (at back), stable (with two stalls) and a boarding house (named 'Glenallen'), and in the early 1920s the description of the property was altered to 'Brick house, workshop and stable' and the address renumbered 103 and 105 Hobson Street. It is unclear whether the bakery was incorporated into the workshop at this time; however, further changes were noted in the mid-1920s when the stable was replaced or repurposed as a store.¹³⁷

A portion of 103 Hobson Street was captured in a photograph dated 1921, which shows part of the street facing façade of the two-storey brick building, with four large sash windows along the upper storey visible (Figure 2.6).

A later photograph dated 1931 also revealed part of the building, and two large chimneys can be seen along with the name of the boarding-house, Glenallen, across the front façade (Figure 2.7). In addition, the positions of the various buildings on the property are shown on DP 20488, dated March 1927 (Figure 2.18).

In 1935 the property was conveyed to William Arthur Martin, an engineer who held the title until 1948 when it was transferred to Olive May Martin, a spinster. The land eventually passed out of the Martin family's ownership in 1951 when the property, along with the existing boarding-house, workshop and store, was conveyed to Manukau Electro-Platers Limited.¹³⁸ Several subsequent owners and occupiers utilised the part allotments throughout the later twentieth century. A small factory was erected in concrete blocks along the western boundary of the allotments in 1955 and the older buildings remained until the 1970s/early 1980s when they were demolished (Figure 2.9).¹³⁹ The land was later incorporated into 103-107 Hobson Street and is presently utilised as carparking (Figure 2.13 and Figure 2.14).

¹³³ Arthur Cleave, *Cleave's Auckland City & Suburban Streets, Alphabetical & Trades Directory*, Auckland, 1905; BDM 1906/2743.

¹³⁴ *New Zealand Herald*, 29 June 1906, p.8; Deeds Index 11A/894, Archives New Zealand.

¹³⁵ *New Zealand Herald*, 12 January 1910, p.1.

¹³⁶ Valuation Field Sheets also noted that Part of Allotment 15, Section 23 was incorporated into the property, however the Certificate of Title, dated 1927 only records Parts of Allotments 8 and 9, Section 23. ACC213/70b, Auckland Council Archives; NA464/296, LINZ.

¹³⁷ Ibid.

¹³⁸ NA464/296, LINZ.

¹³⁹ ACC213/70b, Auckland Council Archives.

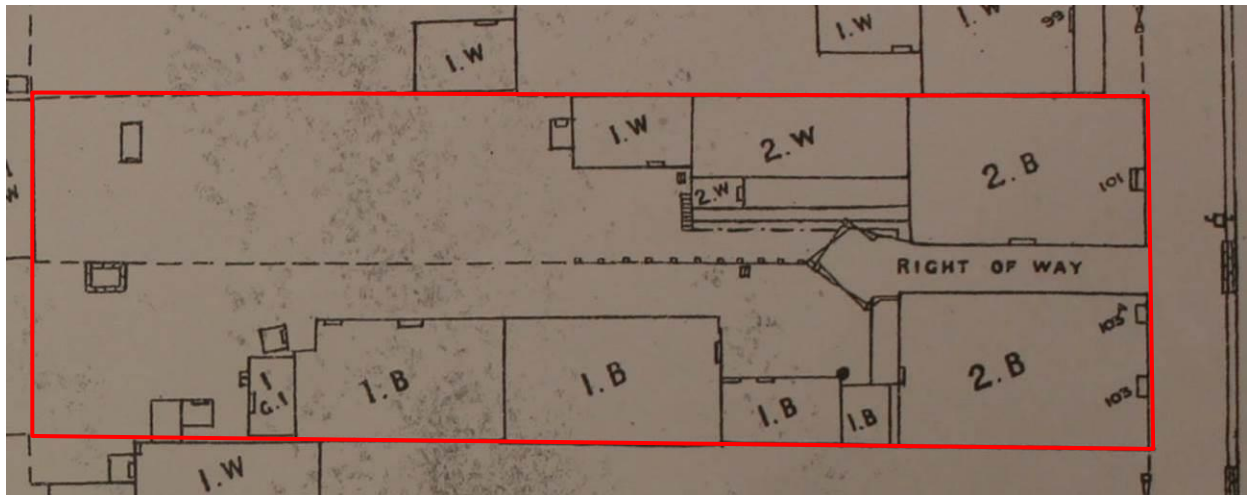


Figure 2.15. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 8, Section 23 without the later amendments (source: ACC 014 E12)

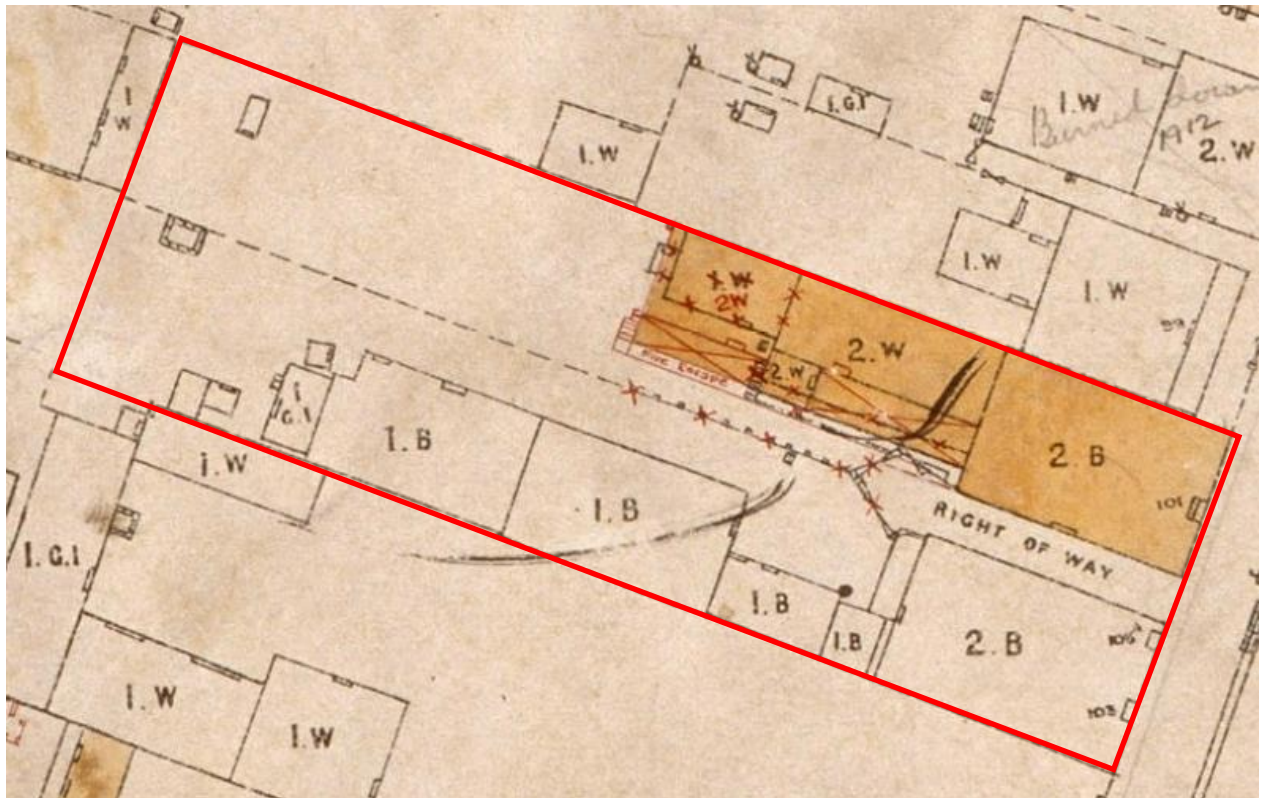


Figure 2.16. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 8, Section 23. Note Pt allotment 15 is not included, see Allotment 15 history (source: ACC 014 E12)

2. Historical Background

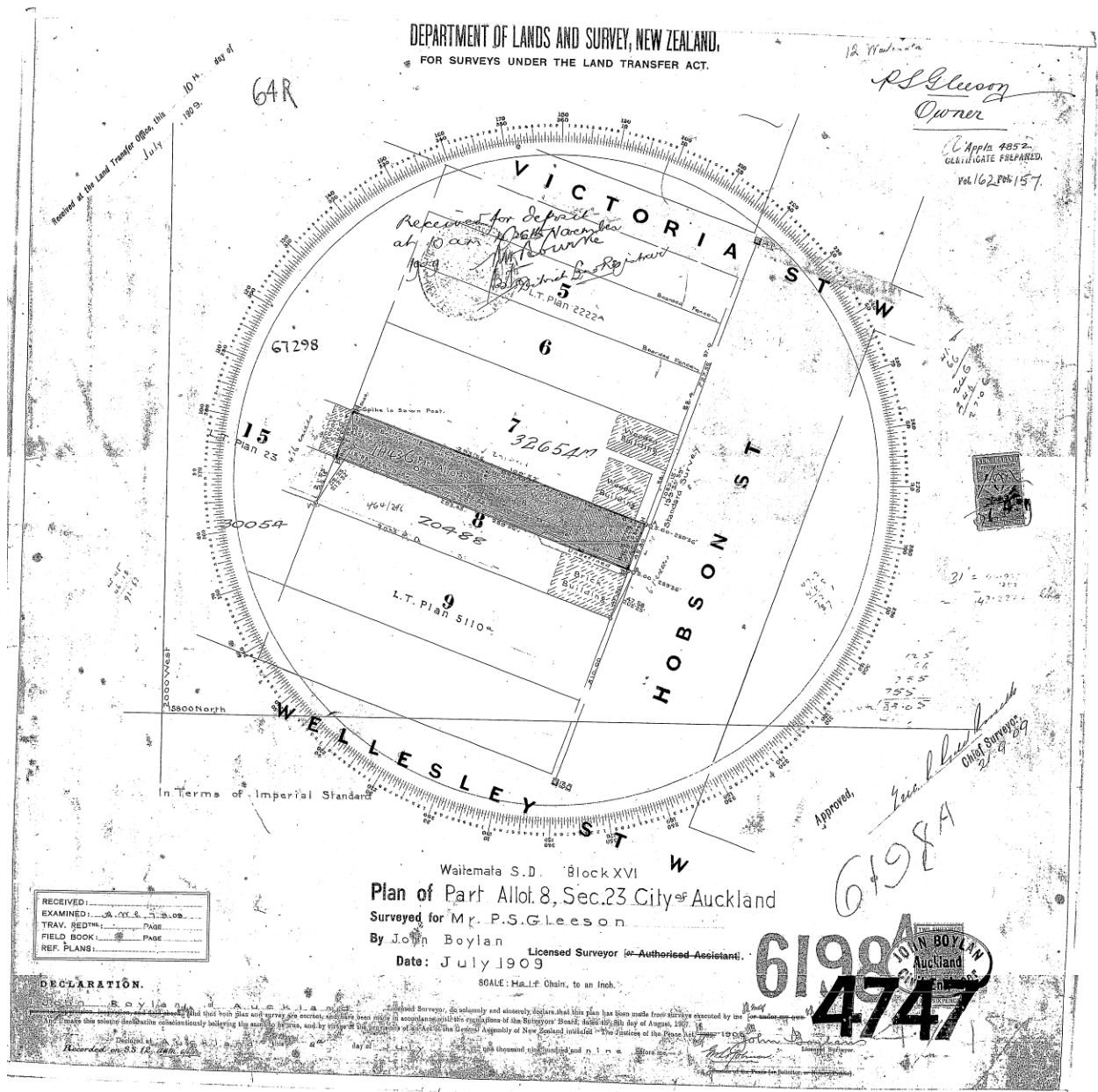


Figure 2.17. DP 4747, dated July 1909, showing buildings present on Allotment 8, Section 23 (source: Quickmap)

2. Historical Background

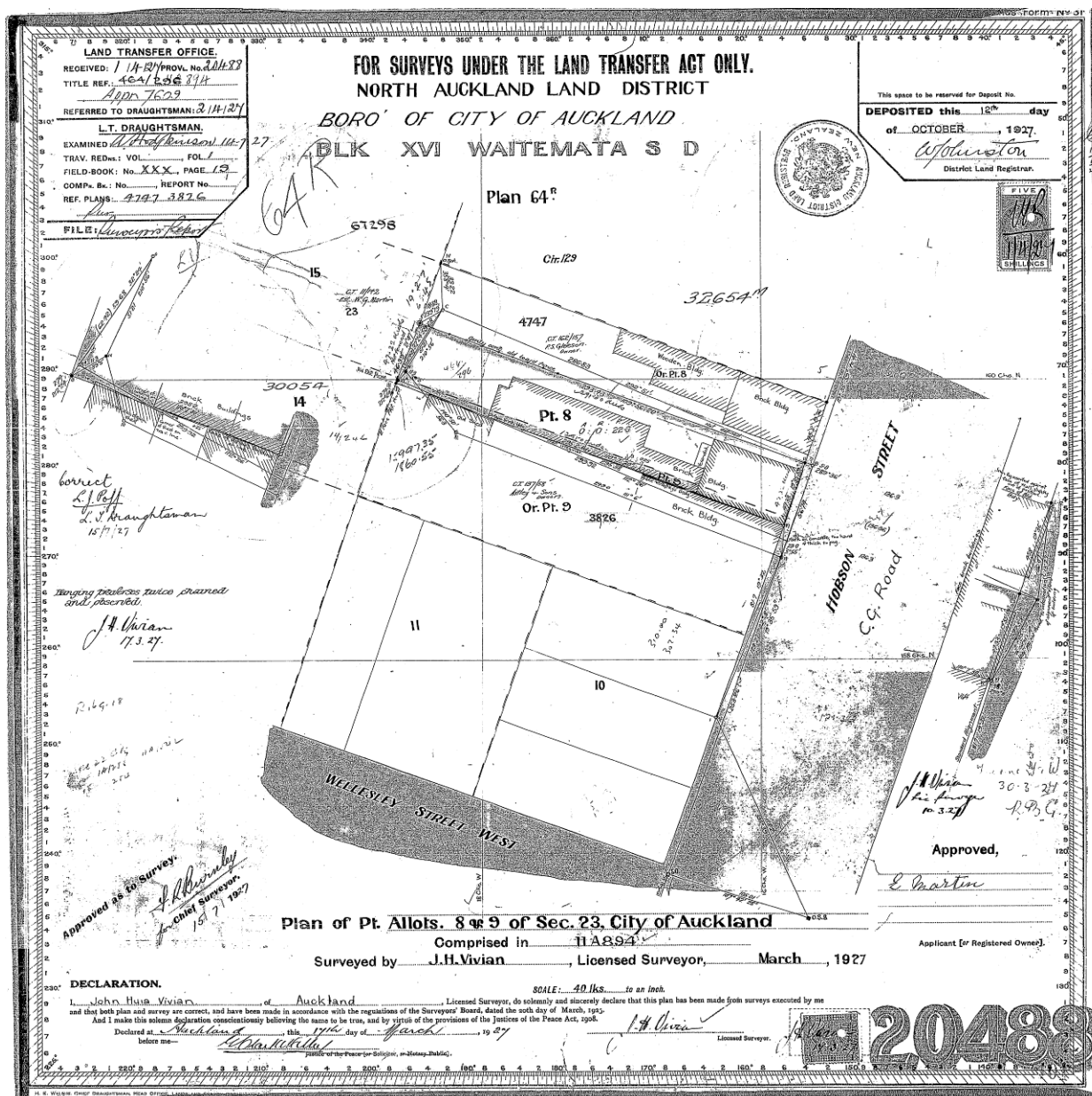


Figure 2.18. DP 20488, dated March 1927, showing buildings present on Allotment 8, Section 23 (source: Quickmap)

2.7 Allotment 9, Section 23, City of Auckland (107 Hobson Street)

On 8 March 1845 Allotment 9, a total land area of 1 rood, was conveyed by Crown Grant to John Campbell, a surveyor (Table 2.10). The property was again conveyed in 1849 to Charles Whybrow Ligar, Surveyor General of New Zealand, who held the title in trust for his young son George Hennyngton Ligar. George eventually acquired the allotment in April 1863 but sold the property four months later to Richard Ridings. Ridings subdivided the allotment that same year and conveyed part to William Richard Waddell on 20 October 1863 (see Allotment 8 for history) with the residue (the majority of the Allotment, being 38 and nine-tenths perches) transferred to John Sheehan on 1 April 1864 (Table 2.11 and Figure 2.19).¹⁴⁰

Table 2.10. Early ownership history of Allotment 9, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	Campbell	8 March 1845	1A/437
Conveyance	Campbell to C.W. Ligar	11 July 1849	1A/437
Conveyance	C.W. Ligar to G.H. Ligar	20 April 1863	1A/437
Conveyance	G.H. Ligar to Ridings	15 August 1863	1A/437
Conveyance	Ridings to Waddell	20 October 1863	1A/437 & 11A/894
Conveyance	Ridings to Sheehan	1 April 1864	1A/437 & 11A/155

Table 2.11. Early ownership history of Pt Allotment 9, Section 23 (107 Hobson Street)¹⁴¹

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Ridings to Sheehan	1 April 1864	11A/155
Conveyance	Sheehan to Sheehan	27 December 1867	11A/155
Lease	Sheehan & ors to Gibbons	1 March 1880	11A/155
Lease	Graham & or to Gibbons	31 December 1885	11A/155
Lease	Graham & ors to Gibbons	15 May 1901	11A/155
Brought under the Land Transfer Act		14 November 1906	NA137/58

¹⁴⁰ Deeds Index 1A/437, Archives New Zealand.

¹⁴¹ Note: Mortgages, reconveyances, transfers, and receipts etc have been omitted from the table for brevity.

2. Historical Background

It remains unclear which of the early owners commenced building on the property; however, by 1866 Vercoe and Harding's City of Auckland Map illustrated several structures on Pt Allotment 9, which an accompanying schedule described as a one-storey wooden dwelling with a shingle roof and iron stables with an iron roof (Figure 2.2).¹⁴² The map also depicted a large open area at the front of the property which was likely to have been used as a yard/storage space. The earliest valuation records for Pt Allotment 9, dated 1877, list H. P. Gibbons & Co. (grocers, coal, firewood, and produce merchants) as the occupiers of the property, which is noted to be used as a coal yard with wood buildings and sheds present.¹⁴³ In 1878 the description changed to 'wood building and coal yard' and the rateable value rose from £25 to £40, which may have indicated alterations or additions.¹⁴⁴

Deeds indexes note that a lease was issued to Henry Patrick Anthony Gibbons on 1 March 1880. The lease stipulated a term of 21 years at an annual rate of £60 and read:

'that the said Lessee his executors, administrators, or assigns, will at his or their own proper costs within the space of eighteen calendar months, to be completed from the day of the date hereof, erect build and complete, upon the said land hereby demised, in a good substantial and work man like manner and with proper materials of all kinds in accordance with places and specifications to be approved...a brick building with suitable offices to the extent of four hundred pounds at least.'¹⁴⁵

An existing stable was also referred to in the lease which Gibbons was required to keep 'in good and substantial repair and condition.'¹⁴⁶ Shortly after the lease agreement, H.P. Gibbons & Co. took out an advertisement which promoted their coal and firewood yard in Hobson Street and noted the range of the best long wood, sawn wood and Waikato coal at reduced cash prices.¹⁴⁷ Significant additions were duly made to the property and in 1881 valuation records listed 'Yards, Stables and Sheds' with a rateable value of £40 along with a 'Brick Shop' with a value of £60.¹⁴⁸ The new brick shop was visible on Hickson's Map of the City of Auckland, dated 1882, which showed the structure situated at the south-eastern corner of the property, along the Hobson Street frontage (Figure 2.3).

Several more small wooden buildings were shown at the rear of the part allotment and a long iron structure (a stable) was depicted along the western boundary which spanned the entire width of the property. The remainder of the property is shown to be open yard space.

In 1885 John Sheehan died and the property passed to his executors. H.P. Gibbons & Co. continued to occupy the site throughout the rest of the 19th century and were issued new leases in 1885 and 1901.¹⁴⁹ In June 1906 the property was surveyed before being brought under the Land Transfer Act, and the positions of the brick shop, store, sheds, and stables can be seen on the resulting plan (Figure 2.20). The allotment was also depicted on Wrigg's City of Auckland Map, dated 1908, which indicated minimal modifications from Hickson's earlier plan (Figure 2.21). The two-storey brick store situated along Hobson Street (and numbered 107) remained, along with the long iron stable and one-storey wooden store and sheds at the back. A new one-storey wooden shed was shown at the rear along the northern boundary (which was present by 1906, as shown in Figure 2.20) and a small unidentified structure was also depicted directly behind the brick store. Later annotations to the map made between 1909 and 1919 illustrated changes to the rear of the brick store which

¹⁴² John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.17.

¹⁴³ ACC210/4, Auckland Council Archives; *New Zealand Herald*, 11 February 1880, p.2.

¹⁴⁴ ACC210/10, Auckland Council Archives.

¹⁴⁵ Deeds Register D13/156, Archives New Zealand.

¹⁴⁶ Ibid.

¹⁴⁷ Deeds Index 11A/155, Archives New Zealand; *New Zealand Herald*, 3 September 1880, p.7.

¹⁴⁸ ACC210/28, Auckland Council Archives.

¹⁴⁹ Deeds Index 1A/437, Archives New Zealand.

2. Historical Background

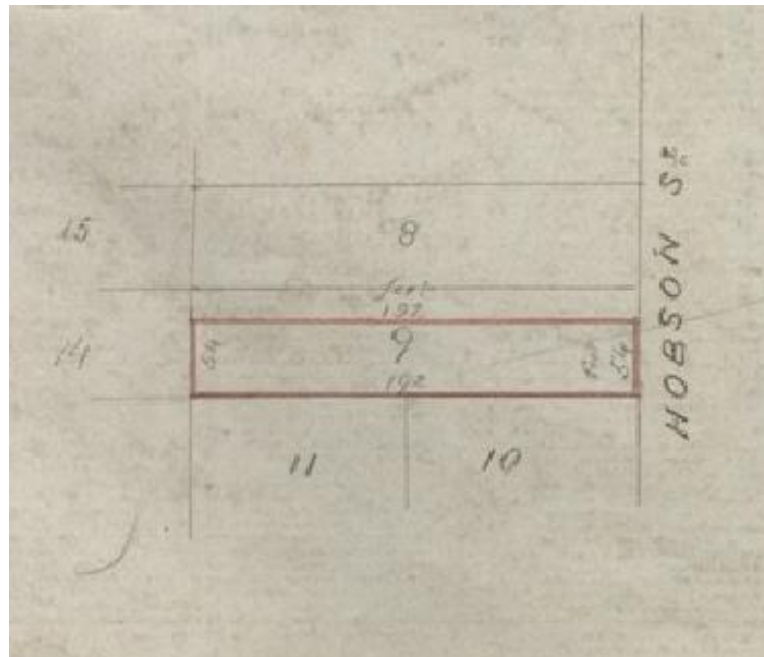
included the removal of the unidentified building, the construction of a one-storey wooden structure, and the possible addition of fencing.

Gibbons & Co. remained the occupants of Pt Allotment 9 until 1912, when they transferred the property to John Edward Astley, a leather merchant, John Brooks, a gentleman, and Thomas Carl Schnackenberg, a merchant.¹⁵⁰ Astley was noted as the occupant of the property from 1913, which valuation records described as having a brick shop, yard and stables. In 1919 the part allotment was conveyed to Astley & Sons Ltd for the sum of £4000, who occupied and also sublet various buildings within the property (Figure 2.31).¹⁵¹

Significant modifications were undertaken during the early 1920s which included the demolition of the old brick store, stables and yard around 1922 and the construction of a new two storey-brick factory in 1923-4.¹⁵² A portion of the building can be seen in a photograph dated 1931 which shows the sizeable Hobson Street façade with the sign 'E. Astley & Sons Ltd' visible above the upper storey (Figure 2.7). Unspecified alterations were carried out in 1934 at a cost of £430 and in 1935 significant alterations and additions were constructed at the rear of the factory for the sum of £2200.

A summary of the property was recorded by Valuation Field Sheets in 1945/6 which noted three existing buildings. These comprised a two-storey brick factory (and offices) at the front with a cart entrance through the ground floor (constructed 1924); a three-storey brick factory with basement to the rear (constructed c.1935); and a one-storey brick garage 'at back' (likely constructed in 1934). Further recorded modifications to 107 Hobson Street included a concrete retaining wall in 1952, and the erection of fire escapes, stair enclosures and a staff lavatory in 1953 (Figure 2.9). Part Allotment 9 was eventually sold by E. Astley and Sons in 1970 and the buildings remained standing until 1994 when they were demolished to make way for a carpark (Figure 2.14).

Figure 2.19.
Sketch plan
showing the
boundaries of Pt
Allotment 9,
Section 23
(source: Deeds
Index 11A/155,
Archives New
Zealand)



¹⁵⁰ NA137/58, LINZ.

¹⁵¹ ACC213/70b, Auckland Council Archives. A notable tenant of 107 Hobson Street was the City Trading Co. who traded new and used engines and machinery. *Auckland Star*, 4 July 1922, p.9.

¹⁵² A permit was issued to Astley in 1922 and following the demolition of the old buildings, valuation records noted that the property was 'to be described as an allotment as from 1st June 1923.' ACC213/70b & AKC 339, Permit No. 20996, Auckland Council Archives.

2. Historical Background

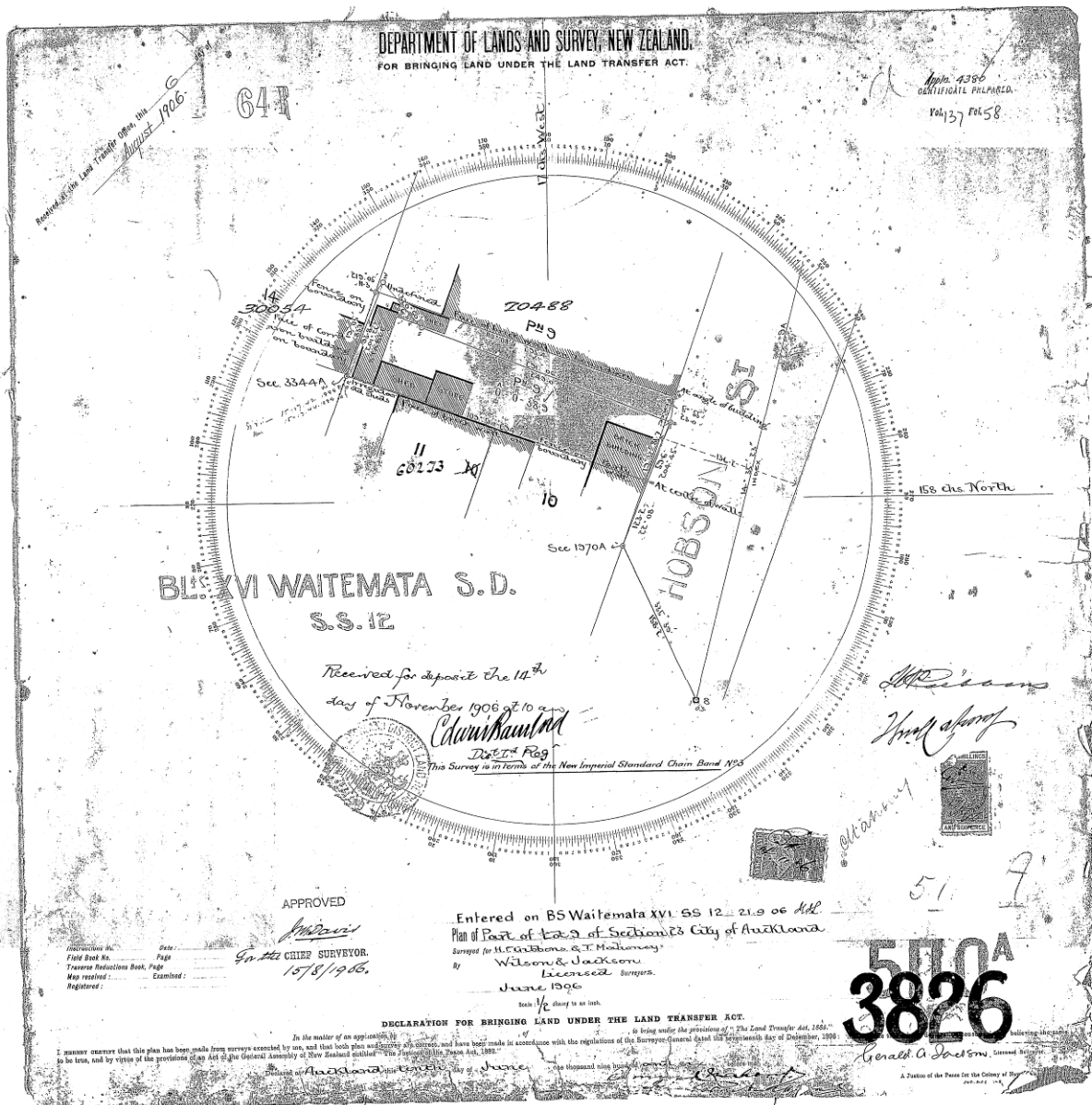


Figure 2.20. DP 3826, dated June 1906, showing buildings present on Pt Allotment 9, Section 23 (source: Quickmap)

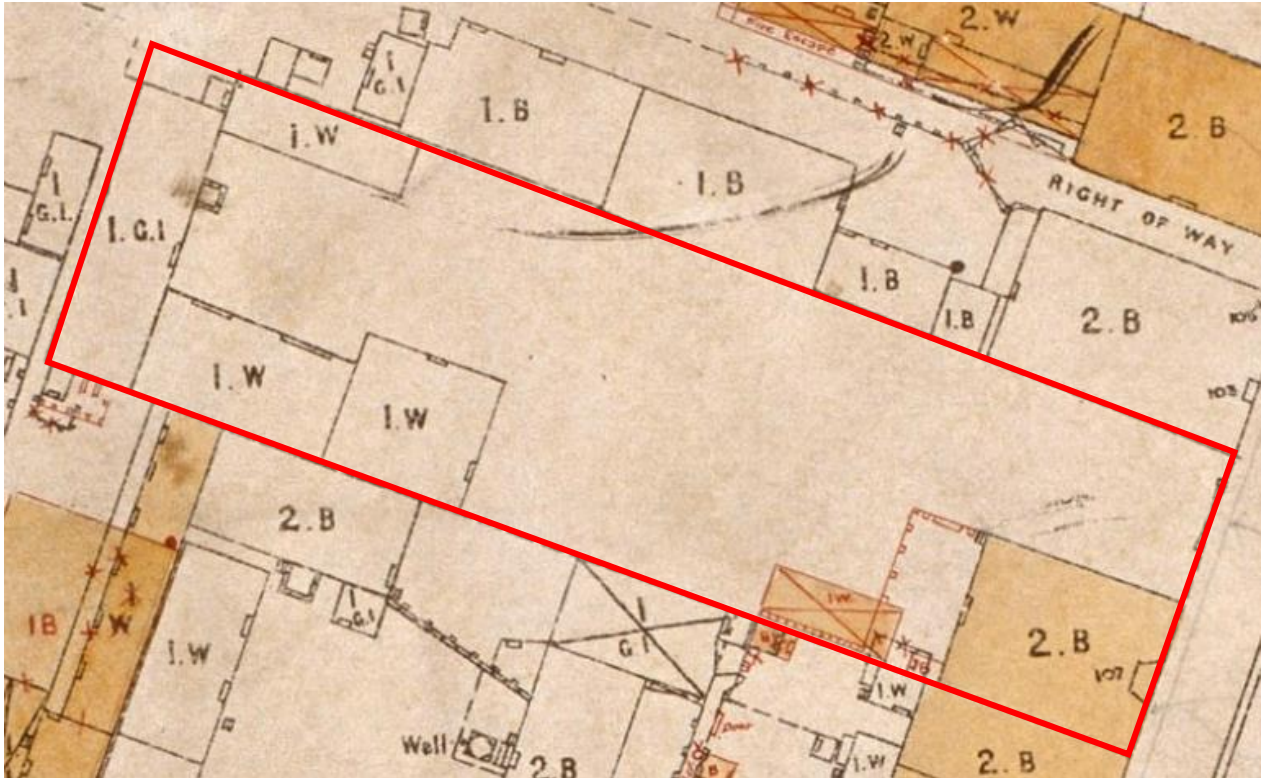


Figure 2.21. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Pt Allotment 9, Section 23 (source: ACC 014 E12)

2.8 Allotment 10, Section 23, City of Auckland (109-117 Hobson Street)

Allotment 10, Section 23, a total land area of one rood, was conveyed by Crown Grant to Benjamin Evans Turner, a gentleman, on 6 February 1845 (Table 2.12).¹⁵³ Turner retained the title until 1852, when it was conveyed to Thomas Florance, a land surveyor, and trustee Frederick Ward Merriman.¹⁵⁴ Florance established the Albion Inn on the corner site around 1859 and a bakery was also built on the land.¹⁵⁵ In 1866 Florance attempted to subdivide and sell the allotment, which was advertised as having ‘the Albion Inn, the oldest Bakery in Hobson-street, and an unoccupied building site. The locality of this allotment is the most eligible business site, the Hotel having had a very large share for a period of seven years, and must still command a larger business in this increasing locality. The House and Bakehouse are also in good tenantable condition.’¹⁵⁶ Vercoe and Harding’s Map of the City of Auckland, dated 1866, shows the structures on the yet to be divided Allotment 10 and an accompanying descriptive map schedule listed the buildings as follows: No. 87, two-storey wooden shop with shingle roof; No. 89, two-storey wooden ‘Albion Hotel’ with shingle roof (Figure 2.2).¹⁵⁷

The allotment failed to sell and following Florance’s death was passed to his executors, Johnston and Shrove, in 1867.¹⁵⁸ Johnston and Shrove retained the property until 1869, when the deceased estate was again put up for sale. The premises were advertised in three subdivided lots with the Albion Inn situated within Lot 1, and the remainder described as: ‘Lot No. 2, The Dwelling-House and Shop, Adjoining the above [Albion], containing 6 Rooms, with a large Bake-house, having 35 feet frontage to Hobson-street, by a depth of 96 feet 4 ½ inches. Lot No. 3, A Vacant Allotment, In Hobson-street, having a frontage of 42 feet, by a depth of 96 feet 4 ½ inches, next [to] the Dwelling-house, &tc’ (Figure 2.22)¹⁵⁹ The auction successfully drew interested parties into negotiation and all three lots were eventually sold, with Lot 1 (containing the Albion and therefore outside of the project area) conveyed to Eastwood and Plumley on 16 June 1869, Lot 2 conveyed to James Corley on 19 June 1869, and Lot 3 conveyed to Smith and Firth on 14 August 1869 (Table 2.13 and Table 2.14).¹⁶⁰

The subsequent history of each subdivided part is presented below.

¹⁵³ Deeds Index 1A/438, Archives New Zealand.

¹⁵⁴ Deeds Register 3D/154, Archives New Zealand.

¹⁵⁵ Applications for Publicans’ licenses advertised in the *Daily Southern Cross* and dated 1859 listed the Albion Inn, Hobson Street (Thomas Florance, proprietor) under ‘New Houses.’ *Daily Southern Cross*, 8 April 1859, p.3.

¹⁵⁶ *New Zealand Herald*, 5 February 1866, p.2.

¹⁵⁷ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, pp.17.

¹⁵⁸ BDM 1867/3796.

¹⁵⁹ *Daily Southern Cross*, 2 June 1869, p.2.

¹⁶⁰ Deeds Index 1A/438, Archives New Zealand.

2. Historical Background

Table 2.12. Early ownership history of Allotment 10, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	Benjamin Evans Turner	6 February 1845	1A/438
Conveyance	Turner to Florance & Tr'ee	26 February 1852	1A/438
Mortgage	Florance to Keesing	30 December 1857	1A/438
Reconveyance	Keesing to Florance	6 January 1859	1A/438
Probate	Florance (Will)	16 January 1867	1A/438
Conveyance (Lot 1)	Johnston & Shove (Tr'ees) to Eastwood & Plumley	16 June 1869	1A/438 & 14A/917
Conveyance (Lot 2)	Johnston & or. to Corley	19 June 1869	1A/438 & 14A/915
Conveyance (Lot 3)	Johnston & or. to Smith & Firth	14 August 1869	1A/438

2.8.1 Lot 2, Pt Allotment 10, Section 23, City of Auckland (115-117 Hobson Street)

Corley, a baker by trade, ran his business from the existing bakehouse on Lot 2, although it remains unclear whether he also occupied the dwelling house or let it out. In 1882 the buildings were depicted on Hickson's City of Auckland Map, which showed a wooden building situated along the western boundary of the lot and at least one large brick building at the front (Figure 2.3).¹⁶¹ The indication of a brick building is at odds with the valuation records for Lot 2 which record a wood building with a rateable value of £60 in 1886.¹⁶² In addition, a photograph dated 1884-1892 shows what appears to be a wooden two-storey shop next to the Albion Hotel, with a cart entrance along boundary with Lot 3 (Figure 2.23). In 1888 the valuation description of the property changed to 'Wood Building (Shop and Bakery)' and the addition of stables was noted.¹⁶³

No further changes to Lot 2 were recorded until around 1892-3, when Corley surveyed the land and undertook significant modifications to his premises (Figure 2.24). The existing buildings were demolished and a new brick bakery constructed along the Hobson Street frontage.¹⁶⁴

The bakery was later illustrated on Wrigg's City of Auckland Map, dated 1908, which showed the building (numbered 115-117 Hobson Street) to consist of a large three-storey brick section at the front with two adjoining two-storey brick portions at the rear (Figure 2.25).

A separate cart entrance led to a small rear yard space which contained a one-storey galvanised iron structure and a two-storey brick building (possibly stables) which were partially constructed over

¹⁶¹ A clear interpretation of Allotment 10 on Hickson's map is difficult as it is situated underneath two later creases which obscure portions of the plan.

¹⁶² ACC210/76, Auckland Council Archives.

¹⁶³ ACC210/94, Auckland Council Archives.

¹⁶⁴ ACC210/122, Auckland Council Archives; also see: *Auckland Star*, 10 March 1893, p.4.

2. Historical Background

Lot 3. Additional modifications were made to the premises in 1899 and the *Auckland Star* noted: ‘James Corley, baker, Hobson St., has made a large number of up-to-date improvements to his bakery and bakehouse. Handwork in the bakery is altogether done away with by latest machinery. Everything about the premises, is a model of cleanliness.’¹⁶⁵

Corley retained ownership of Lot 2 until his death in 1910 when the property passed to his widow Margaret Corley, and Maurice Foley (a grocer and owner of Allotment 4, Section 23).¹⁶⁶ From 1912/13 the property was recorded by Valuation Field Sheets which described the premises as a brick shop with eight rooms and listed Thomas Curran, a greengrocer, as the occupier.¹⁶⁷ A portion of the brick shop was visible in a photograph, dated 1921, which showed the ornate front façade with ‘Corley’s Bakery’ in embossed lettering (Figure 2.26).

In 1923 Lot 2 was conveyed to Watson, Steele & Ganley Limited, electrical and mechanical engineers. No further modifications were noted at the address throughout the 1920s to 1940s and a summary of the property in 1945/6 recorded that the three-storey brick shop and rooms remained in good condition.¹⁶⁸ Historic photographs show the old bakery buildings remained until around 1967-9, when they were dismantled to make way for a carparking area (Figure 2.9, Figure 2.13, Figure 2.14 and Figure 2.27).¹⁶⁹

Table 2.13. Early ownership history of Lot 2 - Allotment 10, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Johnston & or. to Corley	19 June 1869	14A/915
Mortgage	Corley to Shortt	21 December 1870	14A/915
Reconveyance	Shortt to Corley	9 January 1874	14A/915
Brought under the Land Transfer Act		21 February 1893	NA65/33

2.8.2 Lot 3 Pt Allotment 10, Section 23, City of Auckland (109-113 Hobson Street)

Smith and Firth remained co-owners of Lot 3 for less than a month following its purchase in 1869 before Smith transferred his portion to a Mr Thornton.¹⁷⁰ The business partners managed the well-known flour milling firm of Thornton, Smith and Firth and operated the successful ‘Wharf Mill’ situated near Queen’s Wharf.¹⁷¹ It is considered likely that Lot 3 remained an empty parcel of land under the ownership of Firth and Thornton, who may have utilised the area for storage.

¹⁶⁵ *Auckland Star*, 22 September 1899, p.4.

¹⁶⁶ NA65/33 LINZ.

¹⁶⁷ ACC213/70b, Auckland Council Archives.

¹⁶⁸ ACC213/70b, Auckland Council Archives.

¹⁶⁹ The carparking area was included as part of 109-117 Hobson Street.

¹⁷⁰ Deeds Index 1A/438, Archives New Zealand.

¹⁷¹ Cyclopedia Company Limited, *The Cyclopedia of New Zealand [Auckland Provincial District]*, Christchurch, 1902, pp.103-4.

2. Historical Background

In 1880 the lot was conveyed to James Corley, a baker, who had operated the neighbouring bakery on Lot 2 since 1869.¹⁷² Corley immediately undertook construction on the property and in January 1881 the *New Zealand Herald* reported:

‘A block of brick buildings, consisting of three shops, are at present being erected in Hobson-street, for Mr. Corley, baker, adjoining his present premises. The shops have a total frontage of 43ft., by a depth of 37ft., and will be two storeys high. Each shop is 18 x 13, having [a] rear sitting room, 18 x 12. A staircase springs from [the] sitting room to upper floor, in which are two bed-rooms. Façade will be of same height and similar in style to that of Messrs. Gibbons and Co.’s premises adjacent, which were also designed by Messrs. Mahoney and Son. Each shop is divided by a pilaster with ornamental caps and bases. In the upper floor are two segment-headed windows, ornamented with pilasters and moulded architraves, with moulded brackets under sills. The top of the building is finished with dental cornice, and a balustrade with ornamental panel in centre for inscription. Height of ground floor is 12 feet, and of upper one, 10 feet 6 inches. The building will be cemented outside, and lined with wood inside, and have slated roof. The contractors are Messrs. Bayldon and Stephenson, and Mr. Holland has the sub-contract for the brickwork. Contract price, £1050. Messrs. Mahoney and Son are the architects.’¹⁷³

The property was depicted on Hickson’s Map of the City of Auckland, dated 1882, which showed three narrow brick buildings built side-by-side along Hobson Street, with divided space for yards at the rear (Figure 2.3). These yards did not extend all the way to the western boundary of Lot 2, and a separately fenced area was shown at that end of the lot. The three brick buildings were recorded in Valuation Rates Books from 1886 and noted to have a rateable value of £130.¹⁷⁴

Corley tenanted the centrally located buildings, and the block of shops can be seen in a photograph, dated 1884-1892, which shows the ornate two-storey front façade, with six large windows on the upper storey, and a street verandah visible (Figure 2.23).

No changes to the buildings were noted in valuation records throughout the remainder of the 19th century; however, Wrigg’s Map of the City of Auckland, dated 1908, showed several modifications from Hickson’s earlier plan of the lot (Figure 2.25).

The three two-storey brick shops (numbered 109-113 Hobson Street) were shown to have a number of outbuildings at the rear, including some small unidentified structures. Behind the rear yards a one-storey corrugated iron building is visible along with portions of another one-storey iron structure and a two-storey brick building, both of which spanned Lots 2 and 3.

In 1913/14 Valuation Field Sheets described the buildings as brick shops with four rooms each. No changes were made to this description until the early 1930s, when it became ‘brick garage, workshops, and stores at back’.¹⁷⁵ An undated sketch plan shows the position of the buildings on Lot 3 and depicts the new one-storey brick garage along with several workshops and stores within existing two-storey brick structures (Figure 2.28). The workshops extended behind Lot 3 to a small portion of Allotment 11, which had been conveyed to Watson, Steele & Ganley in 1923.¹⁷⁶

Minor alterations were carried out on the buildings throughout the 1940s-1960s and in 1966 the property was purchased by Wasga Holdings Limited¹⁷⁷ (Figure 2.9, Figure 2.13 and Figure 2.14).

¹⁷² Deeds Index 1A/438, Archives New Zealand.

¹⁷³ *New Zealand Herald*, 14 January 1881, p.6.

¹⁷⁴ ACC210/76, Auckland Council Archives.

¹⁷⁵ ACC213/70b, Auckland Council Archives.

¹⁷⁶ Deeds Indexes 6A/670 and 30A/535, Archives New Zealand.

¹⁷⁷ NA65/33, LINZ.

2. Historical Background

In 1971 Lot 3 was transferred to The Bank of New South Wales, and in 1972 plans were submitted for the construction of a new structure (a bank, numbered 109-117) on the property.¹⁷⁸

Table 2.14. Early ownership history of Lot 3 - Allotment 10, Section 23¹⁷⁹

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Johnston & or. to Smith & Firth	14 August 1869	1A/438
Conveyance	Smith to Thornton	3 September 1869	1A/438
Conveyance	Thornton & Smith to Corley	3 September 1880	1A/438
Probate	James Corley, decd	1 November 1910	1A/438
Letters of Admin	M. Corley, decd	10 October 1919	1A/438
Appointment	Mahony to Mahony & ors.	28 March 1923	1A/438
Conveyance	Mahony & ors to Watson S & G Ltd	29 June 1923	1A/438
Probate	Ganley, decd	28 June 1935	1A/438
Brought under the Land Transfer Act		30 November 1937	NA599/29

¹⁷⁸ AKC 339, Permit No. 10536, Auckland Council Archives; NA65/33, LINZ.

¹⁷⁹ Note: Mortgages, reconveyances, transfers and receipts have been omitted from the table for brevity.

2. Historical Background

Figure 2.22.
Advertisement,
dated 1869,
describing
Florance's
premises at
Allotment 10,
Section 23
(source: *Daily
Southern Cross*, 2
June 1869, p.2)

**FLORENCE ESTATE PROPERTY,
HOBSON-STREET :**
**ALBION INN, BAKERY, AND ALLOTMENT.
TO BE SOLD ON THE PREMISES, IN THREE
LOTS.**
The subscribers have been favoured with instructions
from the Trustees in the Estate of the late Mr.
THOMAS FLORENCE to sell by auction, on the
premises, Hobson-street, on Monday, 14th instant,
at 12 o'clock,
THAT DESIRABLE FREEHOLD PROPERTY
situate at the corner of Hobson and Wellesley-
streets, in three lots, viz. :—
LOT No. 1.
THE ALBION INN,
Containing 9 Rooms and commodious Bar, with
Outhouses, &c., having a frontage to Hobson-street
of 33 feet 6 inches, and to Wellesley-street of 96
feet 4½ inches.
LOT No. 2.
THE DWELLING-HOUSE AND SHOP
Adjoining the above, containing 6 Rooms, with a
large Bake-house, having 35 feet frontage to Hob-
son-street, by a depth of 96 feet 4½ inches.
LOT No. 3.
A VACANT ALLOTMENT
In Hobson-street, having a frontage of 42 feet, by a
depth of 96 feet 4½ inches, next the Dwelling-house,
&c.
For plans and further particulars, apply to
SAMUEL COCHRANE & SON,
AUCTIONEERS.

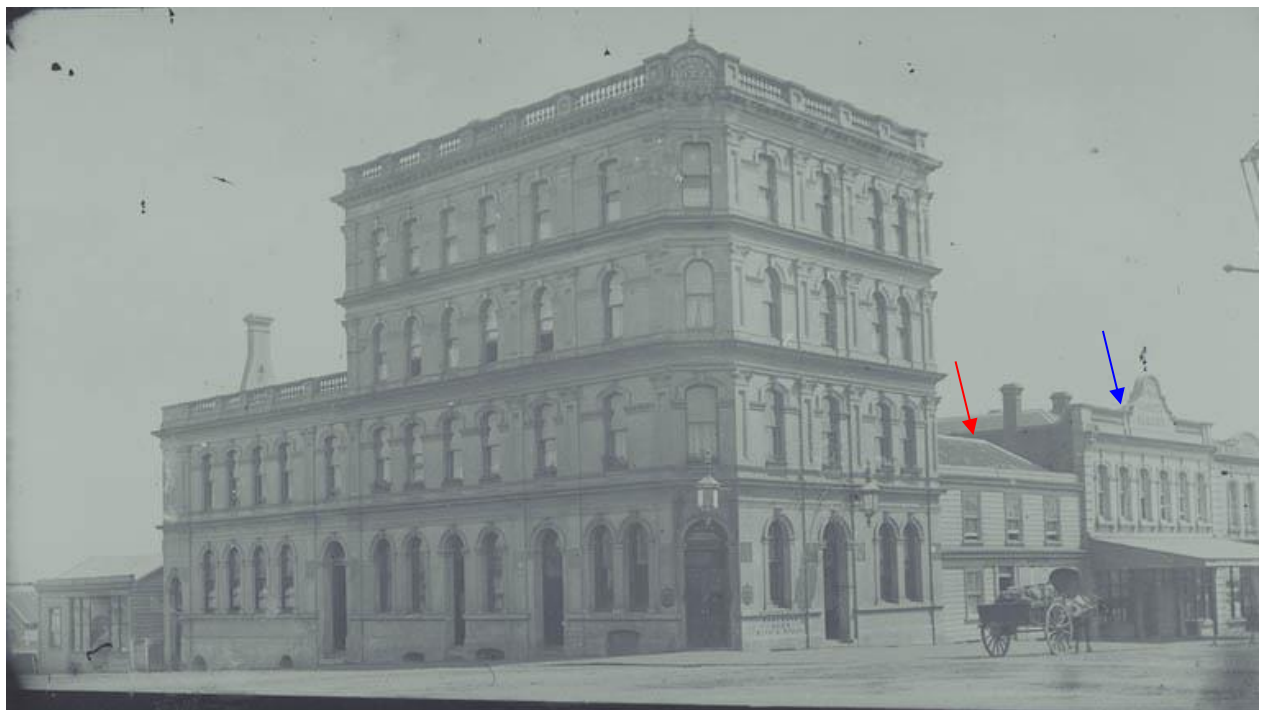


Figure 2.23. Photograph, dated 1884-1892, with a view facing northwest showing Corley's buildings along Hobson Street and Albion Hotel on the corner. Corley's Bakery indicated by red arrow and Corley's three two-storey brick shops indicated by a blue arrow (source: Sir George Grey Special Collections, Auckland Libraries, 4-RIC40)

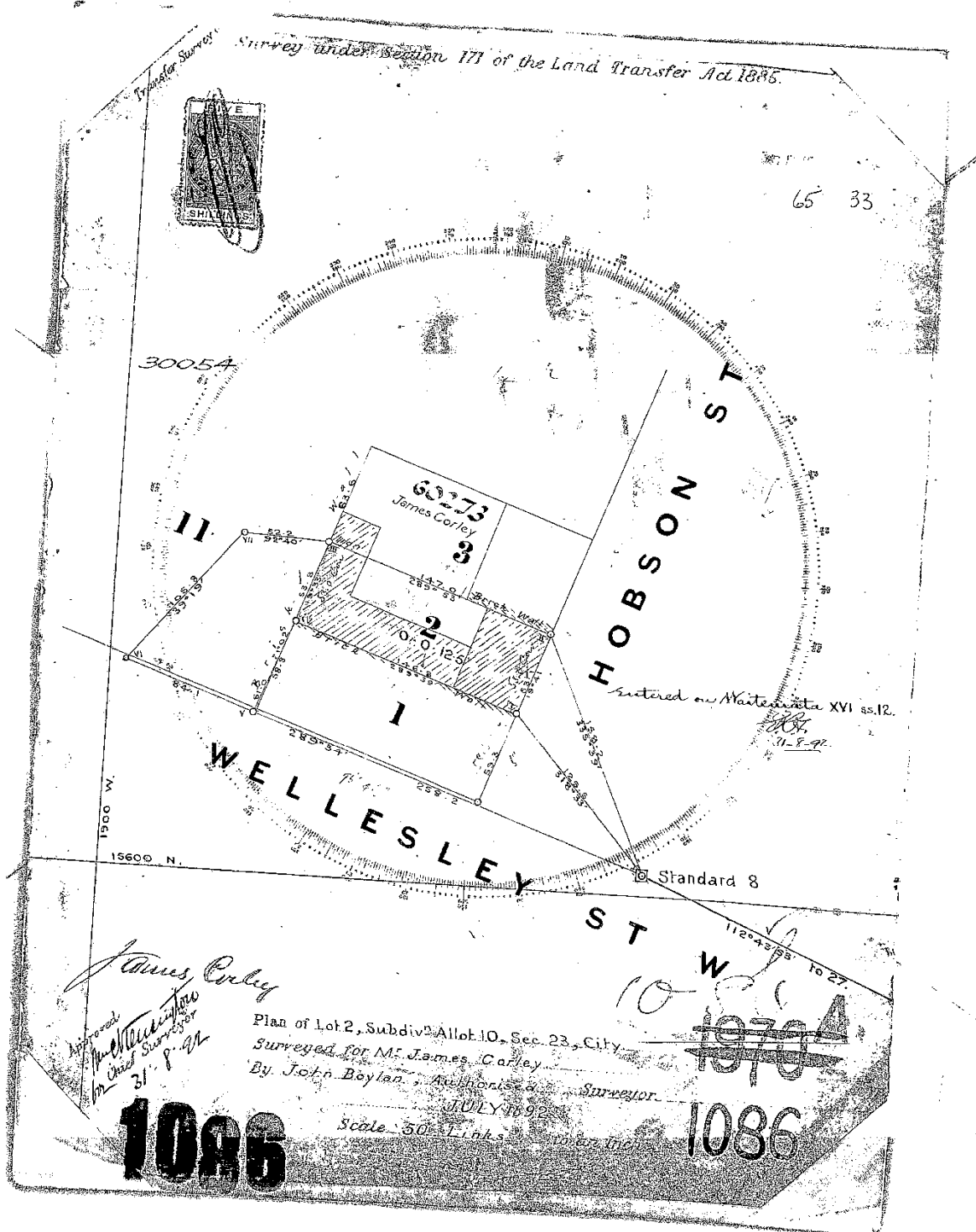


Figure 2.24. DP 1086, dated July 1892, showing building present on Lots 2 and 3 Pt Allotment 10, Section 23 (source: Quickmap)

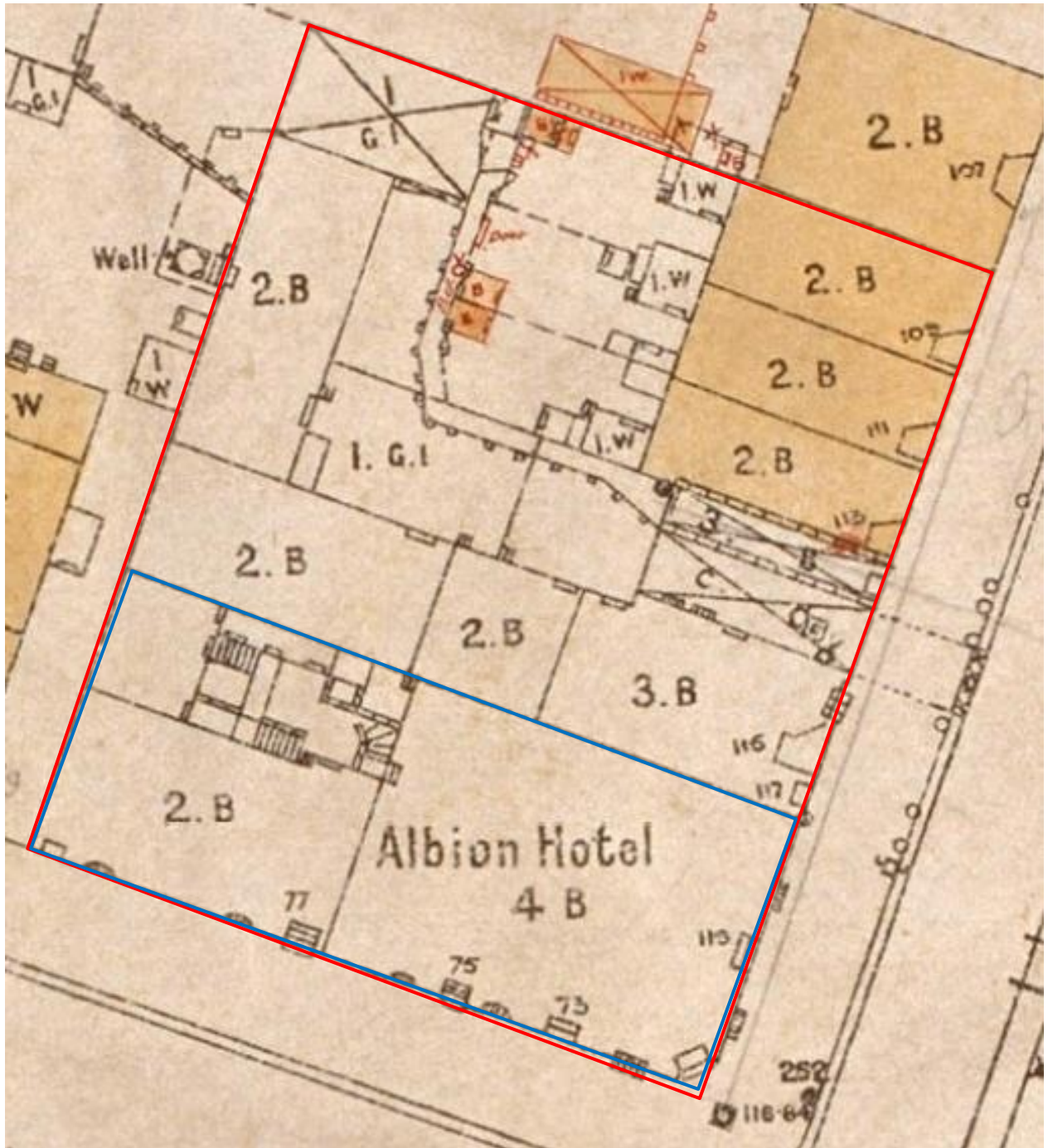


Figure 2.25. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 10, Section 23 (source: ACC 014 E12). Area highlighted in blue is the Albion Hotel property and therefore outside of the project area



Figure 2.26. Photograph, dated 13 September 1921, with a view facing west northwest showing buildings situated along Hobson Street, Wellesley Street West and Nelson Street (source: Sir George Grey Special Collections, Auckland Libraries, 4-4801). Corley's Bakery building indicated by a red arrow, 79-81 Wellesley Street West indicated by a blue arrow, 83 Wellesley Street West (Watson, Steele & Ganley) indicated by a yellow arrow, 91 Wellesley Street West indicated by a green arrow, and the empty Allotment 13 indicated by a white arrow

2. Historical Background

Figure 2.27.
Photograph,
dated 1962,
with
a view facing
northwest
showing the
façade of
Corley's Bakery
building (red
arrow) (source:
Auckland War
Memorial
Museum
Pictorial
Collection
5589A)



A hand-drawn floor plan of a building, likely a workshop or industrial facility, with various rooms and handwritten labels in red ink. The plan shows a complex layout with multiple rooms, corridors, and a central area labeled "Garage".

Key features and labels include:

- Top Right:** A large room labeled "2.B" and "Workshop & Store".
- Top Center:** A room labeled "2.B" and "Workshop Covered".
- Top Left:** A room labeled "2.B" and "Workshop + Store".
- Center:** A large area labeled "Garage" with a diagonal line across it.
- Bottom Left:** A room labeled "3.B" and "Shop + Room".
- Bottom Center:** A room labeled "2.B" and "Shop + Offices".
- Bottom Right:** A room labeled "2.B".
- Corridors and Entrances:** Labeled "1.C.1" and "C.C.".
- Room Numbers:** "113", "111", and "109" are visible near the bottom right.

The drawing is a sketch on aged paper, with red ink used for labels and black ink for the structural lines of the building.

2. Historical Background

2.9 Allotment 11, Section 23, City of Auckland (79-83 Wellesley Street West)

Allotment 11 was conveyed by Crown Grant to Mrs Uranie Diore Cafler, wife of Monsieur Edouard Eugene Cafler, on 4 April 1845 (Table 2.15). The property was conveyed to a Mr Weston in 1854 and subdivided soon afterwards, with the eastern half (79-81 Wellesley Street) sold to the Reverend Vicesimus Lush on 4 September 1854 and the western half (83 Wellesley Street) sold to Hargreaves and Greenwood on 31 October 1854 (Table 2.16 and Table 2.17).¹⁸⁰

The subsequent history of each subdivided part is presented below.

Table 2.15. Early ownership history of Allotment 11, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	Uranie Diore Cafler	4 April 1845	1A/439
Conveyance	Cafler to Cafler	11 July 1854	1A/439
Conveyance	Cafler to Weston	12 July 1854	1A/439
Conveyance	Weston to Lush	4 September 1854	1A/439 & 6A/670
Conveyance	Weston to Hargreaves & Greenwood	31 October 1854	1A/439 & 6A/674

2.9.1 Pt Allotment 11, Section 23, City of Auckland (79-81 Wellesley Street)

The portion of Allotment 11 purchased by Lush in 1854 was acquired with the purpose of providing the reverend with an investment income and was leased to a Mr Sanderson from 12 May 1855. Lush retained ownership of the land until his death in 1882, when the parcel passed to his wife, Blanche Lush.¹⁸¹ Building took place on the land by the mid-1860s and Vercoe and Harding's Map of Auckland City, dated 1866, shows two structures on the property which an accompanying descriptive schedule described as a one-storey wooden dwelling and stable with shingle roofs (Figure 2.2).¹⁸²

The earliest entry for the property in Valuation Rates Books, dated 1877, lists a wooden building with a rateable value of £30.¹⁸³ By February 1880 the description changed to 'wood building (2)'; however, any alterations or additions were not reflected in the rateable value which remained the same until 1884, when it rose to £40.¹⁸⁴

¹⁸⁰ Deeds Index 1A/439, Archives New Zealand.

¹⁸¹ Ibid., *New Zealand Herald*, 12 July 1882, p.4.

¹⁸² John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.33.

¹⁸³ ACC210/5, Auckland Council Archives.

¹⁸⁴ ACC210/23 and ACC210/55, Auckland Council Archives.

Table 2.16. Early ownership history of Pt Allotment 11, Section 23 (79-81 Wellesley Street West)

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Weston to Lush	4 September 1854	6A/670
Lease	Lush to Sanderson	12 May 1855	6A/670
Will &c.	Vicesimus Lush	24 July 1863	6A/670
Conveyance	Lush to Corley	7 July 1898	6A/670
Probate	James Corley (decd)	1 November 1910	6A/670
Letters of Admin	M Corley (decd)	10 October 1919	6A/670
Conveyance (part)	Mahony & or to Green	18 February 1921	6A/670 & 30A/535
Appointment	Mahony to Mahony & ors	28 March 1923	6A/670
Conveyance (part)	Mahony & ors to Watson S & G Ltd	29 June 1923	6A/670
Mortgage	Watson S & G Ltd to Mahony & ors	29 June 1923	6A/670
Transfer	Mahony & ors to Dignan & or	8 November 1924	6A/670
Variation	Watson S & G Ltd to Dignan & or	9 December 1927	6A/670
Mortgage	Watson S & G Ltd to Ganley	22 December 1927	6A/670
Probate	Ganley (decd)	28 June 1935	6A/670
Brought under the Land Transfer Act		30 November 1937	NA599/29

Modifications to the property were illustrated on Hickson's Map of the City of Auckland, dated 1882, which identified a wooden building along the eastern boundary of the part allotment and a long and narrow iron structure situated near the north-western corner (Figure 2.3). In 1886 the rateable value rose again, to £50, and the description was altered to 'Wood Shops (2), Yard etc.'¹⁸⁵ The following year the record was amended to include only one wood shop and yard (etc.), and a five year lease was noted.¹⁸⁶ In 1891 an addendum to the valuation records included a further building and stables on the property.¹⁸⁷

¹⁸⁵ ACC210/76, Auckland Council Archives.

¹⁸⁶ ACC210/87, Auckland Council Archives.

¹⁸⁷ ACC210/110, Auckland Council Archives.

2. Historical Background

From 1877 the occupier of 79-81 Wellesley Street was recorded as a Mrs Letham, a laundress, who resided at the property and managed her laundry business with assistance from her daughters. In 1885 Letham was charged at the Auckland Police Court with a breach of the Employment of Females Act for failing to post the hours of labour in her workroom. The case was reported by the Auckland Star with the following:

‘Mr Macrae [defendant] admitted that the girls had been employed in the workhouse at the time of the Inspector’s visit, but he contended that it was never contemplated that the law should apply to such a case as this. Mrs Letham had been in business as a laundress for many years, and had brought up a large family respectably. Sergeant Gamble, Inspector under the Employment of Females Act, deposed that he visited Mrs Letham’s laundry and found there four young women employed in different ways about the place. He told [the] defendant that she was breaking the law in having no notice of the hours of labour posted up. Defendant said she could not comply with the Act, as she had a contract with the Union Company for their washing, and the steamers frequently arriving at night, she had to get the washing ready by the morning. Consequently, it was necessary for the girls to work at hours not provided for in the Act. Isabella Letham, the defendant, deposed that for twenty years she had done the whole of the washing for Henderson and Macfarlane’s and the Union Company’s steamers. Up to three years ago, herself and her daughters had done the whole of the washing, but since then she had engaged two girls as domestic servants. Her girls were not overworked, and, as a rule, their work was light. Jessie Letham [Isabella’s daughter] deposed that she was employed in the laundry. Her work was not hard, and she had frequent holidays. Her health did not suffer, and when they were working extra time, both she and the other girls were frequently paid extra wages.’¹⁸⁸

The court eventually concurred with the defence that the washroom was not a workroom within the terms of the Act and the case was dismissed. Mrs Letham continued to manage her business from 79-81 Wellesley Street until her death in 1896, when the laundry was taken over by her daughters.¹⁸⁹ In 1898 Blanche Lush conveyed the property to James Corley, a baker, who continued to rent the premises to the Misses Letham until 1903, when Cleave’s Auckland Directory also listed John Masters, bootmaker, and B. Moore, coal and firewood yard at the address.¹⁹⁰

Between 1904 and 1906 the street directories noted a children’s home, managed by a Mrs L. Godley, at the property; however, from 1907 the buildings were once again tenanted by commercial businesses; namely S. Dobbinson and L. Morgan painters, decorators and second-hand dealers.¹⁹¹

In 1908 the property appeared on Wrigg’s City of Auckland Map which showed a yard space and several buildings on the part allotment (Figure 2.29 and Figure 2.30).

These included a one-storey wooden building along the Wellesley Street frontage (likely a shop), with a further two one-storey wooden buildings attached to the rear. Along the eastern boundary a small one-storey wooden structure is shown (likely an outhouse) and a well is identified. A two-storey brick building is illustrated at the north-western corner, with a small one-storey galvanised iron addition, and along the western boundary two one-storey wooden structures are depicted. The property appears to be completely enclosed by either fencing or neighbouring structures, and two gates are visible along the Wellesley Street frontage.

¹⁸⁸ *Auckland Star*, 9 December 1885, p.2.

¹⁸⁹ *Auckland Star*, 2 October 1896, p.4.

¹⁹⁰ Deeds Index 1A/439, Archives New Zealand; Arthur Cleave, *Cleave’s Auckland City & Suburban Streets, Alphabetical & Trades Directory*, Auckland, 1898-1903.

¹⁹¹ Cleave, 1904-1907.

Table 2.17. Early ownership history of Pt Allotment 11, Section 23 (83 Wellesley Street West)¹⁹²

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Weston to Hargreaves & Greenwood	31 October 1854	6A/674
Conveyance	Greenwood & anr to Murphy	30 December 1854	6A/674
Conveyance	Green to Sanerbier	14 May 1862	6A/674
Conveyance	Sanerbier to McLiver	17 March 1863	6A/674
Will	McLiver (will)	2 September 1867	6A/674
Probate	Lachlan McLiver	2 September 1867	6A/674
Conveyance E. R.	Gillan & ux to McLiver	2 February 1878	6A/674
Conveyance	McLiver to F. McLiver	31 March 1883	6A/674
Conveyance	NZ Land In. Co., to Goodfellow	20 December 1887	6A/674
Probate	William Goodfellow	29 August 1890	6A/674
Conveyance	Aitken & or. to Robertson	15 August 1891	6A/674
Probate	E. Robertson decd	15 March 1917	6A/674
Conveyance	Robertson & ors to Watson & ors	8 JL 1920	6A/674
Brought under the Land Transfer Act		4 February 1922	NA343/182

From 1909 the property was tenanted to Arthur S. Lewis, coal and firewood dealer, who made use of the large yard space, and R.G. Kyne, proprietor of the Auckland Fish Saloon.¹⁹³ The following year James Corley died at the age of 68 years and the ownership of the part allotment passed to his executors.¹⁹⁴ In 1915 T. Thompson, coal dealer, and S. A. Thompson, fancy goods dealer, obtained a seven year lease on the entire property, which Valuation Field Sheets described as a 'wood shop, wood house, yard and stable.'¹⁹⁵ No further modifications were recorded during the 1910s and in 1920 the property was illustrated on a survey plan which identified the positions of the old wooden house (along the Wellesley Street frontage), wooden sheds (along the western boundary) and rear brick shed (at the north-western corner) (Figure 2.31).

In 1921 a portion of the property (comprising an area of 64ft 8in. x 100ft or 23 and 3/10 perches) was conveyed to Sybil Annie Green (Table 2.18), with the residue (a total of 4 perches at the rear

¹⁹² Note: Mortgage, reconveyance and transfer records have not been included in this table for brevity. Entries have been copied as found in the Deeds Index; however, the date of conveyance to Watson & ors is unclear.

¹⁹³ Cleave's Auckland Directory, 1909.

¹⁹⁴ BDM, 1910/8899.

¹⁹⁵ ACC213/197b, Auckland Council Archives; Cleave, 1915.

2. Historical Background

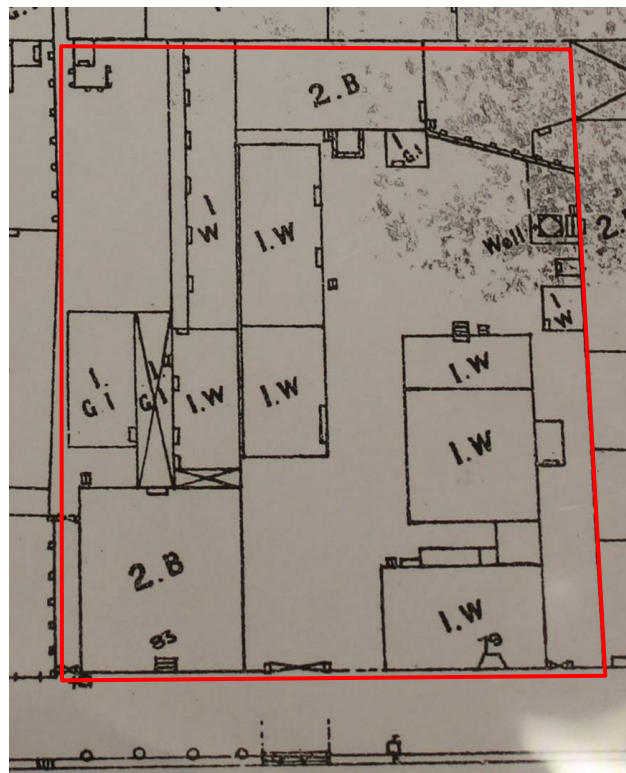
which included the two-storey brick structure sited in the north-western corner of the property) transferred to Watson, Steele & Ganley Limited, electrical and mechanical engineers in 1923.¹⁹⁶

The four perch portion of Allotment 11 provided Watson, Steele & Ganley with access from 83 Wellesley Street across to the Hobson Street frontage via Lots 2 and 3 of Allotment 10, which the company had also purchased in 1923.¹⁹⁷

Table 2.18. Early ownership history of Pt Allotment 11, Section 23 (64ft 8in. x 100ft)

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Mahony & or to Green	18 February 1921	30A/535
Mortgage	Green to Mahony & or	18 February 1921	30A/535
Transfer	Mahony to Dignan & or	28 March 1923	30A/535
Transfer	Mahony & ors to Dignan & or	8 November 1924	30A/535
Receipt	Dignan & or	1 April 1926	30A/535
Brought under the Land Transfer Act		22 December 1926	NA505/195

Figure 2.29.
Close-up section
of Wrigg's 1908
Map of the City
of Auckland,
showing the
approximate
boundaries of
Allotment 11,
Section 23
without the later
amendments
(source: ACC
014 E12)



¹⁹⁶ Deeds Indexes 6A/670 and 30A/535, Archives New Zealand.

¹⁹⁷ See Allotment 10 history. Deeds Index 1A/438, Archives New Zealand; NA65/33, LINZ.

2. Historical Background

Figure 2.30.
Close-up section
of Wrigg's 1908
Map of the City
of Auckland,
showing the
approximate
boundaries of
Allotment 11,
Section 23
(source: ACC
014 E12)



The existing two-storey brick structure was retained and is shown on a survey plan of the property, dated 1926, and a sketch plan of the building, dated 1930s, noted that it was used as a workshop and store (Figure 2.28 and Figure 2.32). An adjoining covered workshop was added during the 1930s. Pt Allotment 11 was eventually purchased by Berval Buildings Ltd in 1969 and the old brick workshop was demolished soon afterwards to make way for additions to 79-81 Wellesley Street.¹⁹⁸

¹⁹⁸ NA15D/1384, LINZ, AKC 339, Permit No. 8796, Auckland Council Archives.

2. Historical Background

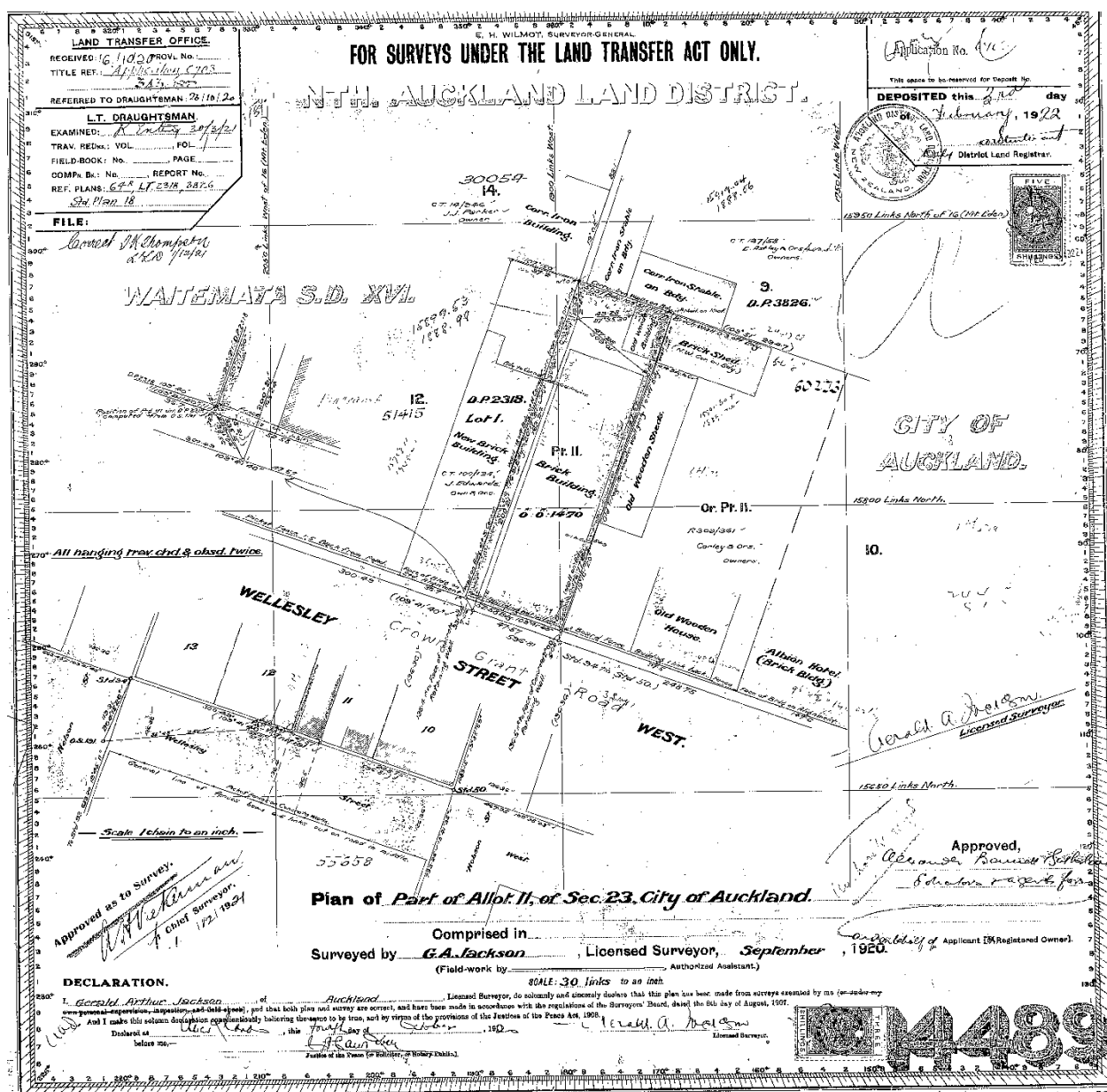


Figure 2.31. DP 14489, dated September 1920, showing buildings present on Pt Allotments 9, 11 and 12, Section 23 (source: Quickmap)

2. Historical Background

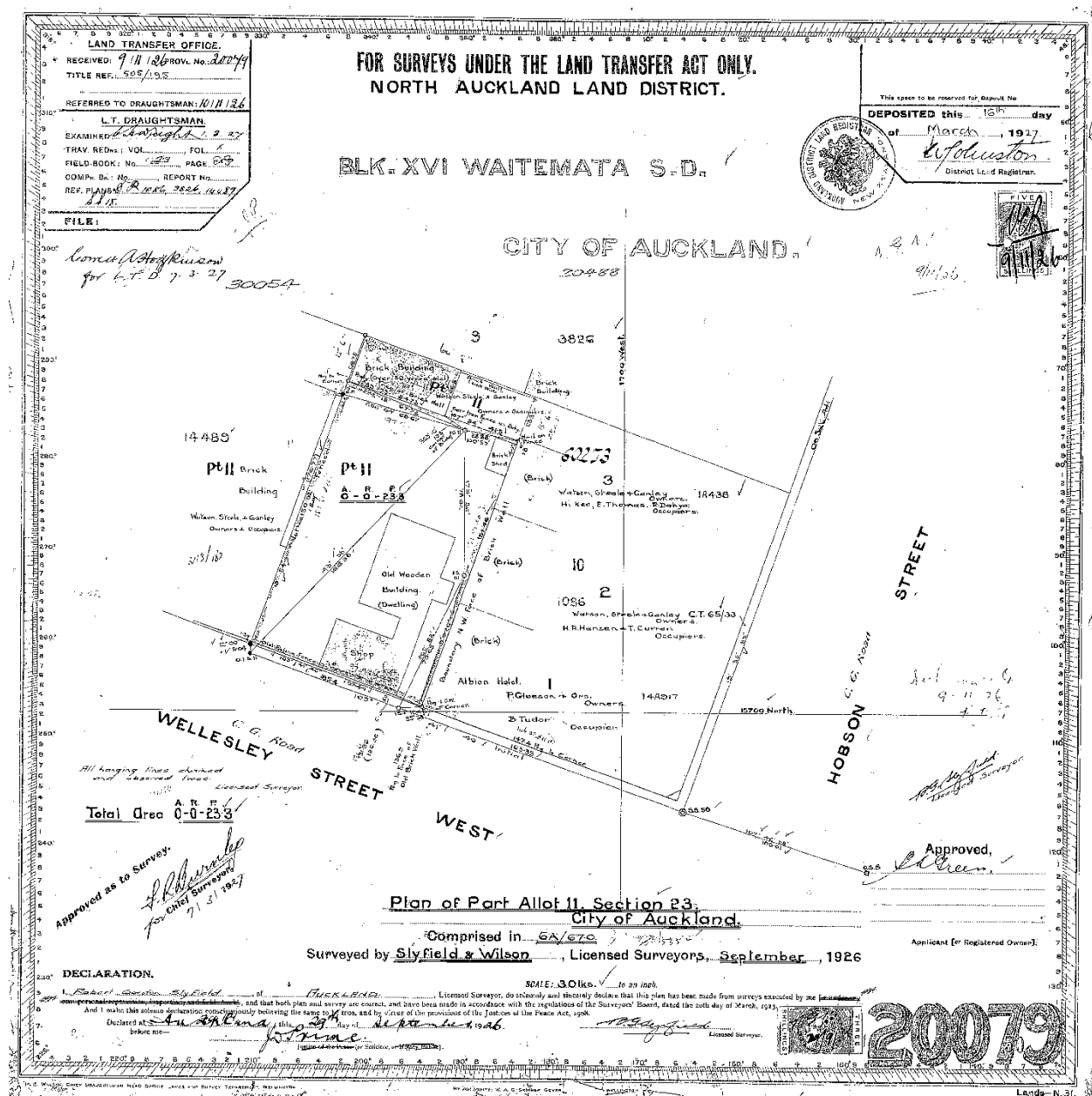


Figure 2.32. DP 20079, dated September 1926, showing buildings present on Pt Allotment 11, Section 23 (source: Quickmap)

Historical sources note that significant changes were made to Green's portion of 79-81 Wellesley Street throughout the 1920s. Around 1921-2 the old stable at the property was condemned and subsequently demolished, and in 1924 the existing wooden shop (which had seven rooms and was utilised as a shop only in 'the front part') was described as 'very old' (Figure 2.26).¹⁹⁹ Valuation Field Sheets later changed the property description to three shops, a garage and offices, and in 1926 the old shop and dwelling, along with a small rear brick shed were depicted on survey plan DP 20079 (Figure 2.32).²⁰⁰ These structures were eventually removed around 1926-7 to make way for

¹⁹⁹ ACC213/197b, Auckland Council Archives.

²⁰⁰ Ibid.

2. Historical Background

a new two-storey brick and concrete commercial building which accommodated both warehouse and shops.²⁰¹ The building was designed by architects Bloomfield and Hunt for Sidney Green Esq., (husband of Sybil) and plans of the structure, dated 21 December 1926, show two shop spaces and a cart dock on the ground floor, with a large open space on the first floor (Figure 2.33). By the end of 1927 construction had been completed and a photograph taken by James D. Richardson, dated 28 January 1928, shows the frontage of the new building with large display windows and a goods entrance on the ground floor (Figure 2.34 and Figure 2.35). The structure provided room for several tenants, and by 1929-30 street directories listed Gouk & Sullivan, armature winders and ignition experts, Fred H. Hadfield, engineer, National Machinery Co. Ltd, and C L. Jackson, toilet brush manufacturer, at the address.²⁰²

In 1935 a temporary building was erected behind 79-81 Wellesley Street for the Wakefield Tobacco Company. The wood and iron shed measured 30ft x 25ft and was constructed 'under a bond of £200 for its removal at the expiration of 5 years.'²⁰³ Prior to the cessation of the bond the Wakefield Tobacco Company went into liquidation and the building was accepted by Mr S. Green in payment of his claim against the company. Green intended to utilise it as an annex to his business to store washing machines and refrigerators; however, in June 1939 the Auckland Council requested that the structure be demolished.

Green applied for the council to reconsider but was refused by the City Engineer who determined: 'this building should be removed as it is not being used for the purpose for which it was erected, and further, that portions of the main premises on the same property as the temporary building, have quite recently been sub-let to tenants.'²⁰⁴ However, despite the council verdict it appears that the building remained. Valuation Field Sheets describe a shed as part of the property until 1952 and aerial photographs show the structure until around 1967 (Figure 2.9, Figure 2.11 and Figure 2.13).

On 9 March 1950 plans were drawn up for the addition of fire escapes to the building at 79-81 Wellesley Street. This included the fitting of smoke doors and stairs at the front of the building to allow access from the first floor to the street.²⁰⁵ Green conveyed her portion (23 perches and 3/10) of Pt Allotment 11 soon afterwards to Berval Buildings Limited on 3 May 1950.²⁰⁶ A few days later on 24 May plans were produced which specified alterations to fire escapes and doors. These alterations mostly involved minor interior work, but also included the removal of a central window along the frontage of the building.²⁰⁷

In 1960 Berval Buildings Ltd undertook significant additions to the factory with the construction of a one-storey concrete and iron extension at the rear. The addition was situated along the eastern boundary of the property and provided extra workrooms along with staff and lunch rooms.²⁰⁸ Further extensive additions to the factory were drafted by architects Wilson, Moodie, Gillespie & Partners in 1968.²⁰⁹ The extension required the removal of the 'temporary' wood and iron shed constructed in 1935, the old two-storey brick structure along the northern boundary of the allotment, and part of the factory added in 1960. The completed extension covered the remainder of the original yard space within Pt Allotment 11, including the four perches transferred to Watson, Steele &

²⁰¹ AKC 339, Permit No. 2152, Auckland Council Archives.

²⁰² Cleave's Auckland Directory, 1929/30.

²⁰³ ACC213/197b, Auckland Council Archives.

²⁰⁴ Ibid.

²⁰⁵ AKC 339, Permit No. 4126, Auckland Council Archives.

²⁰⁶ NA505/195, LINZ.

²⁰⁷ AKC 339, Permit No. 4705, Auckland Council Archives.

²⁰⁸ AKC 339, Permit No. 6482, Auckland Council Archives.

²⁰⁹ AKC 339, Permit No. 8796, Auckland Council Archives.

2. Historical Background

Ganley in 1923, which was conveyed to Berval Building Ltd in 1969 (Figure 2.36).²¹⁰ Berval Building Ltd retained ownership of 79-81 Wellesley Street for a further 20 years, when it was conveyed to James K. Phillips and Cedric Jordan in 1989.²¹¹ Aerial photographs from the 1980s show little alteration to the property; however, later modifications during the 1990s saw the addition of two more storeys onto the original 1927 structure and the creation of carparking space immediately behind.²¹²

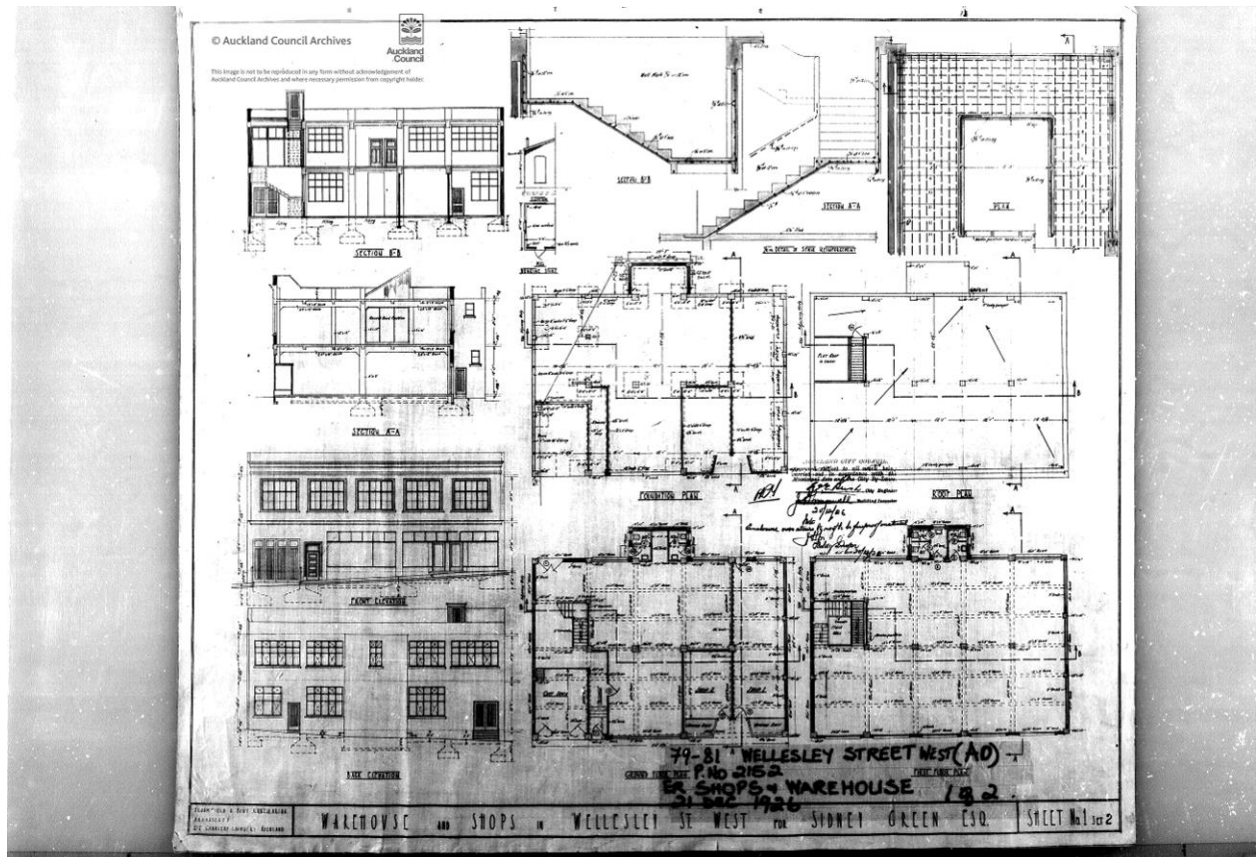


Figure 2.33. Plan, dated 21 December 1926, showing proposed shops and warehouse at 79-81 Wellesley Street West (source: AKC339, Permit Number 2152, Auckland Council Archives)

²¹⁰ NA15D/1384, LINZ.

²¹¹ Ibid.

²¹² Wellesley Street and Victoria Street, Auckland, 23 July 1986, Whites Aviation Ltd: Photographs. Ref: WA-78878-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23045041>.



Figure 2.34. Photograph, dated 23 January 1928, with a view facing northwest showing buildings present along Wellesley Street West (source: Sir George Grey Special Collections, Auckland Libraries, 4-2166). Warehouse and shops at 79-81 Wellesley Street West indicated by a red arrow, and 83 Wellesley Street West (Watson, Steele & Ganley) indicated by a yellow arrow



Figure 2.35. Photograph, dated 23 January 1928, with a view facing northwest showing buildings present along Wellesley Street West (source: Sir George Grey Special Collections, Auckland Libraries, 4-2167). Warehouse and shops at 79-81 Wellesley Street West indicated by a red arrow, 83 Wellesley Street West (Watson, Steele & Ganley) indicated by a yellow arrow, 85 Wellesley Street West (J. Edwards & Sons, saddle tree manufacturers) indicated by a blue arrow, 91 Wellesley Street West indicated by a green arrow

2. Historical Background

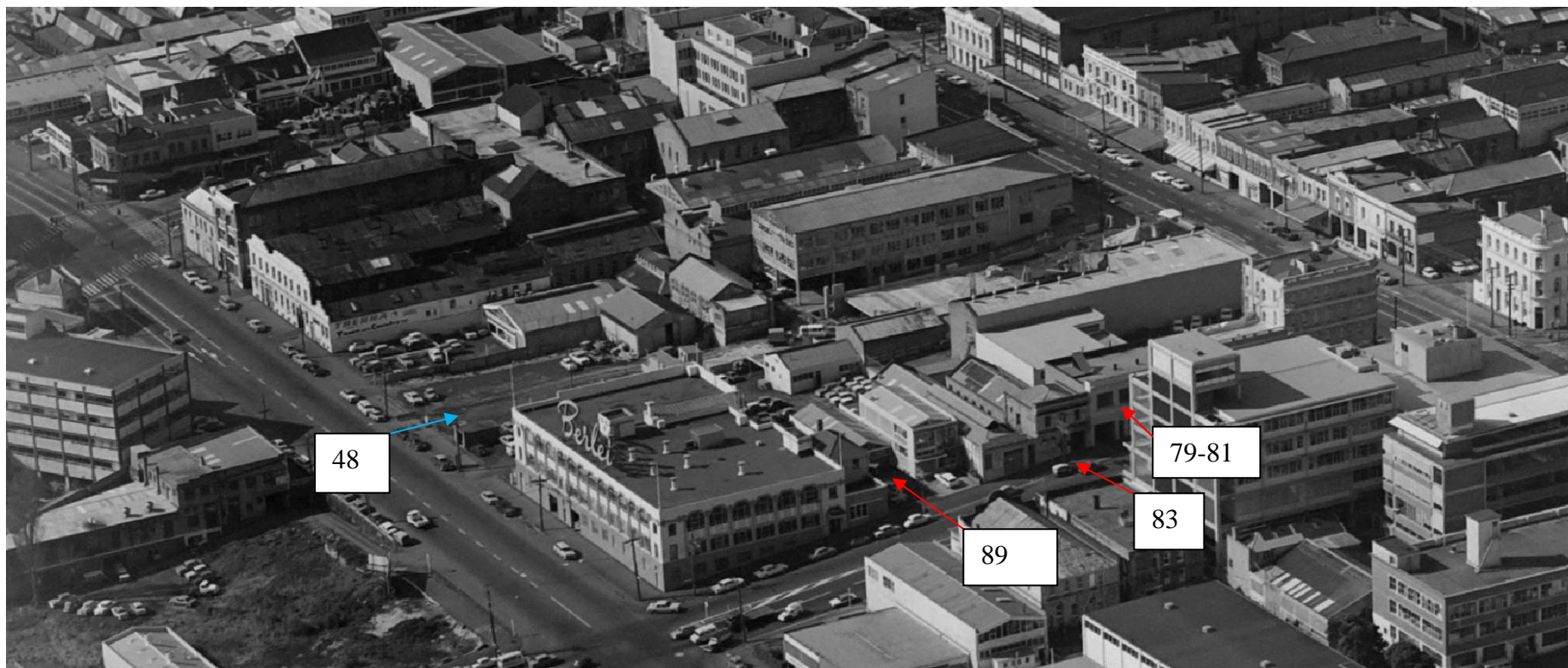


Figure 2.36. Photograph, dated 3 September 1969, showing Allotments 4-17, Section 23 Historic street numbers added with red arrows for Wellesley Street West and blue arrows for Nelson Street (source: WA-68662-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23045041>)

2. Historical Background

2.9.2 Pt Allotment 11, Section 23, City of Auckland (83 Wellesley Street West)

Partners Hargreaves and Greenwood maintained ownership of Pt Allotment 11 for less than two months before they transferred the land to a Mr Murphy in December 1854. Deeds index records indicate that Murphy was unable to meet mortgage repayments and the part allotment was subsequently transferred to Sanerbier in 1862. On 17 March 1863 the land was once again conveyed to Lachlan McLiver, a builder.²¹³

It is unknown whether any buildings existed on the property at the time of McLiver's purchase; however, Vercoe and Harding's Map of Auckland City depicted two structures on the land in 1866 (Figure 2.2). The accompanying schedule described the buildings as two one-storey wooden dwellings with shingle roofs.²¹⁴ Following McLiver's death in 1868 his estate passed to his widow Ann (later Ann Gillan following her remarriage to Alexander Gillan of Thames), who put Pt Allotment 11 up for sale by public auction. An advertisement for the auction described the existing buildings as 'two Houses of three Rooms each' and noted that they were both occupied and insured.²¹⁵ Despite the attempt to sell, the property remained in the ownership of Ann McLiver and was conveyed to her son Hugh McLiver in 1878.²¹⁶

Valuation Rates Books from the late 1870s describe Pt Allotment 11 as having a wood building (double) with a rateable value of £25.²¹⁷ The property is also illustrated on Hickson's Map of the City of Auckland, dated 1882, which shows one wooden structure, situated near the frontage of Wellesley Street (Figure 2.3). It remains unknown whether the wooden structure is one of the two depicted on Vercoe and Harding's earlier map.

On 20 December 1887 Pt Allotment 11 was conveyed to William Goodfellow, a gentleman. Goodfellow rented out the property and following his death in 1890, the land was transferred by his executors to Mrs Euphemia Robertson in 1891.²¹⁸ Robertson organised the removal of the existing building, and by February 1893 Valuation Rates Books described the property as an unoccupied allotment with a rateable value of £10.²¹⁹ The empty land was subsequently leased, and in 1895 work commenced on the erection of a new dwelling.²²⁰

By February 1896 construction had been completed and rates books listed a brick building with a rateable value of £80.²²¹ The dwelling remained unoccupied for around a year before being let to a Mrs Grubb in 1898 who established the 'Otago' boarding-house at the property (Figure 2.37).²²²

Bridget Agnes Grubb ran the boarding-house until 1901, when she died at the property, aged 46 years. A few days later an advert was placed in the *Auckland Star* which read: 'For Sale, Otago Boardinghouse, Wellesley Street. In consequence of the death of Mrs Grubb, Captain Grubb will sell the above; average 30 boarders; low rent; furniture at valuation, must be sold.'²²³ The business was purchased by a Mrs T. Godkin and a 1901 photograph of Wellesley Street shows the boarding-house with the sign 'Otago House T. Godkin' painted on the side. Several other subsequent proprietors of the business were listed in Auckland Street Directories including: Mrs Kean (1903-

²¹³ Deeds Index 6A/674, Archives New Zealand.

²¹⁴ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.33.

²¹⁵ *New Zealand Herald*, 17 October 1868, p.2.

²¹⁶ Deeds Register 25M/286, Archives New Zealand.

²¹⁷ ACC210/11, Auckland Council Archives.

²¹⁸ Deeds Index 6A/674, Archives New Zealand.

²¹⁹ ACC210/122, Auckland Council Archives.

²²⁰ ACC210/128 and ACC210/134, Auckland Council Archives.

²²¹ ACC210/140, Auckland Council Archives.

²²² ACC210/146, Cleave, 1898.

²²³ *Auckland Star*, 9 February 1901, p.1.

2. Historical Background

1905, 1907), William Charles (1904), Mrs Jane E. Love (1908), Mrs M. Edwards (1909), Mrs A. Lebon (1910-?), Mrs Rose Davis (?-1912), and Mrs Rose Bird (1913-1920).²²⁴

In 1908 the property appeared on Wrigg's City of Auckland Map, which showed a substantial two-storey brick building and several outbuildings behind it, including two one-storey wooden and two one-storey galvanised iron buildings (Figure 2.29). A small lavatory is also shown in the north-western corner of the part allotment which is partially surrounded by a fence of corrugated iron.

From 1912 property information for 83 Wellesley Street was listed in Valuation Field Sheets, which described a 'brick house & iron shed at back' at the address.²²⁵ No modifications were recorded throughout the early 1900s and the land continued under the ownership of Mrs Robertson until her death in 1917.²²⁶ In 1920 the part allotment was transferred to the William Clement Watson, John Arthur Steele and Thomas Ganley, who were partners in Watson, Steele & Ganley Limited, electrical and mechanical engineers.²²⁷

The property was significantly modified to accommodate Watson, Steele & Ganley and plans dated 13 February 1920 show the proposed alterations and additions to convert the old boarding-house into a commercial workshop (Figure 2.38).

While the two-storey brick structure fronting Wellesley Street was retained, the one-storey wood and iron additions and sheds at the rear of the house were largely demolished to make way for a sizeable one-storey brick extension (Figure 2.26, Figure 2.30, Figure 2.31, Figure 2.34 and Figure 2.35).²²⁸ Only one shed was not removed, and Valuation Field Sheets note that by 1921-22 this structure was let out at a cost of 15/- per week.²²⁹

Further alterations were undertaken in the 1950s and these included the erection of offices and the installation of partitions in the workshop in 1953. In 1955 'staff conveniences' were added at a cost of £250, and in 1956 stairways were enclosed and fire escapes constructed at a cost of £100 (Figure 2.9).²³⁰ Watson, Steele & Ganley retained ownership of the property until 1966, when it was conveyed to Wasga Holdings Limited. The land was again transferred in 1968 to Berval Buildings Limited and then to Davison Construction Limited in 1971 (Figure 2.13, Figure 2.14 and Figure 2.36).²³¹ In 1973 minor interior renovations were carried out at 83 Wellesley Street which included lining the walls of the first floor with gib board, in accordance with fire safety regulations.²³² The property was transferred to lithographic plate makers Innes Ross Shaw and Stephen Donahoe, along with their wives as tenants in common in 1976.

The 1895/6 brick boarding-house with 1920 brick workshop addition were retained and remained standing, with minor modifications, at 83 Wellesley Street West until removed to make way for the Convention Centre.

²²⁴ Cleave's Auckland Directory, 1903-1920.

²²⁵ ACC213/197b, Auckland Council Archives.

²²⁶ BDM 1917/10184.

²²⁷ Deeds Index 6A/674, Archives New Zealand.

²²⁸ AKC 339, Permit No. 14773, Auckland Council Archives.

²²⁹ ACC213/197b, Auckland Council Archives.

²³⁰ Ibid.

²³¹ NA343/182, LINZ.

²³² AKC 339, Permit No. 11649, Auckland Council Archives.



Figure 2.37. Photograph, dated 1901, with a view facing northeast showing buildings present along Wellesley Street West (source: Sir George Grey Special Collections, Auckland Libraries, 1-W101). Godkin's Otago Boarding house at 83 Wellesley Street West indicated by a red arrow, 91 Wellesley Street West indicated by a blue arrow



2. Historical Background

2.10 Allotment 12, Section 23, City of Auckland (85-91 Wellesley Street West)

Allotment 12 was conveyed by Crown Grant to John Anderson, of Hokianga, on 12 April 1845 (Table 2.19). Anderson held the land for less than four years before he transferred it to James Vann Marston, a solicitor, on 5 February 1849. Marston immediately subdivided the property into four lots to be sold at a set price of £12 each. The centrally located parcels were quick to sell, with Lots 1 (85 Wellesley Street) and 2 (87 Wellesley Street) both conveyed on 28 February 1849 to McKay and Griffiths respectively. Lot 4 (91 Wellesley Street) was conveyed to Murphy on 5 March 1849, and Lot 3 (89 Wellesley Street) to Sorrenson on 21 November 1849 (Table 2.20 to Table 2.23).²³³ The subsequent history of each subdivided part is presented below.

Table 2.19. Early ownership history of Allotment 12, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	John Anderson	12 April 1845	1A/440
Conveyance	Anderson to Marston	5 February 1849	1A/440
Conveyance (Lot 1)	Marston to McKay	28 February 1849	1A/440
Conveyance (Lot 2)	Marston to Griffiths	28 February 1849	1A/440 & 4A/556
Conveyance (Lot 4)	Marston & Murphy to Murphy	5 March 1849	1A/440 & 4A/546
Conveyance (Lot 3)	Marston to Sorrenson	21 November 1849	1A/440 & 4A/410

2.10.1 Lot 1, Pt Allotment 12, Section 23, City of Auckland (85 Wellesley Street West)

William Robert McKay, a shipwright, retained ownership of Lot 1 for 13 years before he conveyed it to a Mr Bruce on 18 May 1862.²³⁴ Deeds index records show that Bruce took out a mortgage on the property in 1863, obtained a further charge in 1864, and eventually transferred the lot to Lachlan McLiver on 6 March 1865.²³⁵ It is unknown which of the two early owners commenced building on the subdivided allotment; however, Vercoe and Harding's Map of Auckland City, dated 1866, depicts a structure on Lot 1 which an accompanying schedule described as a one-storey wooden dwelling with a shingle roof (Figure 2.2).²³⁶ In 1868 Lachlan McLiver died and the property passed to his widow Ann, who put the estate up for public auction.²³⁷ An advertisement for the property described the existing building as 'one Four Roomed Cottage and Verandah built thereon' which was occupied and insured.²³⁸

In 1869 the lot was conveyed to Adam and then Sim, and finally to Thomas Hicks in 1871. Hicks, a settler from Oakley Creek, purchased the lot for £150 and held the title until his death at the age

²³³ Deeds Index 1A/440, Archives New Zealand.

²³⁴ Deeds Register 11D/106; Deeds Index 1A/440, Archives New Zealand.

²³⁵ Deeds Index 1A/440, Archives New Zealand.

²³⁶ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.33.

²³⁷ BDM 1868/3954.

²³⁸ *New Zealand Herald*, 17 October 1868, p.2.

2. Historical Background

of 59 years in 1878.²³⁹ A declaration of trust dated 1880 recorded that Hicks' personal estate, including Lot 1, was bequeathed to his son Robert Matthew Hicks.²⁴⁰ Hicks briefly held the property along with Thomas' widow, Elizabeth Ann Hicks, until it was conveyed to another of Thomas and Elizabeth's sons, Thomas Hicks junior, a farmer, on 21 December 1880.²⁴¹

Valuation Rates Books dated 1880 simply note a wood building with a rateable value of £25 on Lot 1.²⁴² The structure is visible on Hickson's 1882 Map of the City of Auckland, which shows a small wood dwelling, situated back from the street frontage, with what appears to be a front verandah (Figure 2.3). By the 1890s valuation records listed Thomas as a bootmaker and Auckland street directories show that Hicks resided at the address from 1890 until around 1897/8.²⁴³

Table 2.20. Early ownership history of Lot 1, Pt Allotment 12, Section 23 – 85 Wellesley Street West²⁴⁴

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Marston to McKay	28 February 1849	1A/440
Conveyance	McKay to Bruce	18 May 1862	1A/440
Conveyance	Bruce to McLiver	6 March 1865	1A/440
Will	Lachlan McLiver	2 September 1867	1A/440
Conveyance	Adam to Sims	20 April 1869	1A/440
Conveyance	Sims to Adam	21 April 1869	1A/440
Conveyance	Adam to Hicks	1 July 1871	1A/440
Will	Thomas Hicks	14 September 1871	1A/440
Dec. of Trust	Robert Matthews Hicks (Trustees)	24 February 1880	1A/440
Conveyance E.R.	Hicks to Thomas Hicks Trustees	14 May 1880	1A/440
Conveyance E.R.	Hicks & or to T. Hicks	21 December 1880	1A/440
Brought under the Land Transfer Act		5 November 1900	NA100/124

In 1900 Lot 1 was purchased by John Grubb, master mariner, and his wife Agnes Grubb, who ran the neighbouring 'Otago' boarding-house at 83 Wellesley Street. Following Agnes' sudden death in 1901 John Grubb sold the boarding-house business and transferred Lot 1 soon afterwards to

²³⁹ Deeds Registers 25D/465 & 28M/481, Archives New Zealand;

²⁴⁰ Deeds Register 28M/483, Archives New Zealand.

²⁴¹ Deeds Register F4/715, Archives New Zealand.

²⁴² ACC210/23, Auckland Council Archives.

²⁴³ ACC210/105, Auckland Council Archives; Arthur Cleave, *Cleave's Auckland City & Suburban Streets, Alphabetical & Trades Directory*, Auckland, 1890-1897/8.

²⁴⁴ Note: Mortgages, reconveyances and receipts have been excluded from this table for brevity.

2. Historical Background

Michael Harrison Walsh, a Hotelkeeper, in 1902.²⁴⁵ Walsh utilised the property for investment purposes and street directories record Mrs Jane Mulholland as the occupier from 1903 to 1909.²⁴⁶

In 1908 Lot 1 was illustrated on Wrigg's City of Auckland Map, which identified a sizeable wood building on the property with a front verandah (Figure 2.39). A smaller one-storey wood shed or outbuilding was also shown sited along the northern boundary of the lot. Various fences were depicted around the property, including a gated picket fence along the street frontage and a corrugated iron fence along the eastern boundary.

In 1911 Walsh conveyed Lot 1 to Jabez Edwards, a saddle tree manufacturer.²⁴⁷ Edwards continued to rent out the property and historical sources record no modifications to the lot until 1919/20, when the existing wood residence was demolished to make way for a one-storey concrete workshop. The new building was constructed at a cost of £1500 and spanned almost the entire lot, with the exception of part of the rear yard and a one-storey wood shed (see Figure 2.39 and Figure 2.31).²⁴⁸ The workshop was built to accommodate the owner's firm, J. Edwards & Sons, saddle tree manufacturers, and a photograph dated 1928 shows the front façade of the structure with the name of the business visible (Figure 2.35).

Edwards retained ownership of Lot 1 until 1929, when it was sold to E.C. Webberley Limited, also known as Webberley's Parcel Delivery.²⁴⁹ That same year Valuation Sheets noted the conversion of 'factory to garage' at a cost of £50 and unspecified alterations for the sum of £350.²⁵⁰ The latter modifications likely involved the extension of the factory to encompass the entire area of Lot 1. An aerial photograph dated 1940 shows the extent of the workshop, with the formerly retained yard and rear shed built over (Figure 2.40). In 1946 the lot was sold to Jacob Samuel Thomassen, who leased the property to various family members for a term of 10 years.²⁵¹ Thomassen undertook further minor extensions to the building in 1950 at a cost of £60 and the building can be seen on an aerial photograph dated 1955 (Figure 2.9).²⁵²

Lot 1 was eventually transferred to Newton Properties Limited in 1964 and then to N.Z.A. Pty Sales Limited, who erected partition walls within the factory in 1966.²⁵³

The property passed through several hands throughout the 1970s including Parker Engineering Ltd, Berlei (NZ) Limited, Kempthorne, Prosser & Co. Ltd., and then to Ann Catherine Heath in 1980.²⁵⁴ Aerial photographs dated 1986 show no further external alterations to the building at 85 Wellesley Street.²⁵⁵ The lot was later purchased by Anzani Investments Ltd in 1997 and then by Lonson International Ltd in 1998.²⁵⁶ Significant alterations were carried out on the building during this later phase of ownership, which included the addition of at least two more storeys and the modification of the street façade.

²⁴⁵ NA100/124, LINZ; *Auckland Star*, 9 February 1901, p.1.

²⁴⁶ Cleave's Auckland Directory, 1903-1909.

²⁴⁷ NA100/124, LINZ.

²⁴⁸ ACC213/197b, Auckland Council Archives.

²⁴⁹ NA100/124, LINZ.

²⁵⁰ ACC213/197b, Auckland Council Archives.

²⁵¹ NA100/124, LINZ.

²⁵² ACC213/197b, Auckland Council Archives.

²⁵³ Ibid.

²⁵⁴ NA100/124, LINZ.

²⁵⁵ Wellesley Street and Victoria Street, Auckland, 23 July 1986, Whites Aviation Ltd: Photographs. Ref: WA-78878-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23045041>.

²⁵⁶ Ibid.

2. Historical Background

2.10.2 Lot 2, Pt Allotment 12, Section 23, City of Auckland (87 Wellesley Street West)

Lot 2, Pt Allotment 12, was purchased by Robert Griffiths, who retained the land for six years before conveying the property to Alexander Fotheringham, a shipwright, in 1855.²⁵⁷ Fotheringham transferred the lot to William Nicholls, a Thames settler, in 1862, who in turn transferred it to his spinster daughter, Susan Nicholls, in 1865.²⁵⁸

Vercoe and Harding's 1866 map identifies a structure sited towards the south of the property, which is described by an accompanying schedule as a wood two-storey dwelling with a shingle roof (Figure 2.2).²⁵⁹ Aside from the Albion Hotel, the dwelling on Lot 2 was the only other multi-storied structure within the project area (specifically 79-91 Wellesley Street and including the shop on the corner of Nelson Street) at that time.

On 17 March 1870 the lot was conveyed to Mrs Catherine Stroud, widow of Captain William Stroud. The earliest entry for the property in Valuation Rates Books, dated 1877, records Catherine Stroud as the owner and describes a wood building with a rateable value of £30.²⁶⁰ The building can be seen on Hickson's 1882 Map of the City of Auckland, which shows a sizeable wooden structure, situated along the street frontage, with a front verandah and a possible extension at the rear (Figure 2.3).

Stroud rented out the property until 1896, when Lot 2 was conveyed to William Peter Nelson, a fish dealer. William transferred the land two months later to his wife Eliza Nelson, a saloon keeper, who held the title until 17 June 1899, when it was again transferred to a Mrs Jane Elizabeth Jenkins, paper bag manufacturer.²⁶¹ Both Valuation Rates Books and Auckland street directories list Mrs Jenkins as residing at the address from 1900.²⁶² In 1904 the property was purchased by John Thomas Alexander Giles, a local bootmaker, who retained ownership for just one year before selling to Mrs Emma Allen on 5 December 1905.²⁶³

Between 1905 and 1906 rates books recorded a rise in value from £32 to £40 for Lot 2, which may have been due to further alterations or additions.²⁶⁴ Wrigg's 1908 City of Auckland Map shows a two-storey wooden dwelling with two one-storey wooden extensions at the rear (Figure 2.39). One of these extensions is visible on Hickson's earlier 1882 map; however, the second is a later addition and may have been built around 1905-1906 as no other significant changes had been noted prior in valuation records.

Allen maintained the property as a rental investment and by 1912 the dwelling was tenanted by W. Poole, a labourer, who paid 30/- a week. From 1915 Mrs Parker took over the tenancy and utilised the eight-roomed dwelling as a boarding-house.²⁶⁵

²⁵⁷ Deeds Index 4A/556; Deeds Registers 2D/1204 and 10D/618, Archives New Zealand.

²⁵⁸ Deeds Registers 10D/619 and 16D/720, Archives New Zealand.

²⁵⁹ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.33.

²⁶⁰ ACC210/5, Auckland Council Archives.

²⁶¹ NA77/220, LINZ.

²⁶² ACC210/164, Auckland Council Archives; Cleave, 1900.

²⁶³ NA77/220, LINZ.

²⁶⁴ ACC210/190 & 195, Auckland Council Archives.

²⁶⁵ ACC213/197b, Auckland Council Archives.

Table 2.21. Early ownership history of Lot 2, Pt Allotment 12, Section 23 – 87 Wellesley Street West

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Marston to Griffiths	28 February 1849	4A/556
Conveyance	Griffiths to Fotheringham	13 August 1855	4A/556
Conveyance	Fotheringham to Nicholls	11 August 1862	4A/556
Conveyance	Nicholls to Nicholls	8 June 1865	4A/556
Conveyance	Nicholls to Stroud	17 March 1870	4A/556
Mortgage	Stroud to Burt & or	31 October 1883	4A/556
Further Charge	Stroud to Burt & or	28 November 1887	4A/556
Brought under the Land Transfer Act		14 April 1896	NA77/220

Following Emma Allen's death in 1918 the lot passed to her executors and then to Thomas Thompson, a coal merchant, and his wife in 1919.²⁶⁶ The house continued to be used as a boarding-house by various proprietors throughout the 1920s and then as apartments from 1931/32. No modifications were recorded until 1932/33, when electricity was installed and in 1945/6 the property was noted to be in fair condition with an estimated age of 60 years.²⁶⁷ This would place construction of the dwelling around 1885; however, the building is known to have existed from at least 1882 and valuation records denote no change to the wood building on Lot 2 from 1877.

In 1947 the property was transferred to Mrs Enid Sophia Blanchard of Otahuhu. Unspecified repairs were carried out in 1950 at a cost of £100, and in 1955 an aerial photograph of Wellesley Street shows the largely unmodified two-storey wooden building, with two rear extensions and yard (Figure 2.9). In 1960 Blanchard conveyed Lot 2 to Colin T. G. Barraclough, a valuer, and two years later the property was again conveyed to Arnold M. Heath Limited.²⁶⁸ Shortly after purchase, Heath Ltd commissioned architects and engineers Sargent & Smith and Partners to design a new warehouse and offices to be built on the property. Plans dated 12 October 1962 show the scale of the proposed concrete building, which incorporated two storeys at the front and one-storey at the rear.²⁶⁹ Demolition of the old boarding-house was undertaken immediately and by 1963 aerial photograph WA-38877-F shows the construction of the new factory underway, with scaffolding visible on the front façade (Figure 2.11). Ownership of Lot 2 was retained under the name Arnold M. Heath Ltd until 1997, when the registered proprietor changed to Furtex Limited.²⁷⁰

²⁶⁶ NA77/220, LINZ.

²⁶⁷ ACC213/197b, Auckland Council Archives.

²⁶⁸ ACC213/197b, Auckland Council Archives; NA77/220, LINZ.

²⁶⁹ AKC 339, Permit No. 140941, Auckland Council Archives

²⁷⁰ NA77/220, LINZ.

2. Historical Background

Figure 2.39.
Close-up section
of Wrigg's 1908
Map of the City
of Auckland,
showing the
approximate
boundaries of
Allotment 12,
Section 23
(source: ACC
014 E12)



2. Historical Background



Figure 2.40. Aerial photograph, dated 1940, showing Allotments 4-17, Section 23 (source: Auckland Council GIS Viewer). 85 Wellesley Street West indicated by a red arrow, 54 Nelson Street indicated by a yellow arrow

2. Historical Background

2.10.3 Lot 3, Pt Allotment 12, Section 23, City of Auckland (89 Wellesley Street West)

Following the purchase of Lot 3 by Anders Larsen Sorrenson, a carpenter, in 1849 the property underwent several further changes of ownership.²⁷¹ Davies acquired the land in 1850 followed by Coombes in 1853, Green in 1854, Pickett in 1855, Sheehan in 1856, and Burrows in 1858.²⁷² Deeds index records show that failed mortgages necessitated some of these conveyances. By 1866 a structure had been built on Lot 3 which was illustrated on Vercoe and Harding's Map of Auckland City (Figure 2.2).

It is unknown which of the early owners was responsible for the construction; however, the building was described on an accompanying schedule as a simple one-storey wooden dwelling with a shingle roof.²⁷³

In 1870 ownership of the lot was again passed on to Adam Brock, who held the property for three years before transferring it to Richard Whitaker, a law writer, on 14 February 1873. Whitaker continued the trend of short-term owners and conveyed Lot 3 to Catherine Stroud on 21 March 1874.²⁷⁴ Valuation records dating from 1877 list Catherine Stroud as the owner of 89 Wellesley Street and describe the property as a wood building with a rateable value of £20.²⁷⁵ This value rose slightly to £25 in 1880 but no other changes were noted.²⁷⁶

The property was illustrated on Hickson's Map of the City of Auckland in 1882, which showed a wooden building set back from the street frontage with a front verandah and what may be a small enclosed area at the rear of the structure (Figure 2.3). The building appears significantly altered compared with the earlier dwelling shown on Vercoe and Harding's map and is likely to have been a new build, although valuation records indicate little change from 1877.

Stroud let the property weekly until 1895, when the lot was sold in default of mortgage to John Davidson, a commission agent. Davidson may have undertaken repairs or modifications to the property around 1898-9, when the rateable value rose from £18 to £28, and continued to rent the building to various tenants, including fellow commission agent Alexander Phillips from 1902 to 1905.²⁷⁷ In 1908 Lot 3 was depicted on Wrigg's City of Auckland Map, which showed a central one-storey wooden dwelling with front and side (west) verandahs and a small one-storey wood addition at the rear (Figure 2.39). A stand-alone one-storey wood structure was also shown sited in the north-eastern corner of the property and subsequent additions to the map indicate that a small one-storey wood building was later erected onto the back of the house. The property is shown to be fully fenced with a gated picket fence along the Wellesley Street frontage.

Valuation Field Sheets dating from 1912 list no modifications under Davidson's ownership and simply describe the property as a five-roomed wood house. Davidson retained Lot 3 until 1920, when he sold it for £665 to William Davis, a butcher, and his wife, who had been renting the neighbouring building at 91 Wellesley Street.

The following year Davis painted the house and had electricity installed, and in 1922 valuation records note that an addition to the dwelling had been erected at a cost of £60 (likely the later addition seen on Wrigg's map).²⁷⁸

²⁷¹ Deeds Register 2D/1346, Archives New Zealand.

²⁷² Deeds Index 4A/410, Archives New Zealand.

²⁷³ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.33.

²⁷⁴ Deeds Index 4A/410, Archives New Zealand; NA7/92, LINZ.

²⁷⁵ ACC210/5, Auckland Council Archives.

²⁷⁶ ACC210/23, Auckland Council Archives.

²⁷⁷ ACC210/152 & 158, Auckland Council Archives; Cleave, 1895-1905.

²⁷⁸ ACC213/197b, Auckland Council Archives.

2. Historical Background

Davis and his wife continued to reside at the address until 1925, when the property was again rented out to Henry Parkin, an engraver.²⁷⁹ Lot 3 passed entirely to Addelet Davis following her husband's death in 1945 and that same year valuation records summarised the property as a one-storey hipped roof cottage with an estimated age of 50-60 years. The condition of the cottage was noted to be poor.²⁸⁰ Davis eventually sold the property in 1951 to Lin Culpan & Co. Limited, who made no notable changes and transferred the lot to Aotea Properties Limited in 1956. The following year the land was again sold to William Sydney Leach, a company director.²⁸¹

In 1957 the cottage was demolished to make way for a new reinforced concrete warehouse.²⁸² Plans dated 6 August 1957 show a large workshop area with provision for offices and a store (Figure 2.13 and Figure 2.36).²⁸³ Few modifications were later carried out on the warehouse; however, additions were made to enlarge the factory in 1971.²⁸⁴

Table 2.22. Early ownership history of Lot 3, Pt Allotment 12, Section 23 – 89 Wellesley Street West

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Marston to Sorrenson	28 February 1849	4A/410
Conveyance	Sorrenson to Davies	11 November 1850	4A/410
Mortgage	Davies to Westwood	31 May 1853	4A/410
Conveyance	Davies & Westwood to Coombes	5 September 1853	4A/410
Conveyance	Coombes to Green	12 October 1854	4A/410
Conveyance	Green to Pickett	7 July 1855	4A/410
Mortgage	Pickett to Cortley	9 July 1855	4A/410
Conveyance	Pickett to Sheehan	15 June 1856	4A/410
Conveyance	Cortley to Burrows	19 October 1858	4A/410
Mortgage	Burrows to Cortley	19 October 1858	4A/410
Conveyance	Cortley to Brock	12 April 1870	4A/410
Certificate of Title issued		14 February 1873	NA7/92

²⁷⁹ Cleave's Auckland Directory, 1925.

²⁸⁰ ACC213/197b, Auckland Council Archives.

²⁸¹ NA7/92, LINZ.

²⁸² ACC213/197b, Auckland Council Archives.

²⁸³ AKC 339, Permit No. 12536, Auckland Council Archives.

²⁸⁴ AKC 339, Permit No. 7040, Auckland Council Archives.

2. Historical Background

2.10.4 Lot 4, Pt Allotment 12, Section 23, City of Auckland (91 Wellesley Street West)

Deeds registers record that Lot 4 was purchased in 1849 by Thomas Murphy, a carpenter, on behalf of his wife Belinda, noting: ‘He the said James Vann Marston doth hereby at the request and by the direction of the said Thomas Murphy, testified by his being an executing party to this deed, convey and assure unto the said Belinda Murphy all that piece or parcel of land being part of allotment number twelve of section number twenty three of the Town of Auckland.’²⁸⁵ Twelve years after Murphy’s purchase a mortgage was obtained on the property from a Mr Jackson and this may have facilitated the erection of a dwelling.²⁸⁶ Vercoe and Harding’s Map of Auckland City, dated 1866, shows a structure on Lot 4, and an accompanying descriptive schedule recorded the building as a one-storey wooden dwelling with a shingle roof (Figure 2.2).²⁸⁷ By the 1870s Murphy was unable to service the mortgage and the lot was sold to Allan William O’Neill, a solicitor, in 1873. Allan transferred the property to Mrs O’Neill in 1875, and in 1881 it was again conveyed to Daniel O’Brien.²⁸⁸ The following year Lot 4 was depicted on Hickson’s Map of the City of Auckland (Figure 2.3). The map showed a wooden building, set slightly back from Wellesley Street West, situated next to a long strip of wooden buildings along the western boundary. O’Brien retained ownership of the property until 8 June 1883, when he conveyed the land to James Sangster Wilson, a farmer from Wairoa South.²⁸⁹

Valuation Rates Books for Wellesley Street dated 1883 describe the property as a ‘wood building’ with a rateable value of £20.²⁹⁰ It is unknown whether Wilson ever resided on Lot 4; however, by 1890 Auckland street directories recorded that the property was being let. The house may have been tenanted by William Cox, a gumsorter, between 1894 and 1895 and in 1899 Miss M.T.J. Kavanagh, a boarding-house keeper was recorded as the occupant.²⁹¹ In 1907 the *Taranaki Herald* reported an incident between Kavanagh and a former tenant of the boarding-house with the following:

‘At the Auckland Police Court a few days ago a middle-aged man named Edward Samuel Oliver was charged with trespassing on the premises of Maria Kavanagh. Informant said Oliver was repeatedly coming to her house in Wellesley Street, and when she asked him to leave he refused. She admitted throwing a cup of water over him. Defendant: She has a monkey of mine at present. Witness: It is there now. Another witness said she saw Oliver sitting on the back steps of Mrs Kavanagh’s house eating something. He afterwards chased his monkey, went with it up on to the roof of the house, and together man and monkey ate scraps which Oliver has taken from the house.’²⁹²

The court eventually concluded that the tenant was an eccentric and he was subsequently discharged.

In 1908 Lot 4 was illustrated on Wrigg’s City of Auckland Map, which showed a two-storey wooden structure on the property, with a one-storey wooden portion at the rear (Figure 2.39). A small one-storey wooden outhouse/shed was also shown in the north-western corner of the lot. The house appears to have a verandah at the front, and a gate separating the back of the house with the yard. A picket fence was illustrated along the street frontage and partially down the eastern boundary. A board or lattice fence continued down that boundary and along the back of the lot. Wrigg’s map of

²⁸⁵ Deeds Register 2D/1164, Archives New Zealand.

²⁸⁶ Deeds Index 4A/546, Archives New Zealand.

²⁸⁷ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.33.

²⁸⁸ Deeds Index 4A/546, Archives New Zealand.

²⁸⁹ Deeds Index 4A/546, Archives New Zealand; ACC210/76, Auckland Council Archives.

²⁹⁰ ACC210/45, Auckland Council Archives.

²⁹¹ Cleave’s Auckland Directory, 1890, 1894, 1895 & 1899.

²⁹² *Taranaki Herald*, 15 August 1907, p.3.

2. Historical Background

the building corresponds with an early photograph of Wellesley Street, dated 1901, which shows the two-storey boarding house with a front verandah and at least two sash windows visible (Figure 2.37).

It remains unclear whether the house shown on Wrigg's map is the same structure depicted on earlier maps or a later build. Valuation Field Sheets for 91 Wellesley Street estimate a construction date of 1895 for the house; however, Valuation Rates Books for the period record a significant change in rates slightly later, between 1896, when the property value is listed as £12, and 1897, when the value rises to £35.²⁹³ This rise in value may indicate a new build, or possibly the addition of the one-storey wooden portion at the rear of the structure. These dates are difficult to verify as Certificate of Title NA31/217 shows that Wilson did not take out a mortgage on his property, so any alterations or additions were paid entirely from his own expenses and are unrecorded.

Kavanagh continued to operate her boarding-house from the property, named 'Ivanhoe', until around 1912, when the street directory listed H. Barron, a labourer, as the new occupant.²⁹⁴ Barron did not reside at the property for long, and the following year William Davis, a butcher, was recorded at 91 Wellesley Street.²⁹⁵

Valuation Field Sheets dated 1918/19 note that the property had eight rooms, and the owner, James Sangster Wilson, was a retired gentleman.²⁹⁶ In 1920, after 37 years of ownership, Wilson conveyed Lot 4 to Sydney Richards, a barman (Figure 2.26).²⁹⁷ Richards installed electric light and painted the house before selling the property soon afterwards to Zelma Wilhelmina Middleton in 1923. Historic sources suggest that Zelma and her husband resided at Wellesley Street until around 1926, when the property was once again let as a boarding-house (Figure 2.35).²⁹⁸

Significant modification to Lot 4 occurred in 1931 when a one-storey brick shop was erected along the Wellesley Street frontage at a cost of £300.²⁹⁹ The new building was designed by the architect A.C. Jeffries, and a plan dated 2 February 1931 shows that the shop featured a large display window and suspended verandah, and was built onto to the front of the existing dwelling with connecting stairs (Figure 2.41 and Figure 2.42).³⁰⁰ Further additions to the property were recorded in 1937 with the construction of a simple one-storey brick storage shed at the back of the house for £80 (Figure 2.43).³⁰¹

In 1952 the property was conveyed to Wardlaw Advertising Agency Ltd, which converted the existing structures into office space. The company erected signs in 1953 and made minor alterations to incorporate toilet facilities at the back of the house in 1954 (Figure 2.44).³⁰² In 1957 the agency transferred Lot 4 to Charles Champion Laurie, a merchant, who retained ownership until 1964 when it was conveyed to Rolofrandi Agencies Limited.³⁰³ Later that same year significant renovations

²⁹³ ACC213/197b; ACC210/140; ACC210/146, Auckland Council Archives.

²⁹⁴ ACC213/197b, Auckland Council Archives; Cleave's Auckland Directory, 1900-1912.

²⁹⁵ Cleave's Auckland Directory, 1913.

²⁹⁶ ACC213/197b, Auckland Council Archives.

²⁹⁷ NA31/217, LINZ.

²⁹⁸ ACC213/197b, Auckland Council Archives; NA31/217, LINZ; Cleave's Auckland Directory, 1924-1926.

²⁹⁹ ACC213/197b, Auckland Council Archives.

³⁰⁰ AKC 339, Permit No. 334, Auckland Council Archives.

³⁰¹ AKC 339, Permit No. 10235, & ACC213/197b, Auckland Council Archives.

³⁰² AKC 339, Permit No. 3334 & ACC213/197b, Auckland Council Archives.

³⁰³ Rolofrandi Agencies Ltd retained ownership of Lot 4 until 1983 when they conveyed the property to Roger Giles Barry, a taxation consultant. The lot subsequently passed to Wayne Charles Rodgers, a milk vendor in 1984, Call Holdings Limited in 1984, Peritus Holdings Limited, Rodney and Loma Lockie in 1988, Bryan Mogridge, Carl Howard-Smith and Louise Washer in 1990, Pamela Howard-Smith and Carl Howard-Smith in 1995 and Capital Group (CBD) Limited in 2012. NA31/217 & 88C/600, LINZ.

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were carried out on the property which included the removal of a fireplace and some interior walls, and the installation of a new fire egress walkway (Figure 2.45).³⁰⁴

No further notable modifications were carried out on 91 Wellesley Street until 1998, when extensions to the dwelling included a new bedroom and ensuite, the construction of a balcony/ pergola, and the creation of storage space on the first floor.³⁰⁵ The following year two new permits were obtained to enable drainage separation and further renovations to the roof, along with minor alterations.³⁰⁶ Despite numerous modern alterations, the pre-1900 wooden dwelling was retained and remained standing at 91 Wellesley Street West up to the start of the project works.

Table 2.23. Early ownership history of Lot 4, Pt Allotment 12, Section 23 – 91 Wellesley Street West

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Marston to Murphy	5 March 1849	4A/546
Mortgage	Murphy & ux to Jackson	21 May 1861	4A/546
Transfer	Jackson to Jackson & R	19 November 1873	4A/546
Conveyance	Jackson & R to O'Neill	20 November 1873	4A/546
Rent Charge [?]	O'Neill to Murphy	21 November 1873	4A/546
Conveyance	O'Neill to Mrs O'Neill & or Tr'ees	21 September 1875	4A/546
Conveyance	O'Neill & or to O'Brien	1 November 1881	4A/546
Mortgage	O'Brien to Dignan & Armstrong	10 November 1881	4A/546
Certificate of Title issued		8 June 1883	NA31/217

³⁰⁴ AKC 339, Permit No. 108939, Auckland Council Archives.

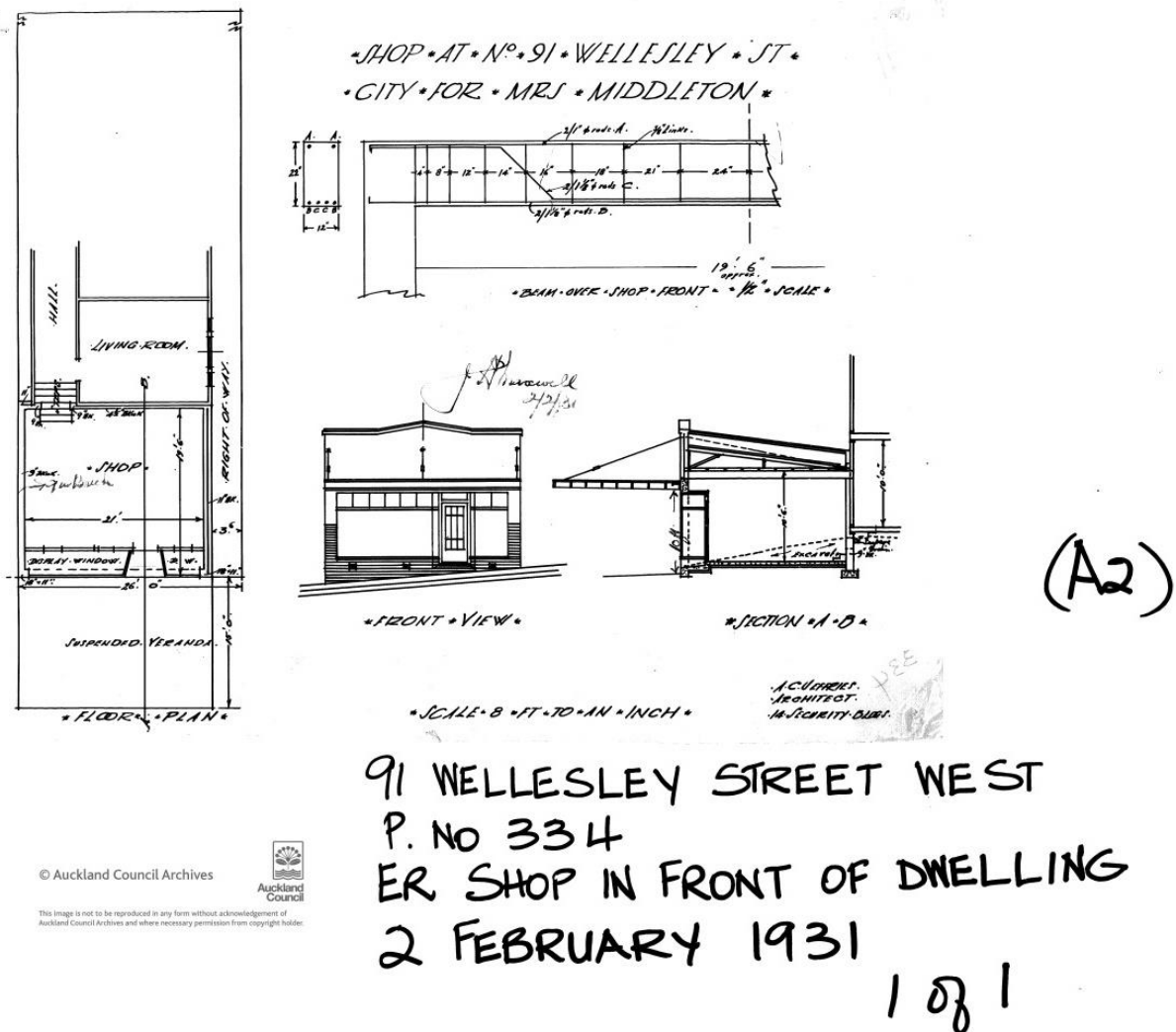
³⁰⁵ HC98/6692, 91 Wellesley Street West property file, Auckland Council.

³⁰⁶ AC99/6146 & AC99/906, 91 Wellesley Street West property file, Auckland Council.



Figure 2.41. Photograph, dated 18 August 1931, with a view facing northwest showing buildings along Wellesley Street West (source: Sir George Grey Special Collections, Auckland Libraries, 4-4816). 91 Wellesley Street West indicated by a red arrow, Berlei House indicated by a blue arrow

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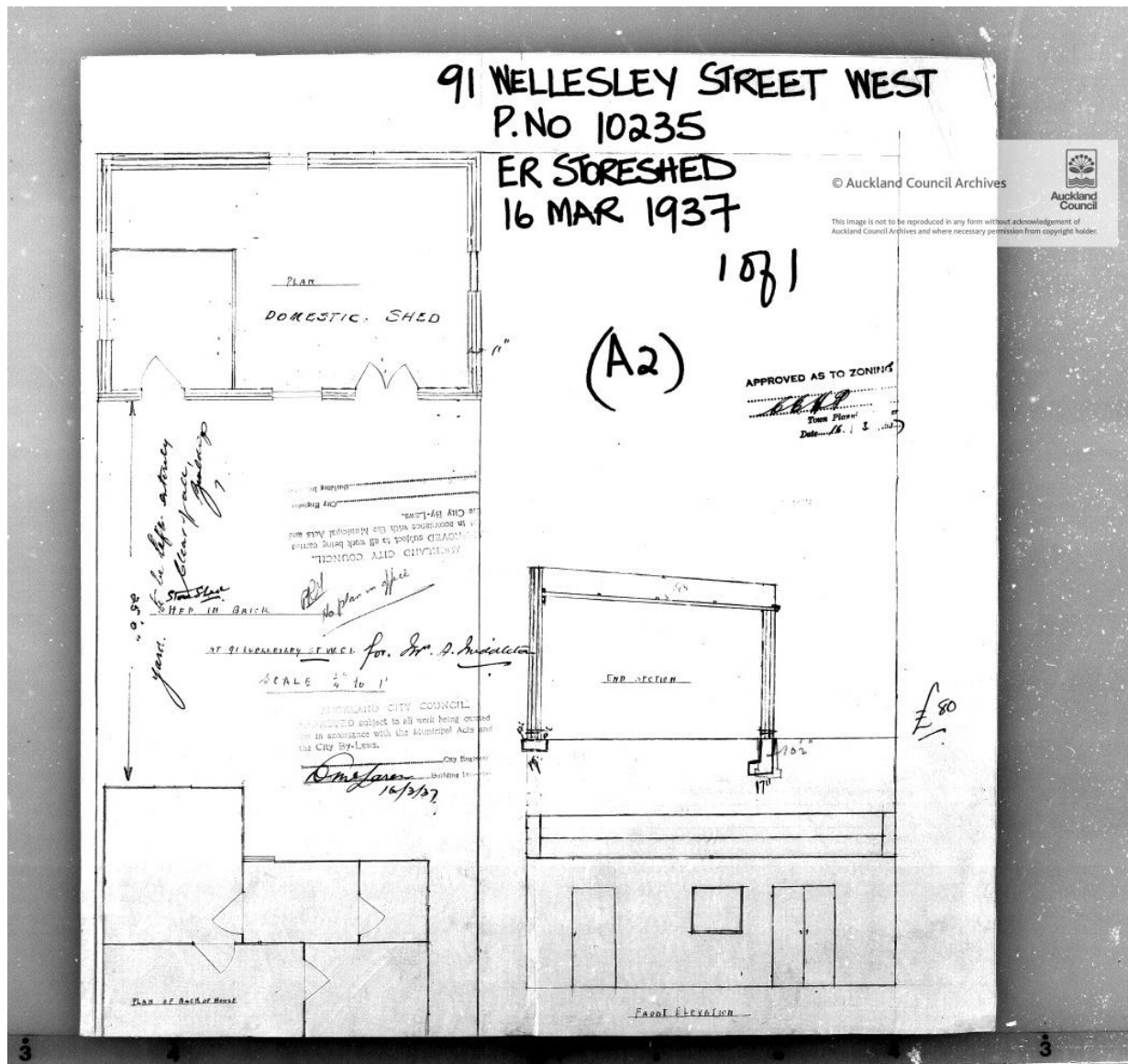


Figure 2.43. Plan, dated 16 March 1937, showing proposed store shed at 91 Wellesley Street West (source: AKC 339 Permit Number 10235, Auckland Council Archives)

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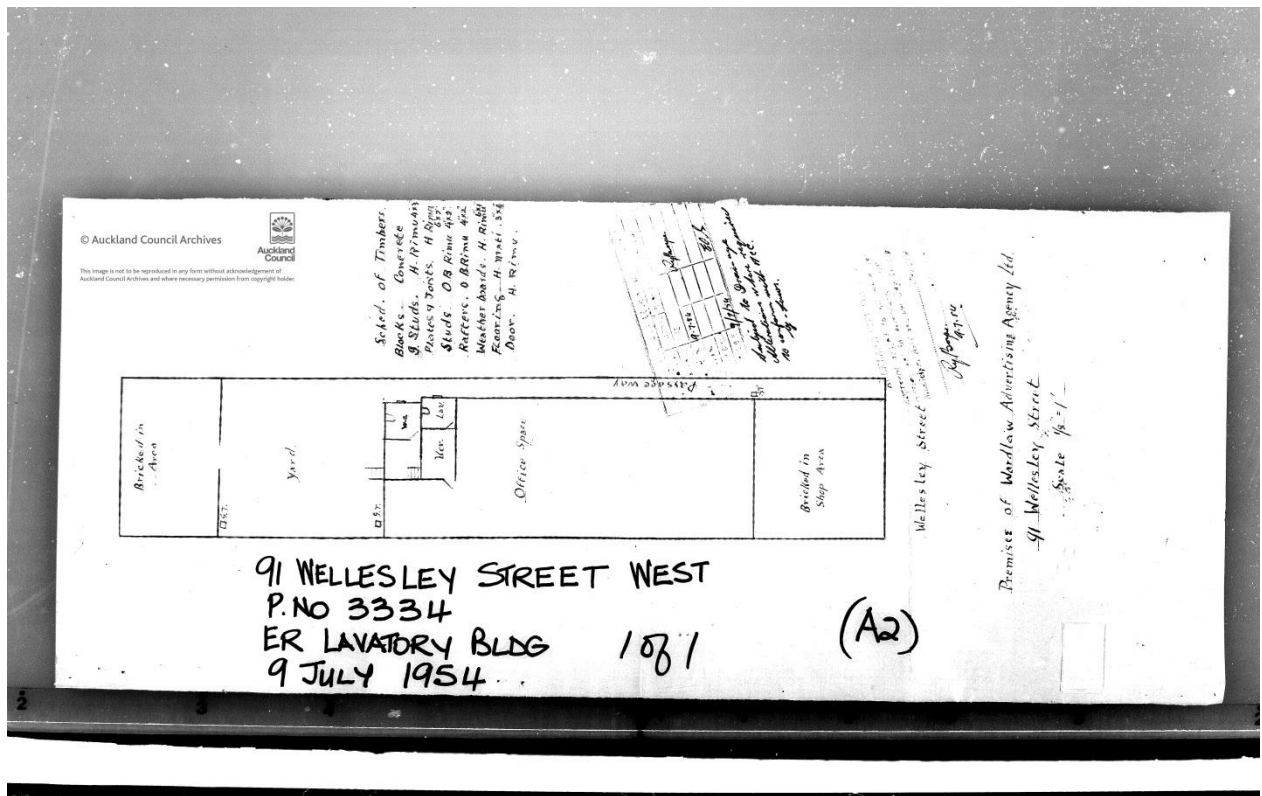


Figure 2.44. Plan, dated 9 July 1954, showing proposed toilet facilities at 91 Wellesley Street West (source: AKC 339 Permit Number 3334, Auckland Council Archives)

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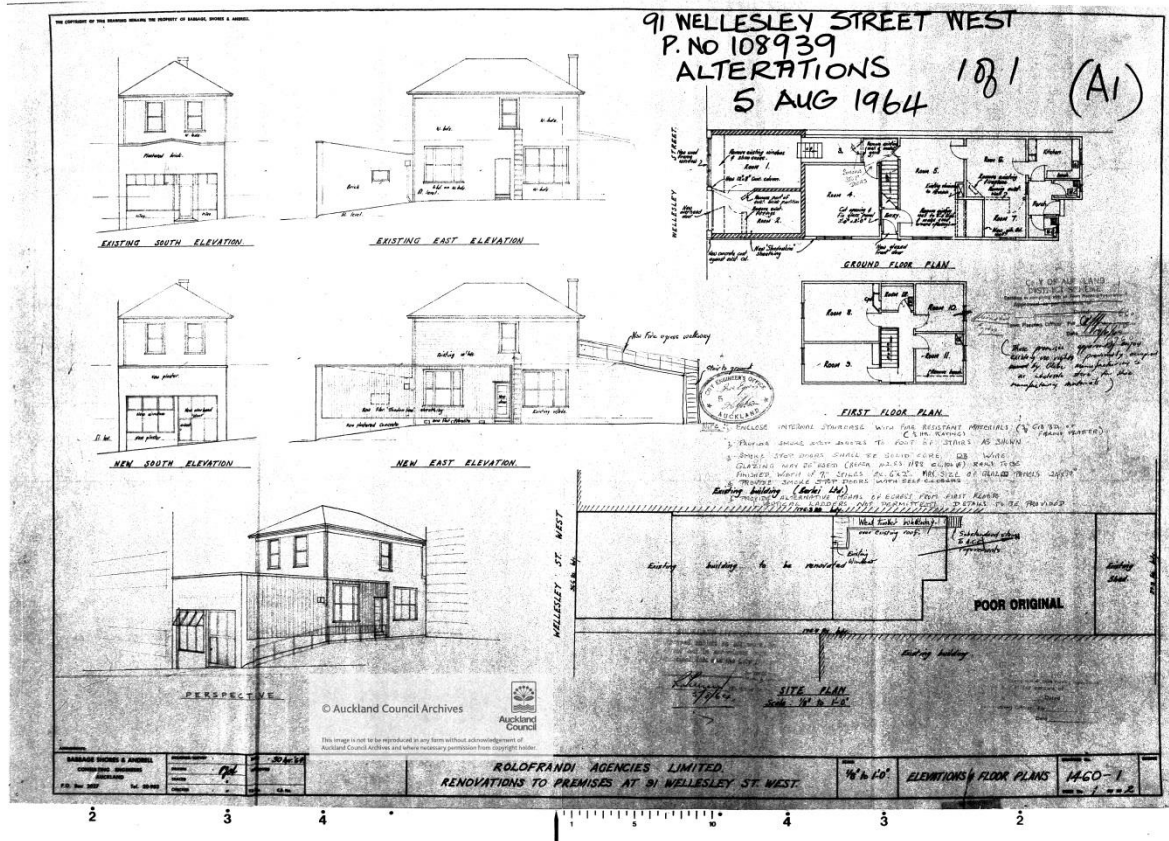


Figure 2.45. Plan, dated 5 August 1964, showing proposed alterations at 91 Wellesley Street West (source: AKC 339 Permit Number 108939, Auckland Council Archives)

2.11 Allotment 13, Section 23, City of Auckland (Corner Wellesley Street West and Nelson Street)

Allotment 13, situated on the corner of Wellesley Street West and Nelson Street, was conveyed by Crown Grant to Benjamin Evans Turner on 8 February 1845 (Table 2.24).³⁰⁷ Turner held the land for 12 years before he granted a lease to Michael Wood, a commission agent, in 1857. The lease stipulated a term of 20 years with a yearly rent of £15 to be paid on the ‘allotment or parcel of land’ and included a purchasing clause.³⁰⁸ In 1859 Wood assigned the lease to Andrew Otto, a grocer, for the sum of £100. The deed described the land as an allotment and noted: ‘whereas the said Andrew Otto has contracted and agreed with the said Michael Wood for the absolute purchase of the said leasehold allotment or parcel of land for the remainder of the set terms at or for the price or sum of one hundred pounds, he the said Michael Wood doth bargain, sell, assign, transfer, set over, convey and assure unto the said Andrew Otto...allotment number thirteen of section number twenty three.’³⁰⁹

Otto took out several mortgages on the property and these supported early construction on Allotment 13. The buildings were illustrated on Vercoe and Harding’s 1866 Map of Auckland City, which showed substantial wooden structures situated along the eastern, western and southern boundaries of the allotment, with a large central yard space (Figure 2.2). An accompanying descriptive schedule described the buildings as follows: No. 76, [Wellesley Street frontage] shop, one-storey, wood, shingle roof; No. 16 [corner of Wellesley & Nelson Streets], shop and dwelling, one-storey, wood, shingle roof; No. 15 [Nelson Street frontage], four dwellings, one-storey wood, shingle roofs.³¹⁰

By 1867 Otto was unable to meet the repayments to his many creditors and the property was brought under a sequestration order.³¹¹ The allotment passed back to Turner, who had issued the original lease, and was eventually conveyed to Elizabeth Rampling (mother of Andrew Otto) in 1876. Turner died later that same year and Rampling passed away soon afterwards in 1877, leaving the property in the hands of executors. Following Rampling’s death, Otto, who had been residing in Thames, was reconveyed his former leasehold property along with his mother’s outstanding mortgage on the land.³¹²

The earliest entries for Allotment 13 in Valuation Rates Books, dated 1877, record three wood buildings along the Wellesley Street frontage with a combined rateable value of £40.³¹³ In 1878 the description changed to nine wood buildings and the value rose to £50.³¹⁴

³⁰⁷ Deeds Index 1A/441, Archives New Zealand.

³⁰⁸ Deeds Register 7D/362, Archives New Zealand.

³⁰⁹ Deeds Register 8D/255, Archives New Zealand.

³¹⁰ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.21 &33.

³¹¹ Deeds Register 23D/9, Archives New Zealand.

³¹² Deeds Index 1A/441 and Deeds Register 25M/52, Archives New Zealand.

³¹³ ACC210/5, Auckland Council Archives.

³¹⁴ ACC210/11, Auckland Council Archives.

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Table 2.24. Early ownership history of Allotment 13, Section 23³¹⁵

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	Turner	8 February 1845	1A/441
Lease	Turner to Wood	21 July 1857	1A/441
Assignment	Wood to Otto	6 May 1859	1A/441
Seques. Order	Otto to Vernon	18 May 1867	1A/441
Will etc	Elizabeth Rampling	9 July 1873	1A/441
Conveyance	Turner to Rampling	28 April 1876	1A/441
Will etc	Benjamin Evans Turner	3 May 1876	1A/441
Memorial	Stewart v Otto	21 June 1877	1A/441
Disclaimer	Nathan & Kissling	5 August 1879	1A/441
Declaration	Zilda Perriman Turner	1 September 1879	1A/441
Probate	A Otto	11 September 1896	1A/441
Conveyance	Otto to Purcell (interest)	25 January 1900	1A/441
Conveyance	Otto to Allen (interest)	12 March 1900	1A/441
Conveyance	Otto to Allen	16 October 1903	1A/441
Conveyance E.R.	Allen to Thompson & anr	29 May 1911	1A/441
Probate	Wm Thompson decd	8 July 1913	1A/441
Continued on A2/110			
Appt new trustees	Thompson & or to Guardian T. Exors Co.	15 December 1921	A2/110
Conveyance	Thompson & ors to Berlei (NZ) Ltd	6 September 1929	A2/110
Brought under the Land Transfer Act		29 October 1930	NA618/156

These structures were depicted on Hickson's 1882 Map of the City of Auckland which showed two long narrow wooden edifices along the western and eastern boundaries of the allotment, with a wood building (the corner shop) sited at the corner of Wellesley and Nelson Streets and an additional wood house along the Wellesley Street frontage (Figure 2.3). The large central yard space shown in Vercoe and Harding's earlier map is also visible.

³¹⁵ Note: Mortgages, reconveyances, transfers, receipts and those assignments relating to mortgages have been omitted for brevity.

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Eight wood buildings and one wood shop (on the corner of Wellesley and Nelson Streets) were recorded in rates books from 1883, and in 1886 Otto's properties along Nelson Street were listed separately as three wood buildings and 'wood building shop etc'.³¹⁶ In 1887 the three wood buildings were amended to five and it was noted that Otto's daughter-in-law rented one of the dwellings.³¹⁷ Otto predominantly let the multiple buildings on Allotment 13; however, around 1891 he took up occupancy of the wooden corner shop. In a later statement Otto recalled: 'up to sixteen months ago (December, 1890) I was engaged at casual employment. Not being successful, and being about £20 in debt, I took a small shop at the corner of Wellesley and Nelson Streets, and started business as a grocer.'³¹⁸ However, Otto's debts continued and by April 1892 he filed for bankruptcy.³¹⁹ Otto retained ownership of Allotment 13 despite his financial difficulties and it is thought likely that his son-in-law, Edward Allen, took over the business as he is listed at the address in street directories from 1893.³²⁰ On 3 September 1896 Andrew Otto died 'at the residence of his son-in-law (Mr Allen), Wellesley-street West' at the age of 62 years and his widow, Mary Ann Otto, inherited the property.³²¹

From 1897 street directories list Otto's daughter Emma Allen (wife of Edward), grocer, as the occupant of the store on the corner of Wellesley and Nelson Streets, and in 1903 Allen purchased Allotment 13 from her mother for the sum of £1675.³²² At the date of purchase valuation records listed the property separately as follows: Nelson Street – No. 58, Wood Building, £10; No. 60, Wood Building, £12; No. 62, Wood Building, £12; No. 64, Wood Building, £12; No. 66, Wood Building £12 and Wood Shop [corner], £24; Wellesley Street – No. 97, Wood Building, £10; No. 95, Wood Building, £10; No. 93, Wood Building, £12; and five wood buildings along a right-of-way with varying rateable values of £8-£10.³²³ The right-of-way had been noted in street directories from 1899 and later became known as Allen's Lane. Occupants of the lane were largely working-class with labourers, carters, mariners, bootmakers and carpenters among the most common tenants.³²⁴

The layout of Allen's Lane and the other various buildings on Allotment 13 was shown on Wrigg's City of Auckland Map, dated 1908, which illustrated densely built structures around the perimeter of the allotment, with a central courtyard area retained (Figure 2.46). Five one-storey wood dwellings are shown unnumbered along Allen's Lane, next to three one-storey wooden buildings [93-97 Wellesley Street], and Allen's one-storey wood corner shop. Along the Nelson Street frontage four one-storey and one two-storey wood structures are depicted. A small one-storey wood outbuilding is sited near the middle of the courtyard and three unknown objects are also shown near the northern boundary.

Allen retained ownership of Allotment 13 until 1911, when the property was conveyed to William and James Thomson [or Thompson], farmers. The pair continued to let the various buildings and in 1913 Valuation Field Sheets listed five 'wood buildings at back' (along Allen's Lane and occupied by Mrs Ettie Rossini, Thomas Nicholson, labourer, James Trussell, carpenter, David Watson, labourer, and Thomas Riley, moulder), three adjacent wood houses (93-97 Wellesley Street and occupied by J. Harrison, dealer, Miss Mathews, and George Vaugh, labourer), a wood shop at the corner (occupied by Mrs Annie Walters, grocer), a wood house at No. 66 Nelson Street (occupied

³¹⁶ ACC210/45 & ACC210/76, Auckland Council Archives.

³¹⁷ ACC210/87, Auckland Council Archives.

³¹⁸ *Auckland Star*, 29 April 1892, p.4.

³¹⁹ *Auckland Star*, 28 April 1892, p.8.

³²⁰ Arthur Cleave, *Cleave's Auckland City & Suburban Streets, Alphabetical & Trades Directory*, Auckland, 1893.

³²¹ *New Zealand Herald*, 9 September 1896, p.1.

³²² Cleave, 1903; Deeds Register R97/143, Archives New Zealand.

³²³ ACC210/180, Auckland Council Archives.

³²⁴ Cleave, 1899-1906.

No modifications to these structures were recorded under Thomson's ownership until 1919-20, when all of the buildings on Allotment 13 were demolished and the property recorded as an allotment.³²⁶ A photograph dated 1921 shows part of the empty parcel at the corner of Wellesley and Nelson Streets (Figure 2.26). James Thomson was recorded as the owner/occupier of the land until 1925, when the property was temporarily occupied by Edwin and George Westbury, cordial manufacturers, and then Ernest Webberley, a carrier, from 1926.³²⁷ On 6 September 1929 the cleared allotment was purchased by Berlei (NZ) Limited.³²⁸

³²⁸Deeds Index A2/110, Archives New Zealand.

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2.11.1 Berlei House

The firm of Berlei was founded in Sydney in 1912 by brothers Frederick and Arthur Burley. Originally known as Unique Corsets Limited, the trademark 'Berlei' was coined in 1917 as an adaptation of the family name. The brand was officially renamed Berlei Limited in 1919 and that same year the company sent salesman Stanley Scott to Auckland to test the viability of the product in the New Zealand market.³²⁹ The trip proved highly successful, with the prominent Auckland firm Milne and Choyce placing a £6000 order for brasseries. With a foothold established, the company decided to test expansion and in 1923 an 'expeditionary force' of Berlei employees arrived in Auckland to establish Berlei (NZ) Limited. Offices and a manufacturing area were set up on a floor of Macky Logan's building in Lorne Street and in 1925 the firm took over a second level.³³⁰ Rapid expansion throughout the 1920s followed, and in 1929 the company acquired Allotment 13, Section 23, an empty 1 rood section situated at the corner of Nelson Street and Wellesley Street West.³³¹ The land was intended for the construction of a custom-built headquarters and manufacturing plant for Berlei (NZ) Limited and in 1930 the company engaged the services of Mr Roy A. Lippincott, architect, to produce the plans.

Born in Pennsylvania, Lippincott studied at Cornell University before becoming associated with architects H.V. Holst, Marion Mahoney and Walter Burley Griffin, who were later defined as the 'Chicago School'. The group were influenced by the works of Louis Sullivan and Frank Lloyd Wright, whose design principles referenced a philosophy of organic architecture. In 1914 Lippincott joined Griffin and Mahoney in Sydney and then Melbourne, where he assisted in the design of Australia's Federal Capital, Canberra. Lippincott remained in Australia until 1921, when he won a design competition for the Auckland University College Arts Building and relocated to Auckland to supervise the contract. Lippincott was made an Associate of the New Zealand Institute of Architects in 1922, and a Fellow in 1924, and his designs were used in the construction of several other notable buildings during the 1920s and 1930s, including: the Student's Association Building (1921-1926), the north-west wing of Choral Hall (1925), the Caretaker's Cottage (1928-1931) and the Biology Building (1938) on the University of Auckland campus; the Smith and Caghey's Department Store (1917-1929); the Massey University Science Building, Palmerston North (1929-1931); the Farmer's Trading Company Tearooms (1934-1936); and the St Peter's Preparatory School, Cambridge (1936-1937).³³²

In April 1930 Lippincott advertised tenders for the construction of Berlei's new headquarters and by May the contract had been awarded to Mr N. Cole, builder.³³³ That same month the *New Zealand Herald* noted:

'a start is to be made almost immediately with the erection of a large factory at the corner of Wellesley Street West and Nelson Street for Berlei (New Zealand) Limited. Plans have been prepared by Mr. R. A. Lippincott, and the building, which is to be completed before the end of the year, will cost £17,000. The factory will be a three-storey building, housing general offices as well as workrooms. Provision has also been made for recreation and luncheon rooms for the staff. The construction throughout will be in reinforced concrete.'³³⁴

³²⁹ Berlei Through the Ages: <http://www.berlei.com.au/our-story>; *New Zealand Manufacturer*, 15 April 1955, pp.48-51.

³³⁰ *New Zealand Manufacturer*, 15 April 1955, pp.48-51.

³³¹ Deeds Index 1A/441, Archives New Zealand.

³³² New Zealand Historic Places Trust, Building File, 'Nelson House (Former Berlei Factory)', 447.

³³³ *Auckland Star*, 12 April 1930, p.21; *The New Zealand Building Record*, 24 May 1930, Vol. 8, No. 4, p.1.

³³⁴ *New Zealand Herald*, 3 May 1930, p.10.

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Sources credit several influences in Lippincott's design of Berlei House, notably Walter Griffin and his 1915 'Chinese Club' in Melbourne. The use of symmetry, strong axial space, stylised decorative motifs, the sensitive use of materials, and bold forms are indicative of the 'Chicago School' and gusseted Art Deco windows along with Wrightian linear geometries are also noted.³³⁵ Local companies were utilised in the construction of the building including M.J. Bennett Ltd for the paintwork, Mason Brothers for the ironwork and fire escapes, W.J.S. Osborne for the electrical installation, and The Woolnough Window Company Ltd for the windows, which were sand-blasted and zinc sprayed by the 'Schloop Process', which rendered them rust resistant.³³⁶

Work on the build progressed rapidly and Berlei staff remained at the old Macky Logan's premises until December 1930. The new building was made ready for the start of the New Year and employees returned in 1931 'to find their work ready to be picked up and continued as if they had left it the night before' (Figure 2.41).³³⁷ On 3 January 1931 the company advertised their new premises in the *New Zealand Herald* which stated:

'The well-known manufacturers of foundation garments, Berlei (New Zealand), Limited, are now firmly installed in their modern new factory, "Berlei House", at the corner of Wellesley Street West and Nelson Street, the machines at the old factory in Lorne Street being in operation for the last time on December 13. The new building, which was erected by Mr. N. Cole, builder and contractor, is the second largest of its kind in the Southern Hemisphere, the largest being Berlei's premises in Sydney. "Berlei House" is of three floors and has been constructed on the daylight principle, a maximum of natural light and air being obtained during the working day. It is thoroughly up to date, a feature being the modern stock rooms which ensure quick delivery to retailers. The plumbing was the work of Mr. A.J. Letham, Ponsonby's popular plumber, at 35, Jervois Road. In the erection of their new factory the owners have made every consideration for the well-being and comfort of the staff, for whose use a magnificently fitted cafeteria and rest rooms have been provided.'³³⁸

Expansion and modification of the site occurred from the 1930s and valuation records noted that a 'wood platform' was added to the building in 1932 at a cost of £30.³³⁹ In 1938 Berlei acquired the neighbouring Allotment 14, which enabled significant development on the northern side of the building.³⁴⁰ The existing structures (on Allotment 14) were removed and in 1940 the cleared land was used to construct a brick addition to Berlei House. The contract for the work was awarded to the Fletcher Construction Company and the *Auckland Star* reported that the three-storey building for Berlei was 'similar to, and adjoining, the firm's present premises at the corner of Nelson and [Wellesley] Streets. The floor space will be 15,000 square feet, and the contract price is approximately £15,000.'³⁴¹ In 1944 partitions were added to form a sick bay and dispensary and that same year the erection of another 'platform' was noted.³⁴² A summation of Berlei House was entered into the Valuation Field Sheets in 1945-6 which recorded the building as a three-storey brick and concrete factory and offices. 'Elaborate staff appointments' were noted along with an asphalt playground at the back with access from Nelson Street.³⁴³

Berlei House is visible on a photograph dated 1955 and that same year images of the interior of the building were published in the *New Zealand Manufacturer*, which showed the layout of the

³³⁵ New Zealand Historic Places Trust, Building File, 'Nelson House (Former Berlei Factory)', 447.

³³⁶ *New Zealand Herald*, 5 January 1931, p.15.

³³⁷ *New Zealand Manufacturer*, 15 April 1955, pp.48-51.

³³⁸ *New Zealand Herald*, 5 January 1931, p.15.

³³⁹ ACC213/105a, Auckland Council Archives.

³⁴⁰ NA14/246, LINZ.

³⁴¹ *Auckland Star*, 15 June 1940, p.7.

³⁴² AKC 339, Permit No. 868 & ACC213/105a, Auckland Council Archives.

³⁴³ ACC213/105a, Auckland Council Archives.

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workrooms and cutting room (Figure 2.47 to Figure 2.50).³⁴⁴ Further external modifications were carried out in 1959 with the addition of a carport and the erection of a dangerous goods store (see Figure 2.11).³⁴⁵

In 1969 Berlei contracted Mark-Brown, Fairhead and Associates, Architects and Engineers, to undertake interior alterations to the building which involved the creation of a computer suite on the first floor and the installation of air conditioning (see Figure 2.36).³⁴⁶ These were the final alterations made to the building under the ownership of Berlei before the property was formally conveyed to Kempthorne, Prosser & Co., a leading drug and fertiliser manufacturer, in 1973.³⁴⁷

The company re-named the building ‘Kempthorne House’ and permits for alterations were issued in 1972 to allow truck access, in 1973 to erect a new dangerous goods store along with pumps and tanks, and in September 1974 to modify the foyer of the building (Figure 2.51).³⁴⁸ A building permit, dated 1981, shows further proposed interior alterations for Pharma Chemical Industries Limited, who may have leased the premises at that time.³⁴⁹ Kempthorne, Prosser & Co. retained ownership of the property until 1982, when the allotment was formally transferred to Maurice Allen, company director, Ernest Allen, accountant, Norman Shieff, solicitor, and Lyle McIlraith, accountant.³⁵⁰ The building underwent a third name change in the 1980s to ‘Nelson House’, and was conveyed to Noorka Investments Limited in 1993 (Figure 2.52). During the 1990-2010s Nelson House was utilised as apartments and offices and came under the ownership of Sky City Auckland Limited in 1999.³⁵¹

The former Berlei House is considered to be a significant example of the work of prominent American architect Roy A. Lippincott. The building encompasses Art Deco, Wrightian and ‘Chicago School’ design elements and is regarded noteworthy as one of the few industrial contracts undertaken by the architect. Berlei House is scheduled in the Auckland Unitary Plan as a Category B historic heritage place and has been listed as a Category 2 Historic Place by HNZPT.³⁵² It was modified and incorporated into the NZICC development but its facades on the Wellesley Street West and Nelson Street frontages have been retained.

³⁴⁴ *New Zealand Manufacturer*, 15 April 1955, pp.48-51.

³⁴⁵ AKC 339, Permit No’s 17427 & 19038, Auckland Council Archives.

³⁴⁶ AKC 339, Permit No. 898, Auckland Council Archives.

³⁴⁷ NA618/156, LINZ.

³⁴⁸ AKC 339, Permit No’s 10555, 13033, 13533 & 15876, Auckland Council Archives.

³⁴⁹ AKC 339, Permit No. 35422, Auckland Council Archives.

³⁵⁰ NA618/156, LINZ.

³⁵¹ NA618/156, LINZ; New Zealand Historic Places Trust, Building File, ‘Nelson House (Former Berlei Factory)’, 447.

³⁵² It scheduled on the Auckland Unitary Plan, Schedule 14.1 ID 1987, and identified on the Auckland Council CHI as number 2486. The New Zealand Heritage List number is 559.

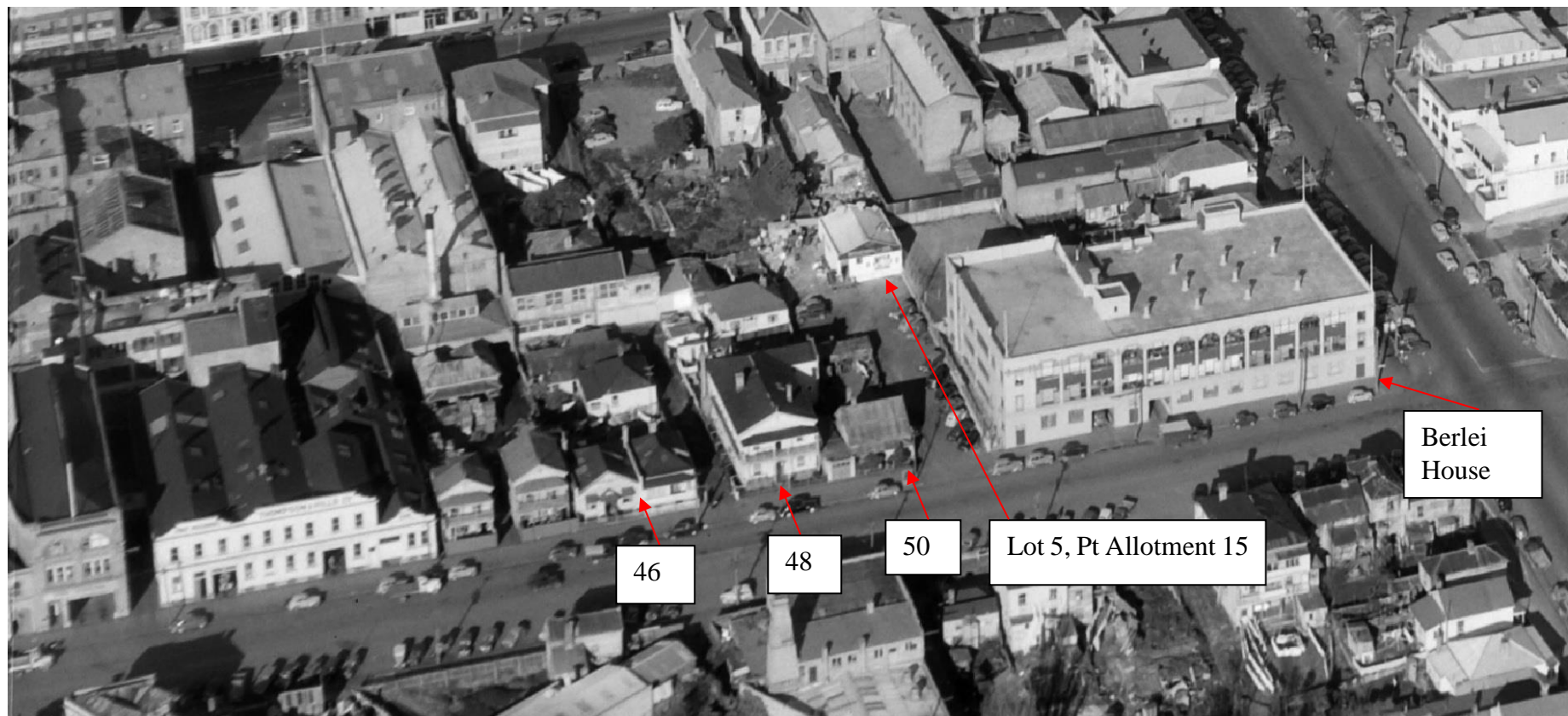
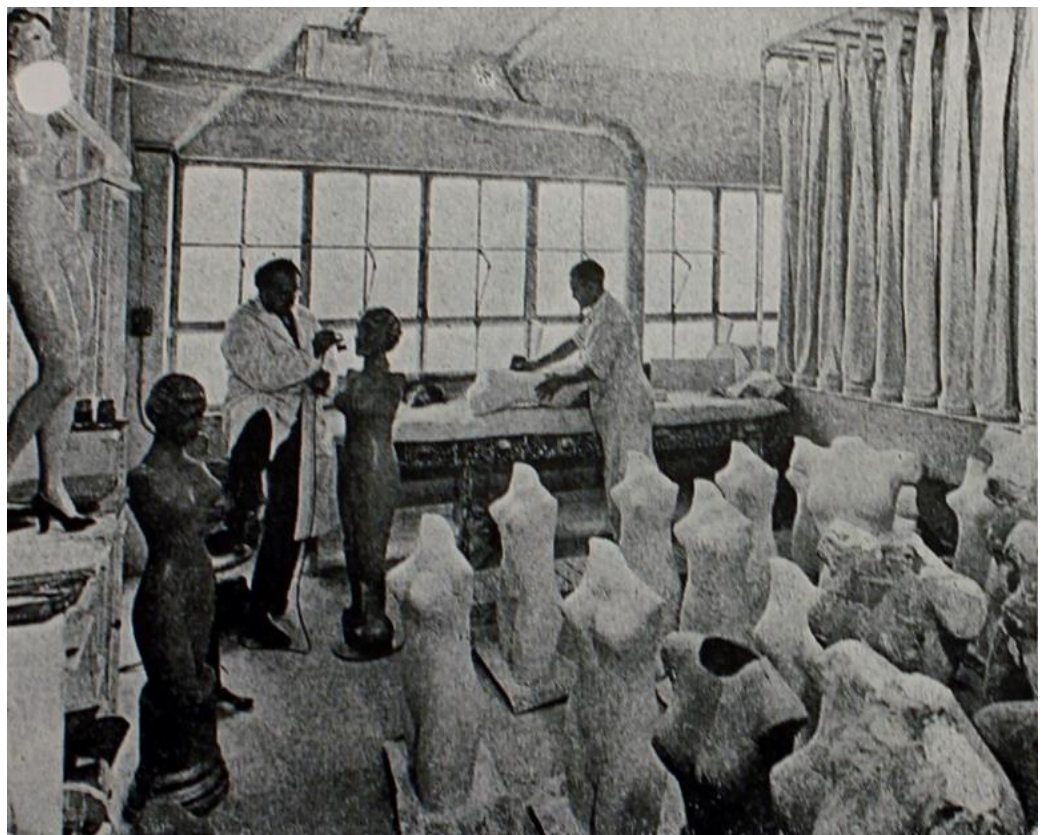


Figure 2.47. Close-up section of aerial photograph dated 25 July 1955 showing Allotments 4-17, Section 23. Historic street numbers added with red arrows for Nelson Street (source: WA-38877-F. Alexander Turnbull Library, Wellington, New Zealand, <http://natlib.govt.nz/records/23529366>)



Figure 2.48. Photograph, dated 1955, showing the work room in Berlei House (source: *New Zealand Manufacturer*, 15 April 1955, pp.48-51)

Figure 2.49. Photograph, dated 1955, showing the interior of Berlei House (source: *New Zealand Manufacturer*, 15 April 1955, pp.48-51)



2. Historical Background

Figure 2.50.
Photograph,
dated 1955,
showing the
cutting room of
Berlei House
(source: *New
Zealand
Manufacturer*, 15
April 1955,
pp.48-51)



Figure 2.51. Photograph, dated 1973 to 1979, with a view facing northeast showing the Kempthorne, Prosser & Co. building (source: Sir George Grey Special Collections, Auckland Libraries, 435-B4-187)



Figure 2.52. Photograph, dated June 1986, with a view facing northeast showing Nelson House (source: Sir George Grey Special Collections, Auckland Libraries, 1052-B4-13A)

2. Historical Background

2.12 Allotment 14, Section 23, City of Auckland (54 Nelson Street)

Allotment 14, Section 23, was conveyed by Crown Grant to Samuel Hayward Ford, believed to be New Zealand's first resident surgeon, on 12 April 1845 (Table 2.25).³⁵³ Ford retained the property for four years before he conveyed the land to a Captain Nagle in 1849. Nagle occupied the premises until 1851, when he left New Zealand and Allotment 14 was put up for sale by auction. The property was advertised as having 'a new and substantial weather-boarded cottage. Lined throughout, consisting of two Sitting-rooms, canvassed and papered, two Bedrooms, Kitchen Closet, Verandah, Lobby, &tc., with Outhouses, and an excellent Well which yields a never-ending supply of pure water'.³⁵⁴

The property subsequently passed through the hands of a number of owners during the 1850s and was conveyed to a Mr Tims in 1851, Mr McDougall in 1853 and Alexander Adam Melvin, a miller, in 1856.³⁵⁵ Melvin was employed at Brigham's Waitemata Flour Mill in Riverhead from the late 1850s. He later acquired an interest in the company with fellow miller and business partner John Lamb but died soon afterwards of consumption at the age of 32 years in 1863.³⁵⁶

In 1866 Vercoe and Harding's Map of the City of Auckland illustrated a single structure on the property, which an accompanying schedule described as a one-storey wooden dwelling with a shingle roof (Figure 2.2).³⁵⁷ Allotment 14 remained under the ownership of Melvin's executors, Messrs Cruickshank and Watt, until 1877, when it was conveyed to Melvin's former business partner, John Lamb. It is unknown whether Lamb occupied or rented the Nelson Street property; however, he held the title until 1879 when the allotment was again conveyed to Jane Ivil, wife of George Ivil.

In 1882 Allotment 14 was illustrated on Hickson's Map of the City of Auckland, which showed significant modification from Vercoe and Harding's earlier plan (Figure 2.3). The one-storey wooden dwelling shown in 1866 was no longer visible, and a new wooden building with a front verandah was depicted near to the western boundary of the allotment, along the Nelson Street frontage. No other structures were shown and the remainder of the allotment appears to have been open space. The following year Ivil transferred the property to Elizabeth Heath Parker, wife of John Parker, a sawmiller.

The Parkers retained the existing house as their residence and erected two more dwellings on the allotment.

In 1886 these buildings were severely damaged by fire which originated on the property and threatened neighbouring allotments. The incident was reported by the *New Zealand Herald* with the following:

'About two o'clock this morning the firebells rang out an alarm of fire, and presently a glare of fire shot up from about the centre of Nelson street, illuminating the whole neighbourhood. The fire proved to have originated in an unoccupied dwelling, one of a block of three belonging to Mr. John Parker, of Nelson street, and situate at the back of his residence which was on the Nelson street frontage. In a short space of time the Auckland Fire Brigade, under Superintendent Hughes, and the Salvage Corps under Captain Field, were on the ground, but there was some difficulty in getting at the fire and mastering it, as the houses were built

³⁵³ <http://timespanner.blogspot.co.nz/2008/11/samuel-hayward-ford-nzs-first-resident.html>

³⁵⁴ *New Zealander*, 18 January 1851, p.1.

³⁵⁵ Deeds Index 1A/442, Archives New Zealand.

³⁵⁶ BDM 1863/7006; Rod Clough, Kim Tatton, Sarah Macready and Peter Reed (Salmon Reed Architects), 'Riverhead Mill Conservation Plan, Unpublished report prepared by Clough & Associated Limited for Auckland Regional Council, 2005, pp. 9 & 11.

³⁵⁷ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.21.

2. Historical Background

up a narrow right-of-way about three feet wide. Mr. Parker, had the three houses, which had not been very long built, insured in the South British for £100 each, and he will probably lose £200 to £300 over insurance.³⁵⁸

The unoccupied house was destroyed as a result of the fire; however; Parker's two other dwellings survived and can be seen on Stevens' Map of the City of Auckland, dated 1886 (Figure 2.4). Mr and Mrs Parker continued to occupy 54 Nelson Street and took in lodgers to supplement their income, including a Mr Albert Edward Stanley, who had taken up tenancy in 1884. Stanley remained at the address until 1888, when he left for Australia, taking Mrs Parker with him. That same year the property was transferred from Elizabeth to John Parker, who continued living in Nelson Street and was eventually granted a divorce in 1894.³⁵⁹

Valuation Rates Books dated 1901 describe the property as two wood buildings and a yard, with a combined rateable value of £60.³⁶⁰ In 1908 the property was included on Wrigg's City of Auckland Map, which showed several structures on the allotment (Figure 2.53). A one-storey wooden residence with front entrance steps and verandah is shown, along with a possible one-storey wooden extension at the rear. A number of unidentified structures are also shown behind the house. A picket fence with two gates divides the allotment into front and back sections and several buildings (not shown on Hickson's earlier map) are illustrated, including a one-storey wooden structure and three one-storey galvanised iron outbuildings/sheds.

Valuation Field Sheets, dated from 1912/13, note few changes to the property during the early 20th century and describe the allotment as having two wood houses (the front with nine rooms and the back with five rooms) and a yard. Parker remained an occupant of 54 Nelson Street until his death in 1932, at 82 years of age, when the property passed to his widow, Catherine.³⁶¹ Allotment 14 was eventually sold to Berlei (NZ) Limited in 1938 and in 1940 Parker's former house was put up for sale for removal (Figure 2.54).³⁶² The remaining rear building was illustrated as an 'old wooden dwelling' on a survey plan of the property dated September 1940 and demolished soon afterwards (Figure 2.55). The empty allotment was utilised for the construction of a brick addition to the neighbouring Berlei Factory (situated in Allotment 13) in 1940, along with a rear carparking area (Figure 2.40 and Figure 2.47).³⁶³

³⁵⁸ *New Zealand Herald*, 27 July 1886, p.5.

³⁵⁹ *New Zealand Herald*, 21 September 1894, p.3.

³⁶⁰ ACC210/170, Auckland Council Archives.

³⁶¹ *Auckland Star*, 5 May 1932, p.1.

³⁶² NA14/246, LINZ; *Auckland Star*, 29 June 1940, p.17.

³⁶³ ACC213/105a, Auckland Council Archives.

Table 2.25. Early ownership history of Allotment 14, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	Samuel Hayward Ford	12 April 1845	1A/442
Conveyance	Ford to Nagle	13 January 1849	1A/442
Mortgage	Nagle to Turner	12 June 1849	1A/442
Reconveyance	Turner to Nagle	31 January 1851	1A/442
Conveyance	Nagle to Tims	1 February 1851	1A/442
Conveyance	Tims to McDougall	12 August 1853	1A/442
Conveyance	McDougall & Nagle & Ux to Melvin	3 March 1856	1A/442
Will	Melvin to Cruickshank & Watt	14 March 1863	1A/442
Mortgage	Lamb to Henderson & or	27 May 1869	1A/442
Transfer	Henderson & or to Bank of A	27 May 1869	1A/442
Reconveyance	Bank of A & ors to Lamb	12 July 1870	1A/442
Mortgage	Lamb to Bank NZ	15 September 1870	1A/442
Conveyance	Cruickshank & or to Lamb	15 November 1877	1A/442
Certificate of Title issued		7 March 1878	NA14/246

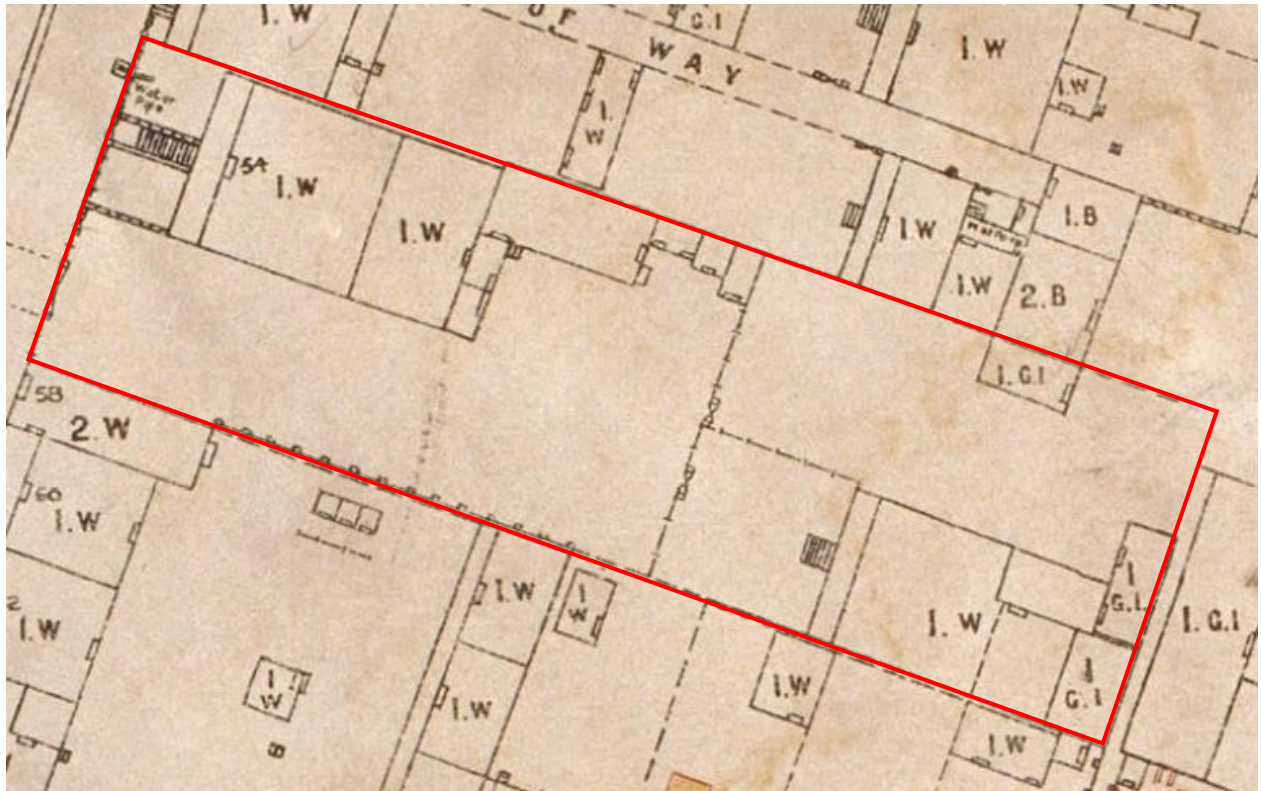


Figure 2.53. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 14, Section 23 (source: ACC 014 E12)

Figure 2.54.
 Newspaper
 advertisement,
 dated 1940, for
 the removal of
 the house at 54
 Nelson Street
 (source:
Auckland Star, 29
 June 1940, p.17)

FOR SALE BY TENDER.

FOR SALE FOR REMOVAL.

HOUSE, SITUATED NO. 54, NELSON STREET, AUCKLAND

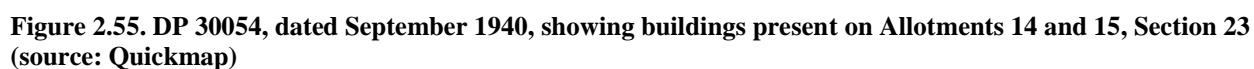
(not including califout and bath).

Tenders close with the undersigned on July 1, 1940, at noon.

BERLEI (N.Z.), LTD..

Corner Nelson and Wellesley Streets.

Auckland, C.I. :x29



2.13 Allotment 15, Section 23, City of Auckland (50-52 Nelson Street)

Allotment 15, Section 23, a total land area of 1 rood, was conveyed by Crown Grant to John Baker on 19 April 1845 (Table 2.26). Baker did not retain the land for long and transferred the property to Anne Turton in 1846, who again conveyed the allotment later that same year to Thomas Fegan, a settler.³⁶⁴ In 1853 Allotment 15 was purchased by James Bond for the sum of £90. The deed of conveyance recorded the transfer of the allotment together with ‘all buildings thereon being’; however, it remains unclear which of the early owners initiated construction.³⁶⁵ Bond held the title for a few years before he subdivided the property in the late 1850s, with the southern half (later 52 Nelson Street) conveyed to Hill on 21 July 1858 and the northern half (later 50 Nelson Street) conveyed to Brighton on 21 May 1859 (Table 2.27, Table 2.28 and Figure 2.56).³⁶⁶

Hill and Brighton’s properties were illustrated on Vercoe and Harding’s Map of the City of Auckland, dated 1866, which showed buildings on both of the part allotments (Figure 2.2). Two structures were shown on Hill’s southern portion which an accompanying schedule described as a one-storey wooden dwelling with a shingle roof (the rear building likely being an outbuilding). Only one structure was present on Brighton’s northern portion, and this was also described as a one-storey wooden dwelling, with shingle roof.³⁶⁷

Hill retained Pt Allotment 15 until the early 1870s; however, the northern portion was conveyed to Rogers in 1868 and then Moller in 1871.³⁶⁸ In 1872 both halves of Allotment 15 were brought together under Certificate of Title NA4/151, which was issued to Captain Frank Amodeo, mariner.³⁶⁹ In 1875 Amodeo subdivided the property into five lots, with the residue utilised as a central right-of-way to provide access (Figure 2.57). DP 23, dated August 1875 shows the subdivision of the property and depicts several buildings, including three large wooden residences and outbuildings on Lots 1, 2 and 3 and a small wooden dwelling on Lot 4 (Figure 2.58). Yards and gardens are also shown, along with a well situated in the right-of-way. The subsequent history of each subdivided part is presented below.

2.13.1 Pt Allotment 15, Section 23, City of Auckland (50 and 50A Nelson Street)

Lots 1 and 2, Pt Allotment 15, made up what would later be numbered 50 and 50A Nelson Street.

The 9 perch parcel which comprised Lot 1 (50 Nelson Street) was retained by Captain Amodeo, who transferred it to his wife in 1877 and then to Harrietta Spragg in 1881.³⁷⁰

³⁶⁴ Deeds Index 1A/443, Archives New Zealand.

³⁶⁵ Deeds Register 7D/692, Archives New Zealand.

³⁶⁶ Deeds Index 1A/443, Archives New Zealand.

³⁶⁷ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.21.

³⁶⁸ Deeds Indexes 1A/443 & 7A/505, Archives New Zealand.

³⁶⁹ NA4/151, LINZ.

³⁷⁰ NA11/158, LINZ.

Table 2.26. Early ownership history of Allotment 15, Section 23

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	John Baker	19 April 1845	1A/443
Conveyance	Baker to Turton	7 February 1846	1A/443
Conveyance	Turton to Fegan	5 September 1846	1A/443
Conveyance	Fegan to Bond	5 December 1853	1A/443
Conveyance (Part)	Bond to Hill	21 July 1858	1A/443 & 7A/505
Conveyance (Part)	Bond to Brighton	21 May 1859	1A/443

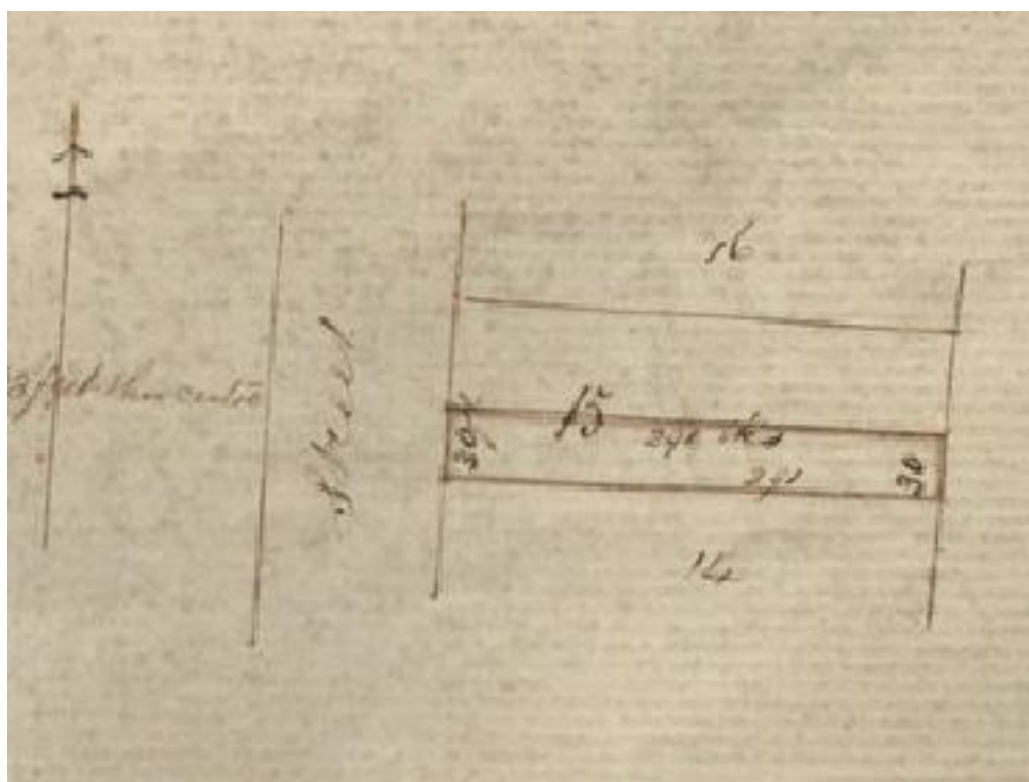
Table 2.27. Early ownership history of Pt Allotment 15, Section 23 (50 Nelson Street)

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Bond to Brighton	21 May 1859	1A/443
Conveyance	Brighton to Rogers	24 January 1868	1A/443
Mortgage	Rogers to Adam	5 March 1868	1A/443
Reconveyance	Adam to Rogers	3 December 1870	1A/443
Conveyance E.R.	Rogers to Moller	13 May 1871	1A/443
Mortgage	Moller to Nathan	15 May 1871	1A/443
Certificate of Title issued		13 August 1872	NA4/151

Table 2.28. Early ownership history of Pt Allotment 15, Section 23 (52 Nelson Street)

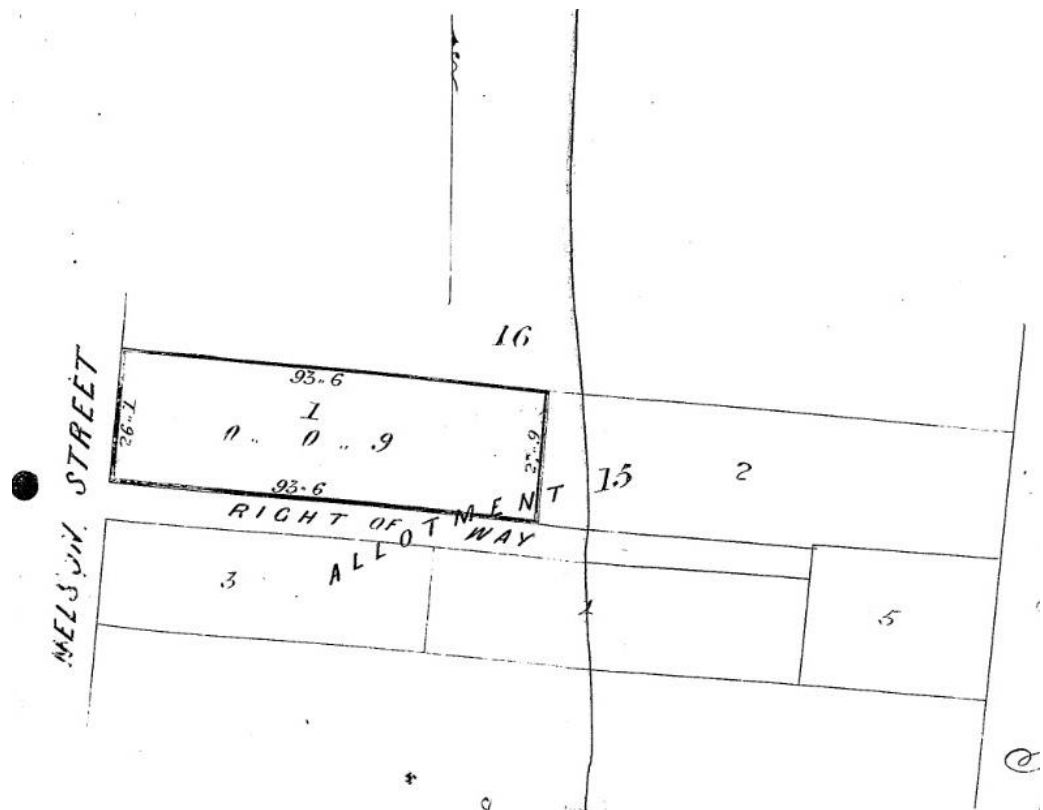
Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Bond to Hill	21 July 1858	7A/505
Mortgage	Hill to Weston	21 July 1858	7A/505
Reconveyance	Weston to Hill	23 April 1861	7A/505
Mortgage	Hill to Morrin	14 January 1865	7A/505
Reconveyance	Morrin to Hill	14 January 1866	7A/505
Mortgage	Hill to Weston	29 October 1869	7A/505
Reconveyance	Weston to Hill	25 November 1871	7A/505
Conveyance	Hill to Amodeo	13 January 1872	7A/505
Certificate of Title issued		13 August 1872	NA4/151

Figure 2.56.
Sketch plan
showing the
southern
subdivided
portion of
Allotment 15,
Section 23
(source: Deeds
Index 7A/505,
Archives New
Zealand)



2. Historical Background

Figure 2.57.
Sketch plan,
dated 1875,
showing the
division of
Allotment 15 into
five Lots with a
central right-of-
way (source:
NA11/158, LINZ)



2. Historical Background

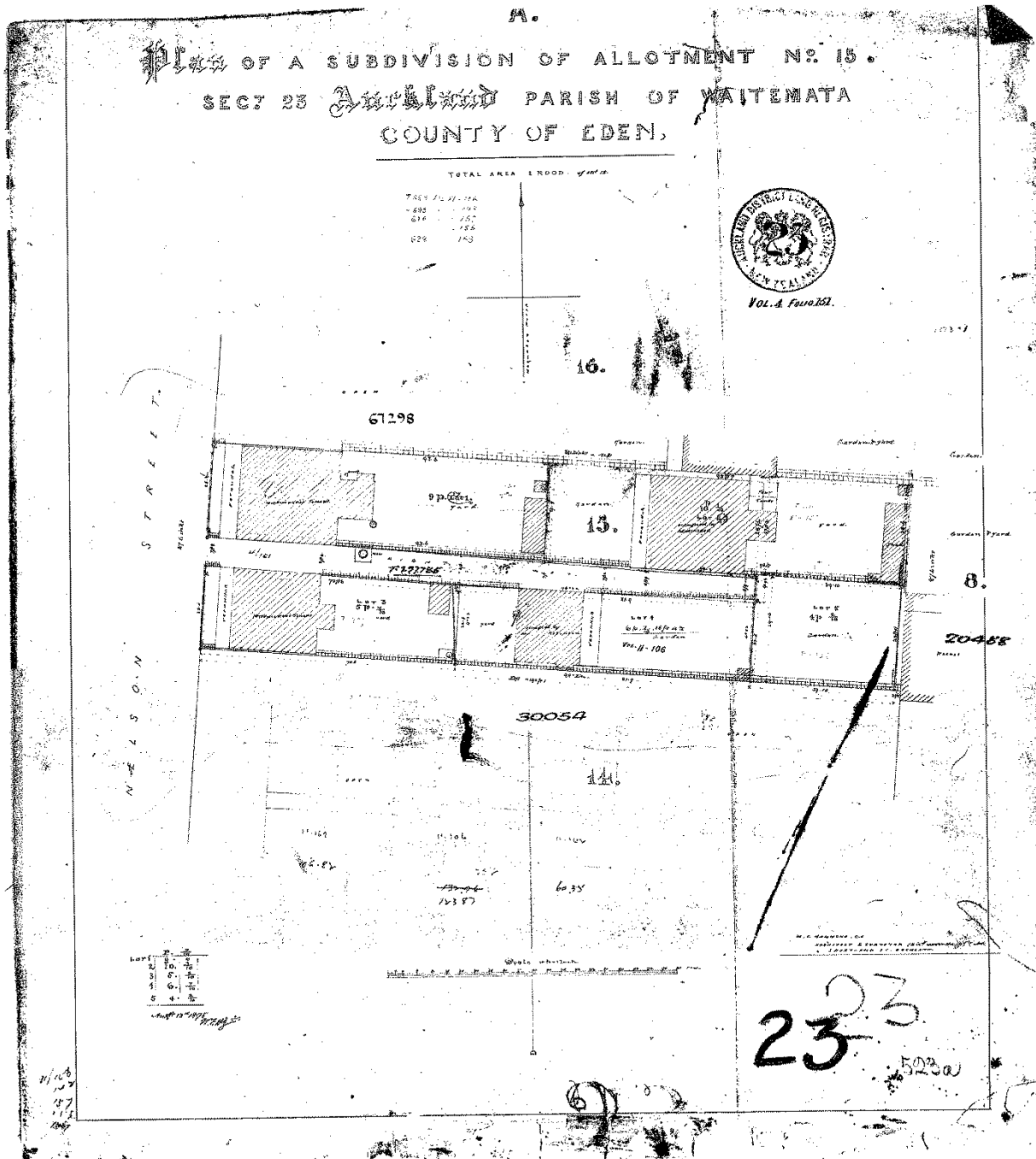


Figure 2.58. DP 23, dated 1875, showing the subdivision of Allotment 15 into five Lots with buildings present (source: Quickmap)

The slightly larger 10 perch Lot 2 (50A Nelson Street) was purchased by John Gillander, a cellarman, on 10 September 1875. Gillander held the title until 1882 when he transferred the lot to Emma Calder, wife of Laurence Calder, a mariner.³⁷¹ That same year the property was illustrated on Hickson's Map of the City of Auckland, which showed two sizeable residences on the lots, both with front verandahs and small rear extensions (Figure 2.3).

³⁷¹ NA11/157, LINZ.

2. Historical Background

Lot 1 was transferred from Spragg to Richard May, a settler, in 1883 and again to John Schmidt, an engraver, in 1890; however, Lot 2 was retained by Calder until 1896, when it was conveyed to Honoria Parker, wife of Alfred Parker, hotelkeeper. Street directories from the 1890s indicate that the owners of the lots did not reside on the properties and let them to a number of different tenants. 50 Nelson Street (Lot 1) became owner/occupied from 1903, when the property was sold to David Nicoll, an express carter. Nicoll resided at the address until 1906, when he transferred the lot to James Morgan, a gardener, who also occupied the premises.³⁷²

In 1908 50 and 50A Nelson Street were depicted on Wrigg's Map of the City of Auckland (Figure 2.59). The map identified the two one-storey wooden residences on Lots 1 and 2 as the same shown on Hickson's earlier plan. Both were shown to have front verandahs and small one-storey wood extensions at the back. In addition, two one-storey galvanised iron outbuildings/sheds were shown at the rear of Lot 1, along with a one-storey wood outbuilding/shed at the rear of Lot 2. That same year valuation records described Morgan as the occupier of Lot 1, comprising a wood building with a rateable value of £32.

Later valuation sources, dated 1912/13, record Morgan's property (50 Nelson Street) as having a seven-roomed wood house (plus attic) and stables, which may refer to the galvanised iron structures at the rear of the lot.³⁷³ 50A Nelson Street is simply recorded as a 'wood house at back' with a rateable value of £26 and a total of four rooms noted.³⁷⁴ Throughout the 1910s-1920s Morgan continued to occupy Lot 1 and utilised the spacious residence as apartments. The property passed to his executors following his death in 1928, and in 1929 the lot was sold to Harry Jiggers, boarding-house keeper, for £650. Lot 2 continued to be tenanted throughout the 1910s and 1920s and was transferred to the Public Trust in 1924. No modifications to the buildings were noted and in 1934 the Trust conveyed the lot to Eric Cleveland and Phyllis McGregor. In 1943 Lot 2 was purchased by Berlei (NZ) Limited, who organised the demolition of the wood building in 1945. Lot 1 was also purchased by the company in 1955 and valuation records note that the wood dwelling and outbuildings were removed soon afterwards (Figure 2.47).³⁷⁵

³⁷² NA11/158, LINZ.

³⁷³ The stables were renamed as a shed sometime during the 1920s.

³⁷⁴ ACC213/105a, Auckland Council Archives.

³⁷⁵ Ibid.



Figure 2.59. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 15, Section 23 (source: ACC 014 E12)

2.13.2 Pt Allotment 15, Section 23, City of Auckland (52 and 52A Nelson Street)

Lots 3 and 4, Pt Allotment 15, made up what would later be numbered 52 and 52A Nelson Street. Lot 4 (52A Nelson Street), comprising around 6 perches, was the first to sell, to Robert Robinson in July 1875. Robinson transferred the lot the following year to Isabella Millar, wife of Robert Millar, who also retained the property for a year and sold to Thomas Roulston, a farmer, in 1877.³⁷⁶ Lot 3 (52 Nelson Street) was purchased by Robert Millar, a settler, on 20 October 1875 and conveyed again to John Sinclair in 1877 and then to John Bushell, a master mariner, in 1878.³⁷⁷

In 1882 the lots were depicted on Hickson's Map of the City of Auckland, which showed a small wooden dwelling situated near the Nelson Street frontage on Lot 3, and two wooden dwellings within Lot 4 (Figure 2.3). The buildings were affected by fire in 1886 which began in the neighbouring Allotment 14. The *New Zealand Herald* noted:

'on the other side [of Allotment 14] matters were just as bad, Roulston's houses being also built up a right-of-way, and the miserable avenues of ingress and egress were blocked by sightseers and tenants fleeing with their household goods...the flames extended to Roulston's house on the next allotment, but his second house, occupied by a Mrs. Thomson, whose husband is away in the bush, escaped. Roulston's own residence, however, was partially gutted.'³⁷⁸

³⁷⁶ NA11/106, LINZ.

³⁷⁷ Note: the Certificate of Title for these conveyances is illegible in parts and therefore the name John Sinclair and the date of conveyance to John Bushell may be incorrect. NA11/169 & NA13/233, LINZ.

³⁷⁸ *New Zealand Herald*, 27 July 1886, p.5.

2. Historical Background

Bushell and Roulston remained occupiers of Lots 3 and 4 until the early 1890s and both sold to Alfred Parker, a hotelkeeper, in 1894.³⁷⁹ Parker tenanted the properties throughout the late 1890s and was listed as an occupier from 1901.³⁸⁰ In 1903 he conveyed Lots 3 and 4 to his wife, Honoria Parker and the properties appeared on Wrigg's Map of the City of Auckland soon afterwards in 1908 (Figure 2.59).

The map showed a one-storey wooden dwelling with front and rear verandahs situated in Lot 3 (52 Nelson Street), along with a one-storey wood outbuilding/shed in the back yard. A smaller one-storey wooden dwelling was also illustrated on Lot 4 which had a front verandah and a one-storey wood addition at the rear.

Valuation Field Sheets dated 1912/13 record 52 Nelson Street as a five-roomed wood house with a rateable value of £36 and 52A Nelson Street as a three-roomed wood house with a rateable value of £18. No further significant changes to the buildings were noted and the lots passed to the Public Trust following Parker's death in 1923. The trust made no alterations to the properties and eventually conveyed the lots to Eric Cleveland and Phyllis McGregor in 1934. By the 1940s the cottages were noted to be in poor condition and a survey plan dated September 1940 shows the positions of the old wooden house and wood shed on Lot 3 along with the rear wood dwelling on Lot 4 (Figure 2.55). In 1943 they were sold to Berlei (NZ) Limited, who undertook demolition of the buildings soon afterwards (Figure 2.47).³⁸¹

2.13.3 Lot 5, Allotment 15, Section 23, City of Auckland

Lot 5, which comprised just over 4 perches of land, was situated at the rear of Allotment 15, along the boundary with Allotment 8.³⁸² William R. Waddell's purchase of the lot in 1875 extended the boundary of his existing property (Part Allotment 8 and 9, 103 Hobson Street, which had been acquired by Waddell in 1863) and provided him with access across Section 23 between Hobson and Nelson Streets.³⁸³ Hickson's Map of the City of Auckland showed that by 1882 two small wooden structures had been erected on the lot (Figure 2.3). These buildings were damaged by a fire in 1886 which had broken out in the neighbouring Allotment 14 (belonging to Elizabeth and John Parker) and spread quickly to nearby properties. The *New Zealand Herald* noted: 'while the fire was in progress in Parker's block, the stable attached to Mr. W.R. Waddel's [sic] bakery took fire. The horses were promptly removed to Crowther's stables, but the stable is badly damaged.'³⁸⁴

In 1890 Lot 5 was transferred to Waddell's widow, Sophia Anne, who retained the property until 1895, when the lot was sold in default of the mortgage by the Registrar of the Supreme Court.³⁸⁵ An advertisement of the estate included: 'Part Lots 8 and 9, Section 23, City of Auckland, having 31 feet 2 inches to Hobson-street by 291 links deep, and also part Lot 15, Section 23, about 40 feet by 29 feet, with all BUILDINGS thereon, known as Waddel's [sic] Bakery, consisting of [a] large Shop and Dwelling, two-storied, built of brick, and slate-roofed, Bakery, Stables, Sheds, etc.'³⁸⁶ It is likely that the stables and sheds were erected on Lot 5 and Wrigg's Map of the City of Auckland,

³⁷⁹ NA13/233 & NA11/106, LINZ.

³⁸⁰ Cleave, 1901.

³⁸¹ ACC213/105a, Auckland Council Archives.

³⁸² NA11/142, LINZ.

³⁸³ Deeds Index 11A/894, Archives New Zealand.

³⁸⁴ *New Zealand Herald*, 27 July 1886, p.5.

³⁸⁵ NA11/142, LINZ.

³⁸⁶ *Auckland Star*, 20 July 1894, p.4. Francis Dart Fenton, the mortgagee, purchased the property in 1895 and conveyed the lot to James Baggott, a sharebroker from Thames, in 1897. Baggott held the title until his death in 1906. NA11/142, LINZ.

2. Historical Background

dated 1908, shows two brick structures (a two-storey and a one-storey) side by side on the lot with a stone or brick wall running along a portion of the northern boundary (Figure 2.59).

Lot 5 was part of James Baggott's deceased estate in 1908, and the following year it was sold to William Goodman Martin, a mine manager. Martin briefly retained the title until his death in 1910 when the lot was transferred to his widow, Eliza Martin.³⁸⁷ 103 Hobson Street was utilised as a boarding-house during the 1910s and 1920s; however, the presence of a stable was noted in valuation records until the mid-1920s, when it was repurposed as a store.³⁸⁸

In 1935 the property was conveyed to William Arthur Martin, an engineer who held the title until 1948, when it was transferred to Olive May Martin, a spinster. The land eventually passed out of the Martin family's ownership in 1951 when the property was conveyed to Thomas William Bennett, a spray painter.³⁸⁹ It is unknown whether the old stable/store remained standing at the time of Bennett's purchase; however, in 1952 plans were produced for a new one-storey workshop on the property.³⁹⁰ An aerial photograph of the lot, dated 1955, shows the newly built workshop, and an adjoining carport is shown in a later photograph dated 1963 (Figure 2.47 and Figure 2.11).

³⁸⁷ NA11/142, LINZ.

³⁸⁸ Despite the new description in valuation records, DP 30054, dated September 1940, identifies the brick building as a stable. See Figure 2.55. ACC213/70b, Auckland Council Archives.

³⁸⁹ NA11/142, LINZ.

³⁹⁰ AKC 339, Permit No. 9812, Auckland Council Archives.

2.14 Allotment 16, Section 23, City of Auckland (48 Nelson Street)

Allotment 16, Section 23, was awarded by Crown Grant to John Baker on 19 April 1845 (Table 2.29). The property was subsequently passed between a number of owners including: Russell and then Norman in 1847, Bond in 1848, Fraser in 1860, and Sullivan in 1865.³⁹¹ By 1866 Vercoe and Harding's Map of the City of Auckland showed a single wooden structure had been erected on the allotment, which an accompanying schedule described as a one-storey wooden dwelling with a shingle roof (Figure 2.2).³⁹²

In 1870 Allotment 16 (along with the neighbouring Allotment 17) was conveyed to the Trustees of the General Synod of the Church of England (later known as the Melanesian Mission Trustees, and then the Melanesian Mission Trust Board). That same year a right-of-way was granted which ran along the boundary between Allotments 16 and 17.³⁹³ The Mission further subdivided the land and in 1875 an advertisement offered the allotment for lease by auction, with a term of 40 years (Figure 2.60).³⁹⁴ Burgess Rolls for the City of Auckland, dated 1882/3, record William S. Cochrane, an agent, as the occupier of the wood building on Allotment 16 and Hickson's City of Auckland Map, dated 1882, illustrated Allotment 16 as a large and open space with a small wooden structure situated towards the rear of the property (Figure 2.3).³⁹⁵ What appears to be an enclosed area is also shown directly in front of the dwelling.

In 1883/4 valuation records noted that the wooden building had a rateable value of £50 and by 1890/1 this had risen considerably to £150 and the description had been altered to 'Wood Buildings (2) and Allotment'.³⁹⁶ In 1902 the Melanesian Trust Board leased the new building (situated on Lot 2, Pt Allotment 16) to Charles Pooley for a term of 60 years (Table 2.30).³⁹⁷ Pooley converted the dwelling into a boarding-house (named Victoria House) and the sizeable building was captured in a photograph dated June 1905 (Figure 2.61). Allotment 16 was also depicted on Wrigg's City of Auckland Map, dated 1908, which showed the boarding-house (numbered 48 Nelson Street) as a large two-storey wooden structure with a front verandah and a small one storey wooden extension and stairs at the back (Figure 2.62). The boarding-house was shown to be completely fenced, with a gated picket fence at the front and a board or lattice fence running around the northern, southern and eastern sides of the house. At the rear of the property a small one-storey wooden dwelling was illustrated with a front verandah and several unidentified structures situated within the rear yard.

Later amendments to Wrigg's map (made between 1909 and 1919) show significant changes to the boarding-house, including the replacement of the rear additions with two-storey wooden extensions, and the construction of a new concrete wall with corrugated iron enclosure near to the northern side of the wood house at the back (Figure 2.63).

William S. Cochrane continued to occupy the old dwelling at the rear of Allotment 16 until around 1912/13. The building was described by valuation records as simply a 'wood building at back' with a rateable value of £16.³⁹⁸ In 1915 Jeffrey Ellingham, a builder, took over the lease of the rear wood building, along with the neighbouring Allotment 17 (Figure 2.64 and Table 2.31).³⁹⁹

³⁹¹ Deeds Index 1A/444, Archives New Zealand.

³⁹² John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.21.

³⁹³ Deeds Index 1A/444, Archives New Zealand.

³⁹⁴ *New Zealand Herald*, 14 April 1875, p.4.

³⁹⁵ ACC396/1b, Auckland Council Archives.

³⁹⁶ ACC396/1c & 1d, Auckland Council Archives.

³⁹⁷ ACC210/180, Auckland Council Archives. It is unknown exactly when Lot 2 was subdivided from Allotment 16

³⁹⁸ ACC213/70b, Auckland Council Archives.

³⁹⁹ Deeds Index 27A/529, Archives New Zealand.

2. Historical Background

Table 2.29. Early ownership history of Allotment 16, Section 23⁴⁰⁰

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	John Baker	19 April 1845	1A/444
Conveyance	Baker to Russell	5 August 1847	1A/444
Conveyance	Russell to Norman	24 November 1847	1A/444
Conveyance	Norman to Bond	8 November 1848	1A/444
Conveyance	Bond to Fraser	28 June 1860	1A/444
Conveyance	Fraser to Sullivan	30 March 1865	1A/444
Conveyance	Sullivan to Tr'e'es S.C. Genl. Synod	24 January 1870	1A/444
Gt. Right of Way	Dudley Kissling & Upton	20 August 1870	1A/444
Lease (Lot 2)	Melanesian Mission Trust Board to Pooley	20 June 1902	1A/444 & 21A/603
Lease (Pt 16)	Melanesian Mission Trust Board to Ellingham	16 August 1915	1A/444 & 27A/529
Brought under the Land Transfer Act		30 November 1937	NA599/65

⁴⁰⁰ Note: Mortgages, reconveyances, transfers and receipts have been omitted from the table for brevity.

Figure 2.60.
Newspaper
advertisement,
dated 1875, for
the lease of
Allotments 16
and 17, Section
23 (source: *New
Zealand Herald*,
14 April 1875,
p.4)

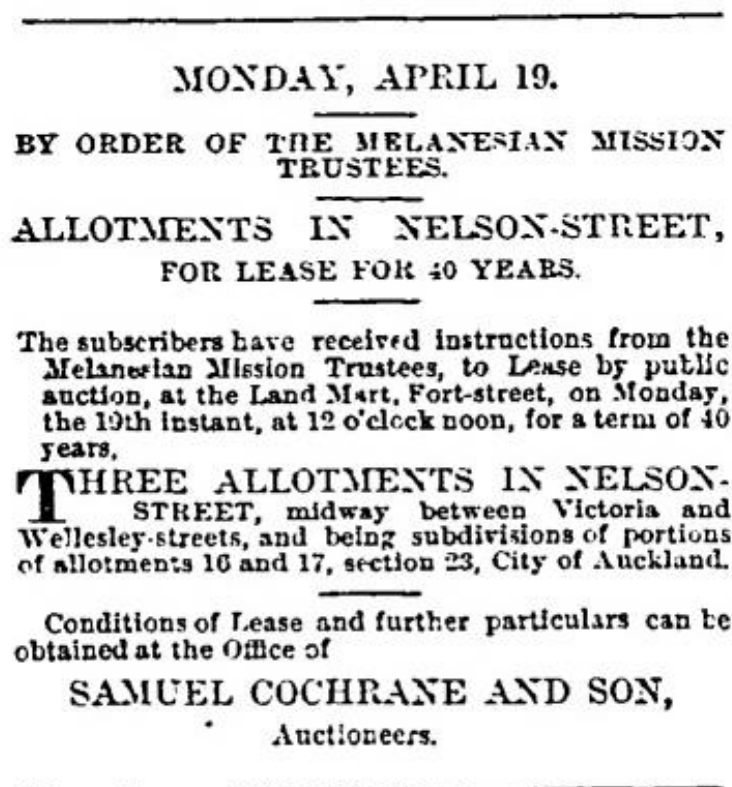


Table 2.30. Early ownership history of Lot 2, Pt Allotment 16, Section 23⁴⁰¹

Instrument	Parties	Date Recorded	Where Recorded
Lease	Melanesian Mission Trust Board to Pooley	20 June 1902	21A/603
Assignment	Pooley to Peterson	19 December 1924	21A/603
Assignment	Peterson to McKie	1 September 1936	21A/603
Brought under the Land Transfer Act		30 November 1937	NA599/32

⁴⁰¹ Note: Mortgages, reconveyances, transfers and receipts have been omitted from the table for brevity.



Figure 2.61. Photograph, dated June 1905, with a view facing northeast showing Nelson Street in the background (source: Sir George Grey Special Collections, Auckland Libraries, 1-W1247). Pooley's boarding-house at 48 Nelson Street indicated by a red arrow

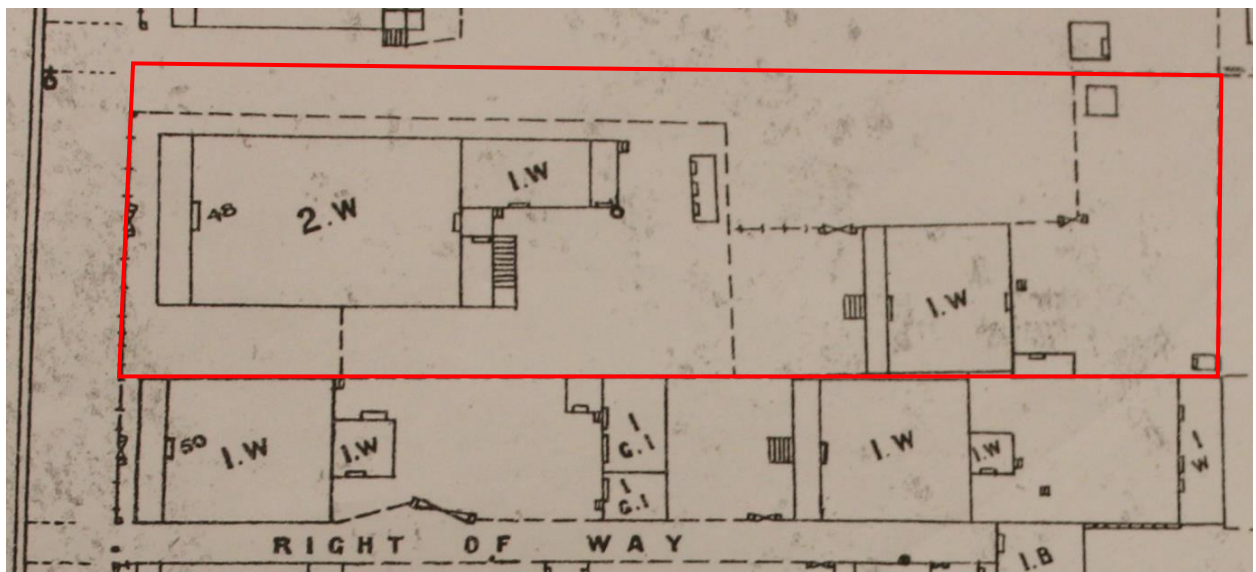


Figure 2.62. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 16, Section 23 (source: ACC 014 E12)



Figure 2.63. Close-up section of Wrigg's 1908 Map of the City of Auckland (with changes in place by 1919 indicated in brown), showing the approximate boundaries of Allotment 16, Section 23 (source: ACC 014 E12)

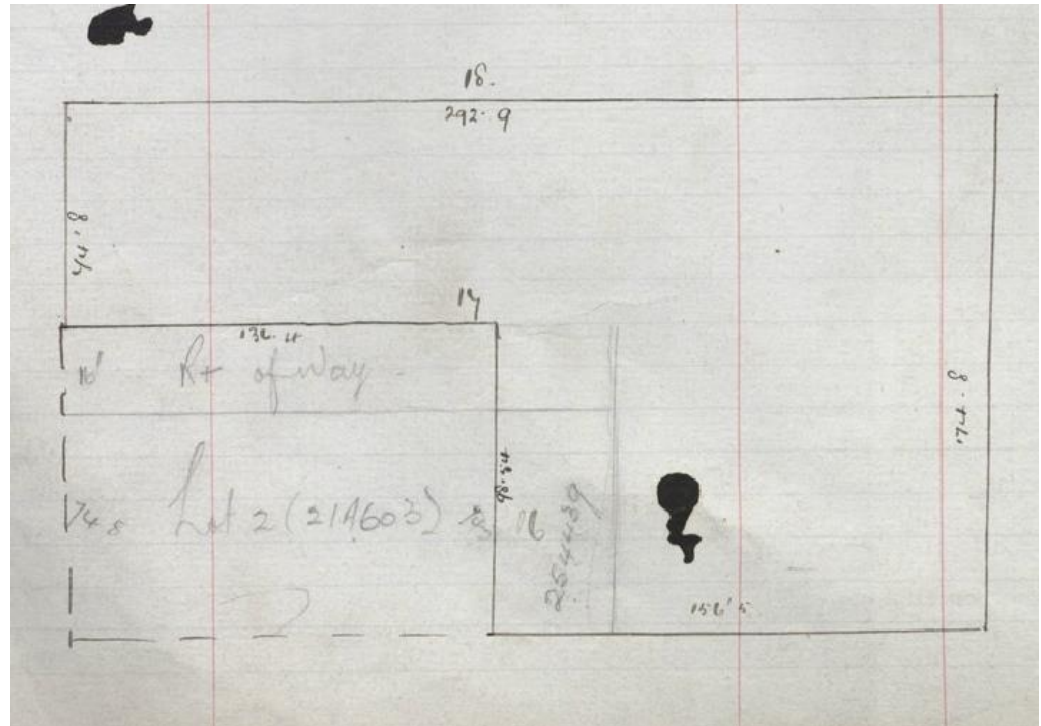
Table 2.31. Early ownership history of Pt Allotments 16 & 17, Section 23⁴⁰²

Instrument	Parties	Date Recorded	Where Recorded
Lease	Melanesian M.T. Board to Ellingham	16 August 1915	27A/529
Lease (Pt 16)	Ellingham to Pooley	7 March 1917	27A/529
Assignment	Pooley to Peterson	19 December 1924	27A/529
Assignment	Peterson to McKie	1 September 1936	27A/529
Brought under the Land Transfer Act		30 November 1937	NA599/31

⁴⁰² Note: Mortgages, reconveyances, transfers and receipts have been omitted from the table for brevity.

2. Historical Background

Figure 2.64.
Sketch plan,
undated, showing
subdivision of
Allotments 16
and 17, Section
23 (source: Deeds
Index 27A/529,
Archives New
Zealand)



No subsequent modifications to the buildings on Allotment 16 were recorded in Valuation Field Sheets until 1916, when a building permit was obtained to ‘add to boarding-house in wood’. The permit specified a time of two months to complete the work, for the sum of £520, and involved the removal of two old rooms at the back of the building to be replaced with new extensions accommodating an extra 12 rooms.⁴⁰³ In 1924 Pooley transferred the lease of 48 Nelson Street to John Peterson, a boarding-house keeper, who retained the name ‘Victoria House’ and erected a brick and concrete garage alongside the house in 1933. The lease was again transferred in 1936, to Wilson McKie, who managed the boarding-house until his death in 1941. The sub-lease passed to the Public Trust and was eventually transferred to William Barry, boarding-house proprietor, in 1942. No further alterations were recorded and in 1957 the lease passed to the Ellingham family (Figure 2.47).⁴⁰⁴

The boarding-house remained at 48 Nelson Street until 1968, when it was demolished to make way for a service station (erected 1972) (Figure 2.13).⁴⁰⁵ Although historical sources are unclear, it is considered likely that the wood house at the rear of Allotment 16 was also dismantled around the same time, and an aerial photograph dated 1969 shows the cleared section used as carparking (Figure 2.36).

⁴⁰³ Following the 1916 extension the boardinghouse at 48 Nelson Street was noted to contain a total of 30 rooms. ACC213/70b & AKC 339, Permit No. 9782, Auckland Council Archives.

⁴⁰⁴ ACC213/70b, Auckland Council Archives, NA599/31, LINZ.

⁴⁰⁵ ACC213/70b & AKC 339, Permit No. 8770, Auckland Council Archives.

2. Historical Background

2.15 Allotment 17, Section 23, City of Auckland (46 Nelson Street)

Allotment 17, Section 23, a total land area of 1 rood, was conveyed by Crown Grant to Edward Other on 9 June 1845 (Table 2.32). Other retained the title briefly until 1846, when he sold the land to a Mr Harp. The allotment was subsequently conveyed to Bond in 1847 and Fraser in 1860 before being subdivided, with part transferred to a Mr Sullivan in 1862 (Table 2.33 and Figure 2.65). Fraser held the title to the residue of Part Allotment 17 for less than three years before it was also conveyed to Mr Sullivan in 1865.⁴⁰⁶ In 1866 the property was illustrated on Vercoe and Harding's Map of the City of Auckland, which showed two small wooden structures on the allotment. The accompanying schedule described the buildings as follows: 'dwelling, one-storey, front, brick; back, wood, shingle roof. Dwelling at back, one-storey, wood, shingle roof' (Figure 2.2).⁴⁰⁷

In 1870 Sullivan conveyed the allotment to the Trustees of the General Synod of the Church of England (later known as the Melanesian Mission Trustees, and then the Melanesian Mission Trust Board). It is unclear whether the Trust tenanted the existing buildings on Allotment 17 immediately; however, by 1875 a lease had been issued to James Stitt, a painter, for the front portion of the property. Burgess Rolls for the City of Auckland recorded Stitt as the occupier of a 'building' on the property from 1882 and that same year Allotment 16 was depicted on Hickson's City of Auckland Map (Figure 2.3).⁴⁰⁸ The map showed significant changes from Vercoe and Harding's earlier plan, which included the construction of two new wooden buildings along the Nelson Street frontage. The buildings appear to be attached, and it is possible that they were a single structure which had been divided into two dwellings. A small stone/concrete building is visible behind the buildings, and may have functioned as an outhouse/shed or stable.⁴⁰⁹ Towards the rear of the allotment a small wooden dwelling (shown on the earlier 1866 map) can be seen with what appears to be an enclosure at the front.

Stitt continued to occupy 46 Nelson Street until his death in 1902 at 65 years of age.⁴¹⁰ The lease was transferred to his widow, Annie Stitt, who remained at the address and may have supplemented her income by taking in lodgers. Street directories from the 1890s list a Mrs Newton, curtain dresser, and Mark Newton, hairdresser, at 46 Nelson Street; however, it is unclear whether they resided in the front or rear dwelling at the address.⁴¹¹

In 1908 Allotment 17 was depicted on Wrigg's City of Auckland Map, which showed few changes to the structures illustrated on Hickson's earlier plan (Figure 2.66). A large one-storey wooden dwelling is shown with a frontage along the Nelson Street (shown as two interconnected dwellings on Hickson's map) and a possible small rear extension with back stairs. The stone/concrete outbuilding has been removed and two one-storey wood structures (possibly sheds) are situated in the enclosed back yard. The smaller one-storey wood dwelling at the rear of the allotment is visible with a front verandah, small addition to the rear, and a fully enclosed yard space at the front of the house. Several later modifications (made between 1909 and 1919) are denoted by coloured portions

⁴⁰⁶ Deeds Index 1A/445, Archives New Zealand.

⁴⁰⁷ John Vercoe, Descriptive Schedule to Accompany Map of the City of Auckland, Auckland, 1867, p.21.

⁴⁰⁸ ACC396/1b, Auckland Council Archives.

⁴⁰⁹ It is possible that the 'stone/concrete' building was actually a relic of the earlier brick and wood dwelling described on Vercoe and Harding's map.

⁴¹⁰ BDM 1902/6167.

⁴¹¹ Arthur Cleave, Cleave's Auckland City & Suburban Streets, Alphabetical & Trades Directory, Auckland, 1890-1899.

2. Historical Background

on the map and show alterations and additions to the front house along with the addition of several new buildings (Figure 2.67).

Table 2.32. Early ownership history of Allotment 17, Section 23⁴¹²

Instrument	Parties	Date Recorded	Where Recorded
Crown Grant	Edward Other	9 June 1845	1A/445
Conveyance	Other to Harp	10 August 1846	1A/445
Conveyance	Harp to Bond	18 March 1847	1A/445
Conveyance	Bond to Fraser	28 June 1860	1A/445
Conveyance (part)	Fraser to Sullivan	9 May 1862	1A/445 & 10A/148
Conveyance (residue)	Fraser to Sullivan	30 March 1865	1A/445
Conveyance	Sullivan to Tr'ee S.C. Genl. Synod	24 January 1870	1A/445
Lease	Melanesian M.T. Board to Ellingham	16 August 1915	1A/445 & 27A/529
Brought under the Land Transfer Act		30 November 1937	NA599/65

⁴¹² Note: Mortgages, reconveyances, transfers and receipts have been omitted from the table for brevity.

Table 2.33. Early ownership history of Pt Allotment 17, Section 23 (front portion)

Instrument	Parties	Date Recorded	Where Recorded
Conveyance	Fraser to Sullivan	9 May 1862	10A/148
Mortgage	Sullivan to Russell	21 April 1865	10A/148
Reconveyance	Russell to Sullivan	18 August 1865	10A/148
Conveyance	Sullivan to Tr'ee S.C. Genl. Synod	24 January 1870	10A/148
Lease	Dudley Kissling & Upton to Stitt	20 August 1875	10A/148
Mortgage	Stitt to Building etc Society	28 August 1875	10A/148
Reassignment	Building Society to Stitt	22 May 1882	10A/148
Mortgage	Stitt to Building Society	6 July 1882	10A/148
Receipt	AP Building Society	5 December 1884	10A/148
Mortgage	Stitt to Phillips & or	29 October 1889	10A/148
Declaration	Speight & or	2 June 1914	10A/148
Transferred to 1A/445			

Valuation Field Sheets dating from 1912/13 record two wood houses at 46 and 46A Nelson Street, with a rateable value of £28. Stitt is noted as the occupier and street directories also list Mrs W. Corbett and Mrs Anna Newton, curtain dresser, at the address. The wood house at the back of the property is also recorded separately and noted to have a rateable value of £16.⁴¹³ In 1915 the Melanesian Mission Trust Board issued a lease for Allotment 17 to Jeffrey Ellingham, a builder. Ellingham made significant changes to the property, and despite the date of the lease, building permits for the construction of a workshop and additions were issued in 1914.⁴¹⁴ The two-storey workshop was built along the eastern wall of the allotment at a cost of £295 and was utilised by Ellingham for his building and contracting business. A long and narrow one-storey galvanised iron 'open shed' was also built in front of the workshop and its position necessitated the removal and repositioning of the old one-storey wood cottage (Figure 2.68).

The workshop, iron shed, and the new site of the cottage can be seen as annotations on Wrigg's map (Figure 2.67). Modifications were also carried out on the dwellings at the front of the allotment and a permit for 'additions in wood and brick' at a cost of £495 was issued in November 1914 (Figure 2.69).⁴¹⁵ Further unspecified alterations and additions were carried out on 46 and 46A Nelson Street

⁴¹³ ACC213/105a, Auckland Council Archives.

⁴¹⁴ Certificate of Title NA599/31 records that the lease between the Melanesian Trust Board and Jeffery Ellingham was for the term 1 September 1914-15 April 1962; AKC 339, Permit No. 6371, Auckland Council Archives.

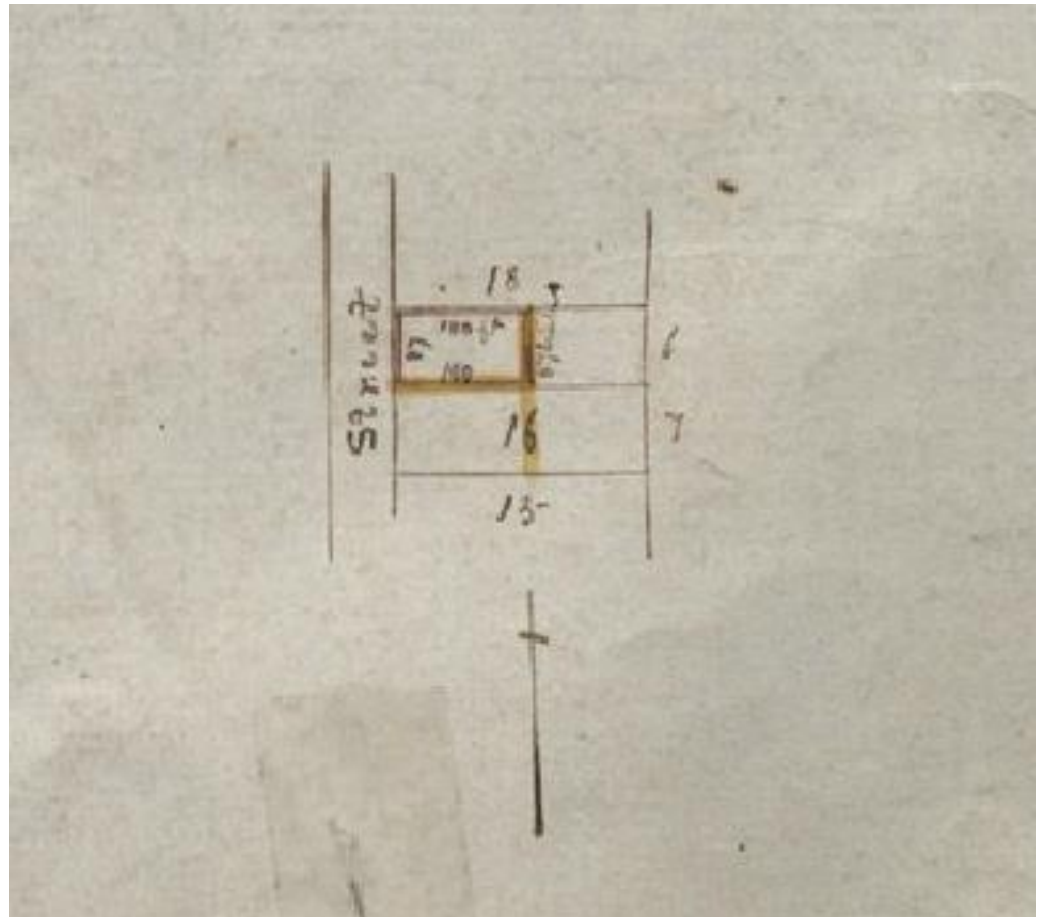
⁴¹⁵ ACC213/105a, Auckland Council Archives.

2. Historical Background

(known from around 1924 as ‘Walthamholm’) in 1928 and a summary of the property in 1945/6 noted that the two semi-detached dwellings contained six rooms each and shared party walls. The four-roomed cottage at the rear of the property was also summarised in 1945 valuation records and noted to be in fair condition.⁴¹⁶

The buildings on Allotment 17 can be seen in a photograph dated 1955; however, the pre-1900 structures were subsequently demolished and a later photograph dated 1967 shows an empty section (Figure 2.47 and Figure 2.13).

Figure 2.65.
Sketch plan,
dated 1862,
showing
subdivision of
Allotment 17,
Section 23
(source: Deeds
Index 10A/148,
Archives New
Zealand)



⁴¹⁶ Ibid.



Figure 2.66. Close-up section of Wrigg's 1908 Map of the City of Auckland, showing the approximate boundaries of Allotment 17, Section 23 (source: ACC 014 E12)

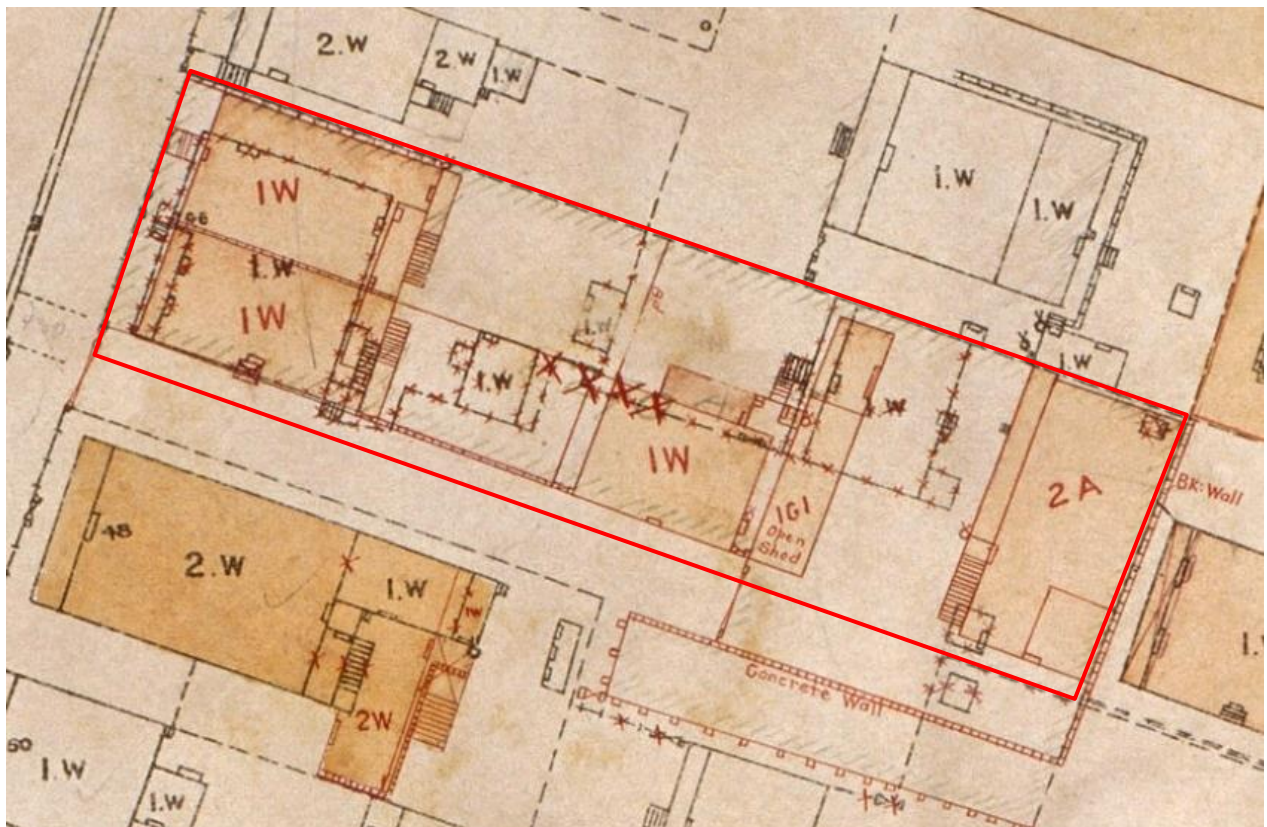


Figure 2.67. Close-up section of Wrigg's 1908 Map of the City of Auckland (with changes in place by 1919), showing the approximate boundaries of Allotment 17, Section 23 (source: ACC 014 E12)

2. Historical Background

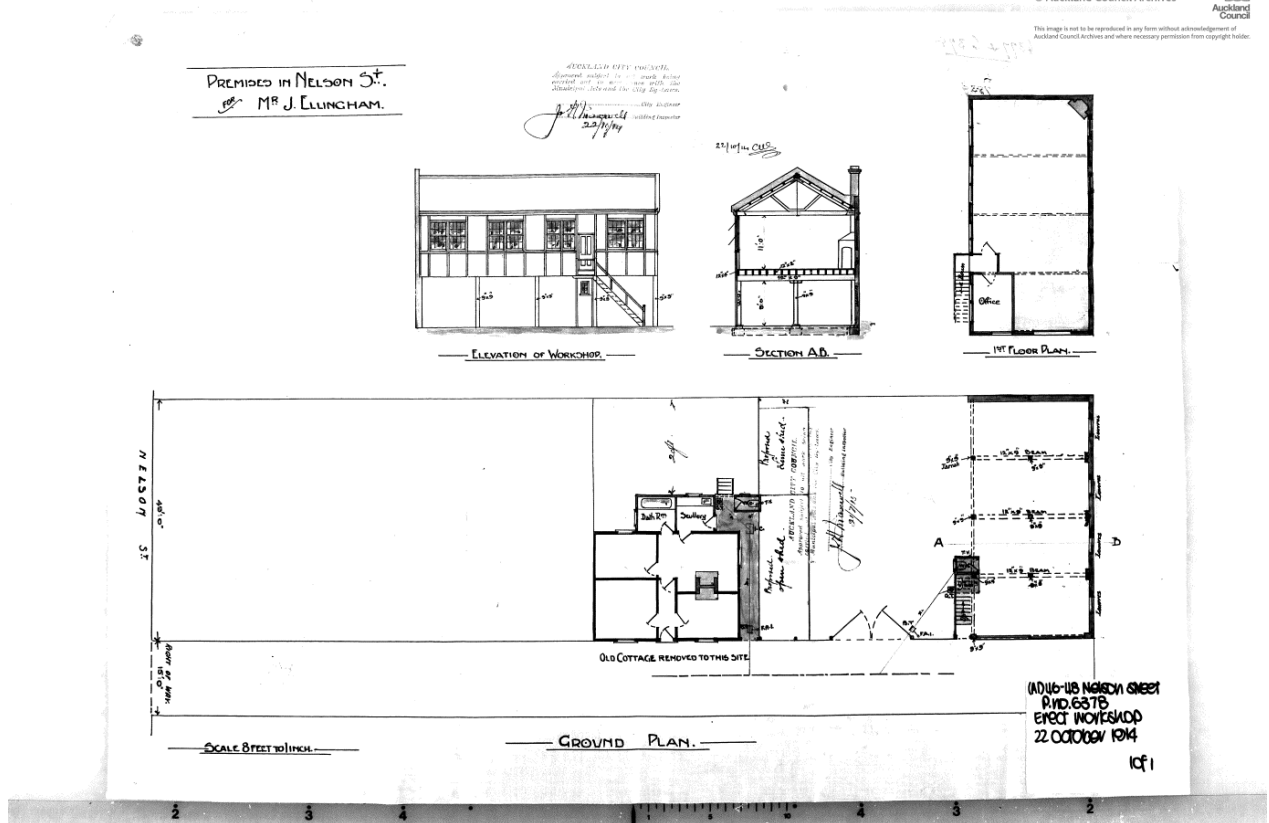
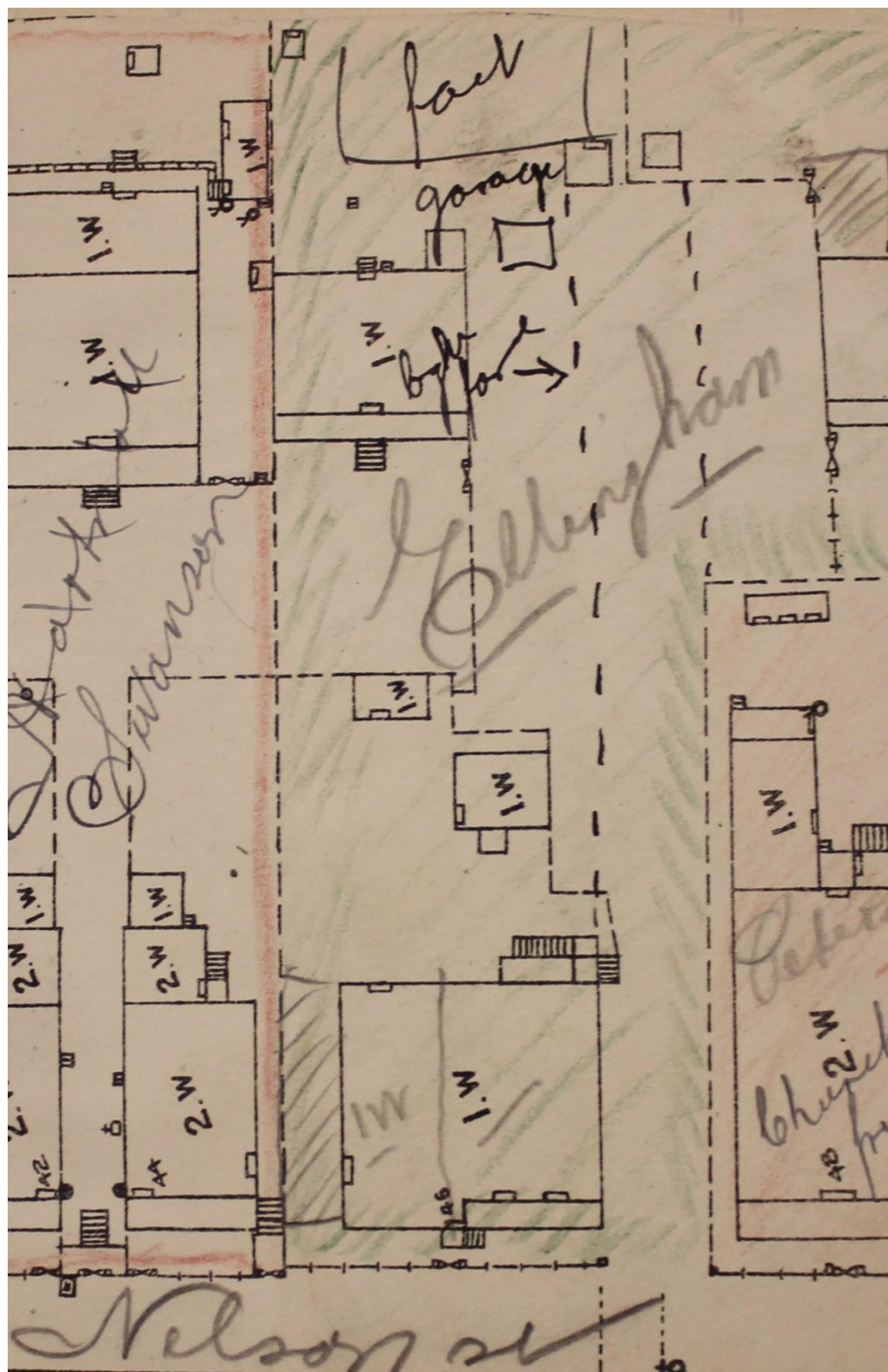


Figure 2.68. Plan, dated 22 October 1914, showing proposed new workshop and position of old cottage on Allotment 17, Section 23 (source: AKC 339 Permit Number 6378, Auckland Council Archives)

2. Historical Background

Figure 2.69.
Sketch plan,
dated c.1915,
showing
buildings present
on Allotment 17,
Section 23
(source:
ACC213/105a)



3 BUILDINGS ARCHAEOLOGY RESULTS

3.1 Introduction

An archaeological assessment (G. Farley, Z. Burnett and R. Clough. August 2015) established that there were three buildings within the development footprint which had historic heritage value:

- Berlei House: a 20th century building located at 52 Nelson Street. This building was listed as a Category 2 Historic Place on the New Zealand Heritage List (no. 559) and on the Proposed Auckland Unitary Plan (ID: 1987, Category B).
- 83 Wellesley Street West: a late 19th century building. This building was not listed or scheduled on any heritage databases.
- 91 Wellesley Street West: a late 19th century building. This building was not listed or scheduled on any heritage databases.

The two pre-1900 buildings were recorded as archaeological sites: R11/2943 (83 Wellesley Street West) and R11/2944 (91 Wellesley Street West). These were to be demolished as part of the development and therefore an archaeological management plan and building recording strategy was developed to direct the works in relation to these sites (Farley August 2015).

Archaeological investigation works on the two pre-1900 buildings were undertaken in December 2015 by Wesley Maguire with assistance from Bernie Larsen. The written report was compiled by Brooke Jamieson and Wesley Maguire.

3.2 Methodology

The buildings were recorded to Level 3 as defined by the HNZPT Building Guidelines (2014). Recording to Level 3 only was undertaken due to the extensive renovation modifications that had previously been undertaken on the buildings, resulting in limited surviving pre-1900 fabric.

This level of recording required the generation of measured drawings of selective elevations, cross sections, floor, ceiling and roof plans. Written records and photographic documentation were also undertaken to record wider contextual views, elevations, spaces, fixtures and features. Selective sampling of materials and fabric was undertaken during the course of works.

The external elevations and plans were generated using a reflectorless Total Station. Where access and line of sight was compromised details of the buildings were recorded using photogrammetry and hand measurement.

3.3 83 Wellesley Street West (R11/2943)

At the time of demolition, the building at 83 Wellesley Street West (R11/2943) consisted of a two-storey brick building in Victorian Italianate style. It had a rectangular footprint running perpendicular to Wellesley Street West and abutted the neighbouring building to the east with a narrow alleyway on the western side. The building had been converted into three flats, with two on the ground floor and one on the first. All flats had been converted into separate compartments with their own access into the building. Despite looking like a relatively well preserved pre-1900 building

from the street frontage, extensive modification had occurred internally, resulting in the limited survival of pre-1900 fabric.

The building had undergone three major phases of development over time, with a number of minor modifications also occurring. These minor modifications were limited in scale and were not assigned to a specific time period.

The three major phases have been assigned to the following periods:

- Phase 1: Pre-1900 building, construction and use as the Otago Boarding House, 1895/96
- Phase 2: Watson, Steel & Ganley ownership and conversion of building to a workshop including a rear extension and a garage space, 1920-1973
- Phase 3: Conversion into three private flats, 1998

The Phase 3 modification resulted in the loss of effectively all of the pre-1900 internal decorative fabric which would previously have been present. As a result, the remaining pre-1900 fabric related exclusively to the exterior and structural components of the building.

For ease of discussion and interpretation the report has been structured by these phases and within these phases individual rooms will be discussed. The internal rooms of the building have been assigned individual room numbers to aid their identification. These individual numbers are prefixed with a letter character to designate the floor of the building which they are on. So, **G** designates the ground floor and **F** designates the first floor.

3.3.1 External Elevation Description

3.3.1.1 Phase 1: Pre-1900 building, 1895/96

The southern elevation, that formed the street frontage, abutted the current footpath of Wellesley Street West and had been rendered in cement to provide a decorative finished surface. The building was edged with decorative square columns with stylised rose motifs and had a squared roof parapet (Figure 3.1, Figure 3.2).

The ground floor had a centrally placed doorway with fan light above it and simple moulded timber door frame. The door itself was an original Victorian door but the decorative fan light glass had been replaced with a modern plain glass. To the west were two double hung sash windows set within Victorian Italianate round-headed window frames. A modern roller garage door had been inserted on the east side of the central door and had likely removed a second pair of round-headed windows. A decorative horizontal band ran through the upper portion of the windows, door and garage to provide decoration.

A stylized horizontal band delineated the ground floor from the first floor. This band was stepped in profile and was formed from brick and moulded cement.

At the first-floor level there were three evenly spaced double hung sash windows; these had also been set within decorative frames with shallow curved heads. Another decorative horizontal band ran through the upper portion of the windows.

The eastern side elevation directly abutted the building to the east and was not visible.

3. Buildings Archaeology Results

The western elevation was visible via the side alleyway (Figure 3.3, Figure 3.4). This elevation consisted of exposed yellow/orange brick set in hard grey cement mortar in an English garden wall bond pattern. It was evident on this elevation that a single storey brick extension (Phase 2) had been added to the rear/north of the original two storeys (Phase 1), as the brickwork was not continuous and an edge between the different brick bonding could be seen. This single-storey north extension was the Phase 2 rear workshop.

On the west elevation five window openings were present in the two-storey Phase 1 building. Four of these were small square windows with no decorative framing or sill details, with two located on the ground floor and two on the first floor. A larger window opening with a rounded brick head was placed between the ground and first floor and housed a double hung sash window with decorative glass panes. This larger decorative window placed between the ground and first floors is typical of a Victorian staircase window.

The northern rear elevation of the Phase 1 building had been partly obscured by the Phase 2 ground floor rear extension; however, at the first-floor level two double hung sash windows with a simple brick arch were partially visible. These window openings had been partly blocked by the roof of the Phase 2 rear extension (Figure 3.5, Figure 3.6).

3.3.1.2 Phase 2: Watson, Steel & Ganley ownership, 1920-1973

The Phase 2 extensions were also constructed in brick, although the bricks were different to the Phase 1 structure, being a pink/orange brick. Five large window openings were present in the western elevation and were mirrored along the eastern elevation. The rear elevation was a single-storey gable end in brick with a single window opening placed high in the gable end. The north elevation also housed a pair of double doors which provided access from the interior space to a courtyard area at the rear of the building (Figure 3.7).

3.3.1.3 Phase 3: Conversion into three private flats, 1998

The front elevation of the building had been modified in Phase 3 by the insertion of a large modern roller door (Figure 3.1, Figure 3.2). In addition, two door openings, housing modern timber doors, leading to the upstairs flat and rear flat were inserted in the western elevation.

The windows present in the eastern and western elevations of the Phase 2 rear extension also appeared to be modern replacements set into the Phase 2 window openings.

3. Buildings Archaeology Results

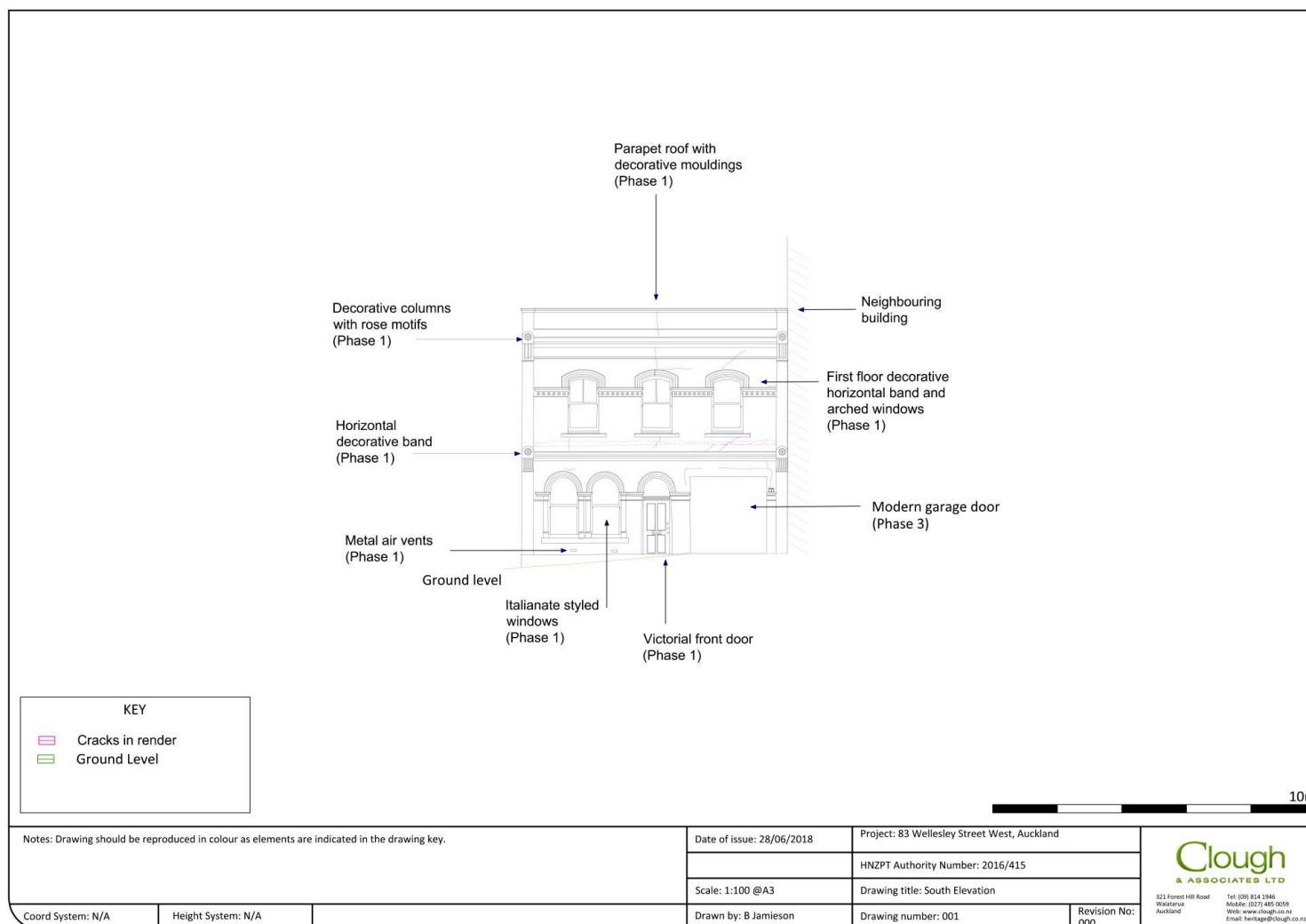


Figure 3.1. Front (south facing) elevation of 83 Wellesley Street West (source: Clough & Associates, 2015)



Figure 3.2. Front (south facing) elevation of 83 Wellesley Street West (source: Clough & Associates, 2015)

3. Buildings Archaeology Results

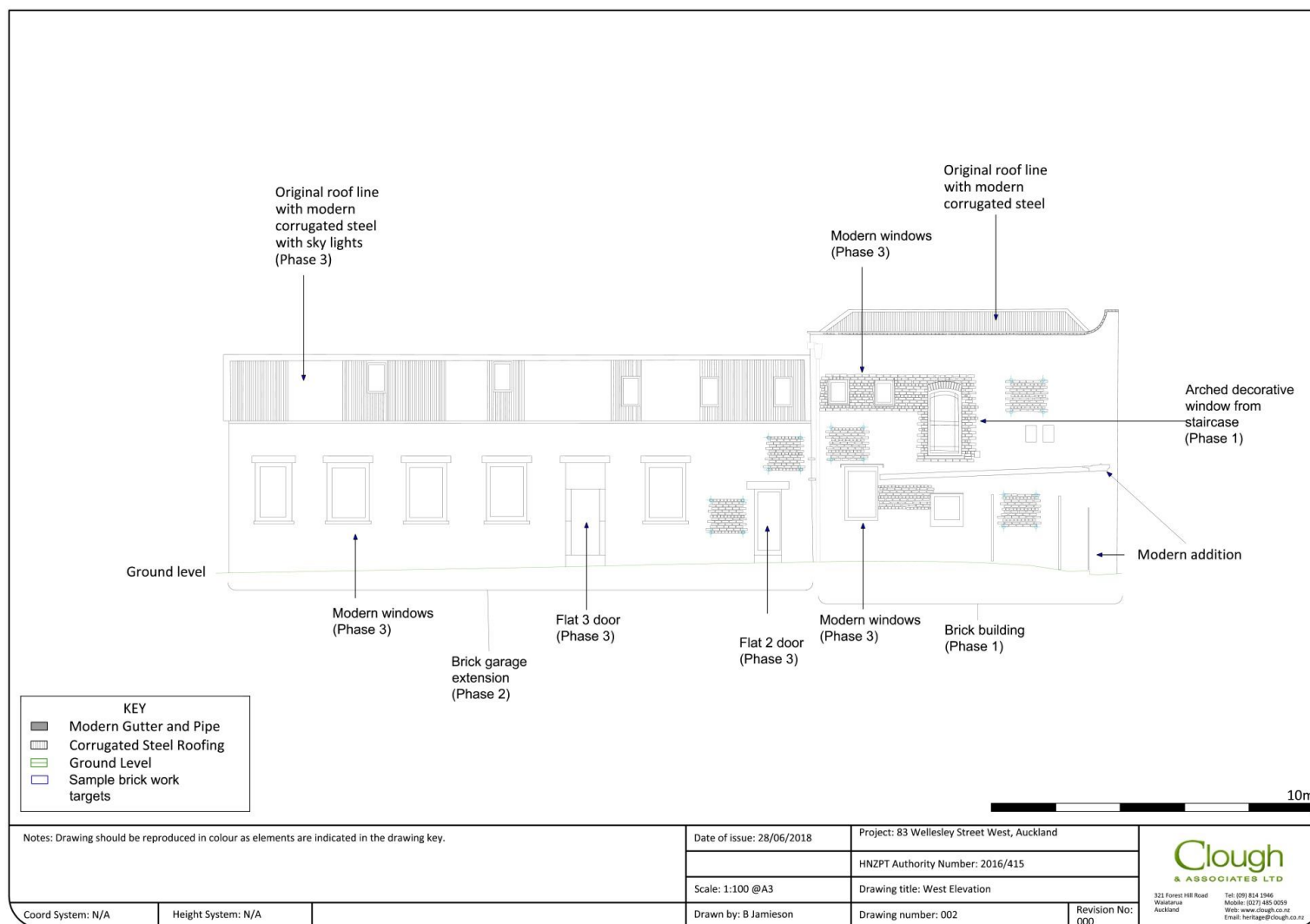


Figure 3.3. Side (west facing) elevation of 83 Wellesley Street West (source: Clough & Associates, 2015)



Figure 3.4. Side (west facing) elevation of 83 Wellesley Street West (source: Clough & Associates, 2015)

3. Buildings Archaeology Results

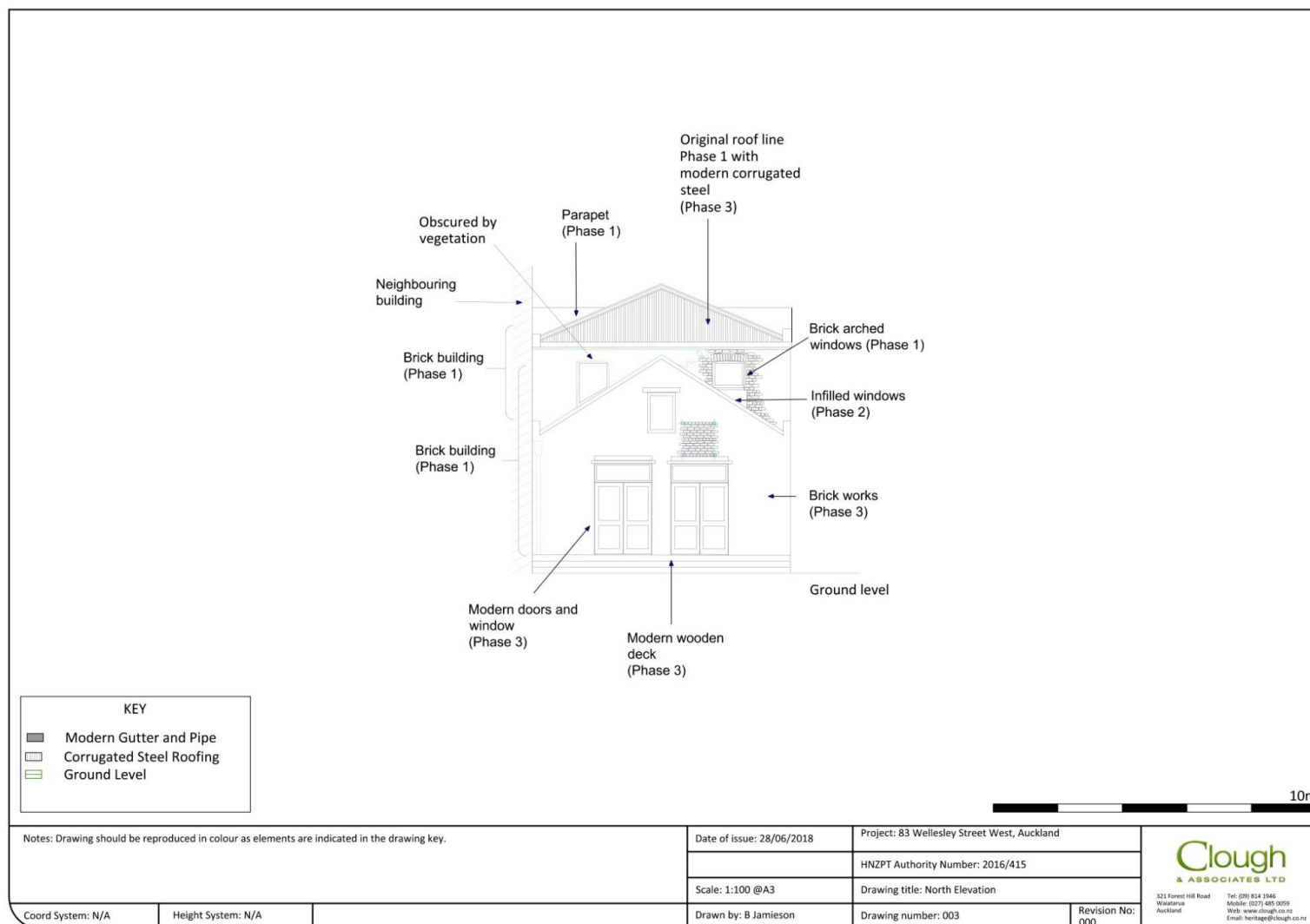


Figure 3.5. Rear (north facing) elevation of 83 Wellesley Street West (source: Clough & Associates, 2015)



Figure 3.6. Rear (north facing) elevation of 83 Wellesley Street West, showing the blocked Phase 1 windows (source: Clough & Associates, 2015)



Figure 3.7. Rear (north facing) elevation of 83 Wellesley Street West, Phase 2 door openings (source: Clough & Associates, 2015)

3.3.2 External Roof Description

The roof above the Phase 1 two-storey building was hipped shaped and had been covered in modern corrugated metal with associated modern gutter and drainage pipes. The squared parapet visible from the street front was for decorative purposes and screened the view of the roof from the street.

The rear Phase 2 extension had a gable roof clad in the same modern corrugated metal as the Phase 1 section of the building. This modern corrugated roofing was attributed to Phase 3. In addition three modern skylights which were present in the roof of the rear extension were also attributed to Phase 3 (Figure 3.8, Figure 3.9)

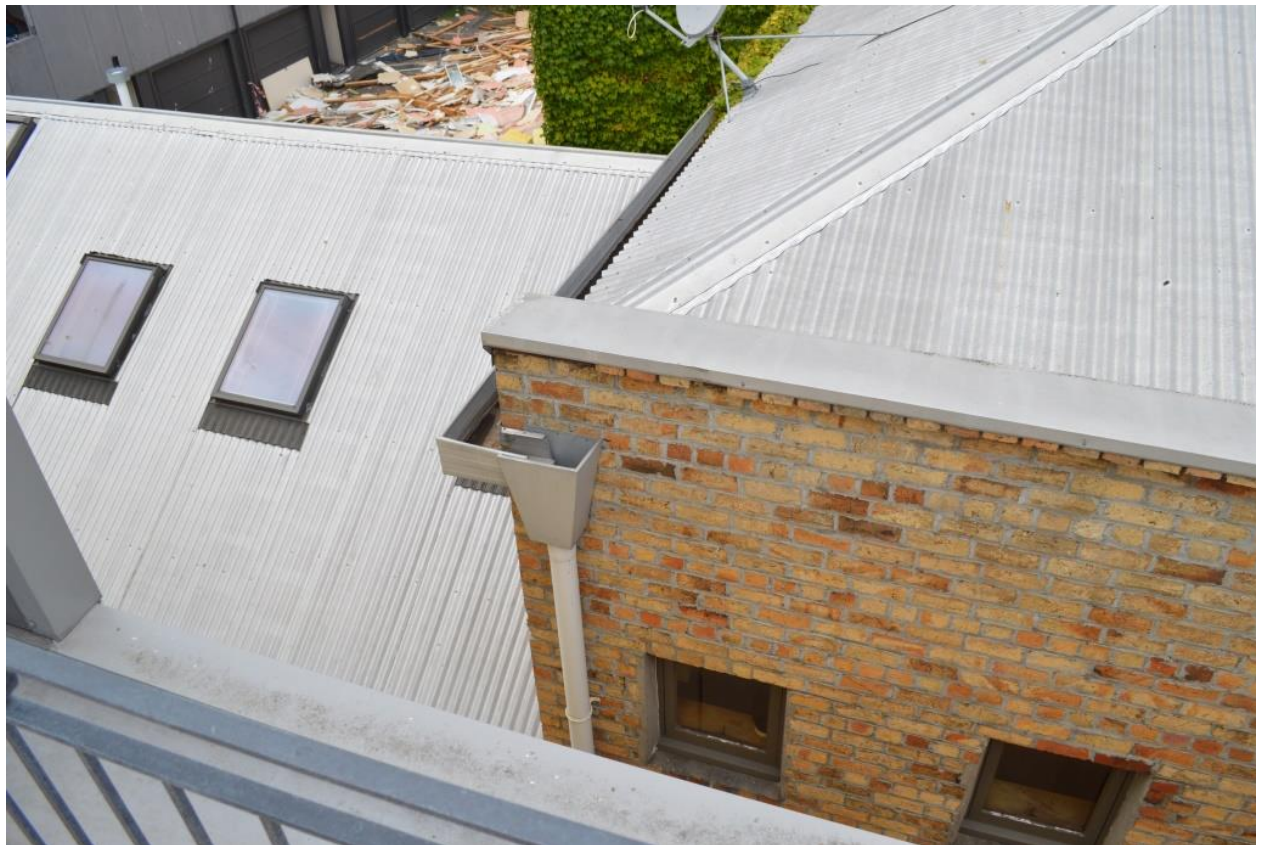


Figure 3.8. External roof structure 83 Wellesley Street West (source: Clough & Associates, 2015)



Figure 3.9. External roof structure 83 Wellesley Street West (source: Clough & Associates, 2015)

3.3.3 Ground Floor Description

At the time of investigation, the ground floor of the building was divided into 11 spaces or rooms (Figure 3.10).

3.3.3.1 Phase 1: Pre-1900 building, 1895/96

The ground floor retained no internal decorative fabric; the exterior walls had been stripped of linings (plaster, sarking or wallpapers) resulting in exposed bare brickwork. The brick contained square wooden anchor blocks which would have supported the original wall linings (Figure 3.11). The internal walls which were present were all modern plasterboard with modern wooden skirtings and architraves. The ceilings were also modern plasterboard with no traces of the pre-1900 ceilings remaining.

Within rooms G01, G02, G03 and G04 the original timber floorboards were present running north-south through the building. No traces of the original floorboards in G05 were noted as they had been significantly modified. The floorboards were tongue and groove and had been attached with squared floor brads (Figure 3.12).

The window units in G01 appeared to be original to Phase 1; however modern Phase 3 replacement architraves and sills replaced the earlier features. The front door in G01, providing access out to Wellesley Street West, also appeared original to Phase 1.

3. Buildings Archaeology Results

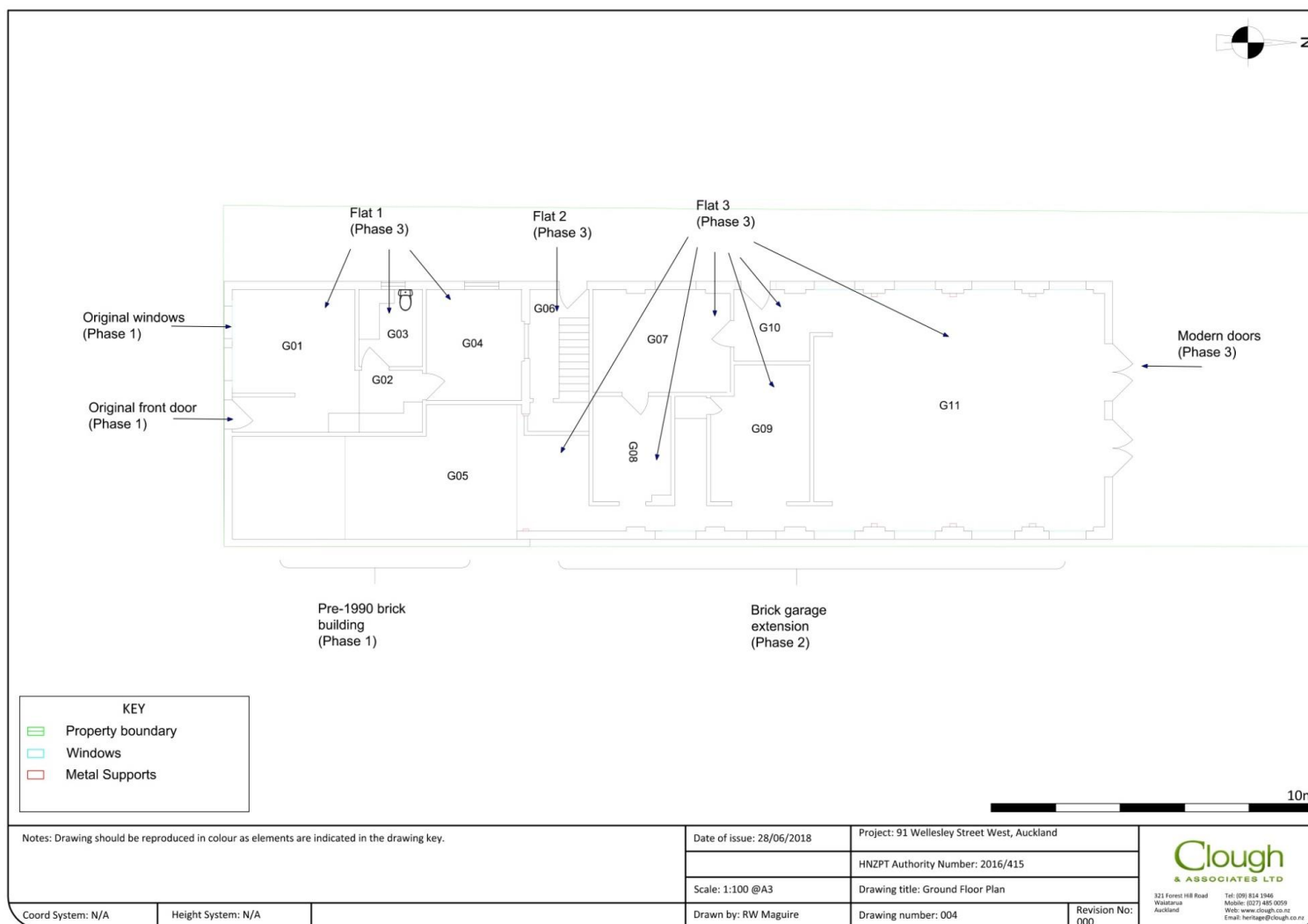


Figure 3.10. Ground floor plan of 83 Wellesley Street West (source: Clough & Associates, 2018)

A door opening with a wooden lintel and a brick stress relieving arch above it was located in the northern wall of G03. This opening was original to Phase 1, but had been blocked with timber studs and plasterboard in Phase 3 (Figure 3.13). It is assumed that this door opening would originally have led to an external kitchen or auxiliary outbuilding.

3.3.3.2 Phase 2: Watson, Steel & Ganley ownership, 1920-1973

Some modification to the Phase 1 floorboards existed in G05 where they had been replaced with a concrete cart loading area (Phase 2) and entrance pad (Phase 3). The north wall of the Phase 1 building had also been modified with the insertion of a large opening to permit communication with the rear extension. This modification was visible as a concrete lintel placed into the Phase 1 brickwork to support the span of the opening.

At the northeast corner of G05 it was possible to see where the 1920s Phase 2 brick workshop extension was bonded onto the Phase 1 brick of the original building (Figure 3.14, Figure 3.15). As previously noted, the Phase 2 bricks were of a pink/orange colour while the Phase 1 brick was of a yellow orange colour.

The floor of the rear extension was of concrete, which had been exposed within G11.

The historical research produced for the building notes that between 1956 and 1973 extensive remodelling was undertaken within the Phase 1 part of the building including the removal of the doubled backed fireplace and chimney from G05/F05/F04, that the internal wall alignments were remodelled to provide internal office space and a lunch room, that the internal staircase was removed (discussed in the first-floor section) and fire escapes were installed. By 1973 the internal walls that had survived had been lined with modern plasterboard.

3.3.3.3 Phase 3: Conversion into three private flats, 1998

The third phase of modification consisted of the ground floor rooms being converted into three private flats. Flat 1 consisted of rooms G01-G04 and was the smallest of the flats, comprising an entrance, bedroom, small bathroom and kitchen. The installation consisted of the insertion of modern framing, plasterboard, electrics and appliances which removed earlier features (Figure 3.16). The insertion of the small casement windows in rooms G03 (bathroom) and (G04) also appeared to have occurred at this time.

Two steel support posts had been inserted on either side of the Phase 2 opening which had been inserted into the north wall of G05. It appears that this addition was carried out to reinforce the structure to modern standards.



Figure 3.11. Eastern wall of G01 showing brickwork with wooden anchor blocks (source: Clough & Associates, 2015)

Figure 3.12. Example of pre-1900 floorboards in G01 and G02 (source: Clough & Associates, 2015)



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Figure 3.13. North wall of G04 showing blocked up door opening (source: Clough & Associates, 2015)



Figure 3.14. Metal support post against the modified Phase 1 brickwork (source: Clough & Associates, 2015)



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Figure 3.15. Area of rear brick extension (source: Clough & Associates, 2015)



Figure 3.16. Looking westward over kitchen appliances and fittings in G04 (source: Clough & Associates, 2015)



3.3.4 First Floor Description

3.3.4.1 Phase 1: Pre-1900 building, 1895/96

At the first-floor level of the building (Figure 3.17) no internal Phase 1 decorative fabric had survived; as with the ground floor rooms the external walls had been stripped of their original linings to leave exposed bare brickwork as a feature. The internal walls which were present were all modern plasterboard with modern skirtings and architraves. The ceilings were also modern plasterboard with no traces of the pre-1900 ceilings remaining.

Within rooms F01, F02, F03 and F04 the original Phase 1 floorboards were still present, running north-south through the building. Scarring, staining and replacement sections of boards within these rooms indicated the original Phase 1 arrangement of the first floor. A back-to-back fireplace had been located on the shared wall between rooms F05 and F04. This was evidenced by the replaced floorboards in this location (Figure 3.18).

A replacement section of board in the floorboards within the cupboard constructed in F03 showed the original Phase 1 north-south internal wall. This gives an indication of alteration which had occurred within the room alignments in the first floor (Figure 3.19).

The pre-1900 room arrangement of the first floor appeared to have been of four rooms leading off a central north-south running passageway with a stairwell set to the west. Located within F01 was evidence of an infilled or removed staircase (Figure 3.20). The stairwell was located along the western wall with the large coloured glass window located on this elevation providing the light into the stairs. The staircase would have consisted of two short flights with a half landing. Located to the eastern side of the former stairwell were traces of removed spindles for a balustrade, visible as infilled holes in the floor (Figure 3.21). The infill of the stairwell resulted in the irregular placement of the stairwell window within the wall of F01 and is assumed to be part of the works undertaken in the 1950s as part of Phase 2 modifications.

At the north side of the first floor it was apparent that a door opening had originally given access to the rear of the Phase 1 building at the first-floor level. Scarring in the surviving floorboards suggested that there would have been an enclosed doorway at the north end of the first-floor hallway (Figure 3.22). Only the external side of this door opening was visible within the enclosed space G06. On the original external wall visible in G06 there were traces of iron supports embedded in the wall (Figure 3.23) – suggesting that there had been a cantilevered iron platform on the exterior of the Phase 1 building. Given the building's original function as a boarding house it is interpreted that this platform was a fire escape platform.

With the exception of the two small casement windows in the west wall of F01, all of the window units within F01, F03 and F05 were of original construction; however, modern replacement architraves and sills replaced the earlier features (Figure 3.24). The two double hung sash windows in the northern wall of F03 and F01 had been partly infilled as a result of the Phase 2 extension (Figure 3.25).

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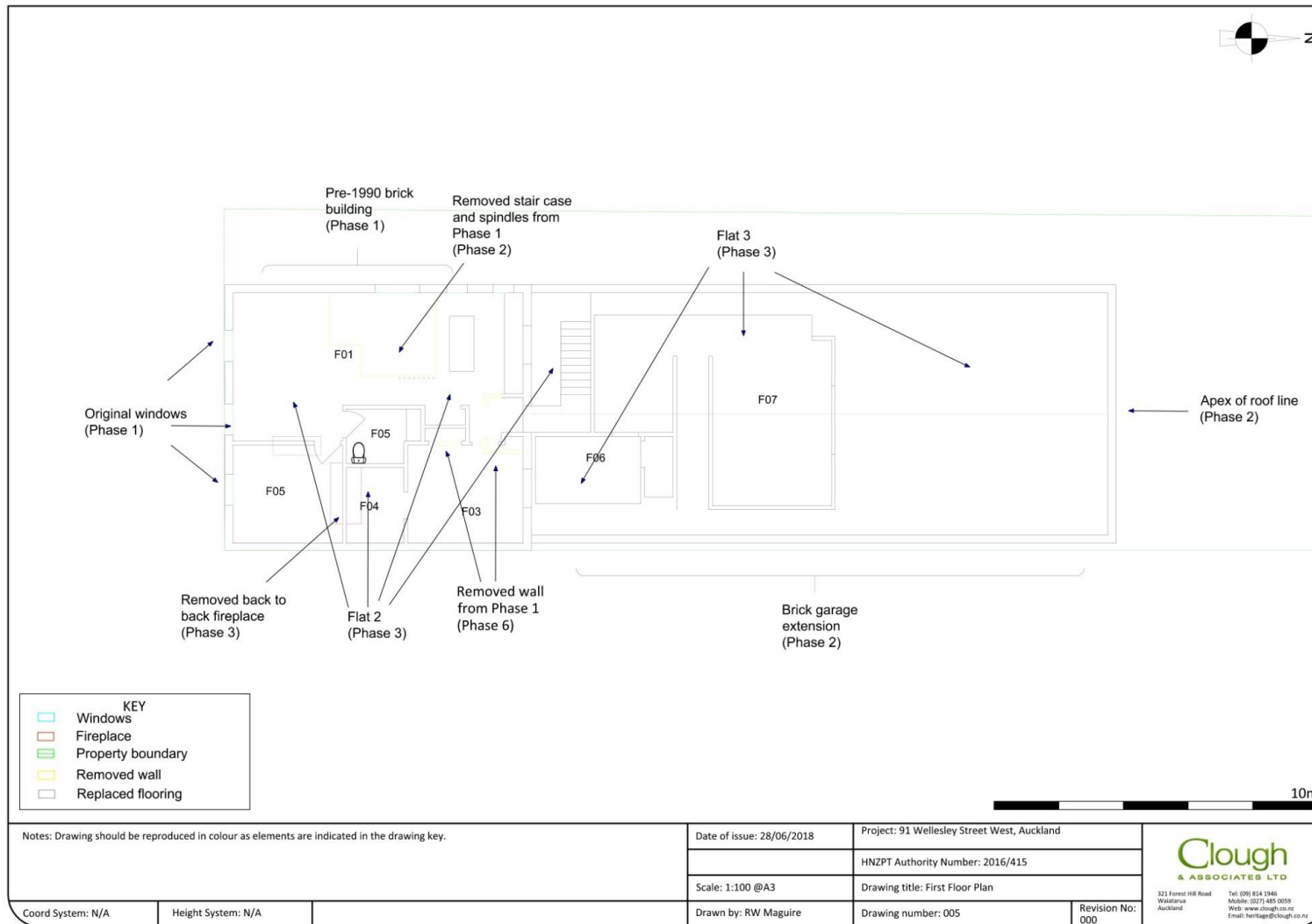


Figure 3.17. First floor plan of 83 Wellesley Street West (source: Clough & Associates, 2018)

3.3.4.2 Phase 2: Watson, Steel & Ganley ownership, 1920-1966

At the first-floor level the only representation of Phase 2 was the removal of the earlier chimney which had been located between F04 and F05. The Phase 2 extension to the rear of the original building does not appear to have ever had a first floor, instead being an industrial space open to the roof trusses.

3.3.4.3 Phase 3: Conversion into three private flats, 1998

Phase 3 saw the first floor of the original building converted into a self-contained flat (Flat 2) which consisted of G06, F01, F02, F03 and F04. This self-contained flat consisted of an open plan lounge and kitchen (F01), bathroom (F02) and two bedrooms (F03 and F04), with F04 having an en suite bathroom with access to the first floor provided by a stairwell located in G06.

Within the Phase 2 rear extension a mezzanine floor had been created within Flat 3 to provide separated bedroom and bathroom spaces.

As previously stated, the creation of the Phase 3 flats caused further modification to the pre-1900 fabric, although little is thought to have survived the Phase 2 modifications. The works undertaken for this phase included the insertion of modern framing, plasterboard, electrics and appliances which removed earlier features (Figure 3.26, Figure 3.27).



Figure 3.18. Removed double fireplace in north wall of F05 (source: Clough & Associates, 2015)



Figure 3.19 Removed north-south running internal wall with the cupboard of F03 (source: Clough & Associates, 2015)



Figure 3.20. Location of infilled stairwell that would have been contemporary with the construction of the two-storey phase 1 building, within F01 (source: Clough & Associates, 2015)

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Figure 3.21.
Photograph showing
cut of spindles for a
balustrade within
original floorboards
(source: Clough &
Associates, 2015)



Figure 3.22. Scarring
in the original
floorboards at the
north side of F01,
showing a potential
enclosed door
leading to the Phase
1 fire escape (source:
Clough & Associates,
2015)



3. Buildings Archaeology Results

Figure 3.23 North facing elevation showing iron supports on original external wall (source: Clough & Associates, 2015)



Figure 3.24. Windows within F01 kitchen. The original double hung sash window is marked with a red arrow (source: Clough & Associates, 2015)

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Figure 3.25. Double hung sash window with modification in F03 (source: Clough & Associates, 2015)



Figure 3.26. Open plan living in F07 (source: Clough & Associates, 2015)



Figure 3.27. Open plan living in phase 2, G11(source: Clough & Associates, 2015)

3.4 91 Wellesley Street West

At the time of investigation, the building at 91 Wellesley Street West consisted of a three-storey timber building which had been extensively remodelled during the 20th century. The remodelling included a 1930s brick shop front being added to the front of the building, several timber extensions to the rear of the building and extensive 1990s remodelling of the front elevation which removed the original façade. Overall the building had a rectangular footprint arranged perpendicular to Wellesley Street West. The building abutted the neighbouring building to the west and there was a narrow alley space along the eastern side of the building which gave access to the rear of the property.

Despite the extensive and often invasive modifications which had been undertaken, this building retained a greater portion of intact pre-1900 fabric than had survived in the building at 83 Wellesley Street West.

The building had undergone six major phases of development with a number of minor modifications also occurring. These smaller modifications would have been limited in scale. The major phases of development had led to the loss of a significant amount of pre-1900 fabric relating to individual people, limiting the ability to identify traces of human agency which may have been surviving in the building. The majority of identified pre-1900 fabric that had survived related to the structural elements of the building. Some limited surviving portions of decorative wallpaper finishes had also survived within the building.

3. Buildings Archaeology Results

The six key phases identified within the building are as follows:

- Phase 1: Pre-1900 two-storey timber building, 1866-1908
- Phase 2: Timber kitchen extension, 1896/97/99
- Phase 3: Front brick garage extension, 1931
- Phase 4: Insertion of a rear toilet, 1954
- Phase 5: Internal layout changes and insertion of new doors and windows, 1964
- Phase 6: Conversion into private dwelling with kitchen extension, post 1998

For ease of discussion and interpretation this report has been structured by phases and within each phase individual rooms will be discussed. The internal rooms of the building have been assigned individual room numbers to aid their identification. These individual numbers are prefixed with a letter character to designate the floor of the building which they are on. So, **G** designates the ground floor and **F** designates the first floor.

Pre-1900 single storey cottage, 1861/1866

The historical deeds for the property state that a single-storey timber dwelling existed on the site from at least 1866, but possibly as early as 1861, and that a two-storey dwelling was only noted in 1908 (see Historical Background). No archaeological evidence for a modified single-storey cottage was found within the structure of the subject building during investigation. The observed timber framing showed that there were no complex carpentry joints used in the structure. Butted joints fastened with nails had instead been used, which suggests a post 1880s date for construction (Salmond 2005).

3.4.1 External Elevation Description

The southern elevation that formed the street frontage abutted the current footpath of Wellesley Street West and was rendered in stucco to provide a pseudo-Mediterranean styled frontage complete with wooden louvered shutters and stylised arch over the second floor gabled window (Figure 3.28, Figure 3.29). The building had three storeys with the ground floor consisting of a two doored garage with modern roller doors and a projecting awning. The first floor consisted of an enclosed deck area overlooking Wellesley Street West, with three sets of wooden louvered shutters to provide privacy. At the second-floor level was a narrow gable end with a single window with wooden shutters topped by a pitched roof line with exposed rafter ends. The whole elevation had been painted in cream with green trim with brown wooden shutters.

The western side of the structure directly abutted the neighbouring building to the west and was not visible.

The eastern elevation of the building demonstrated all of the different phases of the building's development (Figure 3.30). Located at the southern end of the elevation was the Phase 3 brick garage which had been added to the two-storey Phase 1 pre-1900 building. This Phase 1 section of the building had been clad in lapped weatherboard and it was apparent that in the Phase 1 form there were no window openings at the ground floor level. This most likely reflects a close neighbouring building during the Phase 1 period, but the two double hung sash windows located on the first floor were original to construction build.

3. Buildings Archaeology Results

During Phase 2 the first rear extension was added to the northern side of the phase 1 building, including its small sash window. A number of modifications occurred to the building during Phase 3. These included the construction of the brick garage on the front/southern elevation, the insertion of a centrally placed door on the ground floor and the adjacent Chicago window. This window was relocated from the front elevation. This modification was necessary so as to provide new access into the core of the building after the brick garage extension had been constructed. Chicago windows were popular between 1870 to 1900 (Salmond 2005: 135), which suggests a late 19th century date of initial building construction.

Located on the northern extent was the Phase 4 toilet extension with its small casement window. The second ground floor window on the northern side of the door was inserted in Phase 5, likely to provide balance and light into the ground floor of the building.

The last phase of works (Phase 6) was undertaken to construct the second-floor extension to the southern/front end of the building above the Phase 3 brick garage. At this point, this extension was rendered over, concealing the Phase 1 and 3 original features. The final extension on the rear of the lean-to was added, continuing the weatherboard cladding material.

The north facing or rear elevation showed all three stories (Figure 3.31, Figure 3.32). The ground floor was weatherboard clad with five multi-fold glass doors, effectively creating a glass wall (Phase 6). The second floor was also clad in weatherboard with two sets of modern window openings and wooden louvered shutters (Phase 6). A red brick chimney was located on this wall and through the hipped roof and was part of the Phase 1 building. The second floor again was a of a gable end with round port hole type window. This elevation had been significantly altered during Phase 6 works in the late 1990s.

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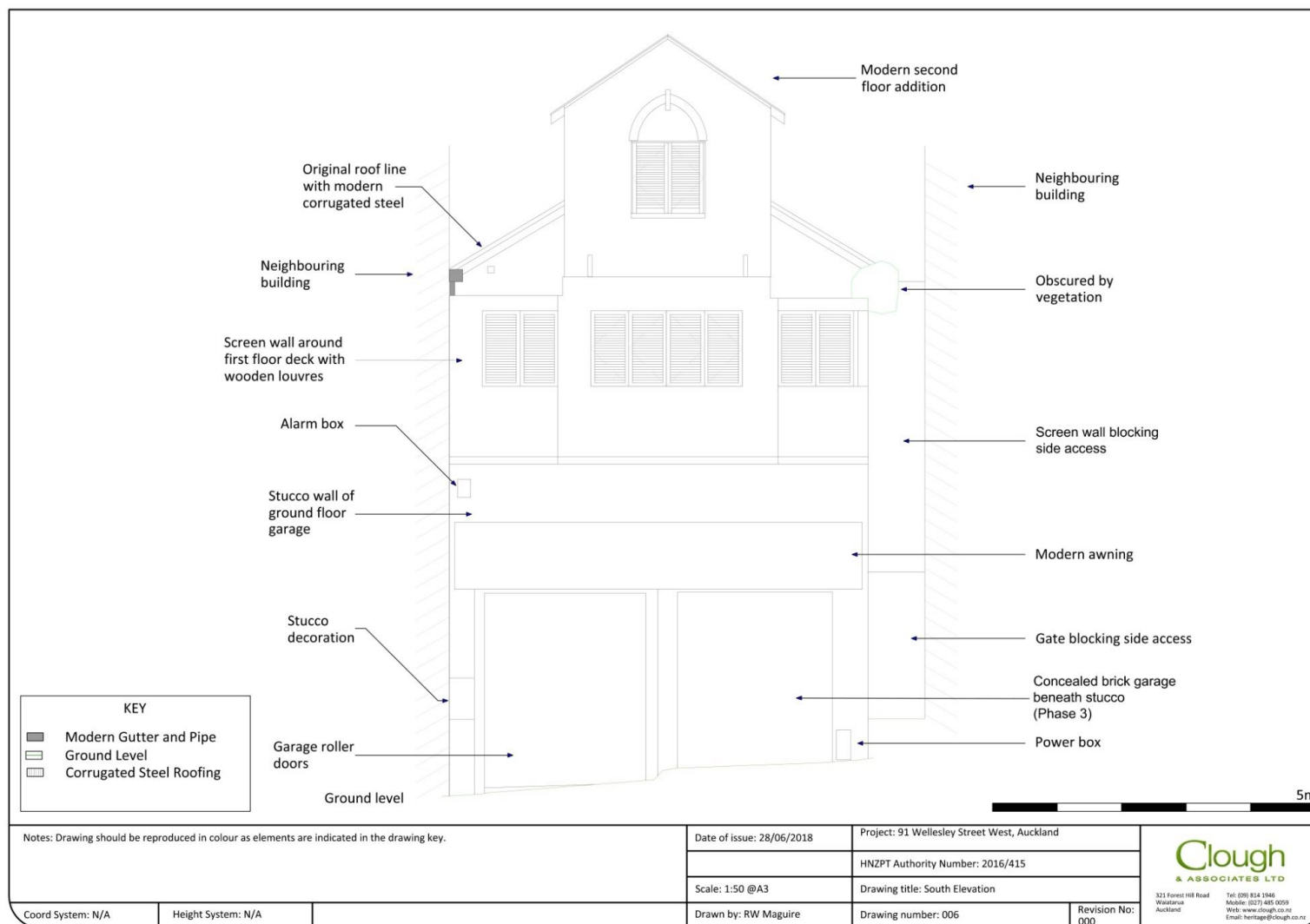


Figure 3.28. Front (south facing) elevation of 91 Wellesley Street West (source: Clough & Associates, 2015)



Figure 3.29. Front (south facing) elevation of 91 Wellesley Street West (source: Clough & Associates, 2015)

3. Buildings Archaeology Results

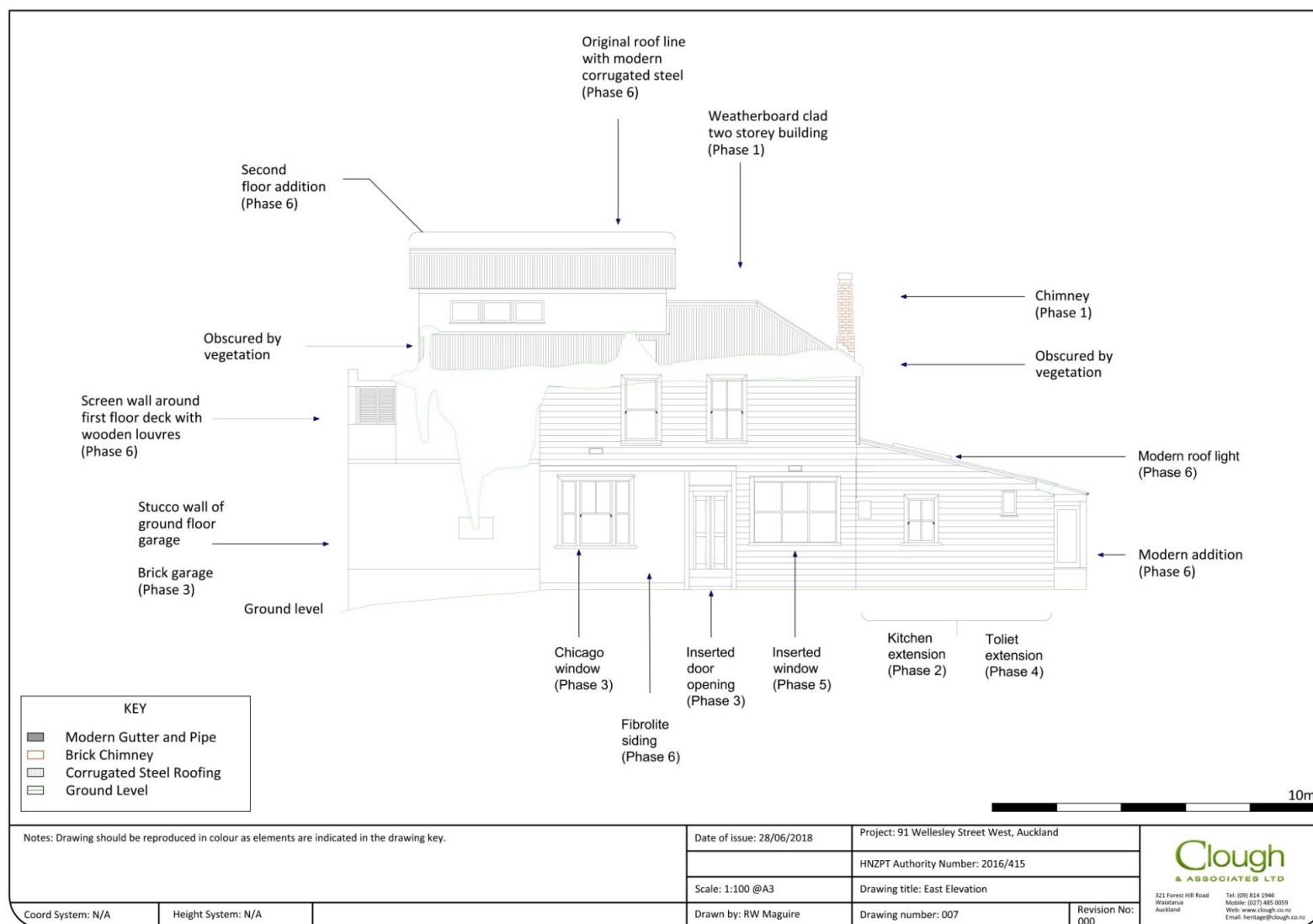


Figure 3.30. Side (east facing) elevation of 91 Wellesley Street West (source: Clough & Associates, 2015)

3. Buildings Archaeology Results

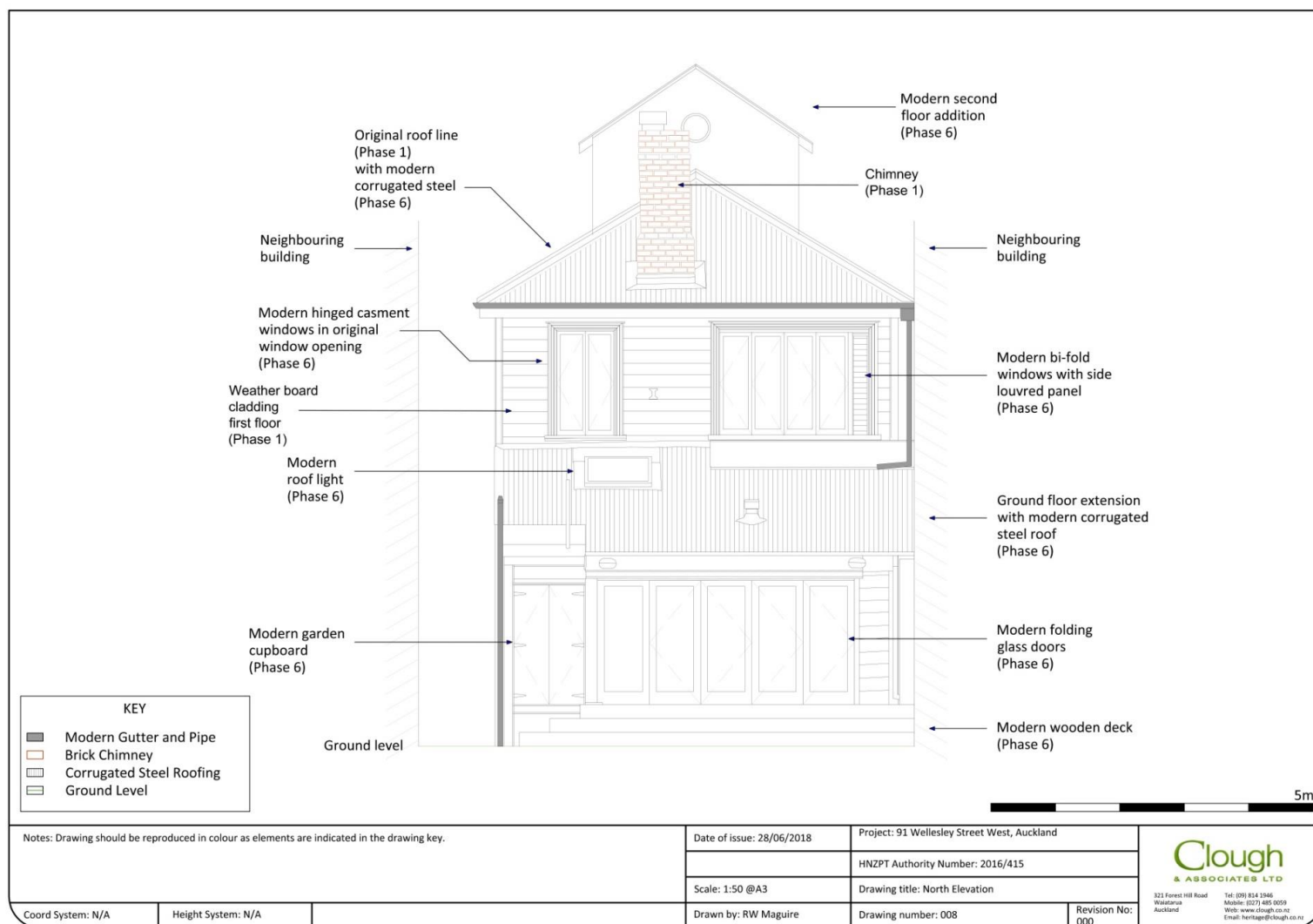


Figure 3.31. Rear (north facing) elevation of 91 Wellesley Street West (source: Clough & Associates 2015)



Figure 3.32. Rear (north facing) elevation of 91 Wellesley Street West (source: Clough & Associates, 2015)

3.4.2 External Roof Description

The roof was of modern corrugated steel and followed a simple pitched angle for the second storey, becoming stepped as it dropped a level and continued as part of the hipped roof line of the Phase 1 building. The rear lean-to at the north had a simple straight run roof. The cladding was modern but the roof line of the Phase 1 hipped roof and Phase 2 lean-two is thought to have followed the original pre-1900 alignment (Figure 3.33).



Figure 3.33. Roof of 91 Wellesley Street West looking west (source: Clough & Associates, 2015)

3.4.3 Ground Floor Description

3.4.3.1 Phase 1: Pre-1900 two-storey timber building, 1866-1908

The ground floor of Phase 1 (Figure 3.34) consisted of rooms G02, G03, G04 and G05a and overall contained a number of original features and fabric. The timber tongue and groove floorboards all appeared to be original to construction and had been attached with floor brads. The boards ran north-south through the building. Several boards had been replaced due to wear during the life span of the building. The ceilings all appeared to be original board and batten styled with simple shallow architraves; the ceilings were aligned north-south. The walls had been lined with sarking boards attached with rosehead wire nails and subsequently had been covered with modern plasterboard. No original light fittings, fireplace surrounds/decorative hearths or doors had survived. Only limited sections of skirtings and architraves had survived in several of the rooms (Figure 3.35, Figure 3.36, Figure 3.37).

Access into the ground floor of the Phase 1 building was along a north-south hallway (G02) which led from the garage into the house. From investigation this appears to have been the original hallway access into the building. A pre-1900 Victorian door, with transom and single side light (red glass) was located at the northern end of the hallway. The door and surround were pre-1900 in date but appeared to have been recycled from somewhere else, as it did not fit properly in the hallway; the right-hand side light was missing. This suggests it was inserted after construction at a later date, probably during Phase 6 (Figure 3.38).

Original horizontal sarking boards lined the hallway beneath the modern plasterboard. Located on the eastern hallway wall to the immediate north of the stairs was a blocked-up doorway leading into G04. The door was evidenced by infilled sarking boards and the painted outline of where the door architrave had been.

Also of note was that several of the sarking boards located on the southern side of the blocked door opening retained several layers of degraded wallpaper stuck directly to the sarking. The basal layer of wallpaper appeared to have been a hand blocked deep burgundy red which was overlain by a cream and blue pattered art nouveau style. This in turn had been overlaid with a floral patterned paper with yellow orange flowers and green flowage. The final layer was a pink lustre paper. Scrim fragments and nails were also present but these appeared to have been added over these paper layers. The edge of the paper showed where the original skirting had extended too. The skirting had been removed (Figure 3.39).

An interesting discovery was found on the lower sarking boards adjacent to the front door: the imprint of muddy steel heel caps could be seen impressed on the boards (Figure 3.40). This is thought to have occurred as either someone standing on stacked boards before they were nailed up or a builder cleaning his boots during construction next to the front door.

Room G04 was located on the eastern side of the hallway and was accessed from G03. The room was square in plan, and located on the floor against the northern wall was evidence of a removed and blocked-up fireplace. This removal was also visible on the board and batten ceiling above (Figure 3.41). Stripping of the modern plasterboard linings revealed that the room had horizontal sarking boards. On the western wall was a boarded-up doorway opening evidenced by a different alignment of boards (Figure 3.42, Figure 3.43). A section of wallpaper stuck on hessian scrim was found on the southern side of the blocked-in door frame. The wallpaper was quite deteriorated and appeared to be a pink lustre print. The door in this room appeared to have been rehung and was a typical late Victorian internal door (Figure 3.44).

The modern plasterboard sheets were removed from the southern wall in G04 to reveal a large blocked-up window opening. The window opening measured 2.2m wide by 2.2m high with traces of wallpaper being located around its edge. This paper had been caught beneath the window architrave and sill (Figure 3.45). The wallpaper consisted of a dark blue and navy flocked paper as well as a cream paper with yellow/golden scroll work; both papers had been applied directly to the sarking boards (Figure 3.46). Insufficient paper survived for a more precise identification. Removal of the sarking boards revealed the blocked-up window and back wall of the Phase 3 brick garage extension.

The removed window unit from the southern wall of G04 appears to have been inserted in the eastern wall of G04 when the Phase 3 brick garage extension was undertaken, as the measurements and size were identical (Figure 3.47, Figure 3.48). The relocated window was of the Chicago style consisting of a larger central sash which was flanked by two smaller sash units.

Room G03 consisted of a small vestibule room with a staircase leading up to the first floor. The stairs were carpeted and appeared to have retained the original riser, tread and string and also retained a pre-1900 wooden handrail (Figure 3.49).

Room G05a was located within the northern portion of the original Phase 1 building and would have been the northernmost room of the Phase 1 building. This room had undergone significant

modification during the subsequent phases, resulting in the loss of much of the original pre-1900 decorative elements.

The edge of the floorboards within G05a also showed where the edge of the pre-1900 building ended with the remains of the cut-off wall framing visible in the floor, to the east of the fireplace (Figure 3.50).

No board or batten ceilings existed within G05a as the ceiling had been replaced with modern plasterboard. The skirtings and architraves from around the ceiling as well as above the floor and around door openings had also been removed. Evidence of the former location of these could be seen as traces of off-white paint on the sarking boards (Figure 3.51).

The remains of the original hearth location could be seen in the timber floor beneath the modern (Phase 6) plastered fireplace. The original fireplace had been removed and been replaced by the modern plaster version which made use of the pre-1900 chimney which was still in place (Figure 3.52)

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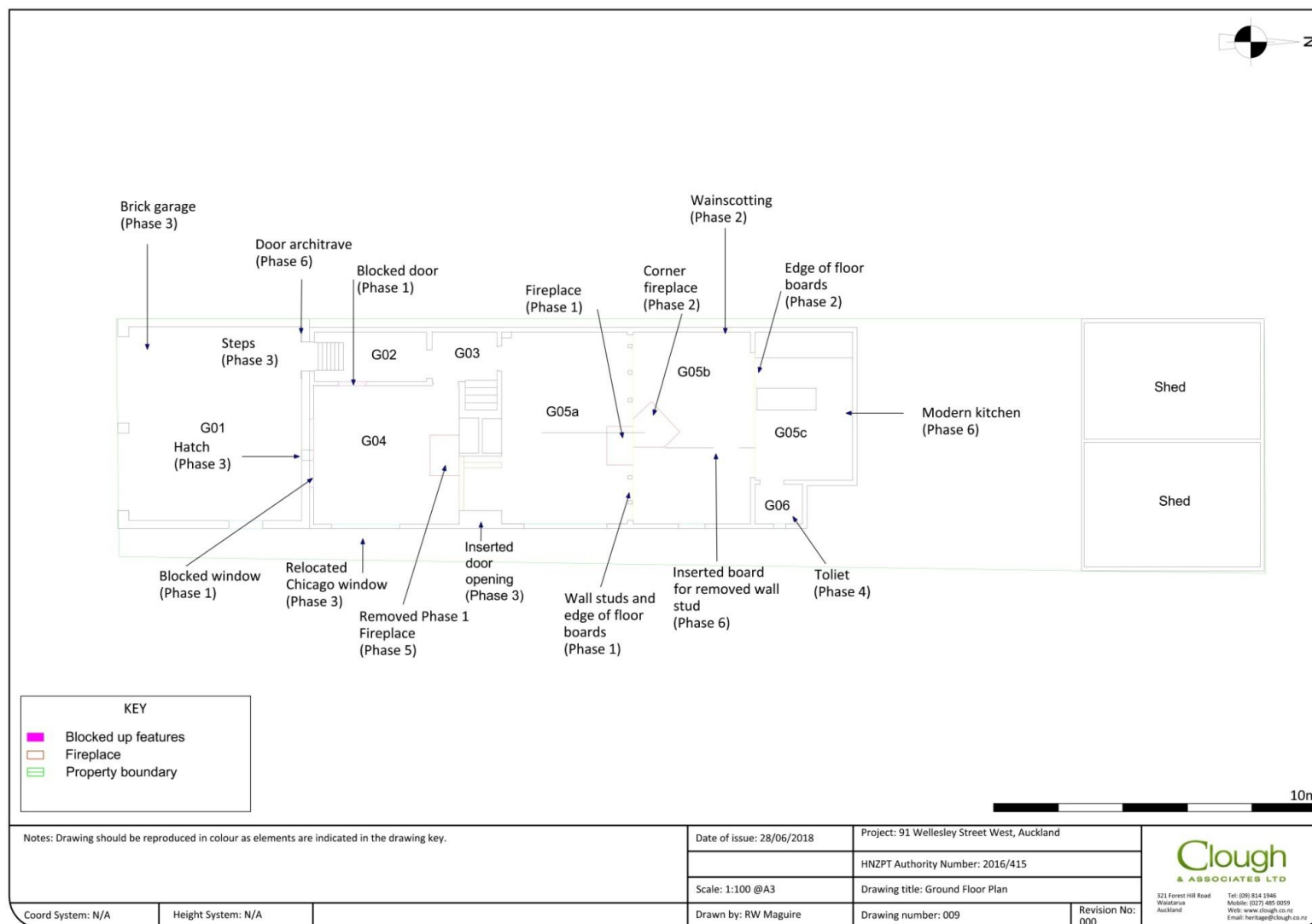


Figure 3.34. Ground floor plan of 91 Wellesley Street West (source: Clough & Associates, 2015)



Figure 3.35. Floorboards (source: Clough & Associates, 2015)



Figure 3.36. Board and batten ceiling in G04 (source: Clough & Associates, 2015)



Figure 3.37. Board and batten ceiling in G02 (source: Clough & Associates, 2015)



Figure 3.38. Recycled pre-1900 front door (source: Clough & Associates, 2015)



Figure 3.39. Degraded wallpaper layers in G02 and paint stain from blocked-up door architrave (source: Clough & Associates, 2015)



Figure 3.40. Muddy heel cap mark on sarking boards in G02 (source: Clough & Associates, 2015)



Figure 3.41. Removed fireplace (source: Clough & Associates, 2015)



Figure 3.42. Boarded-up door opening on western wall of G04 (source: Clough & Associates, 2015)



Figure 3.43. Close-up of boarded-up door opening on western wall of G04 with wallpaper (source: Clough & Associates, 2015)

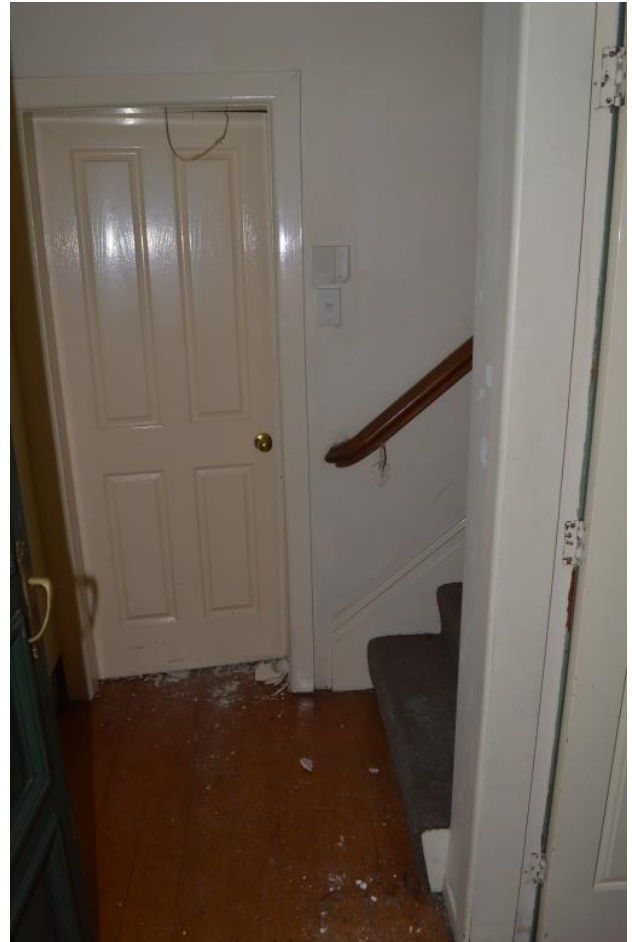


Figure 3.44. Re-hung Victorian door for G04 (source: Clough & Associates, 2015)



Figure 3.45. South wall of G04 showing blocked-up window, traces of wallpaper and hatch into the Phase 3 garage. Note the 1930-1950s wallpaper and frieze remains on the left-hand side of the photo (source: Clough & Associates, 2015)

Figure 3.46. Close-up of blue and navy flocked paper and scrim fragments in G04 circled in Figure 3.45 (source: Clough & Associates, 2015)





Figure 3.47. Pre-1900, Phase 1 window from southern wall of G04 removed to its final location on the eastern wall in phase 3 (source: Clough & Associates, 2015)



Figure 3.48. Bricked-up window on south wall of G04 from the Phase 3 brick garage extension (source: Clough & Associates, 2015)

Figure 3.49. Room G03 showing staircase and handrail (source: Clough & Associates, 2015)



Figure 3.50. Showing edge of timber floorboards and cut-off wall studs delineating the end of G05a and the Phase 1 pre-1900 building. Photo is looking southwards into G05a (source: Clough & Associates, 2015)

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Figure 3.51.
Southern wall of
G05a, showing
opening into G03
with paint traces of
former architrave
and skirtings
(source: Clough &
Associates, 2015)



Figure 3.52. Modern fireplace (Phase 6) has been set on the removed fireplace surround for the kitchen fire in G05a (source: Clough & Associates, 2015)

3.4.3.2 Phase 2: Timber kitchen extension, 1896/97/99

A space, G05b, has been identified as the Phase 2 kitchen extension area. This area abutted G05a on the northern side and showed similar floorboards, nails and features to support a pre-1900 construction date (Figure 3.53). The floorboards were the same width and fabric, suggesting that only a short space of time had elapsed between the Phase 1 and 2 construction dates. The methods of wall framing and subfloor construction were also comparable. The space for the Phase 2 extension was also delineated by the remains of four wall stubs on the east and west elevations enclosing a space measuring 3.6m (N-S) by 5.9m (E-W).

The surviving floorboards provided the most evidence of the pre-1900 layout. The remains of a corner fireplace were located slightly off centre within the open plan space of G05b. The fireplace had been removed down to floor level with the space of the fireplace infilled with painted concrete (Figure 3.54). An inserted board indicated where a former internal wall stud on the eastern side of the fireplace was observed which had divided G05b into two spaces. This board had been inserted to fill the gap left for the removed wall (Figure 3.55). Also found within this former wall was a gap suggestive of a doorway. This has been marked on the floor plan.

Sealed beneath the Phase 6 kitchen cabinets and plasterboard lining was wooden wainscoting. In pre-1900 buildings wainscoting is typically used in areas of high traffic, like hallways, or functional areas, like kitchens and laundries (Figure 3.56). The size and location of G05b suggest a kitchen and/or dining area used within the building when it functioned as a boarding house.

Above the wooden wainscoting were traces of wallpaper attached directly to the wooden sarking. From the degraded pieces that survived it looked to have been a dado frieze with a classical arched motif in beige, browns, and greens (Figure 3.57). Scrim nails and scrim had been attached over this wallpaper.

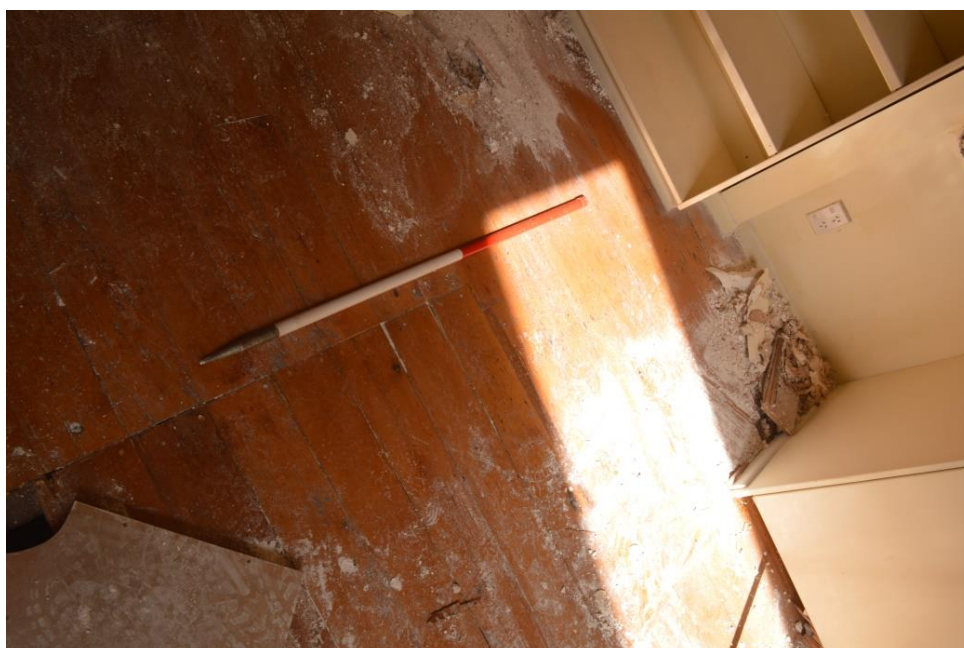


Figure 3.53. Photo showing abutted floorboards between G05a /Phase 1 and G05b /Phase 2 (source: Clough & Associates, 2015)



Figure 3.54. Removed corner fireplace in G05b (source: Clough & Associates, 2015)



Figure 3.55. Photo looking south showing inserted board indicating the removed wall within G05b (source: Clough & Associates, 2015)



Figure 3.56. Exposed wooden wainscoting on the west wall within G05b behind the modern kitchen (Phase 6) (source: Clough & Associates, 2015)



Figure 3.57. Detail of wallpaper above the wainscoting in G05b (source: Clough & Associates, 2015)

3.4.3.3 Phase 3: Front brick garage extension, 1931

G01 was the area of the brick garage which abutted the front elevation of the timber building. The area of the garage had been benched down by approximately 1.2m below the floor level of the Phase 1 building following the natural slope of the ground surface. The double garage had been lined with modern plasterboard and had drop batten ceilings installed which hid the brickwork and roof structure. Visible above the dropped ceiling were the remains of the garage roof flashing and the Phase 6 deck extension with jacuzzi (Figure 3.58).

Where the brickwork was visible above the modern ceiling it appeared to be in English garden bond. The floor was poured concrete. Access into the rest of the building was provided by a set of seven wooden steps leading up from the garage (Figure 3.59, Figure 3.60, Figure 3.61). An ornate timber door architrave surrounded the access stairs and was painted green. Located in the northern wall, two-thirds of the way up, was a small hatch opening.

Other modifications undertaken in Phase 3 were visible within the rest of the building. This included a set of double wooden doors that had been left in situ and boarded over in the eastern wall of G05a. This would have provided a side access into the main portion of the building once the brick garage had been constructed at the front of the building, cutting off the original front door in G02. These doors had been painted cream and were four panelled (Figure 3.62)

3.4.3.4 Phase 4: Insertion of a rear toilet, 1954

A small room, G06, had been constructed on the external north-eastern corner of G05b and would have contained an external toilet, accessed from the main building via a back porch or path. The toilet at time of deconstruction was modern, but the internal layout of the room itself did not appear to have changed. The floorboards were removed to reveal wooden floor joists set on wooden bearers. Of note was a corrugated iron artefact set beneath the north-western corner of the toilet room (Figure 3.63).

3.4.3.5 Phase 5: Internal layout changes and insertion of new doors and windows, 1964

Removal of the Phase 6 bookcases and modern linings from the western wall of G05a revealed several layers of wallpaper dating from the early to mid-20th century. These consisted of a pink lustre paper overlying a pale cream with brown dado frieze (Figure 3.64).

The window within room G06 (toilet) was of a casement style and most like dated to between 1954 and 1964.

3.4.3.6 Phase 6: Conversion into private dwelling and kitchen extension, c.1998

Extensive works were undertaken to convert the building into a private dwelling in 1998. On the ground floor this consisted of the construction of another rear extension (G05c) which abutted the

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Phase 2 kitchen extension. These works had also removed the internal walls within G05a and G05b to create an open plan living space. The area of G05c became the new kitchen space.

In order to investigate this area, the floorboards were removed from G05c and G06 to reveal the subfloor structure. It appeared that several phases of building modifications had occurred in this area which indicated that originally the area of G06 and the western side of G05c were separated by a lower dropped porch with a set of concrete steps leading down and to the north of the property, creating a U-shaped back porch. This was then brought up to level to create a level floor plan and extended out of the porch to create G05c (Figure 3.65, Figure 3.66, Figure 3.67).



Figure 3.58. Ceiling cavity showing floor studs for Phase 6 decking and green roof flashing for the red brick garage (source: Clough & Associates, 2015)



Figure 3.59. Northern wall of garage, with access stairs (source: Clough & Associates, 2015)



Figure 3.60. Lining within garage showing walls and ceiling (source: Clough & Associates, 2015)



Figure 3.61. Looking south towards the modern roller doors (source: Clough & Associates, 2015)



Figure 3.62. In situ double wooden doors on eastern elevation of G05a. These had been boarded up and enclosed in Phase 6 (source: Clough & Associates, 2015)



Figure 3.63. Photograph showing removed floorboards, and exposed subfloor structure within G06 (source: Clough & Associates, 2015)



Figure 3.64. Early to mid-20th century wallpaper on western wall of G05a (source: Clough & Associates, 2015)



Figure 3.65. Looking south over G05c between G06 (door on left-hand side of photo) and kitchen island (on right). Note the concrete steps marked with red arrow and series of raised floor joists. The joists running north/southern (lower joists) are from Phase 5, the Phase 6 joists are aligned east/west (source: Clough & Associates, 2015)



Figure 3.66. Detail of cut bearers for dropped level porch beneath kitchen island (source: Clough & Associates, 2015)



Figure 3.67. Looking north over removed floorboards and exposed subfloor in G05c from G05b (source: Clough & Associates, 2015)

3.4.4 First Floor Description

The first floor has been divided into eight spaces with a front extension and enclosed deck which relate to Phase 6 (Figure 3.68).

3.4.4.1 Phase 1: Pre-1900 two-storey timber building, 1866-1908

Within the first floor only spaces F01, F02, F03, F04, F05, F07 and part of F06 relate to the Phase 1 pre-1900 building. Similar pre-1900 fabric existed on this floor to that on the ground floor. This consisted of floorboarding (aligned north-south), board and batten ceilings as well as some of the original skirting boards, architraves, doors and windows.

The northern portion of the floor containing F01 and F02 showed most of the original pre-1900 room arrangement, including the original end northern wall. The dividing wall between the two rooms had been partially knocked through (Figure 3.69). F01 contained the enclosed chimneybreast for G05a below. This had been enclosed with modern plasterboard and sarking boards (Figure 3.70).

The internal door surround and skirting boards were present in both room F01 and F02 and were original to construction. Systematic invasive testing through the plasterboard revealed that the walls had been clad in sarking and brown paper had been attached directly on to these boards. This in turn

showed evidence of having been covered with scrim (Figure 3.71, Figure 3.72, Figure 3.73, Figure 3.74).

There were no surviving pre-1900 windows in either room F01 or F02 as these had been replaced with modern casement windows dating from Phases 6.

Room F03 was the continuation of G03, which contained the staircase to access the first floor from the ground floor. The staircase appeared to have retained its original newel post, balustrades and handrail, although these looked to have been restored (Figure 3.75). Also present in this room was the original board and batten ceiling, simple skirting board and double hung sash window (Figure 3.76). A replacement window fastener could also be seen on the mullion as well as the location of the original pre-1900 fastener (Figure 3.77).

Room F04 was being used as a bathroom and had been painted tarden blue. The room contained no windows on its external wall, resulting in two small square glass windows being inserted into the eastern wall (Figure 3.78). This was in an attempt to provide light and ventilation from F03. These windows are thought to have been inserted in Phase 3 due to their bungalow style surrounds. The door of F04 was an original pre-1900 door but had been modified to include two glass panes in the upper sections and had been re-hung, as evidenced by older hinge scars (Figure 3.79, Figure 3.80).

Room F05 was located on the eastern side of the first floor and appeared to have remained unmodified with the exception of modern plasterboard (phase 6) and roof skylight (Figure 3.81). The pre-1900 double hung sash window, wooden door and window architraves and skirting boards were all original to construction of Phase 1 (Figure 3.82, Figure 3.83). The board and batten ceiling was also original. Located in the north-western corner of the room was a cavity which would have contained the chimneybreast from the fireplace located in room G04 below. The fireplace and chimney had been removed but the cavity which contained it had been kept and converted into a cupboard during the 20th century (Figure 3.84).

Room F06 consisted of the first-floor hallway, aligned north-south as well as the location of the modern staircase insertion up into the second floor (Phase 6) (Figure 3.85). The southern end of F06 had been extended during Phase 6 to provide more room to the south as well as a private internal deck and jacuzzi. This altered and removed the original pre-1900/Phase 1 southern/front wall (Figure 3.86). It was possible to see the location of the Phase 1 southern wall represented in the join between the original floorboards and modern chip board flooring (Figure 3.87). The only original part of the board and batten ceiling to remain within F06 was located at the northern end of the room adjacent to where it had been removed to allow the insertion of the staircase to the second floor (Figure 3.88). During Phase 6 the builders replaced the remaining section of ceiling in F06 and the modern extension with replicated board and batten ceilings (Figure 3.89).

Room F07 was identical to F05, but without the chimneybreast cavity or double hung sash window.

3. Buildings Archaeology Results

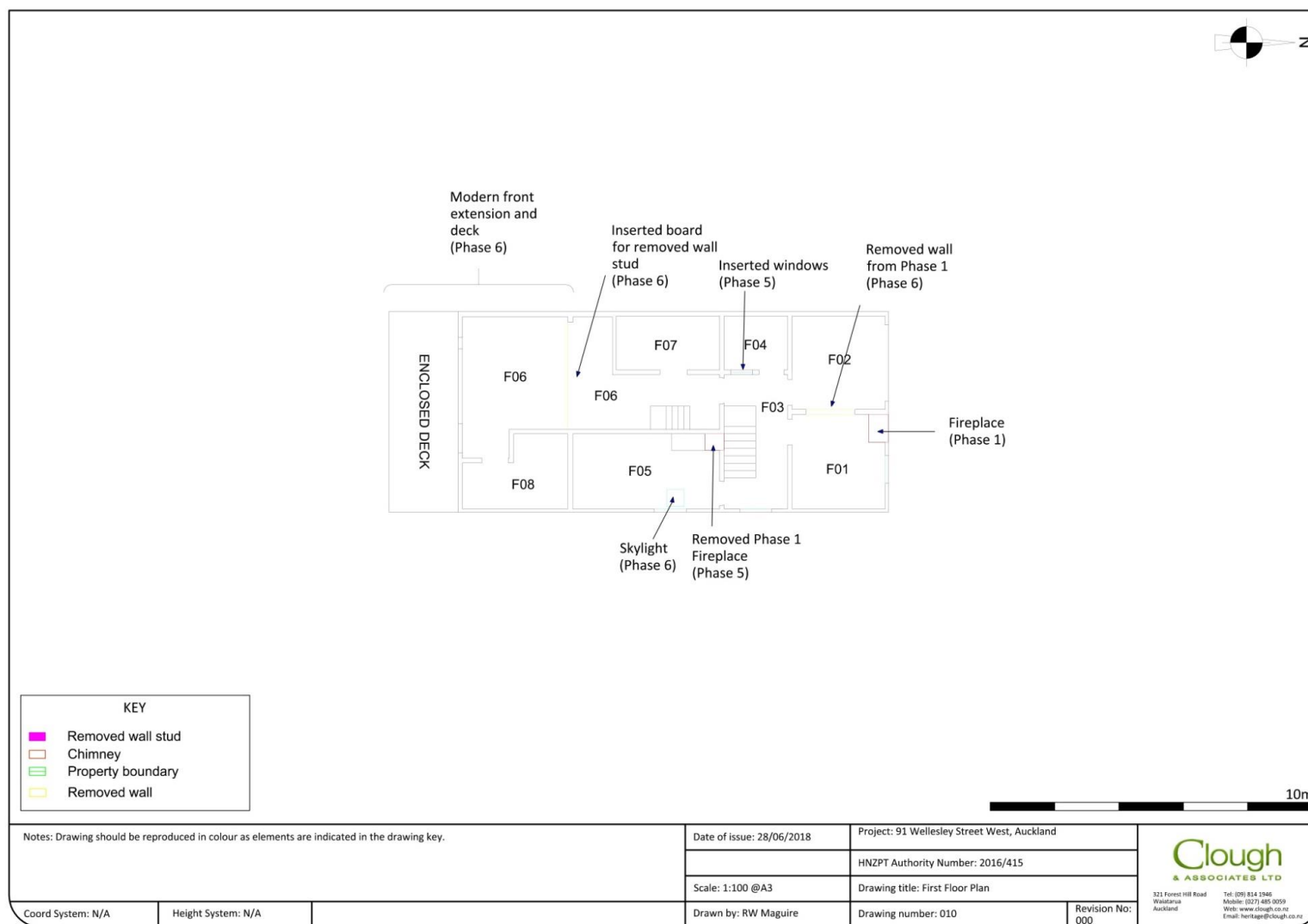


Figure 3.68. First floor plan of 91 Wellesley Street West (source: Clough & Associates, 2015)



Figure 3.69. Looking at partially removed dividing wall between F01 and F02. From F01 (source: Clough & Associates, 2015)



Figure 3.70. Partially exposed chimneybreast within F01 (source: Clough & Associates, 2015)



Figure 3.71. Original Phase 1 pre-1900 door architrave and skirting board within F01 (source: Clough & Associates, 2015)



Figure 3.72.Original Phase 1 pre-1900 door architrave and skirting board within F02 (source: Clough & Associates, 2015)



Figure 3.73.Sarking boards covered with brown paper in F01 (source: Clough & Associates, 2015)



Figure 3.74.Sarking boards covered in F02 (source: Clough & Associates, 2015)

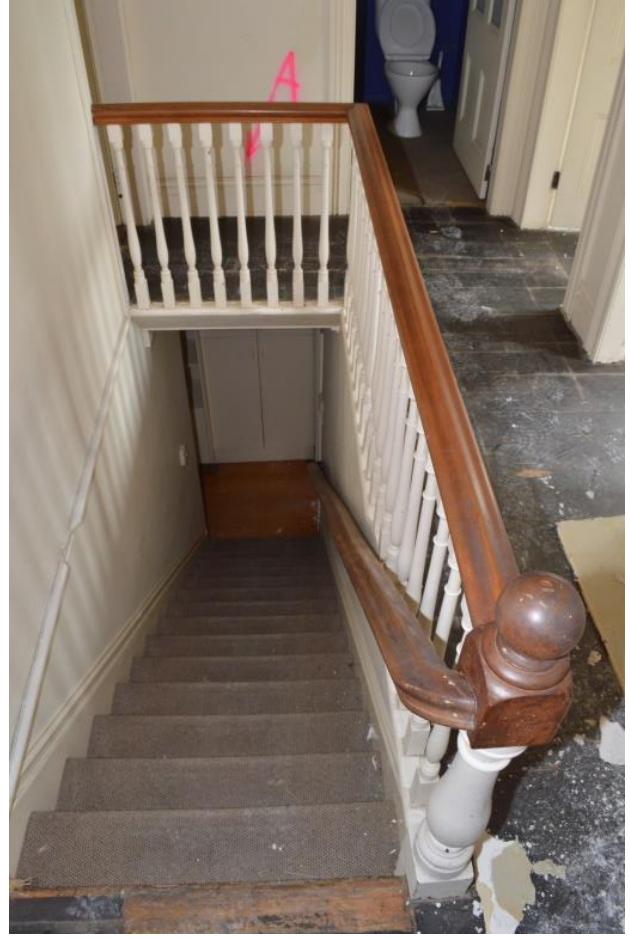


Figure 3.75. Photo showing staircase, newel post and balustrades from within F03 (source: Clough & Associates, 2015)



Figure 3.76. Photo showing double hung sash window, original skirting boards, sarking wall boards and board and batten ceiling within F03. The photo is facing the eastern wall of the building (source: Clough & Associates, 2015)



Figure 3.77. Replacement window fastener and scarring of original fastener in F03 (source: Clough & Associates, 2015)



Figure 3.78. Inserted modern windows into F04
(source: Clough & Associates, 2015)



Figure 3.79. Bathroom door for F04, glass panel modification
(source: Clough & Associates, 2015)



Figure 3.80. Detail of pre-1900 door architrave from within F04 (source: Clough & Associates, 2015)



Figure 3.81. Looking at the southern wall internal wall of F05 showing ceiling and double hung sash window (source: Clough & Associates, 2015)



Figure 3.82. Double hung sash window with original architraves on eastern elevation of F05 (source: Clough & Associates, 2015)



Figure 3.83. Looking at northern elevation of F05 showing original door architrave and skirting (source: Clough & Associates, 2015)



Figure 3.84. Photo showing sarking boards enclosing the removed chimneybreast from the fireplace in G04 (source: Clough & Associates, 2015)

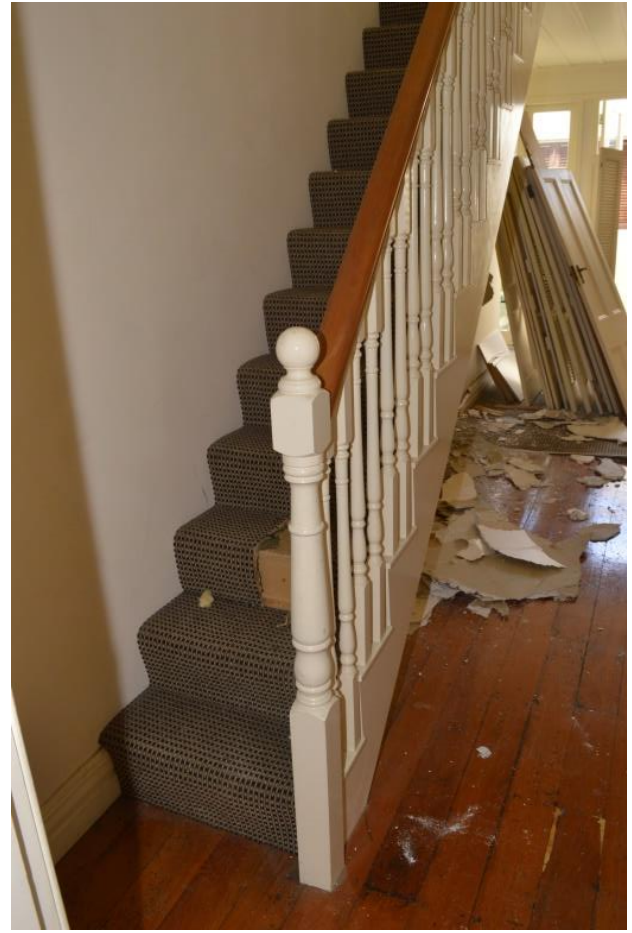


Figure 3.85. Looking south along hallway and modern Phase 6 stairs (source: Clough & Associates, 2015)



Figure 3.86. Eastern elevation of F06 showing the end eastern wall of F06 and the new Phase 6 modern framing for the northern extension (source: Clough & Associates, 2015)



Figure 3.87. Looking southwards towards the extension between the Phase 1 building and Phase 6 building F06 (source: Clough & Associates, 2015)



Figure 3.88. Remains of original pre-1900 board and batten ceiling within F06 above second floor staircase (source: Clough & Associates, 2015)

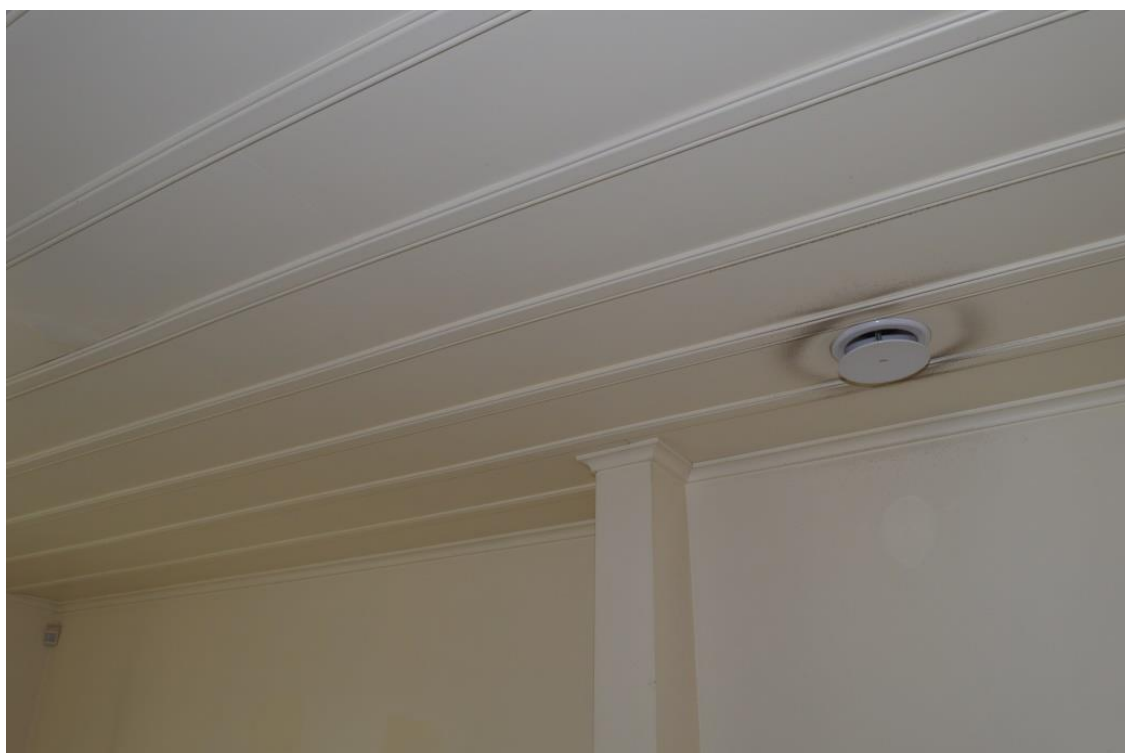


Figure 3.89. Photo shows the wall stub between the pre-1900 Phase 1 building and modern Phase 6 extensions (source: Clough & Associates, 2015)

3.4.4.2 Phase 5: Internal layout changes and insertion of new doors and windows, 1964

Room F05 showed evidence of pink lustre wallpaper beneath the modern plasterboards. This paper most likely dates from between 1954 and 1964, when extensive renovations were undertaken, and was present in most of the first-floor rooms as well as G04 and G05a (Figure 3.90).

3.4.4.3 Phase 6: Conversion into private dwelling and kitchen extension, c.1998

The extension to the southern extent of F06 was undertaken in this phase. This consisted of a modern extension to the south and new enclosed deck with spa jacuzzi (Figure 3.91, Figure 3.92). This work removed the northern Phase 1 elevation on the first floor.



Figure 3.90. Pink lustre wallpaper in F05 (source: Clough & Associates, 2015)



Figure 3.91. Looking south at modern extension and French doors onto enclosed deck (source: Clough & Associates, 2015)



Figure 3.92 Enclosed deck with jacuzzi which had been inserted into the roof space of the Phase 3 brick garage below (source: Clough & Associates, 2015)

3.4.5 Second Floor Description

The second floor was completed constructed in 1998 and consisted of modern materials (Figure 3.93–Figure 3.95). The area consisted of a rectangular room accessed via a set of stairs in F03 from the first floor (Figure 3.94). The stairs had followed through with a reproduction styled Victorian look to complement the overall look of the internal building. This extension removed the southern portion of the pre-1900 Phase 1 hipped roof line.



Figure 3.93. Photo showing internal space of the modern second floor (source: Clough & Associates, 2015)

3. Buildings Archaeology Results

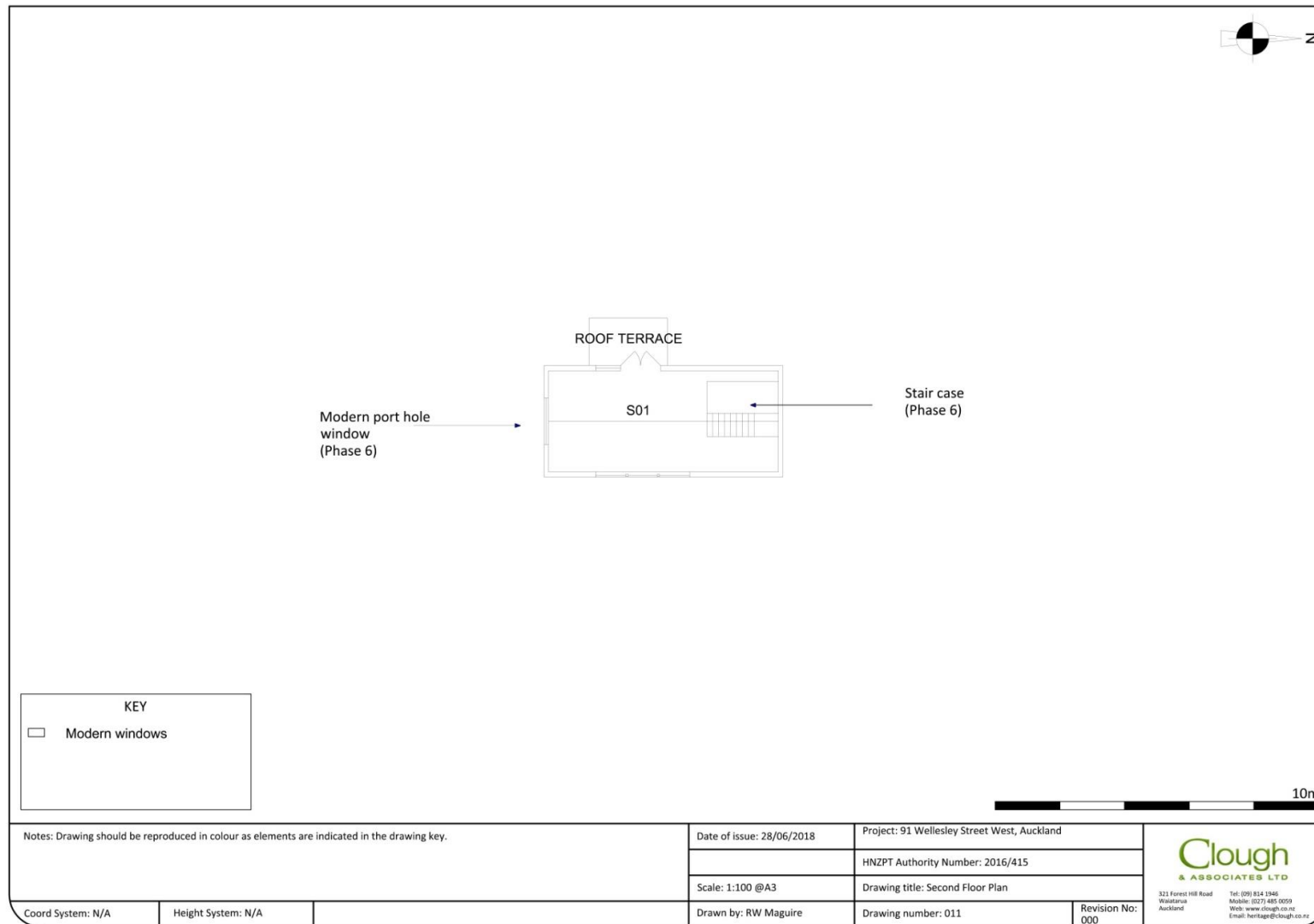


Figure 3.94. Plan of second floor of 91 Wellesley Street West (source: Clough & Associates, 2015)



Figure 3.95. Photo showing internal space of this modern floor with inserted staircase (source: Clough & Associates, 2015)

3.5 Discussion

The two late 19th century buildings at 83 and 91 Wellesley Street West contained preserved pre-1900 fabric to varying degrees, with 91 Wellesley Street West having more in situ fabric, despite its extensive renovations and modifications in the late 1990s. Both buildings had gone through distinct and identifiable phases of development during their life span which reflected the changed use of the buildings by the people who lived and worked within them.

The following questions were asked of the buildings:

- How were the buildings constructed?

The 83 Wellesley Street West building was constructed in well-fired brick and good quality cement for the external walls and foundations during Phase 1. The Phase 2 extension was also constructed from brick, providing a continuous flow throughout the building. The internal walls had been removed and replaced with modern framing and linings in Phase 3, when it was converted into three private flats.

The 91 Wellesley Street West Phase 1 building was constructed primarily from timber, most likely kauri. Only the Phase 3 construction of the brick garage and some of the pile foundations deviated from this. The subsequent later phases of the building continued to use timber, albeit modern mass-produced materials. The material and joints used within Phase 1 and 2 were indicative of post-1880s construction; all timbers were nailed together with no complex carpentry joints.

3. Buildings Archaeology Results

Both buildings appeared to have been well made using quality materials. It was also apparent that regular maintenance had been undertaken on the buildings throughout their lifespans, resulting in the buildings surviving in good to excellent condition. No root or water ingress was noted during the works, although the floor level within room F01 in 91 Wellesley Street West had begun to sink.

- From a functional standpoint how did the structure function and do the methods of construction show any variations or shortcuts which may indicate the quality of the construction? What types of materials were used?

Based on the historical research it appears that the buildings had changed function during their lifespans from their original function at the time of construction. This is perhaps reflective of the changing landscape of the location of the buildings within what is now the Auckland CBD. At the time the buildings were constructed the areas were primarily of residential and small business character. This changed during the early to mid-20th century, when the wider area changed from residential living to industrial/commercial work spaces. By the 1990s the landscape usage had changed again, with people moving into the inner city and converting older commercial premises for residential mixed dwelling spaces.

Both buildings had started out as residential dwellings and were later used as boarding houses. Although 83 Wellesley Street West was run as the Otago Boarding House, it was still providing accommodation to lower and working-class people. The 1920s and 1930s saw the rise of commercial needs within the city and the construction of brick garages at both buildings. The construction of the extensions in brick is not unexpected; timber resources by this stage had declined and commercial properties would be required to meet local council fire code requirements so would normally be constructed in brick rather than timber.

In terms of variations in fabric quality, there were not any notable shortcuts or substandard materials used. The materials used in 83 and 91 Wellesley Street West during their final phases of being converted back into residential dwellings were mass produced building materials of the time, consisting of modern chipboard, pine framing and plasterboard. This could be considered as lesser quality material compared with the native timber which had been used in the original construction. However, it is likely that cost, time and viability of code materials dictated this choice.

- As one of the buildings was constructed from brick can the brick be attributed to a specific maker(s)?

Unfortunately, no bricks with identifying markers were found during the investigation of 83 Wellesley Street West so it is not possible to attribute the bricks to a specific brickworks.

- What type of timber was used and is it possible to identify suppliers by timber stamps? Is it possible to determine methods of timber production or to determine the quality of timber used within the buildings?

The building at 91 Wellesley Street West was primarily constructed from timber. The Phase 1 framing was kauri, the floorboards were either rimu or matai, the internal sarking boards were kauri as were the skirtings, architraves and ceilings. No suppliers' marks were found on any of the timber lumber, but it was noted that all of the Phase 1 and 2 timbers within the building had been cut using a circular saw and attached together using rosehead nails.

- Are decorative treatments currently visible or preserved within the building? Is it possible to see changes in decorative treatment which reflect changes in economic status?

The building at 83 Wellesley Street West contained very little surviving pre-1900 fabric. The front door and Italianate window units were all that survived and these had remained unchanged through the life of the building. These architectural styled features were popular during the later 19th century

and show that the building followed current style trends. The fact that the building was constructed from brick, rather than timber, does suggest a slightly better or higher economic status of the person who constructed the building, as brick would have been more expensive than timber.

Within 91 Wellesley Street West more of the internal decorative linings survived from the pre-1900 period (Phase 1 and 2). Several areas within the building contained traces of potential pre-1900 wallpapers; rooms G02 and G04 (Phase 1 building) and G05a had both remains of wallpaper and wainscoting.

The earliest wallpapers within no. 91 had been applied directly to the sarking boards without the usual scrim linings. These papers were highly decorative: G04 had a blue and navy flocked paper, while the paper in G02 consisted of a deep burgundy red paper which had been overlain with a stylised cream and blue art nouveau pattern. The wainscoting and wallpaper in the Phase 2 kitchen extension were also highly decorative in a classic arched style of greens and browns. No manufacturing makers' marks were found on the wallpaper but due to their intensive colour and paper thickness they appeared to be of good quality.

The building was also two storey at time of construction, suggesting the owner had a steady and high income as a large two-storey dwelling would be expensive to construct in one go. The addition of a kitchen within 10 years of the initial construction also suggested that the owner had the wealth and status to undertake such works quickly. This would possibly be someone from the merchant class or upper middle class.

- Is it possible to determine, through examining the quality of construction techniques and materials, the social or economic status of this area of Auckland at the time the buildings were constructed?

To a limited extent, assertions regarding the social and economic status of the area can be made through the quality of the construction techniques and materials of the buildings at 83 and 91 Wellesley Street West.

Based on the surviving pre-1900 fabric, both buildings appear to have been well designed architecturally, with 83 Wellesley Street West following the popular Italianate Style which dominated late Victoria urban buildings during the late 19th century. However, archaeologically few or no features survived within the building which could be directly attributed to it functioning as a boarding house.

A comparison between 83 Wellesley Street West and 2 Waverly Street (Low et al. 2015) can be made. Both buildings were constructed from brick, architecturally Italianate in style and both functioned as boarding houses. The internal room layout within both buildings was very similar: a centrally placed hallway with access to the first floor from an ornate side staircase, then a first floor with a central hallway with smaller rooms leading off it. Similarities between the floor plans of the buildings does not appear to be random, but rather typical of such building within Auckland at the end of the 19th century.

The Phase 1 footprint of the square two-storey building at 83 Wellesley Street West followed the standard form of a domestic dwelling (Salmond 2005) that would have had a central placed hallway with rooms leading off it. The kitchen would have been either a lean-to at the rear of the existing building or housed in a separate building elsewhere on the property. The removed staircase, which would have connected the ground and first floors, provides the only indication of its functioning use as a boarding house as it would have been more 'grand' than that used in a domestic dwelling as it functioned as a 'public' space leading to rooms used by boarders rather than 'private' bedrooms used by a family. The decorative window and two half flight stairs and landing also indicate a larger amount of pedestrian traffic with luggage, then a domestic dwelling.

3. Buildings Archaeology Results

The building at 91 Wellesley Street West was built of a less expensive material, being timber, but was large in footprint size, with two floors. This suggests that at the time of construction the owners may have wished to deliberately express a sense of high social and economic status based on the size of the structure. Number 91 continued this theme with its richly decorative wallpapers found in the ground floor ‘public rooms’ of the dwelling. No manufacturing marks could be found on any of the surviving wallpapers which limits our ability to date the paper.

This building was also functioning as a boarding house by the early 20th century, and the historic research indicates that the area had a more commercial character by this date. The 1866 map of Auckland (Figure 2.2) shows the area consisting of mixed residential private ownership as well as commercial bakers, public buildings and Hotels. By 1882 the Hickson’s map of the City of Auckland (Figure 2.3) showed that the area had become more of a commercial area, with a decrease in private residences and an increase in commercial and public buildings. This suggests that by 1900 there was a shift towards commercial usage of the area. The businesses in the area were of lower class and trades occupations (baker, etc) rather than the merchant class (bankers, traders, etc) that were situated on Princes Street. This indicates that the area was of lower to middling social status by the early 20th century.

This socio-economic status is reflected in the buildings themselves, which were well-constructed, following the latest fashion styles and trends but on a smaller scale than those used by the upper class.

3.5.1 Conclusion

The buildings at 83 and 91 Wellesley Street West represent the changes in occupation over the last 150 years within this part of Auckland. They typify the change from residential to commercial and then back to residential mixed use, before their deconstruction. The buildings contained archaeological information regarding use changes through time and contribute to the growing knowledge of dwellings during this period.

The extensive renovations and modifications within the buildings had removed the majority of pre-1900 decorative fabrics which could have provided information regarding human agency, and socio-economic information about the people who lived and used the buildings. These modifications also removed much of the evidence of the early to mid-20th century use of the buildings as well.

4 EXCAVATION RESULTS

4.1 Introduction

The removal of the majority of non-archaeologically significant overburden present across the investigation area was undertaken by 20-ton tracked mechanical excavators utilising toothless grading buckets. All machine work was carried out under archaeological supervision until archaeological levels were reached. Archaeological surfaces and features were then cleaned with hand tools by the team of archaeologists in advance of excavation.

The excavation of archaeological features was undertaken for the most part by trowel, mattock and spade, and in some cases, was facilitated by mechanical excavator (this was particularly utilised when exposing substantial remains of walls and foundations and dealing with widespread demolition layers and deep made-ground deposits). When depths of excavation extended beyond 1.5m, the excavation was stepped or battered in order to continue the excavation safely.

The single context recording system was used, with each cut, deposit, layer and structure given an individual context number and recorded on a pro-forma context sheet (see Appendix 1). Features were planned at 1:50 and the results digitised and added into the project GIS. A photographic record was compiled of all deposits and features with a digital SLR camera.

All 19th century and early 20th century artefactual material (pre-1930) was collected, sorted and labelled according to context number on site and retained for specialist analysis. In the main, diagnostic items and/or a representative sample of artefact types were retained. All artefact categories and types, including discarded non-diagnostic pieces, were recorded on context sheets. Faunal material and timber derived from 19th century features were also retained for specialist analysis.

The excavation and monitoring were led by Glen Farley, with assistance from Jen Low, Carly Mailhot, Ben Jones and Bernie Larsen and were carried out under the overall direction of Rod Clough.

4.2 Excavation Results

4.2.1 85 Hobson Street

The property at 85 Hobson Street had been extensively modified during the late 1940s with the demolition of four wooden buildings which had been erected in the late 1880s. These were replaced with a concrete and brick factory, which was identified as having been benched into the allotment. A single feature of archaeological interest was identified within this property, a well (Context 323). This feature has been recorded as site R11/3114. The well was found at a depth indicating that previous excavation of the upper portion had occurred, probably during the 1940s development of the block. The structure was lined with sandstock bricks and was 1.4m in diameter with a minimum depth of 3m, and was filled with a loose clayey silt matrix that had a high organic component, with a moderate quantity of artefacts present. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time efficiency. Analysis of the artefacts indicated they were primarily

4. Excavation Results

manufactured during the 1870-1880s, with one outlier of a 1921 beer bottle. It is considered likely that the well was initially constructed in the 1860s for use of the Lyceum Hall and associated house. The position of the well near the rear corner of the hall would have been convenient for access (Figure 4.1). There are a couple of options as to when the well was infilled. It may have occurred following the destruction of the hall by fire in the 1880s, or it may have remained open until the passing of Mr Foley in 1923, who had owned the property since 1879. It is noted that the well is not marked on plans from the 1860s, 1880s or 1908.

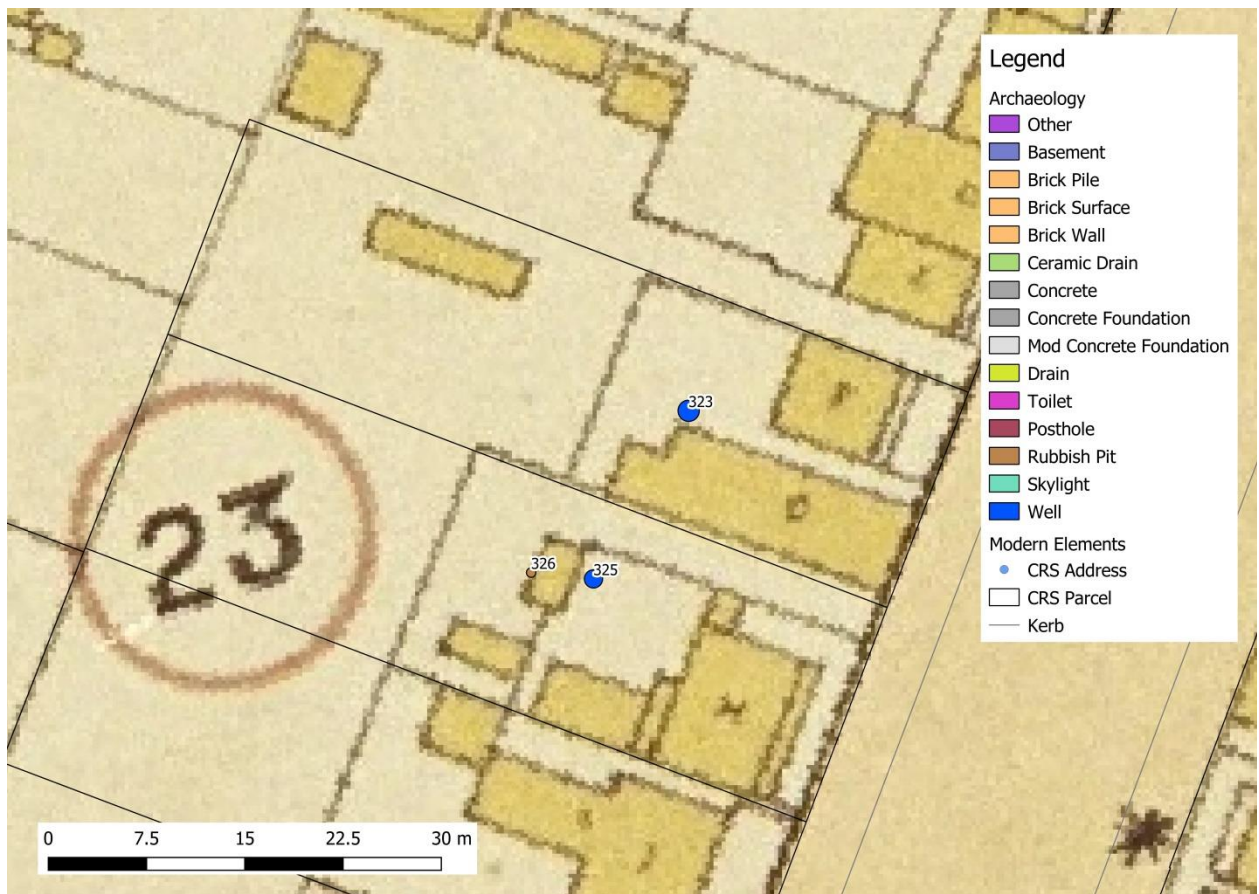


Figure 4.1. Plan showing archaeological features in relation to the 1882 Hickson plan of the area

4.2.2 91 Hobson Street

The property at 91 Hobson Street had been extensively modified during 1921 with the demolition of the wooden dwellings and stables which had been erected from the 1860s onwards. These were replaced with a concrete and brick warehouse, which was identified as having been benched into the allotment. Two features of archaeological interest were identified within this property, a well (Context 325, Figure 4.1 to Figure 4.4), and a rubbish pit containing early 20th century material (Context 326). The well has been recorded as site R11/3115. The well was found at a depth indicating that previous excavation of the upper portion had occurred, probably during the 1920s development of the block. The structure was lined with sandstock bricks with a heart shaped frog mark (Figure 4.5), being 1.08m in diameter and a minimum depth of 4.8m, and was filled with two

4. Excavation Results

distinct layers. The upper 2m consisted of hard fill of brick, bluestone and scoria blocks, with some metal items including rebar and pipe. This appears to be consistent with an infilling event during the 1920s construction. The lower 2.8m consisted of a loose black silty matrix, with a moderate quantity of artefacts present. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time efficiency. Analysis of the artefacts indicated they were manufactured from the 1860s onwards. It is considered likely that the well was initially constructed in the 1860s for use of the house and stables, which dated from at least as early as 1866. The position of the well within the yard between the house and stables would seem ideal (Figure 4.1). Based on the fill layers it appears that the well was mostly left unfilled until the 1920s. It is noted that the well is not marked on plans from the 1860s, 1880s or 1908.



Figure 4.3. View showing well R11/3115 (Context 325), upper portion exposed in section



Figure 4.2. View showing well during excavation

4. Excavation Results



Figure 4.4. View showing well in plan during excavation



Figure 4.5. View showing a brick with a heart-shaped frog mark

4.2.3 93 Hobson Street

The property at 93 Hobson Street had been extensively modified during 1960 with the demolition of the wooden boarding house and associated structures which had been erected from the 1860s onwards. These were replaced with a concrete and brick warehouse and offices, which were identified as having been benched into the allotment. One feature of archaeological interest was identified within this property, a well (Context 324, Figure 4.6 to Figure 4.8). The well has been recorded as site R11/3116. The well was found at a depth indicating that previous excavation of the upper portion had occurred, probably during the 1960s development of the block. The structure was lined with unfrosted sandstock bricks (Figure 4.9), and was 0.94m in diameter with a minimum depth of 2.3m. The fill consisted of a very wet grey silty matrix, with a moderate quantity of artefacts present. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time efficiency. Analysis of the artefacts indicated they were manufactured from the 1870s into the early 1900s. It is possible that the well was initially constructed for use of the earliest house on the property, which dated from at least 1856, with some form of ad hoc infilling taking place from the 1870s onwards. The location of the well along the southern boundary of the allotment was not built over until the 1960s development. It is noted that the well is not marked on plans from the 1860s, 1880s or 1908.

4. Excavation Results



Figure 4.6. Plan showing archaeological features in relation to the 1882 Hickson plan of the area



Figure 4.7. View showing well R11/3116 during excavation



Figure 4.8. View showing sample collection from well fill

4. Excavation Results



Figure 4.9. View showing sandstock bricks recovered from the well structure

4.2.4 97-99 Hobson Street

The property at 97-99 Hobson Street had been modified in 1911 with the destruction of the wooden boarding house known as ‘Scotia House’ by a fatal fire. The structure had been erected between 1866 and 1868, following the destruction of an earlier building, the Scotia Hotel, by fire. Following the destruction of the second structure the land was left vacant and utilised as a stonemason’s yard. A warehouse and store building were erected in 1969, which were identified as having a partial basement and would have required benching into the allotment. One feature of archaeological interest was identified within this property, a well (Context 328, Figure 4.6, Figure 4.10 and Figure 4.11). The well has been recorded as site R11/3117. The well was found at a depth indicating that previous excavation of the upper portion had occurred, probably during the 1960s development of the block. The structure was lined with unfrosted sandstock and wirecut bricks and measured 1.2m north-south by 1.4m east-west with a minimum depth of 5m. The fill consisted of a very wet grey ashy, clayey silt matrix, with a high quantity of organic material and a moderate quantity of artefacts present. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time efficiency. The lowest 2m was excavated by hand following the excavation of the surrounding subsoils, which left the well pedestalled. Analysis of the artefacts indicated they were manufactured from the 1870s into the early 1900s. It is possible that the well was initially constructed for use of the earliest structure on the property, which dated from at least the 1860s, with some form of ad hoc infilling taking place from the 1870s onwards. The well was positioned in roughly the middle of the front half of the allotment, and would have been in a convenient location, less than 10m behind the back of the boarding house structure. It is noted that the well is positioned within a shed type structure that is indicated on both the 1882 and 1908 plans (see Figure 4.6).

4. Excavation Results

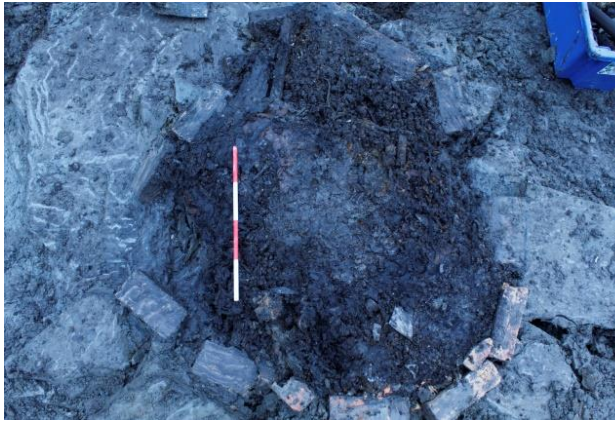


Figure 4.10. View showing well R11/3117 during excavation



Figure 4.11. View showing artefacts exposed during well excavation

4.2.5 101 Hobson Street

The property at 101 Hobson Street was extensively modified in 1960 with the demolition of the wooden boarding house and associated structures which had been erected from the 1860s onwards. These were replaced with a concrete and brick warehouse and offices, which were identified as having been benched into the allotment. One feature of archaeological interest was identified within this property, a well (Context 327, Figure 4.6). The well has been recorded as site R11/3118. The well was found at a depth indicating that previous excavation of the upper portion had occurred, probably during the 1960s development of the block. The structure was lined with unfrosted sandstock bricks and measured 1.2m in diameter with a minimum depth of 6m. The fill consisted of a very wet grey clayey silt matrix, with a high quantity of organic material and a large quantity of artefacts present. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time efficiency. Analysis of those artefacts indicated they were manufactured from the 1870s into the early 1900s, although deposition is considered more likely from the late 1880s onwards. It is possible that the well was initially constructed for use of the earliest structure on the property, which dated from 1865. The well was positioned in roughly the middle of the front half of the allotment, and would have been in a convenient location, less than 10m behind the back of the hotel/boarding house structure. It is noted that the well was positioned within a relatively constrained space along the side of the existing structures in the 1882 plan (see Figure 4.6), and would have taken up most of the available space within the right-of-way identified in the 1908 plan. It therefore seems likely that the well was infilled prior to 1908, possibly when the property was sold in 1898.

4.2.6 103 Hobson Street

The property at 103 Hobson Street was extensively modified in 1994 with deep excavations for the construction of the SkyCity carpark tunnel access. Pre-1900 buildings associated with Waddell's 'City Bakery and Steam Biscuit Manufactory' had been demolished during the 1970s or possibly 1980s. One feature of archaeological interest was identified within this property, a well (Context 329, Figure 4.6, Figure 4.12 and Figure 4.13). The well has been recorded as site R11/3119. The well was found at a depth indicating that the upper 8m of the feature had previously been excavated.

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The structure was unlined, being cut into the natural sandstone. There were some indications in the rock that possibly this lower part was originally brick lined but, if so, this appeared to have been removed, possibly during the 1990s development. The remaining structure measured 1.2m in diameter and was just 1.8m deep. The fill consisted of a loose dark greyish black silt with frequent gravels and artefacts. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time efficiency. Analysis of the artefacts indicated they were manufactured from the 1840s onwards, but that the period of deposition was likely to have been between the late 1880s or 1890s and 1910. It is possible that the well was initially constructed for use by the bakery, which began in 1863. The well was situated so that it would have been positioned within the bakery building fronting the street, which stood from 1863 well into the 20th century (see Figure 4.6).



Figure 4.12. View showing well R11/3118 after exposure



Figure 4.13. View of well following the removal of contents

4.2.7 109-117 Hobson Street

The properties at 109-117 Hobson Street were extensively modified in the late 1960s when the extant 19th century buildings were demolished to make way for a carpark and later a bank. The pre-1900 buildings were associated with Corley's Bakery and a trio of brick shops Corley had constructed.

The block of three brick shops was constructed for Corley in 1880-81, on a portion of land that had remained an empty yard up until this time. The shops consisted of a main shop room along the street frontages with a sitting room behind, and stairs leading to a second storey where two bedrooms were situated. Several lean-to structures and outbuildings were located on the small rear yards, and these appear to have remained largely unchanged until the 1930s, when the rear yard and right-of-way was described as a garage. The buildings remained largely the same until around 1967-9, when they were dismantled to make way for a carparking area and bank.

Some 161 features of archaeological interest were identified within this property. Discussion of the features will be divided into two sections. The first covers the area that made up the block of three brick shops built in 1880-81, which took up the front half of 109-113 Hobson Street and contained

4. Excavation Results

some 68 features (Figure 4.14). The second section covers the area related to Corley's Bakery, which comprised 115-117 Hobson Street, the rear half of 109-113 Hobson Street and the rear third of 79-81 Wellesley Street West, which contained some 93 features (Figure 4.15). This section is then further divided with a discussion of each of the five buildings marked on the 1908 plan (Figure 4.16). These features are collectively recorded as R11/3123.

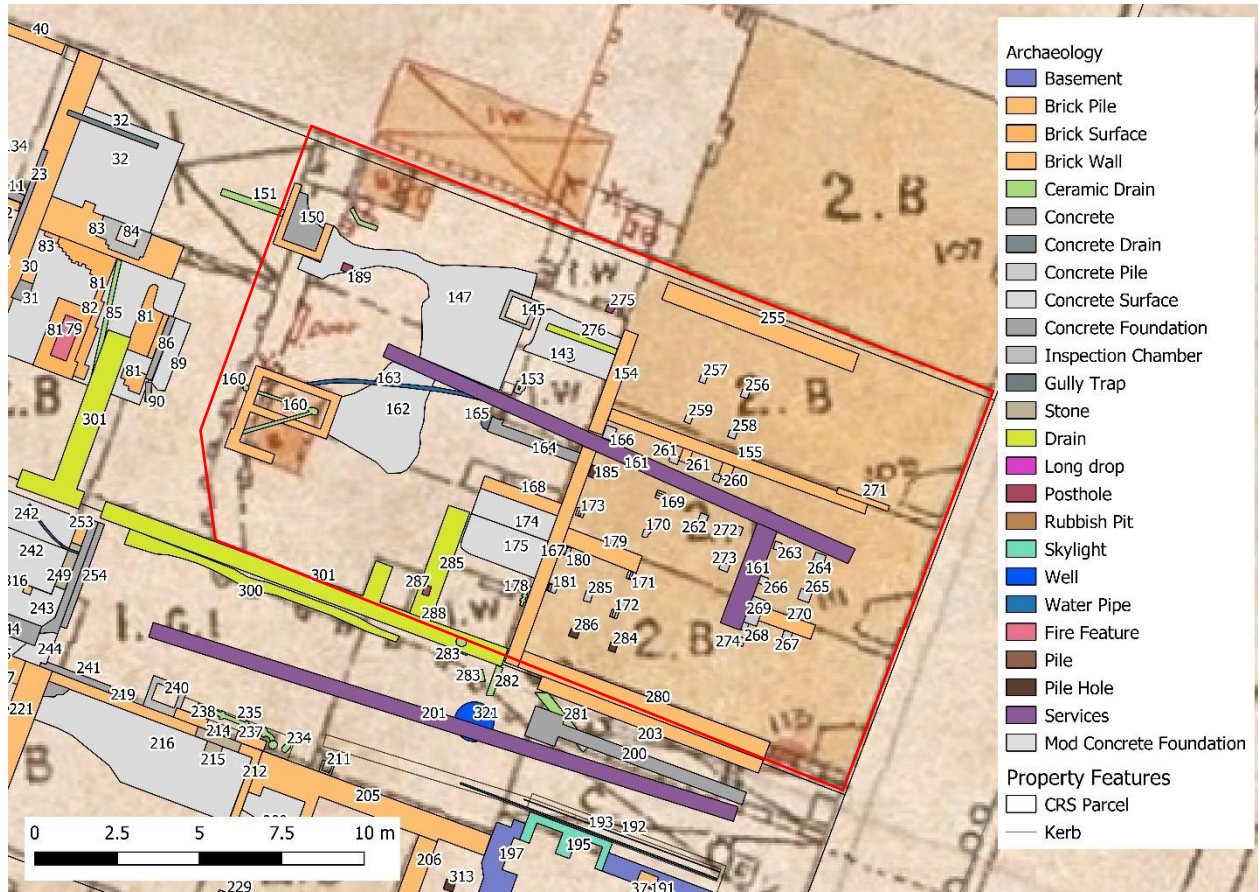


Figure 4.14. Plan showing archaeological features within Area 1 of 109-117 Hobson Street (red) in relation to the 1908 plan of the area

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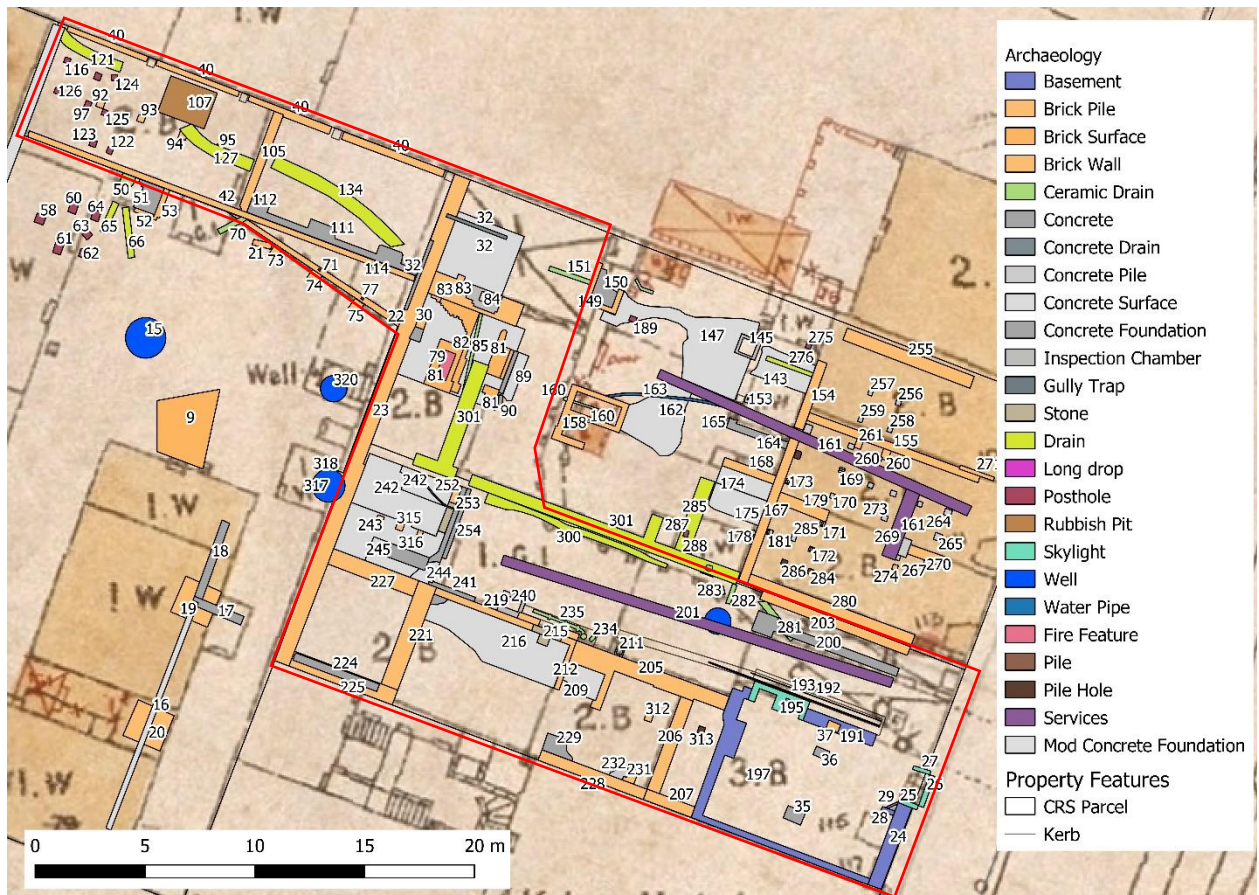


Figure 4.15. Plan showing archaeological features within Area 2 of 109-117 Hobson Street (red) in relation to the 1908 plan of the area

4. Excavation Results

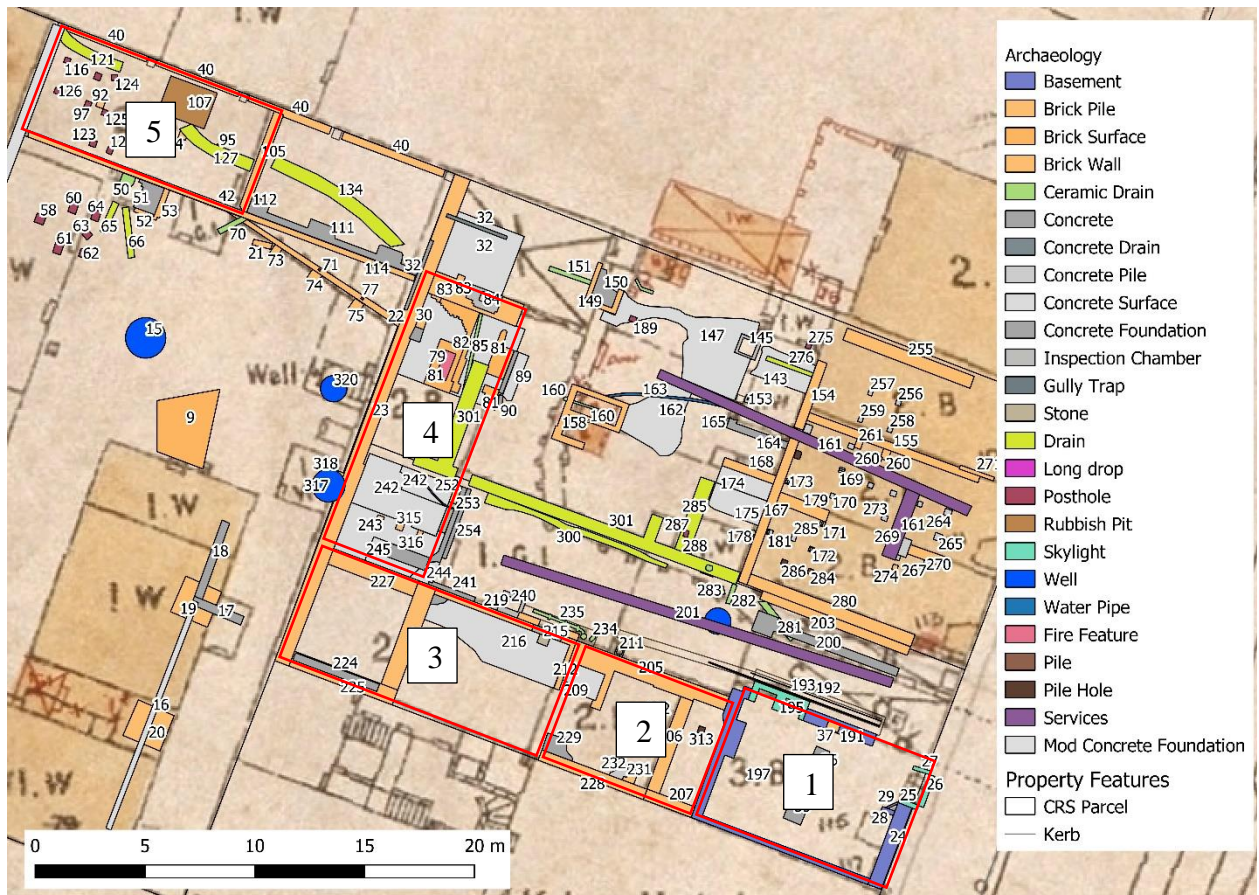


Figure 4.16. Plan showing Building numbers within the second area of 109-117 Hobson Street (red) in relation to the 1908 plan of the area

4.2.7.1 Area 1

Two demolition layers were found within this area. Contexts 139 and 140, both being mixed fills, with the first consisting primarily of brick fragments and the latter of mortar, were a combined 250mm deep and overlay all of the archaeological deposits within this section. It appears that the demolition materials had been spread across the area to level the land prior to the construction of the late 1960s building. A clay-based capping layer (Context 141) was also found to cover the paved surfaces to the rear of this area.

The three brick buildings constructed for Corley in the 1880s were demolished in the late 1960s, but the foundations of the new structure were relatively unintrusive. These consisted primarily of a grid pattern of piles, which meant that large sections of the older foundations were preserved. An exception to this was within a band approximately 2.5m in width along the eastern boundary, where excavation was undertaken without an archaeologist present on site. However, sufficient material remained to gain an understanding of the overall structure. The walls of the structure were recorded as seven different contexts (Contexts 154, 155, 167, 179, 255, 270, and 280). Context 255 was the northern exterior wall (Figure 4.17), while 280 was the southern equivalent. Both were 600m in width, being constructed of dark reddish orange wirecut bricks and bonded with a soft brownish grey sandy mortar, with a slate waterproof course. Contexts 154 and 167 formed the western wall of the structure, built of the same materials and to the same dimensions as the northern and southern

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walls. Two interior walls were identified, with Context 154 forming the party wall between 109 and 111 (Figure 4.18), and Contexts 179 and 270 forming the party wall between 111 and 113 Hobson Street. These walls were 470mm wide, being built of the same materials as the exterior walls. A total of 26 concrete piles were identified within this structure, as well as three piles holes where a concrete pile sat, and three brick piles.⁴¹⁷ These concrete piles were either 200mm or 250mm square at the top, with a formed groove where the timber bearers sat, with the full extents often being irregularly poured at around 350mm squared (Figure 4.19 and Figure 4.20). The piles consisted of concrete with McCullum red chip rock. The presence of McCullum rock in these piles indicates that they were a later addition, as the material was only quarried after 1906. The presence of the three brick piles suggests that originally the floor was supported by brick piles and these were replaced during the 20th century, possibly because they began to move or fail. Traces of the timber bearers were found in many of the piles, with the main bearers running north-south.



Figure 4.17. View showing the northern exterior wall (Context 255) beneath the modern materials



Figure 4.18. View showing party wall Context 154

⁴¹⁷ The concrete piles were Contexts 166, 169, 170, 171, 172, 173, 180, 181, 256, 257, 258, 260, 261, 262, 263, 264, 265, 266, 267, 268, 272, 273, and 285. The pile holes were Contexts 185, 284, and 286. The brick piles were Contexts 260, 261, and 274, with 260 and 261 each consisting of two piles side-by-side.

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Figure 4.19. View showing concrete pile adjacent to part wall foundation



Figure 4.20. View showing concrete pile following removal from the construction cut

The 1908 plan indicates the presence of a number of lean-to and stand-alone structures within the rear yards of these buildings, and elements of four buildings were identified. To the rear of 109 Hobson Street was a brick structure (Context 149) which measured 1.2m (E-W) by a minimum of 1.4m (N-S). The interior of this was covered with a concrete surface (Context 150) mixed with fine angular gravels. A 100mm diameter ceramic pipe (Context 151) ran from this structure for at least 2.4m to the west. It is thought likely that this was an outhouse building.

Two further structures interpreted as outhouses were uncovered to the rear of numbers 111 and 113 Hobson Street. These were constructed as a single structure with a dividing wall (Context 158, Figure 4.21), with the block measuring 2.65m (N-S) by 2.04m (E-W). No elements of a floor surface remained, but ceramic drainage pipes (Context 160, Figure 4.22) were found to join together a drain away to the west. A metal water pipe (Context 163) was found to run into the structure from the rear of 111 Hobson Street. Other elements relating to drainage included a concrete-lined brick inspection chamber (Context 145) and ceramic gully traps (Contexts 165 and 178).

Other structural elements found included two brick and concrete foundations (Context 164 and 168) relating to lean-to structures. Both were found to have concrete foundations with McCullum red chip inclusions, indicating these were built after 1906. Three postholes (Contexts 189, 2275, and 287) were also identified, two of which appear to relate to structures marked on the 1908 plan, but of which nothing else is known.

A number of surfaces were also recorded in the rear yards of 109-113 Hobson Street. Context 143 was a concrete surface which had river pebbles and shells mixed into the matrix. The surface was situated immediately adjacent to the rear wall of 109 Hobson Street. Context 147 was also situated within 109 Hobson Street and spread over to number 111. This surface consisted of concrete with fine scoria mixed through the matrix. Context 162, within 111 and 113 Hobson Street, was likely part of the same surface pour as Context 147 but had been separated by a modern service trench. Contexts 174 and 175 were both concrete surfaces situated adjacent to the rear wall of 113 Hobson Street. These appeared to be different pour events, with both having scoria added to the matrix, but with gravels also added to 175. Context 142 was a buried topsoil that was present across the rear yard of 109 Hobson Street.



Figure 4.21. View showing Context 158 (brick structure)



Figure 4.22. View showing ceramic pipe Context 160

4.2.7.2 Area 2

The second area of 109-117 Hobson Street contained a number of buildings associated with Corley's Bakery. These were built in 1892-3. Prior to this construction a timber bakery, stables and accommodation had occupied the site since at least 1869. The 1890s brick buildings were demolished in the late 1960s, but as the area was largely converted into a carpark the impact on the old foundations was relatively low-level. Elements of five brick buildings, as indicated on the 1908 plan, were uncovered during the excavations.

Building 1, situated at the Hobson Street frontage, was a three-storey structure with a basement. Elements of the basement walls and two skylight features were uncovered. The main basement walls consisted of a concrete with red scoria throughout the matrix. The building measured 9.3m (E-W) by 6.5m (N-S). The walls were 850mm thick, with the basement at least 2.1m deep (Contexts 24, 35, 191, and 197). The skylights (Contexts 25, 26, 27, and 195) were constructed of orangey yellow steampressed bricks, with the occasional example marked 'W. Hunt', and mortared with a dark red scoria mortar (Figure 4.24 and Figure 4.23). The interior walls appeared to have originally been painted or whitewashed, but the substance was heavily degraded when observed. The street-side lightwell was 2.2m long and 940mm wide, while the lane-side lightwell was 2.65m long and 900mm wide. Contexts 28 and 29 were two brick walls of light construction situated within the basement adjacent to the street side. One wall ran perpendicular to the basement wall, while the other ran at a diagonal. It is thought that these originally supported a staircase to access the basement.

Building 2 was originally a two-storey structure situated immediately adjacent to the rear wall of the first building (Figure 4.25). The identified remains consisted of brick walls running along the northern (Context 205) and southern sides of the building (Contexts 207 and 228), abutting both

4. Excavation Results

Building 1 and Building 3. The building measured 7.3m (E-W) by 5.7m (N-S). An interior wall running north-south (Context 206, Figure 4.26) was also identified, along with an additional north-south element of Context 205, which prior to the main demolition event may have been a complete wall. This appeared to divide the area into three spaces. The lack of any apparent return walls at the eastern and western ends suggests that this structure was likely built after Buildings 1 and 3, although possibly as part of the same broad construction event. All of the walls were constructed with light yellow to orangey-red wirecut bricks with a red scoria mortar. Within the structure a concrete surface (Context 209) was identified within the westernmost internal space. This had fine scoria material mixed through the matrix and was part of the working floor within this space. Several brick and concrete piles were identified within the central and eastern spaces, suggesting those areas may have had timbered floors. Context 229 was a portion of a concrete foundation. This would have continued further to the west and was likely part of a later modification to the building.



Figure 4.24. View showing Context 195, skylight, on the lane side of the basement



Figure 4.23. View showing concrete basement wall in relation to brick skylight

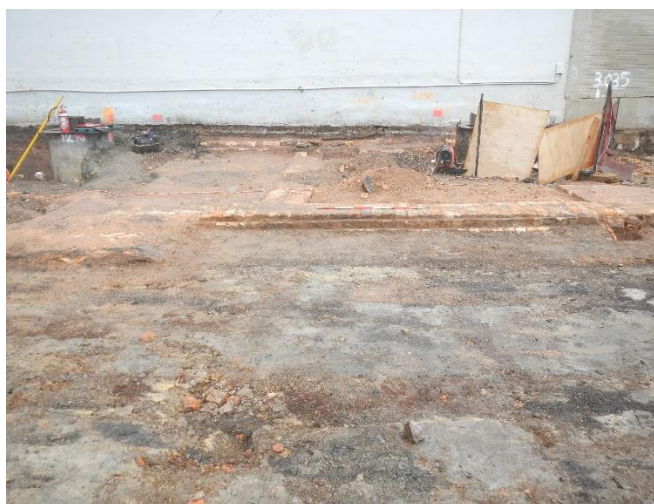


Figure 4.25. View showing Building 2



Figure 4.26. View showing Context 206, a north-south internal wall

Building 3 was originally a two-storey structure situated immediately adjacent to the rear wall of Building 2. (Figure 4.27). The identified remains consisted of brick walls running along the northern (Contexts 219 and 227), southern (Context 225), eastern (Context 212) and western (Contexts 23) sides of the structure (Figure 4.28). The building measured 12.5m (E-W) by 5.6m (N-S). Each of these walls was constructed of orangey wirecut bricks bonded with a scoria mortar. Context 23 ran along the entire western boundary of the Allotment and was dug into the ground to a greater depth. It is believed that this was a retaining wall type structure, upon which a number of brick walls for the buildings were constructed. Near the eastern end of Building 3 a doorway feature was marked by the presence of two stone elements (Contexts 214 and 215) utilised as the threshold (Figure 4.29). Context 214 formed the exterior portion of the threshold and consisted of a large bluestone block measuring 1.3m (E-W) by 330mm (N-S) and 220mm deep. Immediately inside this was a fine sandstone rock (Context 215) that formed the threshold inside the building. This stone measured 460mm (N-S) by 510mm (E-W) and was 80mm deep. Either side of the exterior doorway additional brick walls (Contexts 237 and 238) had been added to the structure. This was probably to assist in supporting the later addition of a galvanised iron roof over the laneway, as seen in the 1908 plan. These elements were constructed with yellow steampressed bricks and bonded with a grey sandy mortar. Concrete surface treatments were still present within the building. The western side of the structure had a smooth concrete floor (Context 224) with McCullum red chip material mixed through the matrix (Figure 4.30). This indicates that this surface was a later addition to the building. The eastern side of the building had two layers of concrete. The lower layer (Context 216) was relatively extensive, covering nearly half of this space, with the remaining portion likely removed during demolition. This concrete surface contained scoria mixed through the matrix. A layer

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(Context 218) was found lying directly above this in one corner and was a smooth thin layer which may have either been a repair, or a working surface.



Figure 4.27. View showing Building 3



Figure 4.28. View showing wall Contexts 212 and 219, with concrete layer Context 216 in Building 3



Figure 4.29. View showing Contexts 214 and 215 (threshold)



Figure 4.30. View showing brick walls (Contexts 225 and 221), with interior concrete surface Context 224

Building 4 was originally a two-storey structure situated along the western edge of 111 to 115 Hobson Street, and immediately adjacent to the northern wall of Building 3 (Figure 4.27). The identified remains consisted of brick walls running along the northern (Context 83), eastern (Contexts 86, 253, and 255) and western (Context 23 and 30) sides of the structure (Figure 4.31). The building measured 13.3m (N-S) by 5.5m (E-W). Contexts 23, 253 and 255 were constructed with wirecut bricks and bonded with either a red scoria mortar (23) or a grey sandy mortar (253 and 255). In contrast, Contexts 30, 83, and 86 consisted of steampressed bricks with grey sandy mortar. Context 30 was positioned slightly to the east of the alignment of Context 23, and was likely the western wall of Building 4, at least at the northern end. The interior of the building was relatively well preserved in two locations, the northern third and the southern third. Based on the differences in bricks it appears that the southern third was constructed prior to the northern third. At the south

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end a series of concrete surfaces were identified; these were Contexts 242, 243, 244, 245, and 251 (Figure 4.31 and Figure 4.32). Contexts 242 and 251 were the most recent of the surfaces, being a smooth finished floor surface. This overlay Context 243 and was in turn cut by a small trench to hold a metal water pipe (Context 252). Context 243 was a somewhat rougher concrete with scoria mixed into the matrix. During removal of this context it was found that some areas had brick impressions within the concrete, indicating that originally the floor of the structure had bricks laid onto concrete. This layer had been poured so that it abutted Contexts 244 and 245. Context 244 was thought to be part of an older foundation within the building, possibly as part of an oven. It was constructed of a mix of wirecut and steampressed brick fragments, bluestone and concrete and had been stained black, apparently from fire. Context 245 was situated on the southern side of this feature and consisted of a sandy concrete surface which appeared to have infilled a hole. A bluestone threshold (Contexts 259 and 250) was identified on the eastern wall of this structure. The step was a combined 1.4m in length, and was cut in two by the installation of the metal water pipe mentioned above. Three possible brick piles (Contexts 214, 315 and 316) were identified cutting into the concrete surface of Context 243. More recent concrete (Contexts 241 and 254) had been poured alongside the exterior foundations of this southern structure, probably for resurfacing the laneway.



Figure 4.31. View showing contexts in the southern third of Building 4



Figure 4.32. View showing contexts in the southern third of Building 4

The northern third of Building 4 was found to contain a number of brick and concrete features that are believed to have related to the baking process. This area was found to have a well-laid brick surface (Context 81), being at least three courses thick of steampressed bricks bonded with a pinkish grey sandy mortar (Figure 4.33 and Figure 4.34). A small patch of the original concrete surface (Context 31) was present on the western side, but it appeared that the floor in this space was stepped, given the differing brick levels. These bricks were laid onto a scoria concrete layer (Context 82) that was particularly thick, at some 50cm. Set within the brick surface was a brick feature (Context 79) with a concrete skin which was the base of a masonry oven (Figure 4.35 and Figure 4.36). This was set at least two courses below the surrounding bricks and was constructed with a short ramp of bricks at the southern end. This feature measured 1.30m (N-S) by 50cm (E-W). The concrete skin was still present at the northern end but had otherwise been damaged during use by firing. Given

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the limited remains of this feature it is unclear which end the oven was fired from or where the flue was. The oven base was filled with a fine compacted ash.

Positioned on the eastern side of the eastern wall lay two concrete and scoria features (Contexts 87 and 90, Figure 4.37). These were laid after the wall was constructed, and appeared to have functioned somewhat like a kerb, perhaps to protect the building from damage as vehicles moved down the laneway, or possibly also to control waterflow. The latter could be particularly relevant as a concrete surface (Context 89) was laid to the east of these features.

Following the demolition of the building a concrete and brick cesspit (Context 84) was installed within what had been the northern wall of Building 4 (Figure 4.38). A ceramic pipe (Contexts 85 and 301) ran diagonally to the south from this, the installation of which had required the removal of a large portion of Contexts 81 and 82.



Figure 4.33. View facing south showing the northern area of Building 4



Figure 4.34. View facing northeast showing the northern area of Building 4

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Figure 4.35. View showing brick feature, Context 79, built within brick surface, Context 81



Figure 4.36. View showing Context 79 built within Context 81



Figure 4.37. View showing Contexts 86, 87, 89 and 90



Figure 4.38. View showing cesspit, Context 84, set within wall, Context 83

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Building 5 was originally a two-storey structure, identified as a stable building situated along the northern edge of 79-81 Wellesley Street West, but accessed via the laneway from 113-115 Hobson Street. This structure was demolished in 1968. The identified remains consisted of brick walls running along the northern (Context 40), southern (Context 42), and eastern (Context 105) sides of the structure (Figure 4.39, Figure 4.40). The western wall had been removed and replaced with modern concrete foundations, likely during the 1969 extension. The building measured 11m (E-W) by 5.3m (N-S), although Contexts 40 and 42 continued a further 8.3m to the east beyond the return wall. It is thought that the purpose of these extensions was to provide retaining to those allotments on either side. All the walls were constructed of yellowish steampressed bricks and bonded with a grey sandy mortar. While both Contexts 42 and 105 were only two courses high, Context 40 was 10 courses high (Figure 4.41). This was because it had been preserved beneath later concrete piles and beams. Within this structure four brick piles (Contexts 92-95) were identified aligned with the building centreline. Each pile was separated 2m apart and consisted of steampressed bricks bonded with a light brown sandy mortar (Figure 4.42 and Figure 4.43). These piles are likely to have supported beams for a timber floor. Features relating to the use of the area prior to this brick structure were still preserved and consisted of timber piles, a rubbish pit and an open drain. A total of eight timber piles were identified, with a further six situated to the south outside this structure, largely conforming to a grid pattern, and roughly aligning to a structure identified on the 1866 plan of the property. These piles (Contexts 91, 97, 116, 122, 123, 124, 125, 126) all contained rotted timber or traces thereof and appeared to have been mostly irregular in shape. The rubbish pit (Context 107) was situated so that it would have been hard against the exterior eastern wall of this 1866 structure. The rubbish pit was partially truncated along the northern side by the construction of the brick wall (Context 40). The pit measured 2.5m (E-W) by 1.5m (N-S) and was 0.78m deep, and contained a large number of artefacts which have been identified as likely dating from the period 1855-1877 (Figure 4.45). This pit in turn truncated a long open drain. This drain ran rather sinuously roughly east-west, and would have assisted in draining water away down into the gully when descended to the northwest (Figure 4.44). The drain was identified in three portions, being Contexts 121, 127, and 134, and was between 45cm and 63cm wide, around 18cm deep, and was at least 18m in length.



Figure 4.39. View showing facing west showing area of Building 5 during excavation



Figure 4.40. View facing northeast showing area of Building 5 during excavation

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Figure 4.41. View showing join of wall Contexts 40 and 105



Figure 4.42. View showing pile Contexts 92 (right, brick) and 125 (timber)



Figure 4.43. View showing piles, Contexts 95, (foreground), 94, 93 and 92



Figure 4.44. View showing open drain Context 134



Figure 4.45. View showing Context 107 (rubbish pit) following excavation

A number of contexts were identified within this property that were situated outside of any of the buildings. These features relate primarily to the ground surfaces and supply of services to the bakery buildings.

Context 32 was a concrete surface covering the laneway to the north of Building 4. This had a relatively smooth finish, and included fine river pebbles in the matrix, along with rebar. Along the northern side of the preserved extent of this surface ran a moulded channel which drained water to the west (Figure 4.46 and Figure 4.47). The metal reinforcing indicates that this surface was relatively modern, and it had been constructed overlying several earlier layers. Context 136 lay immediately beneath this surface and consisted of 360mm of mixed fills, being primarily composed of brick, mortar, and concrete chunks within a gravelly matrix. Context 135 lay beneath this deposit and was an earlier concrete surface which consisted of scoria and gravels mixed into the matrix. It is considered likely that this surface dated from the 1880s. Beneath this layer was another deposit of mixed fills (Context 137), consisting of brick fragments within a sandy silt matrix, and overlying the natural clay subsoil (Figure 4.48 and Figure 4.49). These deposits ran up hard against the eastern side of Context 23.

Context 89 was a concrete surface within the laneway, on the eastern side of Building 4. This surface is thought to be part of the same deposit as Context 32 but was not connected physically to that surface. However, it was identified as having the same fine river pebble inclusions.

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Context 111 was a concrete foundation that was poured against Contexts 42, 105, and 23, indicating a later construction date. Along the top of this ran the base of a brick wall constructed with orangey yellow steampressed bricks. Also, above the foundation were three evenly spaced brick piles (Contexts 113, 114, and 115), which were constructed on a wider part of the foundation (Figure 4.50 and Figure 4.51). These consisted of yellowish steampressed bricks with a light grey mortar. A salt glazed ceramic pipe was installed within this foundation at the western end, and ran to the southwest, having clearly been cut into Context 42. These are thought to be a later construction, possible during the early 20th century.

Contexts 192 and 193 were metal water pipes (Figure 4.52). These pipes were situated within the laneway and ran from east to west for at least 8m, in the direction of Buildings 3 and 4. It is possible that the pipes supplied water in both of these structures.

Context 200 was a scoria concrete foundation wall which had the imprints of a brick wall above (Figure 4.53). This wall ran east-west for at least 6.1m and was 500mm wide. This position of this foundation suggests that it formed the southern side of the laneway access and was therefore constructed at the same time as the main bakery development in the 1890s. This wall was replicated to the north by Context 203, a feature which still retained the yellow steampressed bricks which formed the main wall (Figure 4.54). These were bonded by a dark red scoria mortar. This wall abutted Context 280, which formed the southern exterior wall of the 1880s buildings on 109-113 Hobson Street.

Context 211 was a square ceramic gully trap, situated along the northern side of Building 2 (Figure 4.55). The trap measured 32cm a side and was installed after the construction of the brick wall Context 205. It is considered likely that a down pipe drained into this feature.

Context 240 was a cesspit constructed of bricks with a concrete skin (Figure 4.56). This was situated on the northern side of Building 3. This connected to several salt glazed ceramic pipes (Contexts 234, 235, 236, and 239, see Figure 4.55). These pipes included two potential down pipe locations, which appeared to drain from Buildings 2 and 3.

Contexts 281, 282, and 283 were all glazed ceramic pipes that connected, along with Context 178, into a gully trap on the southwestern corner of 113 Hobson Street.

Context 321 was a well situated near the northern side of 115 Hobson Street (Figure 4.57). The well was lined with unfrogged wirecut bricks. The well was not circular, measuring 1.5m (E-W) by 1.05, (N-S), and was at least 6.5m deep. The upper 1m of the feature was not identified as it had been heavily truncated by a modern service trench. Beneath this there appeared to be three rough layers, 2.5m of gravels and scoria, overlying 1.5m of redeposited yellow clay, over 1.5m of grey silt clay. Very few artefacts were collected from this feature, but those that were indicated an 1850s-1870s time period. This correlates well with the development of the surrounding land, as certainly after the 1890s development this well would have been positioned right in the middle of the laneway and would have greatly impeded access. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time efficiency.

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Figure 4.46. View facing north showing Context 32 (concrete surface) on the northern side of brick Context 83



Figure 4.47. View showing drainage channel on the northern side of Context 32



Figure 4.48. View facing east showing profile section with Contexts 32, 136, 135, and 137 (top to bottom)



Figure 4.49. View facing east showing profile section with Contexts 32, 136, 135, and 137 (top to bottom). Brick wall Contexts 23 and 83 at right

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Figure 4.50. View facing west showing Contexts 111 (foundation), and 113, 114, and 115 (brick piles)



Figure 4.51. View facing east showing Contexts 111, 113, 114, and 115



Figure 4.52. View facing west showing water pipes, Contexts 192 and 193, adjacent to basement wall (Contexts 191 and 195)



Figure 4.53. View facing west showing foundation wall, Context 200

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Figure 4.54. View facing west showing wall Context 203 (left) built hard against wall Context 280



Figure 4.55. View showing Contexts 211 (left, gully trap), and 234, 235 and 236 (ceramic pipes)



Figure 4.56. View showing Context 240 (cesspit)



Figure 4.57. View showing well Context 321 (well)

4.2.8 79-81 Wellesley Street West

The property at 79-81 Wellesley Street West was modified during the 1920s, when the 19th century buildings on the southern portion of the lot were demolished to allow for the construction of a new brick building. Further modifications occurred in the 1960s when the buildings to the rear were demolished to allow for another new building (Figure 4.58). The archaeological features found in this area were recorded as R11/3122.

A series of layers were identified within the middle of the lot, and could have been situated to the rear (north) of the 19th century house and 1920s replacement. Context 10 was a mixed fill layer, some 60cm thick, that had largely been disturbed during the modern demolition process. Immediately below this was Context 11, another mixed fill layer, some 45cm thick, which appears to have related to the demolition and construction of the buildings during the 1920s. Context 12 was the layer beneath this and consisted of a deposit containing a large quantity of coal dust mixed with

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a poor quality asphalt. This layer was thought to be the working surface of the yard space during the early 1900s. Arthur S. Lewis, a coal and firewood dealer, tenanted the space from 1909, and T. Thompson, a coal dealer, obtained a seven year lease the property from 1915. This coal and asphalt layer was formed directly above a very poor quality brick surface (Context 9) (Figure 4.59 and Figure 4.60). The surface was found to cover an area measuring at least 2m by 1m and was made up of crumbly orangey yellow bricks. The brick had been laid over a layer (Context 13) of additional coal and ashy burnt material mixed with oyster shells and a small quantity of mortar. This in turn overlaid the natural yellow clay subsoil (Context 14).

Context 15 was a large well situated roughly in the centre of 79-81 Wellesley Street West. The well was unlined, and was not circular, measuring 1.78m (E-W) by 1.85 (N-S), and was at least 7m deep (Figure 4.62). The feature was noted as narrowing as it descended. The fill appeared to be quite mixed, with frequent organic material, small coal fragments, gravels, artefacts, and brick fragments. A large number of artefacts were collected from this feature, and they indicated an 1870s-1900s time period. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time efficiency

Elements of the 1920s building were identified in the southern portion of the property, where a series of concrete and brick foundations were identified. Context 16 was an 11m section of the foundation running north-south which consisted of a single steampressed brick course overlying a scoria concrete foundation. At the northern end this foundation intersected with a 2.4m east-west running concrete foundation (Context 17), and a further 3.7m of concrete foundation extending to the north (Context 18). At the intersection of these three foundations was a large (1.8m x 1.8m) brick and concrete pile (Context 19) (Figure 4.61). A second pile (Context 20) was situated halfway along Context 16.

A series of structural elements were identified which correspond to a structure indicated on the 1908 plan. It has been interpreted as a toilet and was situated abutting Building 5. Contexts 52 and 53 were brick foundations running along the southern and eastern sides of the structure respectively (Figure 4.63 and Figure 4.64). The walls consisted of steampressed bricks bonded with a light grey sandy mortar. Context 53 was found to but against Context 42. A surface of bricks had been laid within the structure and covered with a concrete skin (Context 51) nearly 1cm thick. The surface was 1.23m (N-S) by at least 1.15m (E-W), with the 1908 plan indicating it was originally more like 2.3m (E-W). A ceramic drain pipe was identified to the west of the surface emerging from Context 42. This pipe appeared to have originally been part of the U-bend. This pipe was set in a pinkish scoria mortar that had been cut into Context 42. To the south of this structure, two open drains were identified (Context 65 and 66). Both ran with the natural ground slope towards the southwestern corner of the toilet structure, but appeared to pre-date this, as the construction had removed any trace in the area adjacent or beneath the structure. It is possible that they were dug around the same time as the other open drains found along the northern edge of this property (Contexts 121, 127, and 134). Both had been filled with gravelly sandy material, with Context 65 also containing a number of oyster shells (Figure 4.65).

A total of six timber piles were identified, with a further six situated to the south outside this structure, largely conforming to a grid pattern, and roughly aligning to a structure identified on the 1866 plan of the property. These piles (Contexts 58, 60, 61, 62, 63, and 64) all contained rotted timber or traces thereof and appeared to have been mostly irregular in shape (Figure 4.66).

4. Excavation Results

The 1908 plan indicates that a diagonal wall ran from the eastern boundary across to the northwest and intersected with the two-storey brick building that was present in the north-western corner of the lot (Building 5). The wall was found to be intact and was made up of several supporting piles. Context 71 was the main wall alignment, and consisted of two to four courses of orangey yellow steampressed bricks, bonded with a grey sandy mortar, overlying a reddish scoria concrete foundation (Figure 4.67). The wall was some 9m in length, and butted up against Contexts 23 and 42, indicating later construction date. It is thought that this functioned as a retaining wall, with the space to the north built up to a higher level during the period the bakery at 115 Hobson Street, which extended into the rear portion of the property, was functioning. Contexts 73, 74, and 75 were brick buttress supports constructed on the southern side of the wall, which would have helped to strengthen the retaining wall against heavy loads on the northern side. The buttress supports were all made with the same brick and mortar types, indicative of contemporary construction. Spaces had been made within Context 71 for the installation of two timber posts (Context 76 and 77). These were situated on the northern side of the wall, and in each case were opposite a brick buttress support (being Contexts 74 and 75 respectively) (Figure 4.68). These may have had the function of supporting a timber fence above the wall. The wall had been truncated at the western end by the later installation of a salt glazed ceramic pipe (Context 72) (Figure 4.70). This pipe was installed when Context 111 was constructed on the northern side of Context 42. This pipe appears to have collected water from a down pipe and was cut through Context 42 and ran away to the southwest. Just to the south of this retaining wall was Context 21, a short east-west running foundation wall. This was constructed with steampressed bricks bonded with a sandy reddish mortar.

Context 317 was a well situated along the eastern boundary of 79-81 Wellesley Street West (Figure 4.69). The well was unlined, and was 1.75m in diameter, and at least 7m deep. This feature was noted to be present beneath Context 23 and must have been infilled prior to this construction. Some seven fill layers were identified with the well, the first layer being a 50cm thick deposit of silt with oyster shells. Below this were three layers (descending to a depth of 3m below the upper level) which were primarily clays and sandstone material with occasional artefacts. One of the fill deposits was a pocket of artefacts capped by the clay and sandstone fills. The lowest two layers were bluish grey clayey deposits with some organic material. It is thought that the lowest two layers represented natural infilling processes, while those above were the result of deliberate infilling activities. A reasonable number of artefacts were collected from this feature, and they indicated an 1850s-1870s time period. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents. The method was utilised primarily for safety reasons, but also time efficiency.

Context 318 was a small patch of a brick surface that partially covered the upper surface of the well (Context 317). This surface likely represented the surface of a building marked on the 1908 plan which had largely been built over the well location and is thought to date from the period after the Context 317 had been infilled.

Context 319 was a posthole situated beneath Context 23 (Figure 4.71). This was possibly related to the timber bakery structures that existed prior to the 1890s development.

Context 320 was a well situated near the eastern boundary of 79-81 Wellesley Street West (Figure 4.72). The well was brick lined, and was 1.2m in diameter, and at least 4m deep. It appears that the upper 1-2m of this well were removed prior to the current excavation, probably during the construction of the building across the rear of the property during the 1960s. The presence of a well in this location is marked on the 1908 plan, and therefore it was infilled during the 20th century.

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The fill of this well consisted primarily of a mixture of ash, scoria, gravels and mortar. Only a small quantity of artefacts were present, and these generally indicate a late date. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents. The method was utilised primarily for safety reasons, but also time efficiency.

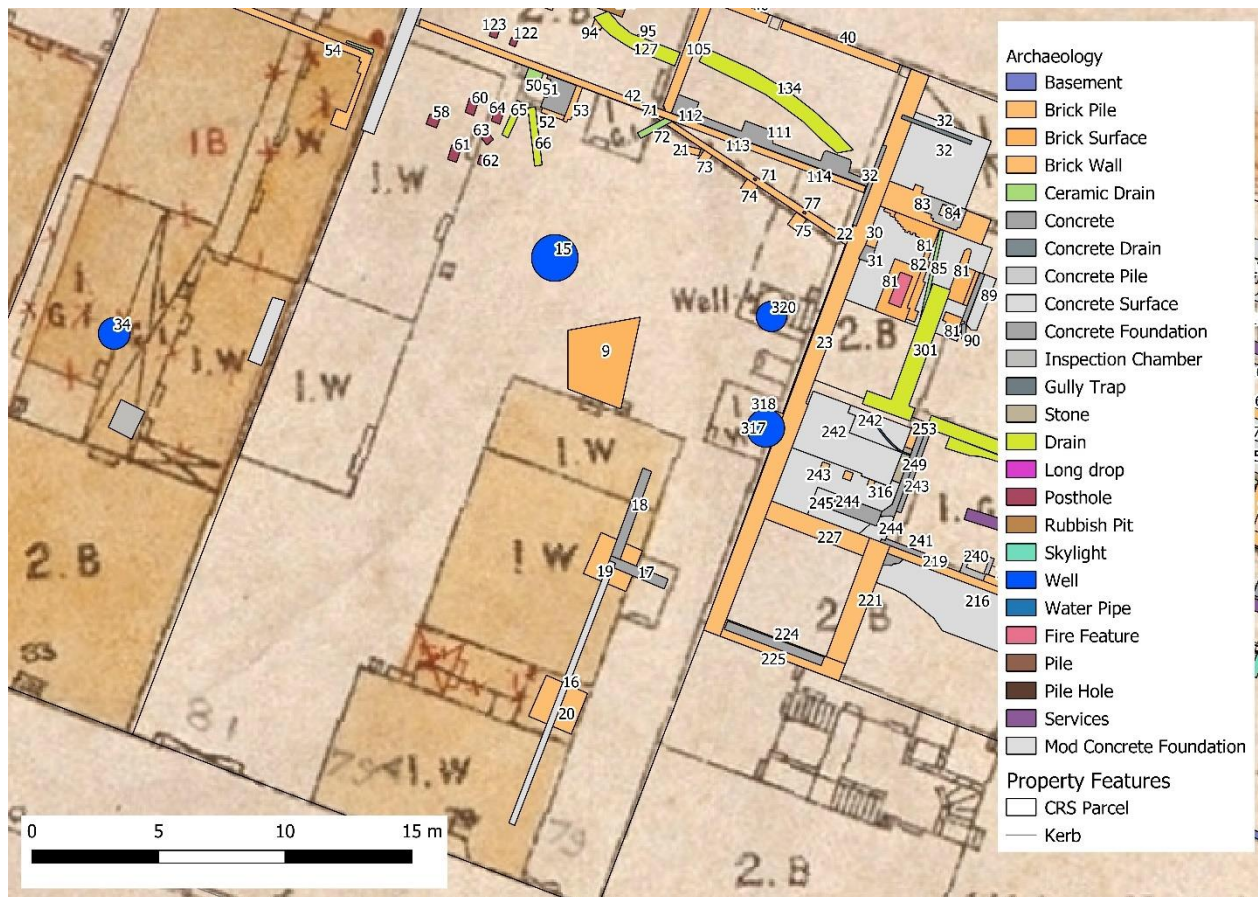


Figure 4.58. Plan showing archaeological features within 79-81 Wellesley Street West in relation to the 1908 plan of the area



Figure 4.59. View showing Contexts 9 (brick surface) and 10 (mixed fill)



Figure 4.60. View showing Contexts 9 and 10

4. Excavation Results



Figure 4.62. View showing Context 15 (well) during excavation



Figure 4.61. View showing foundation walls, Contexts 16, 17, 18 and Pile, Context 19



Figure 4.63. View showing brick surface and foundations, Contexts 51, 52, and 53, during recording, adjacent to wall Context 42



Figure 4.64. View showing Contexts 50, 51, 52, and 53



Figure 4.65. View showing drain Contexts 65 and 66 as exposed during stripping



Figure 4.66. View showing timber postholes, Contexts 58, 60-64

4. Excavation Results



Figure 4.67. View facing west showing Contexts 71 (wall) and 73, 74 and 75 (brick buttress supports)



Figure 4.68. View showing Contexts 71 (wall) and 76 (timber post, arrowed)

4. Excavation Results



Figure 4.70. View showing Contexts 71 and 42 (walls) and 72 (ceramic pipe)



Figure 4.69. View showing well Context 317

4. Excavation Results



Figure 4.71. View showing posthole, Context 319



Figure 4.72. View showing well Context 320

4.2.9 83 Wellesley Street West

The property at 83 Wellesley Street West retained its pre-1900 building up until it was demolished as part of this project. The brick boarding house was constructed in 1895-6 and was extended to the rear in the 1920s. Prior to the construction of the brick boarding house there had been wooden structures which were erected by 1866 and demolished around 1891-3. It is noted that the building on the 1866 plan does not match well with the one shown on the 1882 plan, suggesting a rebuild or modification may have taken place in the intervening years. This historical research indicated that there was the potential for more archaeological features to be preserved within the property as it had not been modified in recent decades. Following demolition, it was observed that several modern features relating to the 1920s extension were present (Figure 4.74). These included a cesspit and concrete foundations, and fill deposit (Context 55) alongside a foundation wall (Context 54) and ceramic drain. The only feature of real archaeological interest was a well (Context 34) (Figure 4.73). The land parcel of 83 Wellesley Street West was recorded as site R11/2943. The well was positioned so that it was located within the footprint of the boarding house structure and was not identified during the initial scrape down of the surface beneath the boarding house. It is thought likely that the uppermost fill of the well was a clean clay deposit identical to the surrounding matrix. The well was lined with unfroged wirecut bricks and measured 1.2m in diameter with a minimum depth of 2.4m. The fill consisted of a loose, dark brownish black, clayey silt with frequent organic materials, gravels and artefacts. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time

4. Excavation Results

efficiency. Analysis of the artefacts indicated that they related to the period 1870-1890s. It is clear that the well was infilled during the period prior to the 1895 start of construction for the boarding house; and probably after or during the demolition of the earlier structure (see Figure 4.76).

The building foundation (Context 54) was constructed of brick and concrete (Figure 4.75), with an associated ceramic drain pipe, and was determined to be part of the building extension constructed during the 1920s. To the rear (north) of this was a layer of greyish brown silt and gravels with a moderate quantity of artefacts throughout. These were determined to date from later than 1931 and were likely deposited as part of activities undertaken within the rear yard of the property.



Figure 4.74. View showing monitoring of works being undertaken following demolition



Figure 4.73. View showing the exposure of a well, Context 34



Figure 4.75. View facing north showing wall Context 54 during recording (foreground)

4. Excavation Results

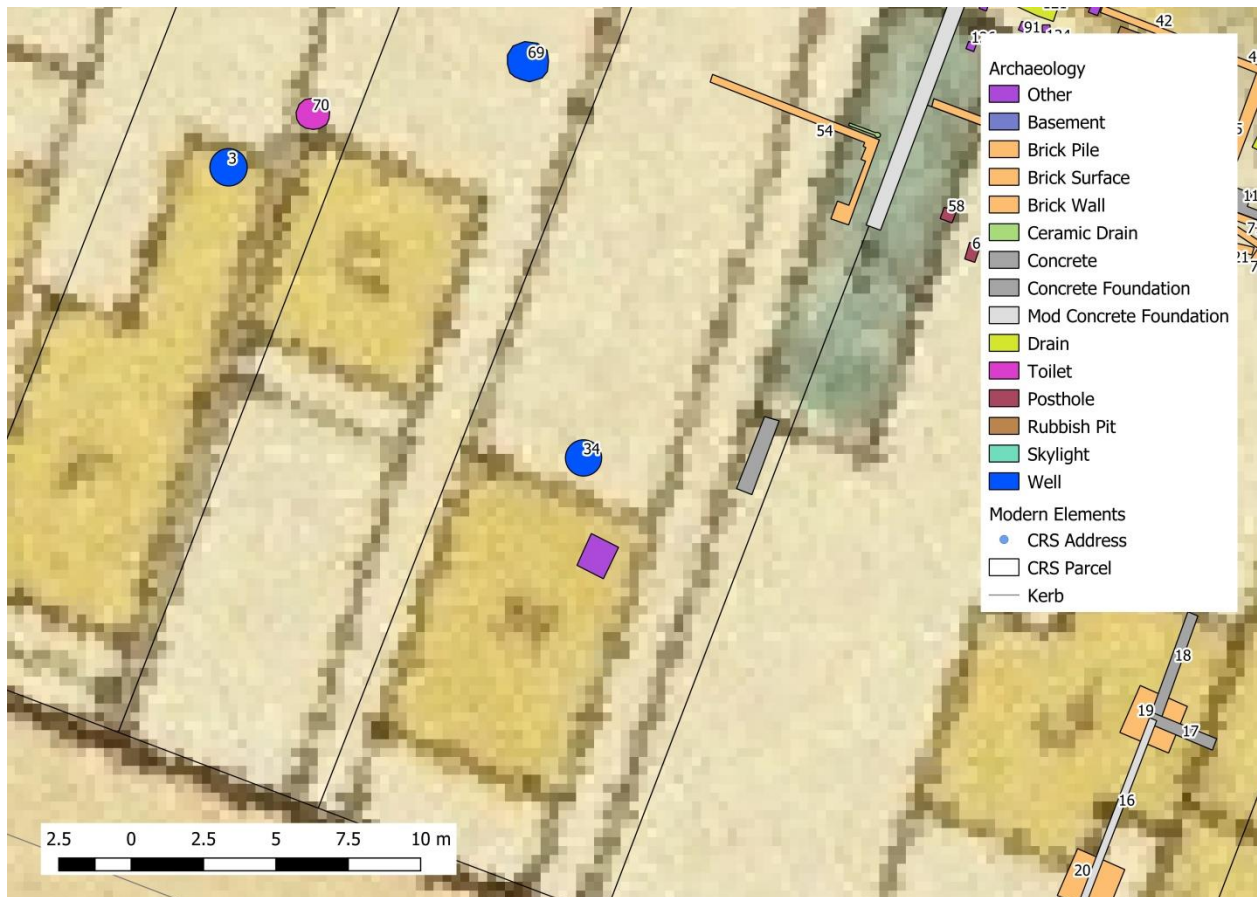


Figure 4.76. Plan showing archaeological features in relation to the 1882 Hickson plan of the area

4.2.10 85 Wellesley Street West

The property at 85 Wellesley Street West was modified in 1919/20 with the construction of a concrete workshop across almost the entire allotment. This was further modified with extensions throughout the 20th century. Prior to the construction of the workshop a wooden house had been present from at least 1866 until 1919. One feature of archaeological interest was identified within this property, a well (Context 69, Figure 4.76, Figure 4.77 and Figure 4.78), recorded as R11/3120. The well was positioned towards the rear of the allotment, approximately 6m behind the pre-1919 wooden house location. The structure measured 1.2m in diameter and was just 2.8m deep, and was lined with sandstock brick, some of which exhibited a simple rectangular frog mark. The fill consisted of a moderately compacted mid blackish grey clayey silt. Very few artefacts were encountered within the fill. Excavation proceeded with the use of a mechanical excavator to scoop out the well contents and structure. The method was utilised primarily for safety reasons, but also time efficiency. The artefacts consisted of two pieces of ceramic with the Gem pattern and an unmarked fragment of a clay tobacco pipe, which have not allowed for a narrowing of the infilling date, except to state that the Gem pattern is primarily found in pre-1870s sites.

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Figure 4.77. View showing the exposed well Context 69 prior to excavation



Figure 4.78. View showing the well during excavation

4.2.11 87 Wellesley Street West

The property at 87 Wellesley Street West was significantly modified in 1962-3 with the demolition of the existing structures and the construction of a modern concrete building. Prior to the construction of the modern structure a wooden house had been present from at least 1877, and possibly from 1866. Two features of archaeological interest were identified within this property, a well (Context 3, Figure 4.76, Figure 4.79 and Figure 4.79), and a feature interpreted as either an unlined well/pit or a long-drop toilet (Context 70, Figure 4.81 and Figure 4.82), recorded as R11/3121. The well was positioned at approximately the centre of the allotment, with the second feature situated just behind that (see Figure 4.76). If Context 70 was indeed a long-drop toilet then there would have been a high risk of contamination of the well water, being less than 4m away. This would appear to be an obvious issue and therefore the interpretation as a long-drop toilet must be considered unlikely. The well measured 1.15m in diameter and was 2.5m deep. The well was lined with unfrosted sandstock bricks and filled with moderately compacted dark blackish brown clayey silt with frequent organic material. The fill contained frequent artefacts. The second structure measured 1m in diameter and was just 1.8m deep. The feature was unlined and filled with moderately compacted mid brownish yellow silty clays. No artefacts were encountered within the fills, except for occasional brick and timber fragments. Excavation proceeded with the use of a mechanical excavator to scoop out the contents and structure of both features. The method was utilised primarily for safety reasons, but also time efficiency. Analysis of the artefacts indicated the artefacts relate to the period 1880s to the 1900s. This suggests that the well may have been infilled

4. Excavation Results

in the early 1900s, possibly around 1905-6 when the property underwent a change of ownership and some changes to the ancillary structures were undertaken.



Figure 4.79. View showing initial exposure of well Context 3



Figure 4.80. View showing Context 3 during excavation



Figure 4.81. View showing Context 70 (well/pit/long-drop) after exposure



Figure 4.82. View showing Context 70 during excavation

4.2.12 89 Wellesley Street West

No archaeological features were identified within 89 Wellesley Street West. A timber lined trench was identified along the southern boundary. However, excavation revealed this to be a modern services trench.

4.2.13 91 Wellesley Street West

The property at 91 Wellesley Street West Street retained its pre-1900 building until it was demolished as part of this project. The timber house was constructed by at least 1897, although it

4. Excavation Results

was unclear if its history extended back as far as the earliest identified building on the Allotment, dating from around 1861. The analysis of the building structure and techniques suggested it dated to after the 1880s.

Nine features of archaeological interest were identified within this property – Contexts 1, 2, 6, 7, 8, 56, 57, 131, and 132 (Figure 4.83).

Context 1 was a rubbish pit situated along the northern boundary of the allotment (Figure 4.84, Figure 4.85). The pit measured 1.06m by 0.97m, was 0.73m deep and was filled with a silty clay matrix. The feature contained a large number of ceramic artefacts which dated from the period 1860-1890s. However, one shard suggested that this fill was deposited after 1887.

Context 2 was a short length of open drain that drained from the middle of the allotment down slope to the west (Figure 4.86, Figure 4.87). The drain measured 3.2m by 0.31m and was at most 40cm deep. The fill consisted of a dark silty clay.

Context 6 was an oval pit feature (Figure 4.89). The pit measured 2m by 1.6m and was 0.7m deep. The pit sides were stepped with a concave base. Initially this was thought to be another rubbish pit feature; however, the firm brownish grey clay fill was found to contain only a very few items of ceramic and glass. Of greater interest were the brick fragments, and a layer of mortar and brick dust which lined the base of the pit. It seems likely that this feature was somehow related to construction techniques, although the house was constructed of timber. It is possible that it relates to the chimney construction, or possibly the later construction of the garage or the shed. These date to 1931 and 1937 respectively.

Contexts 7, 8, 56, and 57 were a series of postholes aligned north-south running through approximately the centre of the property (Figure 4.88). All followed a roughly similar format, being around 300-400mm by 300mm filled with a clayey silt backfill. It is thought likely that these features formed part of a fence line within the property.

Context 131 was a linear drain feature identified over a length of 7m, situated just on the eastern side of the house (Figure 4.90). It seems likely that this feature originally drained further to the south, but later developments truncated it. The cut contained a 5 ½ inch (13.57cm) diameter ceramic pipe that had largely been blocked by a combination of silt, sand and gravels. The pipe truncated the upper levels of Context 132. It is thought likely that this feature was built as part of the 1897 house, although it could have been formed well into the 20th century.

Context 132 was a well (Figure 4.83, Figure 4.91). The well was positioned along the eastern side of the boundary, so close as to suggest that it may have been utilised by the occupant of 87 Wellesley Street West, bearing in mind that that household was the only one along this section of the street that appears not to have had a well. The well was also situated so that it would have extended under the footprint of the extant 19th century building. The well measured 1.13m in diameter and was 2.5m deep. The well was lined with unfrosted sandstock bricks and filled with moderately compacted mid greyish brown clayey silt. The fill contained frequent artefacts. Excavation proceeded with the use of a mechanical excavator to scoop out the contents and structure of both features. The method was utilised primarily for safety reasons, but also time efficiency. Analysis of the artefacts indicated that they relate to the period 1890s to the 1900s. One diagnostic artefact is known to have only been manufactured after 1891. This suggests that the well may have been infilled in the 1890s, when it appears a new building was erected.

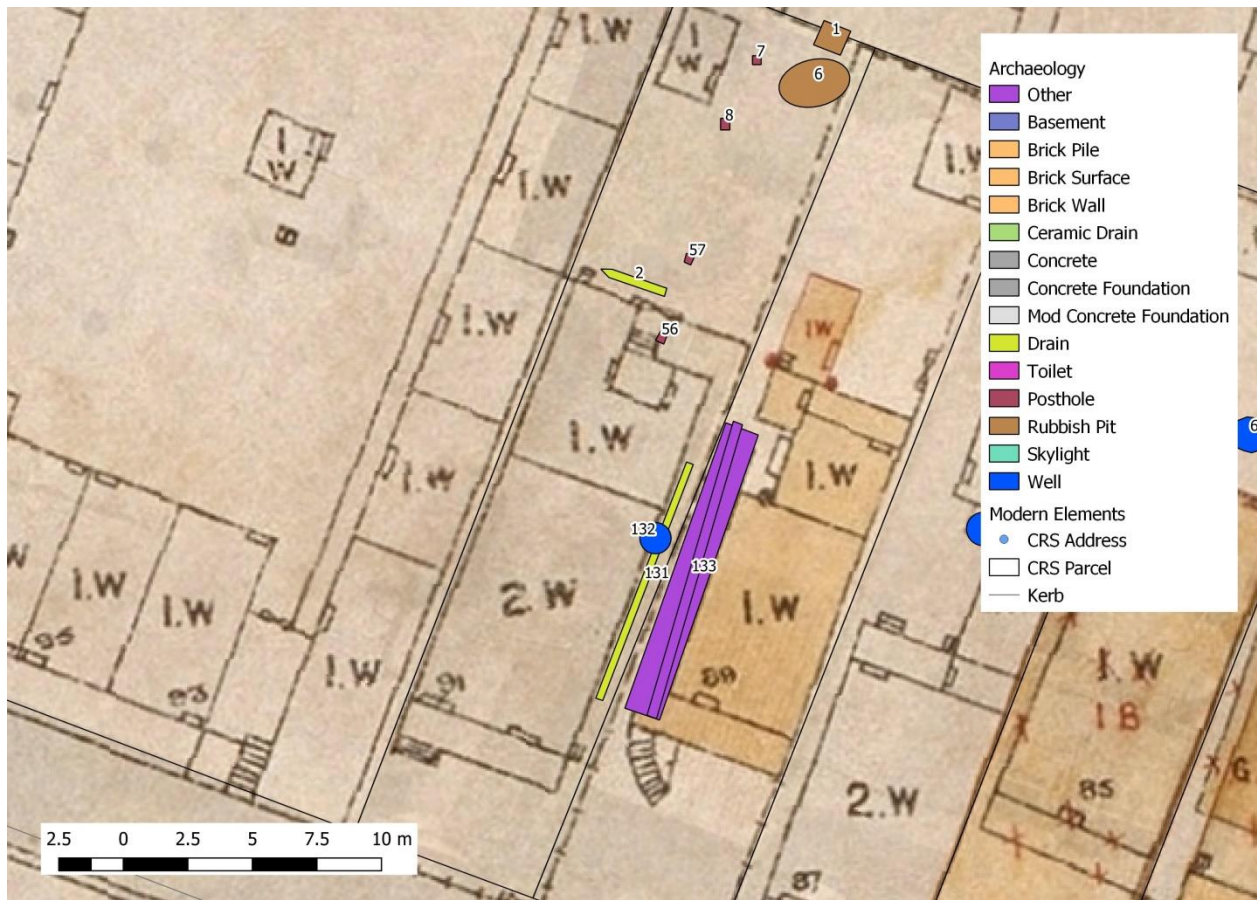


Figure 4.83. Plan showing archaeological features in relation to the 1908 plan of the area

4. Excavation Results



Figure 4.84. View showing Context 1 (rubbish pit) prior to excavation

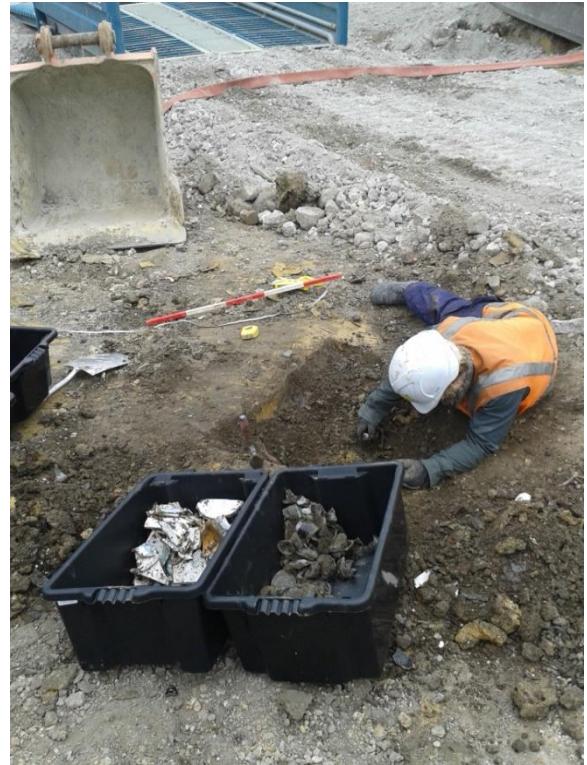


Figure 4.85. View showing Context 1 during excavation



Figure 4.86. View showing Context 2 (open drain) following excavation of the western portion



Figure 4.87. View showing Context 2 profile

4. Excavation Results

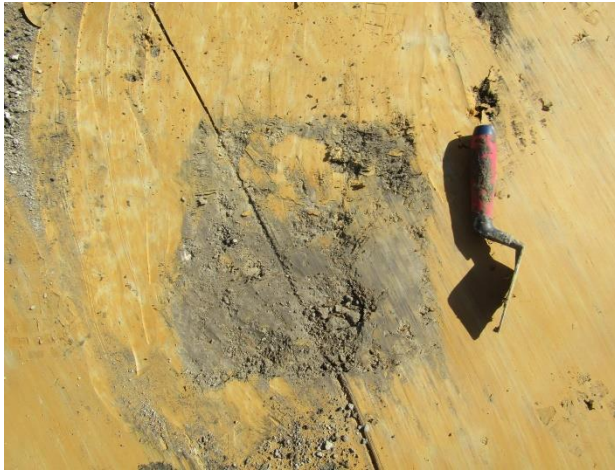


Figure 4.88. View showing posthole Context 7 prior to excavation



Figure 4.89. View showing Context 6 (pit) during excavation



Figure 4.90. View showing drain Context 131 during excavation. Drain is exposed in plan in foreground and is visible in section below the scale bar



Figure 4.91. View showing intersection of Context 131 (drain) and Context 132 (well)

5 ARTEFACT ANALYSIS

5.1 Introduction

A wide range of materials was collected from across the entire project. This included most of the materials one would expect from household or commercial premises in the 19th century, with ceramic, stoneware, glassware, clay tobacco pipes, metals, leather, fabric, brick and other miscellaneous groups identified. The material collected and analysed represents a sample of what was present across the convention centre site. Analysis of the material was undertaken by Jen Low (ceramic, stoneware, and glass ware), Carly Mailhot (clay tobacco pipes), Ben Jones (metal, leather, brick, and miscellaneous) and Kirstin Roth (fabric). It was noted that much of the material was quite fragmented, particularly material recovered from surface layers. In contrast the material from some of the wells was quite well preserved.

The full artefact catalogue is too long for inclusion in this report but has been provided separately to HNZPT and is available on request.

5.2 Ceramic Artefacts

5.2.1 85 Hobson Street

A highly fragmented collection of material was recovered from a single context at 85 Hobson Street (Context 323, a well). The material reflects a domestic household assemblage possibly dating to the c.1870s-1890s. The material recovered from the well was not in primary deposition and was likely to have been placed into the well as the result of a site clean-up. This may have occurred during the early 1920s as a fragment from an amber beer bottle manufactured in 1921 was recovered.

Eighty-seven fragments of ceramic were collected from Context 323, representing a minimum of 54 individual items (Table 5.1). The majority of items related to tableware with plates, saucers and teacups totalling 35 examples. Items such as chamber pots, flower pots, and kitchen items alongside general tableware items suggest the assemblage represents a domestic household occupation. Only one item had a manufacturer's mark: a teapot base, however the impression was not complete. The manufacturer's mark was 'W &...' with the partial impression 'Firep...', the latter indicating the teapot was fireproof and able to rest on a coal range (Figure 5.1).

Seventy-three fragments were decorated in some form (Table 5.2), with 7 patterns identified by name. These patterns are commonly recovered from 19th century domestic household sites. A further 30 patterns remained unidentified.⁴¹⁸ The majority of decorated ceramics consisted of a single fragment of the pattern, suggesting the well was not the primary discard deposit, but likely to have been the result of a site clearance with surface detritus discharged into the disused well.

⁴¹⁸ The various unidentified patterns are listed in the table with the prefix ICC (International Convention Centre).

Table 5.1. Vessel form and fabric, Context 323

	Vessel Form	Blueware	Earthenware	Red Body	Semi-Vitreous	Terracotta	Whiteware	Yellowware	Total
Bedroom/Bathroom									(3)
Chamber Pot							2		2
Washbowl							1		1
Household									(2)
Figurine							1		1
Flower Pot						1			1
Kitchenware									(4)
Cheese Pot							1		1
Container							1		1
Handle			1						1
Kitchen Bowl								1	1
Tableware									(45)
Dish							1		1
Dish Lid							1		1
Jug		1					1		2
Plate							13		13
Saucer					3		9		12
Serving Dish							1		1
Side Plate							2		2
Tea Pot				2					2
Teacup							10		10
Tureen							1		1
Total		1	3		3	1	45	1	54

Table 5.2. Ceramic patterns and marks, Context 323

Pattern	Vessel	Marks/Notes	NISP	MNV
Albion	Plate	Blue transfer print	2	1
Asiatic Pheasants	Plate	Blue transfer print	12	1
Banded	Side Plate, Teacup	Blue handpainted	4	1
Banded	Saucer	Gilt handpainted	3	1
Banded	Saucer	Purple handpainted	1	1
Banded	Saucer	Red handpainted	2	1
Cornishware	Teacup	Blue handpainted	3	1
Rhine	Plate, Tureen	Blue transfer print	4	2
Rhine	Plate	Grey transfer print	3	1

5. Artefact Analysis

Rouen	Saucer	Brown transfer print	1	1
Willow	Dish Lid, Saucer, Side Plate	Blue transfer print	4	3
ICC027	Saucer	Purple sprigged	1	1
ICC067	Saucer	Blue transfer print	1	1
ICC205	Plate	Brown transfer print	1	1
ICC206	Dish	Brown transfer print	1	1
ICC207	Plate	Brown transfer print	1	1
ICC208	Jug	Relief	2	1
ICC209	Plate	Blue transfer print	1	1
ICC210	Plate	Blue transfer print	1	1
ICC211	Teacup	Purple transfer print	1	1
ICC212	Saucer	Purple transfer print	1	1
ICC213	Plate	Purple transfer print	1	1
ICC214	Serving Dish	Purple transfer print	1	1
ICC215	Teacup	Green transfer print	1	1
ICC216	Saucer	Green transfer print	1	1
ICC217	Saucer	Green transfer print	1	1
ICC218	Plate	Green transfer print	1	1
ICC219	Saucer	Relief/Green transfer print	1	1
ICC220	Teacup	Flow blue transfer print	1	1
ICC221	Teacup	Flow blue transfer print	1	1
ICC222	Plate	Blue transfer print	1	1
ICC223	Plate	Dark blue handpainted	2	1
ICC224	Teacup	Blue sponged	2	1
ICC225	Teacup	Green transfer print	1	1
ICC226	Chamber Pot	Blue transfer print	1	1
ICC227	Teacup	Purple transfer print	1	1
ICC228	Plate	Blue transfer print	2	1
ICC229	Teacup	Blue transfer print	1	1
ICC230	Jug	Relief	1	1
ICC231	Container	Relief	1	1
ICC232	Saucer	Purple transfer print	1	1

5. Artefact Analysis



Figure 5.1. Fragments of a teapot from well Context 323 identifying the pot as fireproof

5.2.2 91 Hobson Street

A total of 238 pieces of ceramic representing a minimum of 68 individual vessels were recovered from Context 325, a well (Table 5.3). Fifty-four of the items were identified as tableware items, with plates of various sizes and teacups contributing the largest numbers, although serving wares such as covered dishes, dishes, platters and tureens were also recorded. Nine general household items were identified along with three items related to kitchenware, and one each to bathroom or bedroom ware and services. There were 190 fragments relating to 55 of the items which were decorated in some form, as summarised in Table 5.4. Three items carried maker's marks, with the date range of production summarised in Table 5.5. Many of the items were able to be reconstructed, suggesting whole or near whole items were deposited in this context. Analysis suggests the collection is likely that of a domestic household, with a child present, and dates from c.1860s onwards.

Fifty-four tableware items were collected with several items able to be partially or completely reconstructed. A single dinner plate was recorded, bearing a Rhine print, and manufactured by Ralph Hammersley between 1860 and 1883. Two plain white soup plates were identified, one completely reconstructed and bearing the mark of the Old Hall Earthenware Company with a manufacturing date range of 1861 to 1886 (Figure 5.2, left). Seven side plates were identified with one example bearing a Tealeaf pattern, three with gilt banding, one with blue banding and two plain white. Eight plates of unknown size were each decorated with individual transfer prints, with those identified including Albion, Asiatic Pheasants, Teddesley and Willow. Fifteen teacups and 9 saucers were collected, with some items able to be reconstructed. Three teacups and five saucers were decorated with two variations of sprigged design, commonly recovered from archaeological sites. Four

5. Artefact Analysis

examples of blue handpainted teacups were identified (ICC258), with two partially reconstructed (Figure 5.2, right).

Six vessels were associated with serving dishes of various forms. Two of these vessels were able to be partially reconstructed. A lid missing the handle was decorated with the Swiss Cottage print (Figure 5.3, left) but the dish itself was not recovered. A covered dish with lid was partially reconstructed (Figure 5.3, right) but the transfer print decoration was not identified, nor did the dish contain a maker's mark. A jug, likely used for juice, was partially reconstructed (Figure 5.4). The body of the jug was formed to resemble a pineapple.

Nine items placed within a general household category were identified. The presence of at least one child on the property was suggested by a saucer and a bowl from a toy tea set. The saucer and bowl were both decorated with a handpainted stylised flower. A complete doll of the type placed within a Christmas pudding or other special occasion pudding was collected. A complete trumpet with a small hole to enable the item to be hung was decorated with a green sponged marble-like pattern; the trumpet may have been a Christmas tree decoration (Figure 5.5, top). Two bird heads were collected (Figure 5.5). The heads appear to be that of finches, with the beaks coloured orange and the heads yellow. The purpose of these heads was not determined but they may have been a form of stopper. A large portion of a candle holder was reconstructed from three pieces of ceramic. The candle holder was simply decorated with blue banding. At least two flower pots were recorded, one coloured brown and the other a typical peach colour.

Kitchenware items were identified as four fragments of a plain white kitchen bowl of the type used as a mixing bowl, seven fragments of a cheese pot and one fragment of a yellow paste pot. A single bathroom or bedroom ware item was collected. Identified as a pot lid, the lid itself was unmarked and may have related to a cold cream, toothpaste or pomade. No portions of chamber pots, washbowls or ewers were recovered. One fragment of an earthenware drain was also collected.

Table 5.3. Vessel form and fabric Context 325 (well)

	Vessel Form	Earthenware	Semi-Vitreous	Whiteware	Yellowware	Total
Bathroom/Bedroom						(1)
Pot Lid				1		1
Household						(9)
Bird Head				2		2
Candle Holder				1		1
Child's Teaset – Bowl			1			1
Child's Teaset – Saucer			1			1
Flower Pot		2				2
Pudding Doll			1			1
Trumpet				1		1

5. Artefact Analysis

Kitchenware					(3)
Cheese Pot	1				1
Kitchen Bowl	1				1
Paste Pot		1			1
Services					(1)
Drainage	1				1
Tableware					(54)
Bowl	1				1
Covered Dish		2			2
Dinner Plate		1			1
Dish Lid		1			1
Egg Cup		1			1
Jug		1			1
Plate		8			8
Platter		1			1
Saucer	4	5			9
Serving Dish		1			1
Side Plate	4	3			7
Soup Plate		2			2
Tea Pot	1				1
Tea Pot Lid	2				2
Teacup	8	7			15
Tureen Lid		1			1
Total	5	21	41	1	68

Table 5.4. Ceramic patterns and marks, Context 325

Pattern	Vessel	Marks/Notes	NISP	MNV
Albion	Plate	Blue transfer print	1	1
Asiatic Pheasants	Plate, Serving Dish	Blue transfer print	7	2
Banded	Candle Holder, Side Plate	Blue handpainted	4	2
Banded	Side Plate, Teacup	Gilt handpainted	12	5
Fibre	Saucer	Blue transfer print	1	1
Rhine	Dinner Plate	R.H.	12	1
Shell Edged	Platter	Blue handpainted	11	1
Swiss Cottage	Dish Lid	Blue transfer print	4	1
Tealeaf	Bowl, Saucer, Side Plate, Teacup	Gilt handpainted	21	6
Teddesley	Plate	Black transfer print	1	1
Willow	Plate	Blue transfer print	1	1
ICC027	Saucer, Teacup	Purple sprigged	15	4
ICC028	Saucer, Teacup	Purple sprigged	16	4
ICC138	Teacup	Brown transfer print	9	1
ICC251	Jug	Green/Yellow relief	8	1

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ICC252	Teacup	Purple transfer print	9	1
ICC253	Trumpet	Dark green sponged	1	1
ICC254	Covered Dish	Blue transfer print	5	1
ICC255	Tureen Lid	Blue transfer print	11	1
ICC256	Teapot Lid	Brown relief	1	1
ICC257	Teapot Lid	Brown relief	1	1
ICC258	Teacup	Blue handpainted	18	4
ICC259	Saucer, Teapot	Pink/gilt handpainted	9	2
ICC260	Plate	Dark blue transfer print	2	1
ICC261	Plate	Dark blue transfer print	1	1
ICC262	Saucer, Teacup	Green/red sponged/handpainted	2	2
ICC263	Covered Dish	Blue transfer print	1	1
ICC264	Plate	Purple transfer print	1	1
ICC265	Plate	Brown transfer print	1	1
ICC266	Child's Tea Set - Saucer	Green/red handpainted	1	1
ICC267	Child's Tea Set - Bowl	Plum/green handpainted	1	1
ICC268	Bird Head	Yellow/orange handpainted	2	2
Undecorated	Soup Plate	Old Hall Earthenware Co	10	2

Table 5.5. Identified manufacturers and date range of production, Context 325

Mark	Manufacturer	Date Range
O.H.E.C.	Old Hall Earthenware Company	1861-1886
R.H.	Ralph Hammersley	1860-1883



Figure 5.2. Reconstructed plain white soup plate manufactured by Old Hall Earthenware Company (left) and reconstructed fluted teacups decorated with vertical blue banding (right)



Figure 5.3. Dish lid with Swiss Cottage transfer print pattern in blue (left) and reconstructed covered dish with unidentified blue transfer print (ICC254) (right)



Figure 5.4. Partially reconstructed jug with body formed to represent that of a pineapple (ICC251)

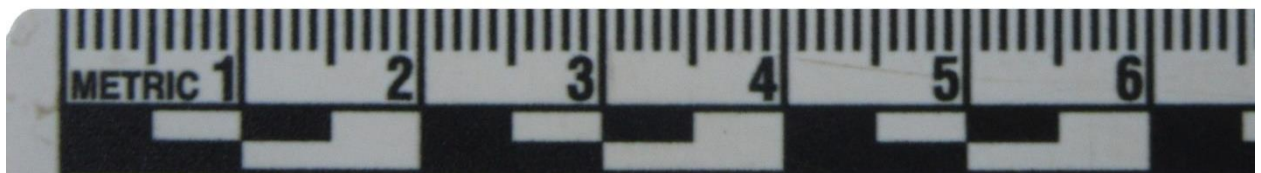


Figure 5.5. Complete trumpet with sponged decoration and hole, possibly used as a Christmas Tree decoration (top) and two ceramic finch heads with orange colouration on the beaks and yellow on the heads

5. Artefact Analysis

5.2.4 93 Hobson Street

Fourteen pieces of ceramic representing a minimum of 10 individual vessels were collected from Context 324, a well (Table 5.6). The items collected generally reflect a typical domestic assemblage with tableware, bedroom or bathroom, and kitchenware items. Almost all of the ceramic material was decorated in some form (Table 5.7). Of particular note were two fragments of a hot meat drainer decorated with the Rhine pattern in grey (Figure 5.6, left) and a portion of a candle holder decorated with a relief butterfly overpainted in black (Figure 5.6, right). None of the ceramic items contained a maker's mark.

Table 5.6. Vessel form and fabric, Context 324

	Vessel Form	Earthenware	Semi-Vitreous	Whiteware	Total
Bedroom/Bathroom					(2)
Chamber Pot				2	2
Household					(1)
Candle Holder				1	1
Kitchenware					(2)
Kitchen Bowl		1		1	2
Tableware					(5)
Hot Meat Drainer				1	1
Plate				2	2
Side Plate			1		1
Teacup				1	1
Total		1	1	8	10

Table 5.7. Ceramics patterns and marks, Context 324

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Plate, Teacup	Grey transfer print	2	2
Banded	Side Plate	Gilt handpainted	2	1
Banded	Chamber Pot	Red handpainted	1	1
Rhine	Hot Meat Drainer	Grey transfer print	2	1
ICC201	Plate	Dark blue transfer print	1	1
ICC202	Candle Holder	Relief/black handpainted	1	1
ICC203	Kitchen Bowl	Relief	3	1
ICC204	Chamber Pot	Black transfer print	1	1



Figure 5.6. Fragments of a meat drainer insert decorated with the Rhine pattern (left) and fragment of a candle holder decorated with a butterfly ICC202 (right)

5.2.5 97-99 Hobson Street

A total of 213 pieces of ceramic representing a minimum of 49 individual vessels was collected from Context 328, a well (Table 5.8). Thirty-four of these vessels were tableware items such as plates, teacups and saucers, but also included were vessels such as a tureen, a platter and a jug. Seven vessels were associated with bathroom or bedroom ware and a further seven were related to general household items, including a figurine, marbles and the cap from a baby feeder. The presence of the baby feeder indicates an infant was part of the occupancy. Analysis indicates the assemblage recovered from 97-99 Hobson Street reflects a domestic household collection, likely dating c.1860s+.

Forty of the items (202 fragments) were decorated in some form, including transfer print, handpainted, sponged and relief decorations. Decorations are summarised in Table 5.9. Some items contained a maker's mark allowing identification of a date range of production (Table 5.10), however three fragments containing partial marks could not be identified.

Some 184 fragments of ceramic were identified as tableware vessels, representing a minimum of 34 individual items. The greatest contributor was saucers, with a minimum of nine vessels recorded. However only five teacups were identified. Of these items, one set was decorated with the Tealeaf pattern, while at least one further set was decorated with gilt banding. Seven plates of unknown size were recorded, with six containing complete or partial maker's marks. Six plates were decorated with the Asiatic Pheasants pattern in blue, while 13 items were decorated in simple handpainted banding in blue, gilt or red. One partially reconstructed bowl was decorated with a series of sponged green French Crosses forming a band around the upper body and handpainted red bands above and below (Figure 5.7).

Bathroom or bedroom ware consisted of two chamber pots, one ewer, one washbowl, two toilet boxes and one toothpaste pot. None of the items were of a matching set with all decorations being

5. Artefact Analysis

transfer print designs in either blue, purple, or green. A chamber pot was partially reconstructed and was decorated with a scenic print in blue (Figure 5.8, left). The base of a toothpaste pot was printed with the phrase ‘preserving and beautifying the teeth and gums’ (Figure 5.8, right), however no manufacturer’s name was identified. The lid of the pot was not recovered. Kitchenware items were represented by a single fragment of a cheese pot.

Seven items were recorded within a general household item category. The handle of a relief moulded jug may have been used as a tableware item or a kitchenware item. Three marbles were recovered, at least two of which were ‘bonker’ sized and likely utilised in children’s gaming. The third marble may have originated from a mineral water bottle, possibly repurposed as a toy. A 12mm diameter plain white bead was recorded. The cap of a baby feeder bottle was transfer printed ‘The Alexandra Feeding Bottle S. Maw Son & Thompson London’ (Figure 5.9, left). The Alexandra bottle follows a design established in 1864 being ‘a flask with a long rubber tube between the neck and the teat’ (Haskell and Lewis 1971:45) of which The Alexandra bottle was one of many varieties marketed. This particular style of bottle with a long tube was later deemed to be injurious to infants given the difficulty in sterilising the tube sufficiently. It was however still sold as late as 1914. While the Maw company had been established in 1828, the name displayed on the lid (S. Maw Son & Thompson) operated in the period 1870-1890 (Haskell and Lewis 1971). The final item recorded within this category was a porcelain shoe figurine measuring 9.5cm in length (Figure 5.9, right). The shoe was a female design with a small heel, pointed toe and a flower for decoration. The flower was gilded and gilding was used to highlight the intended shape of the sole.

Table 5.8. Ceramic form and fabric, Context 328

	Vessel Form	Earthenware	Porcelain	Semi-Vitreous	Whiteware	Total
Bedroom/Bathroom						(7)
Chamber Pot					2	2
Ewer					1	1
Toilet Box					2	2
Tooth Paste					1	1
Washbowl					1	1
Household						(7)
Baby Feeder					1	1
Bead					1	1
Jug					1	1
Marble					3	3
Shoe Figurine			1			1
Kitchenware						(1)
Cheese Pot					1	1
Tableware						(34)
Bowl					2	2

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Jug				1	1
Plate				7	7
Platter				1	1
Saucer			3	6	9
Side Plate			1	5	6
Soup Plate				1	1
Tea Pot	1				1
Teacup			3	2	5
Tureen				1	1
Total	1	1	7	40	49

Table 5.9. Ceramic patterns and marks, Context 328

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Plate	Edge, Malkin & Co. Old Hall Earthenware Co. Ltd Pinder Bourne & Co.	61	6
Banded	Plate, Platter, Side Plate, Tureen	Blue handpainted	24	4
Banded	Saucer, Side Plate, Teacup	Gilt handpainted	20	7
Banded	Teacup	Red handpainted	6	2
Foliage	Bowl	Green transfer print	9	1
Rhine	Side Plate	Blue transfer print	1	1
Rhine	Side Plate	Grey transfer print	10	1
Tealeaf	Saucer, Side Plate, Teacup	Gilt handpainted	7	4
ICC137	Jug	Relief	13	1
ICC269	Saucer	Purple transfer print	4	1
ICC270	Washbowl	Purple transfer print	2	1
ICC271	Toilet Box	Purple transfer print	3	1
ICC272	Toilet Box	Blue transfer print	6	1
ICC273	Chamber Pot	Green transfer print	1	1
ICC274	Tea Pot	Brown relief	17	1
ICC275	Saucer	Brown transfer print	2	1
ICC276	Ewer	Blue transfer print	1	1
ICC277	Jug	Green handpainted/relief	1	1
ICC278	Bowl	Red/ green sponged/handpainted	5	1
ICC279	Chamber Pot	Blue transfer print	7	1

Table 5.10. Identified manufacturers and date range of production, Context 328

Manufacturer	Date of Manufacture
Edge, Malkin & Co.	1871-1903
S. Maw, Son & Thompson	1870-1890
Old Hall Earthenware Co. Ltd	1861-1886
Pinder, Bourne & Co.	1862-1882



Figure 5.7. Partially reconstructed bowl with red hairline banding and green sponged French Cross



Figure 5.8. Partially reconstructed chamber pot bearing unidentified scenic print ICC279 (left) and toothpaste pot (right)

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Figure 5.9. S. Maw Son & Thomson's Alexandra Feeding Bottle Lid (left) and porcelain shoe figurine with gilt highlighting (right)

5.2.6 101 Hobson Street

A total of 873 fragments of ceramic were collected from Context 327, a well, representing a minimum of 257 individual vessels (Table 5.11). Of these, tableware accounted for 201 items (78.2%), bathroom or bedroom wares accounted for two items (11.3%), household items accounting for 15 items (5.8%), and kitchenware accounting for 12 items (4.6%). The high number of tableware items combined with an unusually high number of bathroom or bedroom ware items reflects the use of the site as a hotel/boarding house establishment. Several items were identified which confirm the presence of at least one child having occupied the premises.

Much of the material was decorated in some form, summarised in Table 5.12, and indicated that some items were part of matching sets. Items of matching tableware sets include those decorated with Asiatic Pheasants, Garfield, Tealeaf, banded wares, ICC297 and ICC320. The majority of marked ceramics (Table 5.13) suggest these items were generally manufactured c.1860s to c.1900, with some earlier exceptions.

Some 201 tableware vessels were recorded, the majority associated with typical items such as plates, teacups and saucers. Sixteen dinner plates were recorded with at least six decorated with an unidentified brown transfer print and red banding (ICC320), a design which was also recorded on a side plate and at least three tureens. Twenty-two side plates were recorded with two previously unidentified patterns noted. A scenic purple print entitled Geneva (Figure 5.10) was marked on the underside, the manufacturer mark being a simple 'D'; this mark, however, was used by a number of manufacturers. A green floral and geometric design with red and yellow handpainted highlights was marked Garfield (Figure 5.11) appeared on a side plate, a dinner plate and a tureen. The mark on the side plate identified the manufacturer as Barkers & Kent, dating 1889-1941.

Among the tableware were children's items, including a mug, a plate and a saucer. The small mug was decorated with a blue Forget Me Not print (Figure 5.12). A portion of a plate was decorated with a black print of one of Franklin's Maxims. The 'Franklin's Maxims' series was based on the proverbs written in Poor Richard's Almanack produced in 1732-1758, by Benjamin Franklin, written under the pseudonym Richard Saunders (en.wikipedia.org). The original proverbs were later illustrated by engraver Oliver Pelton in 1887 (commons.wikimedia.org). Whilst only a portion of the plate was recovered and thus only a portion of the proverb, the Pelton illustrations were reviewed

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to obtain the intended proverb shown on the plate: 'Handle your tools without mittens: Remember, the cat in gloves catches no mice/Constant dropping wears away stones, and little strokes fall great oaks.' The plate was likely manufactured sometime after 1887. Franklin's Maxims were commonly used as a means to teach children values and morals. The saucer was decorated with a gilt print, the ungilded portions depicting flowers.

Twenty-nine bathroom or bedroom ware items were identified, including nine chamber pots, six toilet boxes, four washbowls and ewers. There appear to have been some sets of matching items including a green banded ewer and toilet box, a red banded chamber pot, ewer and toilet box, Ivy patterned chamber pot and toilet box, and a chamber pot and toilet box decorated with unidentified pattern ICC281. Three plain white cosmetic pots were noted along with two containers. A partially reconstructed 'Delcroix & Co. Dr Locock's Castor Oil Pomade' pot lid was manufactured sometime after 1849 (Figure 5.13).

Fifteen household items were collected, including several items related to children. A teapot (minus lid) and a partial teacup from a child's tea set were identified. The body of a Frozen Charlotte doll missing the head, hands and feet was collected. Two fragments of a slipcast doll's head were reconstructed, the hair painted yellow and the eyes blue (Figure 5.14, left) and a portion of the right arm of this doll (elbow to hand) was also collected. Two jugs and three tankards were identified, with one tankard able to be partially reconstructed (Figure 5.14, right). The top and bottom of the tankard were moulded in a basketweave effect while the body contained a floral relief. The tankard was handpainted on the exterior with green leaves, red flowers, and yellow and brown on the basketweave. The interior was painted pink. Three candle holders were identified, two being plain white and the third relief moulded (ICC305). A single relief moulded vase was identified. A fragment of a terracotta flower pot was noted and four pieces of a red body planter pot were also recorded.

Twelve kitchenware items were identified, with at least three kitchen bowls recorded. Two cheese pots, one jam pot, two unidentified food jars and one container were also recorded. An almost complete jelly mould was collected (Figure 5.15, left) but a portion of the bottom was broken away. In an attempt to determine the nature of the shape of the mould, a test was run using modern jelly. Although the jelly set well, the necessary method of loosening the jelly from the mould using heat and the lack of the bottom portion of the mould meant that portions which would not otherwise have melted, did so. A second attempt was made using Playdoh which was soft enough to both press into folds and to extract. The resulting cast showed the mould was that a lion (Figure 5.15, right). It was interesting to note that although details of the tail and feet were clearly visible, there had been no attempt to mould facial features of the lion, the head being left a bulky undefined mass. The mould would originally have had the lion lying on an oval plinth, probably about one inch in depth. Had the plinth still been fully formed it would have resulted in the feet of the lion not dissolving when heated when jelly was used.

Table 5.11. Vessel form and fabric, 101 Hobson Street

	Vessel Form	Blueware	Earthenware	Red Body	Semi-Vitreous	Terracotta	Whiteware	Total
Bedroom/Bathroom								(29)
Chamber Pot							9	9
Container							1	1
Container Lid							1	1
Cosmetic Pot							3	3
Ewer							4	4
Pomade							1	1
Toilet Box							6	6
Washbowl							4	4
Household								(15)
Candle Holder					2		1	3
Child's Teaset – Teacup					1			1
Child's Teaset – Teapot					1			1
Doll Arm							0	0
Doll Head							1	1
Flower Pot						1		1
Frozen Charlotte							1	1
Jug							2	2
Planter Pot				1				1
Tankard							3	3
Vase							1	1
Kitchenware								(12)
Cheese Pot							2	2
Container							1	1
Food Jar							2	2
Jam							1	1
Jelly Mould							1	1
Kitchen Bowl							5	5
Tableware								(201)
Child's Mug							1	1
Child's Plate							1	1
Child's Saucer							1	1
Covered Dish							1	1
Cup					1			1
Dinner Plate							16	16
Egg Cup					1		3	4

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Jug	1					5	6
Meat Drainer						1	1
Plate						23	23
Platter						6	6
Sauce Dish						1	1
Sauce Tureen						1	1
Saucer			6			30	36
Serving Dish						4	4
Side Plate			2			20	22
Soup Plate						2	2
Teacup			14			44	58
Teapot	2	1				2	5
Tureen						8	8
Tureen Lid						3	3
Total	1	2	2	28	1	223	257

Table 5.12. Ceramic patterns and marks, 101 Hobson Street

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Dinner Plate, Plate, Platter, Saucer, Serving Dish, Tureen	O.H.E.C	123	18
Banded	Saucer	Black/gilt handpainted	3	1
Banded	Chamber Pot, Dinner Plate, Platter, Sauce Tureen, Saucer, Side Plate, Soup Plate, Teacup, Tureen	Blue handpainted	73	23
Banded	Saucer	Blue/gilt handpainted	6	2
Banded	Saucer, Teacup	Brown handpainted	14	3
Banded	Side Plate	Dark blue/gilt handpainted	5	1
Banded	Egg Cup, Jug, Saucer, Side Plate, Teacup	Gilt handpainted	129	39
Banded	Container, Ewer, Plate, Saucer, Teacup, Toilet Box	Green handpainted	26	11
Banded	Chamber Pot, Plate, Serving Dish, Teacup	Pink/gilt handpainted	9	5
Banded	Chamber Pot, Dinner Plate, Ewer, Saucer, Serving Dish, Side Plate, Teacup, Toilet Box	Red handpainted	32	9
Banded	Washbowl	Red/blue handpainted	2	1
Banded	Plate	Red/gilt handpainted	1	1
Cable	Plate, Soup Plate	Wm Fairbairns	17	5
Clyde	Teacup	Blue transfer print	1	1
Forget Me Not	Child's Mug	Blue transfer print	1	1

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Franklin's Maxims	Child's Plate	Black transfer print	1	1
Garfield	Dinner Plate, Side Plate, Tureen Lid	B & K Longton	8	3
Geneva	Side Plate	D	3	1
Ionic	Ewer	Blue transfer print	6	1
Ivy	Chamber Pot, Toilet Box	W.E. & Co.	8	2
Remember Me	Cup	Polychrome handpainted	1	1
Rhine	Side Plate, Tureen	J.W.T. & Sons	26	6
Tasconia	Ewer	Purple transfer print	11	1
Tealeaf	Saucer, Side Plate, Teacup	Gilt handpainted	20	19
Willow	Plate, Teacup	Blue transfer print	6	2
ICC027	Saucer, Side Plate, Teacup	Purple sprigged	21	5
ICC068	Dinner Plate, Saucer	Relief	4	2
ICC172	Saucer	Relief	7	2
ICC280	Chamber Pot	Green transfer print	5	1
ICC281	Chamber Pot, Toilet Box	Green transfer print	5	2
ICC282	Washbowl	Green transfer print	6	1
ICC283	Washbowl	Green transfer print	15	1
ICC284	Pomade Lid	Delcroix & Co.	3	1
ICC285	Platter	Purple transfer print	10	1
ICC286	Saucer, Teacup	Purple transfer print	5	2
ICC287	Plate	Brown transfer print	3	1
ICC288	Teacup	Dark blue transfer print	1	1
ICC289	Saucer	Green transfer print	1	1
ICC290	Teacup	Black/pink/green handpainted	4	1
ICC291	Teacup	Dark blue transfer print	2	1
ICC292	Chamber Pot	Purple transfer print	1	1
ICC293	Teacup	Grey transfer print	1	1
ICC294	Container Lid	Reg. Diamond April 1868	6	2
ICC295	Toilet Box	Green/gilt handpainted	1	1
ICC296	Child's Saucer	Gilt transfer print	1	1
ICC297	Covered Dish, Meat Drainer, Plate, Tureen Lid	Blue transfer print	6	5
ICC298	Doll Arm, Doll Head	Yellow/blue handpainted	3	1
ICC299	Frozen Charlotte Doll	Slipcast	1	1

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ICC300	Tankard	Green/pink/brown /yellow handpainted/ relief	6	1
ICC301	Jug	Green/pink/brown /yellow handpainted/ relief	15	1
ICC302	Jug	J.T.H. Reg Diamond 13 April 1882	12	1
ICC303	Teapot	Grey relief	12	1
ICC304	Jug	Blue relief	5	1
ICC305	Candle Holder	White relief	5	1
ICC306	Plate	Green handpainted/ relief	4	1
ICC307	Plate	Green handpainted/ relief	1	1
ICC308	Teacup	Red transfer print	1	1
ICC309	Container	Blue transfer print	1	1
ICC310	Kitchen Bowl	White handpainted/ relief	1	1
ICC311	Kitchen Bowl	Sharpe	7	1
ICC312	Toilet Box	Blue/black handpainted	5	1
ICC313	Side Plate	Mulberry/grey transfer print	1	1
ICC314	Jug	Blue transfer print	3	1
ICC315	Sauce Dish	Black transfer print	2	1
ICC316	Serving Dish	Black transfer print	1	1
ICC317	Vase	White handpainted/ relief	1	1
ICC318	Teapot	W. & J.A.B.// Rebecca at the..	4	1
ICC319	Teapot	Brown relief	5	1
ICC320	Dinner Plate, Side Plate, Tureen	Brown transfer print/red handpainted	53	10
ICC321	Tankard	White relief	8	1
ICC322	Jug	White relief	8	1
ICC323	Jug	White relief	3	1
ICC324	Tankard	White relief	1	1
ICC325	Jug	White relief	6	1
ICC326	Teacup	White relief	1	1
ICC327	Jelly mould		1	1

Table 5.13. Manufacturers marks and date range of production

Mark	Manufacturer	Date Range
B. & K. Longton	Barkers & Kent	1889-1941
D	Undetermined	Undetermined
Delcroix & Co.	J. Delcroix & Co.	1849+
J.T.H.	John Thomas Hudden	1882-1885
J.W.T & Sons	Undetermined	Undetermined
O.H.E.C.	Old Hall Earthenware Co.	1861-1886
Sharpe	Thomas Sharpe	1821-1838
W. & J.A.B	W. & J.A. Bailey	1855-1908
W.E. & Co.	William Emberton & Co.	1851-1869
Wm Fairbairns	William Fairbairns & Sons	Pre-1878 or c1878-1892

**Figure 5.10. Reconstructed Geneva patterned side plate by unidentified manufacturer**

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Figure 5.11. Garfield patterned side plate manufactured by Barkers & Kent, 1889+



Figure 5.12. Child's mug with Forget Me Not print



Figure 5.13. Dr Locock's Castor Oil Pomade for the hair manufactured by Delcroix & Co.



Figure 5.14. Slipcast doll head with blonde hair and blue eyes (left) and partially reconstructed relief moulded and handpainted tankard (right)



Figure 5.15. View of interior of jelly mould (left) and cast made of mould depicting a lion (right)

5.2.7 103 Hobson Street

A total of 100 fragments of ceramic were recovered from Context 329, a well, representing a minimum of 36 individual items (Table 5.14). The majority of items were those associated with tableware such as plates, teacups and saucers, and items for serving food. Very few manufacturing dates were identified, but those that were indicate items were manufactured c.1840s to c.1930. The material collected was attributed to only two categories of ceramic; household items and tableware. No bathroom/bedroom ware or general kitchenware was recovered.

The majority of tableware items were decorated, typically handpainted or with a transfer print (Table 5.15). Only four of the patterns were identified by name: Asiatic Pheasants, Banded wares, Poppy and Tealeaf. Thirteen patterns remain unidentified. Of note amongst the identified patterns was that of Poppy, with two dinner plates manufactured by Peter Holdcraft & Co. between 1846 and 1852 (Figure 5.16, left), and a serving dish which included the registration number 320885, issued in 1898. It is possible the registration design number refers to the shape of the vessel rather than the decorative pattern. The manufacturer of the serving dish was not identified. Manufacturers identified are summarised in Table 5.16 and include the mark of the Burslem Pottery Co. on the underside of a blue banded side plate. These banded items are typically not marked but manufacture of this particular item can be dated no earlier than 1894.

While the majority of tableware forms are routinely recovered from archaeological sites, items such as the two milk jug or creamers recovered are not commonly noted. These two items were recovered almost intact but without manufacturer's marks to indicate date range of production. Both items were decorated with unidentified polychrome prints (Figure 5.16, right).

Two items were noted for their connection to religious ideology or imagery (Figure 5.17). The first item was a partially reconstructed decorative plate depicting two cherubs either side of a large yellow star. The plate was marked on the underside identifying the Moser Brothers Britannia Porcelain Works of Karlsbad, Austria. The Moser name was well established within the glassmaking industry from the late 1850s, specifically within highly decorative engraved or enamelled Bohemian glassware (freepages.genealogy.rootsweb.ancestry.com). It was not until

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1913 that the company established the Britannia Porcelain Works. The second item was identified as a stoup, a receptacle which holds a small amount of holy water, usually with a sponge, where the fingers are dipped into the holy water and the sign of the cross is made. Stoups are commonly located in the entrance to Catholic, Anglican and some Lutheran churches. Stoups could be placed within the home, either in public areas or within the bedroom where private devotion may be undertaken. The stoup recovered originally had a backing which would have allowed attachment to a wall; however, this backing had broken away and was not recovered. The stoup was decorated with a relief of the Sacred Heart and painted yellow, with some indication a circle of thorns may have surrounded the heart. While the Sacred Heart is predominantly associated with Catholicism, both the Anglican and Lutheran churches include this imagery.

The possible presence of a child was noted with the collection of a portion of a porcelain doll's head (Figure 5.18), although the doll may have been owned by an older female. The doll's head was handpainted with blue eyes, with black pupils and a line above the eye to indicate the eyelash line. The eyebrows and hair were also painted in black. The lips were given a red hue while the cheeks were given a rosy pink colour. The rear of the doll's head did not include a manufacturer's mark.

Table 5.14. Vessel form and fabric, Context 329

	Vessel Form	Earthenware	Porcelain	Semi-Vitreous	Whiteware	Total
Household						(4)
Decorative Plate			1			1
Doll Head			1			1
Planter?		1				1
Stoup					1	1
Tableware						(32)
Dinner Plate					3	3
Egg Cup				1		1
Jug					1	1
Milk Jug/Creamer					2	2
Plate					4	4
Saucer				2	4	6
Serving Dish					1	1
Side Plate			1		3	4
Soup Plate					1	1
Teacup				4	3	7
Tureen					1	1
Tureen Lid					1	1
Total		1	3	7	25	36

5. Artefact Analysis

Table 5.15. Ceramic patterns and marks, Context 329

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Plate, Tureen Lid	Blue transfer print	4	3
Banded	Side Plate	The Burslem Pottery Co.	5	1
Banded	Saucer	Blue handpainted	1	1
Banded	Saucer	Gilt handpainted	3	2
Banded	Tureen	Red/gilt handpainted	1	1
Poppy	Dinner Plate	P.H. & Co.	16	2
Poppy	Serving Dish	Blue transfer print	8	1
Tealeaf	Saucer, Side Plate, Teacup	Gilt handpainted	26	8
ICC232	Decorative Plate	Britannia Porcelain Works Karlsbad Austria	5	1
ICC233	Side Plate	Polychrome transfer print	4	1
ICC234	Doll Head	Black/red/pink/blue handpainted	2	1
ICC235	Saucer	Relief	3	1
ICC236	Milk Jug/Creamer	Polychrome transfer print	1	1
ICC237	Milk Jug/Creamer	Polychrome transfer print	1	1
ICC238	Plate	Blue transfer print	3	1
ICC239	Dinner Plate	Brown sponged	5	1
ICC240	Stoup	Yellow/brown/gilt relief/handpainted	1	1
ICC241	Teacup	Red transfer print	1	1
ICC242	Teacup	Gilt handpainted	1	1
ICC243	Plate	Brown transfer print	1	1
ICC244	Planter	Relief	3	1

Table 5.16. Manufacturers' marks and date range of production

Mark	Manufacturer	Date Range
Britannia Porcelain Works Karlsbad Austria/ M B K	Moser Brothers Karlsbad	c1913+
Burslem Pottery Co.	Burslem Pottery Co	1894-1933
P.H. & Co.	Peter Holdcraft & Co	1846-1852
...o 320885	Unidentified	1898+

5. Artefact Analysis



Figure 5.16. Reconstructed portion of a dinner plate bearing the Poppy pattern manufactured by Peter Holdcraft & Co. between 1846 and 1852 (left) and two milk jugs or creamers (right)



Figure 5.17. Decorative plate manufactured by the Moser Brothers Britannia Porcelain Works c.1913+ (left) and stoup, or receptacle for holy water (right)



Figure 5.18. Portion of a decorated doll's head

5.2.8 109 Hobson Street

A total of 132 pieces of ceramic were recovered from 109 Hobson Street from three contexts representing a minimum of 41 individual items (Table 5.17). The assemblage was dominated by tableware items but the presence of kitchenware items and bedroom or bathroom wares suggests the assemblage likely originated from a domestic household. Only one maker's mark was recovered, from a dinner plate bearing the Rouen design which was manufactured by Pinder, Bourne & Hope between 1851 and 1862.

Table 5.17. Summary of ceramics, 109 Hobson Street

Context	Description	NISP	MNV
140	Mixed mortar fill layer	43	11
141	Mixed fill capping layer	2	0
152	Mixed fill layer	87	30
Total		132	41

5. Artefact Analysis

5.2.8.1 Context 140

Some 43 fragments of ceramic representing a minimum of 11 individual vessels were collected from Context 140 (Table 5.18). Eight of the vessels were tableware items, although none were from a matching set (such as teacups and saucers). A fragment of a kitchen bowl was painted yellow on the exterior and white on the interior. A portion of a burnt orange terracotta flower pot was also collected.

Forty-one of the fragments were decorated in some form (Table 5.19), with five vessels being transfer printed, three being handpainted and one being sponged. Identified designs include Asiatic Pheasants, Banded wares and Rhine, all commonly recorded on pre-1900 archaeological sites. None of the fragments contained a manufacturer's mark.

Table 5.18. Vessel form and fabric, Context 140

	Vessel Form	Earthenware	Semi-Vitreous	Terracotta	Whiteware	Total
Household						(2)
Flower Pot				1		1
Lid			1			1
Kitchenware						(1)
Kitchen Bowl		1				1
Tableware						(8)
Jug					1	1
Plate					1	1
Saucer					1	1
Side Plate					2	2
Teacup			1		2	3
Total		1	2	1	7	11

Table 5.19. Ceramic patterns and marks, Context 140

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Plate	Blue transfer print	22	1
Banded	Jug	Blue handpainted	2	1
Banded	Lid	Gilt handpainted	1	1
Banded	Teacup	Green/gilt handpainted	2	1
Rhine	Side Plate	Grey transfer print	7	1
ICC396	Teacup	Blue sponged	3	1
ICC397	Side Plate	Dark blue transfer print	2	1

5. Artefact Analysis

ICC398	Teacup	Blue transfer print	1	1
ICC399	Saucer	Blue transfer print	1	1

5.2.8.2 *Context 141*

Two fragments of ceramics were collected from context 141 from two individual vessels however it is likely both fragments are associated with vessels recovered from Context 140. One fragment of a teacup was decorated with a green rim band with gilt bands below, while the remaining fragment of a side plate was decorated with a grey Rhine print.

5.2.8.3 *Context 152*

Eighty-seven pieces of ceramic were collected from Context 152 and related to a minimum of 30 individual vessels (Table 5.20). Twenty-five of the items were tableware with 13 plates of various sizes, three saucers and five teacups recorded. One fragment of a brown coloured earthenware tea pot was also noted. Bathroom or bedroom ware was represented by a single fragment of a chamber pot decorated with handpainted blue banding. Identified kitchenware included one fragment of a yellowware baking dish and two fragments of a cheese pot. Two fragments of a terracotta flower pot were noted along with one portion of a brown coloured drain.

Seventy-nine of the fragments were decorated in some form (Table 5.21) with 73 fragments decorated with transfer prints, three fragments having a combination of transfer printing and hand painting, two fragments having handpainted bands, and one fragment having a sponged design. Identified patterns included Albion, Asiatic Pheasants, Banded wares, Donati, Fibre, Rhine, Willow and Rouen. These patterns are consistent with a pre-1900 assemblage. Eight fragments of a Rouen decorated dinner plate in brown transfer (Figure 5.19) contained a partial maker's mark, 'P B &...'. The style of the mark suggests it was that of Pinder, Bourne & Hope, which would date the manufacture of this particular item to 1851-1862 (Godden 1991). There were 37 fragments of ceramic that bore patterns that have as yet not been identified.

The assemblage recovered from Context 152 appears to reflect a domestic household collection, likely dating to c.1850s to c.1870s.

Table 5.20. Vessel form and fabric, Context 152

	Vessel Form	Earthenware	Terracotta	Whiteware	Yellowware	Total
Bedroom/Bathroom						(1)
Chamber Pot				1		1
Household						(1)
Flower Pot			1			1

5. Artefact Analysis

Kitchenware					(2)
Baking Dish		1		1	
Cheese Pot		1		1	
Services					(1)
Drain	1			1	
Tableware					(25)
Dinner Plate		2		2	
Mug		1		1	
Plate		8		8	
Platter		1		1	
Saucer		3		3	
Serving Dish		1		1	
Side Plate		3		3	
Tea Pot	1			1	
Teacup		5		5	
Total	2	1	26	1	30

Table 5.21. Ceramic patterns and marks, Context 152

Pattern	Vessel	Marks/Notes	NISP	MNV
Albion	Plate, Platter	Blue transfer print	5	2
Asiatic Pheasants	Plate	Blue transfer print	8	2
Banded	Chamber Pot, Side Plate	Blue handpainted	2	2
Donati	Saucer	Purple transfer print	1	1
Fibre	Teacup	Flow blue transfer print	2	1
Rhine	Plate	Blue transfer print	4	1
Rhine	Serving Dish	Grey transfer print	3	1
Rouen	Dinner plate	P.B. &...	8	1
Willow	Side Plate	Blue transfer print	4	2
ICC112	Plate	Blue transfer print	14	1
ICC127	Plate	Blue transfer print	6	1
ICC138	Teacup	Brown transfer print	1	1
ICC392	Teacup	Blue transfer print	1	1
ICC400	Teacup	Polychrome transfer print/ handpainted	3	1
ICC401	Teacup	Purple sponged	1	1
ICC402	Saucer	Blue transfer print	1	1
ICC403	Dinner Plate	Blue transfer print	7	1
ICC404	Plate	Blue transfer print	1	1
ICC406	Plate	Green transfer print	1	1
ICC407	Saucer	Blue transfer print	1	1



Figure 5.19. Fragments of brown printed Rouen dinner plate showing the mark of Pinder, Bourne & Hope

5.2.9 111-113 Hobson Street

A relatively small collection of ceramic material was recovered from 111-113 Hobson Street, with a minimum of 24 individual items identified from 79 fragments across four contexts (Table 5.22). The items were predominantly common tableware items such as plates and teacups, but a portion of a chamber pot was also noted. No manufacturer's marks were associated with the items; however, a date range of c.1860s to c.1870s can be suggested based on the presence of a fragment of ceramic decorated with the Acropolis pattern. The assemblage overall appears to reflect that of a domestic household.

Table 5.22. Summary of ceramics, 111-113 Hobson Street

Context	Description	NISP	MNV
159	Fill of [158] brick structure	9	1
289	Buried topsoil	3	1
291	Gravel surface	45	6
296	Clay fill	22	16
Total		79	24

5.2.9.1 Context 159

Nine fragments of a single teacup were collected, being handpainted with red bands at the rim and above the base, with vertical lines around the body of the cup (denoted ICC384).

5.2.9.2 Context 289

Three fragments of ceramics representing two individual items were collected, however one item is not collated in MNI as the fragment may relate to an item from Context 296. Two fragments of a plate were decorated with the Willow pattern. The third fragment was a fragment of a teacup decorated with a blue and green sponged design (denoted ICC385).

5.2.9.3 Context 291

Forty-five fragments of ceramic represented a minimum of six items (Table 5.23) with 43 of the fragments originating from a minimum of five plates. Two fragments of plain white semi-vitreous ceramic were associated with a mug. The 43 fragments associated with five plates all contained a blue transfer print (Table 5.24) with 33 Asiatic Pheasants patterned pieces originating from a single plate. Three of the patterns have not been identified. No maker's marks were associated with any of the fragments recovered.

Table 5.23. Vessel form and fabric, Context 291

	Vessel form	Semi-Vitreous	Whiteware	Total
Tableware				(6)
Mug	1			1
Plate			5	5
Total	1		5	6

Table 5.24. Ceramic patterns and marks, Context 291

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Plate	Blue transfer print	5	1
Gem	Plate	Blue transfer print	33	1
ICC386	Plate	Blue transfer print	3	1
ICC387	Plate	Blue transfer print	1	1
ICC388	Plate	Blue transfer print	1	1

5.2.9.4 *Context 296*

Twenty-two fragments of ceramic representing a minimum of 16 individual items were collected from Context 296 (Table 5.25). Fifteen of the items were common tableware items such as plates, teacups and saucers. All but one of the 22 fragments were decorated in some form (Table 5.26), but none carried a manufacturer's mark. Identified patterns such as Clyde and Rhine are generally recovered from pre-1900 sites but Asiatic Pheasants and Willow pattern span decades either side of the century. The Acropolis fragment is the best determinant of an approximate date range for this assemblage, with numerous fragments recovered from 79-81 Wellesley Street within contexts dating c.1860s to 1872.

Eight patterns remained unidentified, but did include some highly decorated pieces including a purple print saucer (Figure 5.20, left) and a teacup with cherubs (Figure 5.20, right)

Table 5.25. Vessel form and fabric, Context 296

	Vessel Form	Semi-Vitreous	Whiteware	Total
Bedroom/Bathroom				(1)
Chamber Pot		1		1
Tableware				(15)
Bowl		1		1
Jug		1		1
Plate		6		6
Saucer	1	4		5
Teacup		2		2
Total	1	15		16

Table 5.26. Ceramic patterns and marks, Context 296

Pattern	Vessel	Marks/Notes	NISP	MNV
Acropolis	Plate	Green transfer print	1	1
Asiatic Pheasants	Plate	Blue transfer print	2	1
Banded	Saucer	Blue handpainted	3	1
Banded	Chamber Pot	Green handpainted	1	1
Clyde	Saucer	Purple transfer print	1	1
Rhine	Plate	Grey transfer print	2	1
Willow	Plate	Blue transfer print	1	1
ICC027	Saucer	Purple sprigged	1	1
ICC389	Saucer	Purple transfer print	2	1
ICC390	Plate	Blue transfer print	2	1
ICC391	Teacup	Purple transfer print	1	1
ICC392	Teacup	Blue transfer print	1	1
ICC393	Plate	Flow blue transfer print	1	1
ICC394	Bowl	Blue transfer print	1	1
ICC395	Saucer	Relief	1	1



Figure 5.20. Portion of a saucer decorated with an unidentified floral pattern (ICC389) (left) and partial teacup decorated with purple print showing cherubs holding up an urn (ICC391) (right)

5.2.10 115 Hobson Street

Material collected at 115 Hobson Street was separated into three main areas: a general collection; material recovered from within Building 2, and material collected from within Building 3. These buildings referred to are those depicted on the 1908 plan (see Figure 4.16). Analysis of the material from Building 2 and Building 3 suggests there is a likely relationship between the materials and that the deposits may have occurred prior to the construction of the buildings. Only one piece of ceramic carried a maker's mark, which allowed the date of manufacture for this particular item to be identified as 1862-1882. Table 5.27 summarises the number of individual pieces of ceramic recovered and the minimum number of vessels represented by Context.

5. Artefact Analysis

Table 5.27. Summary of ceramics, 115 Hobson Street

Context	Description	NISP	MNV
223	Mixed fill layer	63	41
233	Brick pile	2	1
244	Brick foundations	2	2
300	Drain cut	1	1
303	Clayey silt fill	8	7
305	Gravel layer	1	1
321	Well	22	5
Total		99	58

5.2.10.1 Context 244

A fragment of a teacup bearing the Rouen pattern in brown print was noted along with a portion of an egg cup.

5.2.10.2 Context 300

A single fragment of a plate of unknown size was decorated with the Albion pattern in blue print.

5.2.10.3 Context 303

Eight small pieces of ceramic representing a minimum of seven items were collected. All seven items were identified as tableware items (Table 5.28). All of the fragments were decorated in some form (Table 5.29) with two patterns identified by name: Cable and Willow, both common patterns from archaeological sites. No manufacturer's marks were associated with the items; therefore, no date can be suggested for this collection of items.

Table 5.28. Vessel form and fabric, Context 303

	Vessel Form	Whiteware	Total
Tableware			(7)
Plate		4	4
Serving Dish		1	1
Side Plate		1	1
Teacup		1	1
Total		7	7

Table 5.29. Ceramic patterns and marks, Context 303

Pattern	Vessel	Marks/Notes	NISP	MNV
Cable	Plate	Purple transfer print	1	1
Willow	Serving Dish	Blue transfer print	2	1
ICC364	Side Plate	Black transfer print	1	1
ICC365	Plate	Brown transfer print	1	1
ICC366	Teacup	Blue transfer print	1	1
ICC367	Plate	Blue transfer print	1	1
ICC368	Plate	Dark Blue transfer print	1	1

5.2.10.4 Context 321

Twenty-two pieces of ceramic were collected from Context 321 representing a minimum of five items (Table 5.30) with many of the pieces decorated in some form (Table 5.31). Three items were identified as tableware items, including a plate decorated with the Bouquet pattern (Figure 5.21, right) manufactured by Pinder, Bourne & Co. between 1862 and 1882 (Table 5.32). Five fragments of a platter were decorated with the Kulat pattern (Figure 5.21, left), while a portion of a red-bodied child's mug was handpainted white on the interior, and brown and orange on the exterior with a gilt floral design.

Nine fragments of a ewer associated with bedroom or bathroom ware were decorated with an unidentified blue print. Two pieces of a vase were undecorated.

Table 5.30. Vessel form and fabric, Context 321

	Vessel Form	Red Body	Whiteware	Total
Bedroom/Bathroom				(1)
Ewer		1		1
Household				(1)
Vase		1		1
Tableware				(3)
Child's Mug		1		1
Dinner Plate			1	1
Platter			1	1
Total		1	3	5

Table 5.31. Ceramic patterns and marks, Context 321

Pattern	Vessel	Marks/Notes	NISP	MNV
Bouquet	Dinner Plate	P.B. & Co.	3	1
Kulat	Platter	Blue transfer print	5	1
ICC362	Ewer	Blue transfer print	9	1
ICC363	Child's Mug	Handpainted	3	1

Table 5.32. Identified manufacturer and date range of production, Context 321

Mark	Manufacturer	Date Range
P.B. & Co.	Pinder Bourne & Co.	1862-1882



Figure 5.21. Portion of a platter decorated with the Kulat pattern (left) and partial dinner plate manufactured by Pinder, Bourne & Co. 1862-1882 decorated with the Bouquet pattern (right)

5.2.10.5 Context 305

A portion of a cold cream or toothpaste pot base was collected. The base contained no print identifying a manufacturer.

5. Artefact Analysis

5.2.10.6 ***Building 2 – Context 233***

Material from Context 233 was recovered from within the footprint of Building 2 (1908 plan) with analysis suggesting a relationship with Context 223 within Building 3.

Two fragments of ceramic were recovered from Context 233, originating from two separate vessels, one of which was not calculated within MNV. This particular fragment related to a milk jug or creamer which was calculated within MNV for Context 223 Building 3. The calculated fragment within Context 233 was a portion of a plate decorated with the Albion print.

5.2.10.7 ***Building 3 – Context 223***

Material from Context 223 was recovered from within the footprint of Building 3 (1908 plan) with analysis suggesting a relationship with Context 233 within Building 2.

Sixty-three pieces of ceramic representing a minimum of 41 individual vessels was collected from Context 223 (Table 5.33). Thirty-three of the items were identified as tableware vessels with 11 different forms represented. Although seven teacups and seven saucers were identified, only one set could potentially be identified, albeit the saucer having three blue bands and the teacup four blue bands. The remaining 12 items were unrelated to each other.

Two partial children's plates were identified, both being transfer printed. One plate (Figure 5.22) was decorated with a dark brown print of a boy running with one hand raised while two other boys sit on a fence behind, along with partial printing 'George ran to the spot, but his fate had...'. The second partial plate was decorated with a relief alphabet rim with the letters A, B, C, and Z and a black transfer print in the well showing the lower legs of two boys along with the partial phrase '...little roke...'. Neither of these phrases were identified to specific ceramic patterns or manufacturers.

Fifty-five of the fragments were decorated in some form, representing 35 individual items (Table 5.34). Identified patterns included Asiatic Pheasants, Banded wares, Cable, Dulcamara, Rhine and Willow, all patterns commonly recovered from pre-1900 contexts.

None of the recovered ceramic material contained a maker's mark; however, the material collected appears to reflect a pre-1900 domestic household assemblage.

Table 5.33. Vessel form and fabric, Context 223

	Vessel Form	Blueware	Red Body	Semi-Vitreous	Whiteware	Total
Bedroom/Bathroom						(5)
Chamber Pot					3	3
Cold Cream/Toothpaste					1	1
Washbowl					1	1

5. Artefact Analysis

Household				(1)	
Unidentified	1			1	
Kitchenware				(2)	
Cheese Pot			1	1	
Kitchen Bowl			1	1	
Tableware				(33)	
Bowl			2	2	
Child's Plate			2	2	
Egg Cup	1		1	2	
Jug			1	1	
Milk Jug/Creamer			1	1	
Plate			6	6	
Platter			1	1	
Saucer			7	7	
Serving Dish			1	1	
Side Plate			3	3	
Teacup	1		6	7	
Total	1	1	1	38	41

Table 5.34. Ceramic patterns and marks, Context 223

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Bowl, Plate, Teacup	Blue transfer print	6	3
Banded	Saucer, Teacup	Blue handpainted	2	2
Banded	Saucer	Green handpainted	1	1
Banded	Saucer, Side Plate, Teacup, Washbowl	Green handpainted	5	4
Cable	Side Plate	Purple transfer print	1	1
Dulcamara	Saucer	Blue transfer print	2	1
Rhine	Serving Dish	Blue transfer print	2	1
Rhine	Plate	Grey transfer print	1	1
Willow	Plate	Blue transfer print	2	1
ICC067	Saucer	Blue transfer print	1	1
ICC067	Saucer	Brown transfer print	1	1
ICC112	Plate	Blue transfer print	4	1
ICC127	Platter	Blue transfer print	6	1
ICC369	Chamber Pot	Red transfer print	1	1
ICC370	Chamber Pot	Black transfer print	1	1
ICC371	Teacup	Purple transfer print	1	1
ICC372	Plate	Black transfer print	1	1
ICC373	Saucer	Blue transfer print	1	1
ICC374	Jug	Green transfer print	2	1
ICC375	Teacup	Green transfer print	1	1
ICC376	Bowl	Purple transfer print	1	1

5. Artefact Analysis

ICC377	Side Plate	Blue transfer print	1	1
ICC378	Child's Plate	Dark brown transfer print/relief	1	1
ICC379	Milk Jug/Creamer	Flow blue transfer print	5	1
ICC380	Teacup	Purple transfer print	1	1
ICC381	Chamber Pot	Grey transfer print	2	1
ICC382	Egg Cup	Green transfer print	1	1
ICC383	Child's Plate	Black transfer print	1	1



Figure 5.22. Portion of a child's plate with a brown transfer print depicting the movements of a boy named George

5.2.11 79-81 Wellesley Street West

A total of 1044 ceramic sherds were collected from 79-81 Wellesley Street West from 11 contexts, representing a minimum of 274 individual items (Table 5.35). Ceramic analysis indicated that the material can likely be attributed to two distinct occupations: Mr Sanderson (1855-1877) and Mrs Letham (1877-c.1903). Contexts relating to Mr Sanderson include 39,107, 108, 121, 127, and 317.

5. Artefact Analysis

Contexts relating to Mrs Letham include 15, 61, and 320. Identification of the two occupations was reflected in the pattern decorations on ceramics, including Acropolis, Alhambra, Gem, Kulat and eight unidentified patterns which were associated with the Sanderson period, and the lack of any of these patterns in other contexts being associated with the period of occupation by Mrs Letham.

Table 5.35. Summary of ceramics, 79-81 Wellesley Street West

Context	Description	NISP	MNV
15	Well	273	89
39	Buried topsoil	75	24
61	Posthole	1	0
67	Fill layer	2	2
101	Cut for brick pile (93)	1	0
107	Pit	298	101
108	Pit fill	55	16
121	Open drain	7	2
127	Open drain	5	0
317	Well	300	35
320	Well	27	5
Total		1044	274

5.2.11.1 *Context 15*

Some 273 fragments of ceramic representing a minimum of 89 individual items were recovered from Context 15 (Table 5.36). Sixty-seven of these items were tableware vessels such as plates, teacups and saucers. Eleven items were identified as general household items, six were identified as relating to bedroom or bathroomware and three items were related to kitchenware. Two items related to drainage. Much of the ceramic was decorated in some form (Table 5.37) with 18 individual items recorded as banded ware. Six items contained maker's marks (summarised in Table 5.38) with each mark represented by two examples.

A minimum of 67 vessels were identified as tableware items with teacups and saucers accounting for 33 examples, with at least four sets noted. One of these sets was decorated with red banding and a blue sponged cable design (Figure 5.23, left). Five plain white egg cups were represented. Thirteen fragments of a relief moulded jug were collected. Four bowls were identified along with a single tureen which was decorated with relief moulding. The greater portion of a child's cup was decorated with a black transfer print depicting a child kneeling on the floor with the phrase 'Blowing Bub...' (Blowing Bubbles) (Figure 5.23, right). Five teapots were calculated from 43 pieces of brown coloured ceramic; however, one teapot was largely intact, missing only a portion of the spout (Figure 5.24, right).

Eleven bathroom or bedroom ware vessels were identified with a minimum of four chamber pots, one ewer and one toilet box. One chamber pot and the ewer were decorated with red banding, while the toilet box was decorated with a wide blue band and two of the chamber pots were plain white examples. The remaining chamber pot was decorated with a polychrome transfer print and relief moulding.

5. Artefact Analysis

Three kitchenware items were noted, including 14 fragments of a yellowware baking dish, two fragment of a blue banded bowl, and four fragments of a plain white bowl. The bowls were consistent with small mixing bowls.

Eleven household items were recorded, including fragments from at least two flower pots. A doll's leg and a blue bead were likely associated with a child. A marble stopper may have been related to a mineral water or soda bottle. Two candle holders were identified, one of which also had a snuffer. Less common items recovered included a relief moulded toothpick holder (Figure 5.24, left) and a souvenir vase (Figure 5.25). The souvenir vase was decorated on both sides with transfer prints which had been left unglazed, the print being vulnerable but still in good condition. One side shows a knight on horseback with three men on foot, the banner below reading 'All the world's a stage'. The other side of the vase depicts William Shakespeare seated and holding a large book with two children on either side of him, the banner beneath reading 'Shakespeare born 23 April 1564'. Shakespeare souvenirs were popular throughout the 19th century, with some towns being renowned for the number of stores offering various wares (Thomas 2012).

Table 5.36. Vessel form and fabric, Context 15

	Vessel Form	Blueware	Earthenware	Semi-Vitreous	Terracotta	Whiteware	Yellowware	Total
Bathroom/Bedroom								(6)
Chamber Pot						4		4
Ewer						1		1
Toilet Box						1		1
Household								(11)
Bead		1						
Candle Holder and Snuffer				1		1		1
Doll Leg						1		1
Flower Pot			1		1			2
Marble Stopper						3		3
Souvenir Vase			1					1
Toothpick Holder						1		1
Kitchenware								(3)
Baking Dish							1	1
Bowl						2		2
Services								(2)
Drainage			2					2
Tableware								(67)
Bowl				1		3		4
Child's Cup						1		1

5. Artefact Analysis

Egg Cup	2	3	5
Jug		1	1
Plate		10	10
Saucer	1	14	15
Side Plate	1	3	4
Soup Bowl		3	3
Teacup	1	17	18
Teapot	5		5
Tureen		1	1
Total	1 9 7 1	70 1	89

Table 5.37. Ceramic patterns and marks, Context 15

Pattern	Vessel	Marks/Notes	NISP	MNV
Albion	Plate	Blue transfer print	2	1
All The World's A Stage/ William Shakespeare	Souvenir	Brown/white transfer print	1	1
Asiatic Pheasants	Plate, Soup Plate	O.H.E.C L//O.H.E.C	12	4
Banded	Bowl, Teacup, Side Plate, Toilet Box	Blue handpainted	21	10
Banded	Bowl, Saucer	Gilt handpainted	6	3
Banded	Side Plate, Teacup	Green handpainted	9	4
Banded	Chamber Pot, Ewer, Plate, Teacup	Red handpainted	14	4
Banded	Saucer	Red/blue handpainted	1	1
Blowing Bubbles	Child's Cup	Brown transfer print	3	1
Cable	Plate	Purple transfer print	1	1
Cable/Banded	Saucer, Teacup	Blue stamped, red handpainted	10	3
Rhine	Plate	Blue transfer print	2	1
Rhine	Plate	Grey transfer print	9	3
Tealeaf	Saucer, Teacup	Gilt handpainted	8	4
Willow	Plate	Blue transfer print	2	0
ICC027	Saucer	Blue sprigged	4	1
ICC129	Teacup	Purple/orange handpainted	1	0
ICC162	Saucer, Teacup	Brown transfer print	2	1
ICC163	Toothpick Holder	Relief	1	1
ICC164	Candle Holder and Snuffer	Pink/green/yellow handpainted	4	1
ICC165	Teacup	Flow blue transfer print	1	1
ICC166	Bowl	Purple transfer print	1	1
ICC167	Plate	Purple transfer print	1	1
ICC168	Saucer	Blue transfer print	1	1
ICC169	Plate	Green transfer print	1	1

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ICC170	Soup Plate	Dark blue transfer print	3	1
ICC171	Saucer	Blue transfer print	1	1
ICC172	Saucer, Teacup, Tureen	Relief	17	3
ICC173	Teacup	Pink/red/rust handpainted	3	1
ICC174	Jug	Relief	13	1
ICC175	Chamber Pot	Relief/polychrome transfer print	29	1
Undecorated	Saucer	Hope & Carter	2	2
Price & Co	Bear's Grease	Black transfer print	1	1

Table 5.38. Manufacturers' marks and date range of production, Context 15

Mark	Manufacturer	Date Range
Hope & Carter	Hope & Carter	1862-1880
O.H.E.C//O.H.E.C L	Old Hall Earthenware Co Ltd	1861-1886



Figure 5.23. Reconstructed teacup and saucer decorated in a blue stamped Cable design with hand painted red banding (left) and child's cup decorated with the Blowing Bubbles pattern (right)

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Figure 5.24. Relief moulded and handpainted toothpick holder (left) with almost complete teapot (right)



Figure 5.25. Design views of the Shakespeare souvenir vase, 'All The World's A Stage' (left) and William Shakespeare seated with his date of birth in a ribbon (right)

5.2.11.2 Context 39

Seventy-five pieces of ceramic were collected from Context 39, representing a minimum of 24 individual vessels (Table 5.39). Twenty-one fragments of ceramic were excluded from the MNV count as these fragments may be directly related to fragments recorded elsewhere on the property. Analysis indicates Context 39 is temporally associated with Contexts 107, 108, 121, 127 and 317 based on the presence of specific patterns such as Kulat, Acropolis, and eight of the unidentified

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patterns found consistently across all of these contexts, whereas they are absent from the remaining contexts. Table 5.40 records the patterns for ceramic material recovered, with none bearing a manufacturer's mark.

Tableware items were the largest contributor with a minimum of 17 vessels recorded, four of which were dinner plates decorated with the Kulat pattern. Other patterns of note include Acropolis and Alhambra. A portion of a Tealeaf side plate was reconstructed (Figure 5.26, left). Items recorded reflect a domestic household assemblage with a fragment of an imitation jasperware vase (Figure 5.26, right) also noted.

The presence of a child was indicated by a portion of a child's plate decorated with the Willow pattern and a doll's leg, the foot dressed with a pink shoe.

Table 5.39. Vessel form and fabric, Context 39

	Vessel Form	Semi-Vitreous	Whiteware	Yellowware	Total
Bathroom/Bedroom					(2)
Cosmetic Pot			1		1
Washbowl			1		1
Household					(2)
Doll Leg		1			1
Vase			1		1
Kitchenware					(3)
Bowl				1	1
Container			1	1	2
Tableware					(17)
Child's Plate			1		1
Dinner Plate			1		1
Jug			1		1
Milk Jug			1		1
Plate			3		3
Saucer			2		2
Serving Dish			2		2
Side Plate		1	2		3
Teacup			3		3
Total		2	20	2	24

Table 5.40. Ceramic patterns and marks, Context 39

Pattern	Vessel	Marks/Notes	NISP	MNV
Acropolis	Side Plate	Green transfer print	3	1
Alhambra	Teacup	Blue transfer print	1	1
Asiatic Pheasants	Plate	Blue transfer print	3	0
Banded	Chamber Pot	Red handpainted	1	0
Cornishware	Container	Brown/white handpainted	4	1
Cornishware	Bowl	Blue/white handpainted	5	1
Jasperware (Imitation)	Vase	White sprigged	1	1
Kulat	Dinner Plate	Blue transfer print	4	1
Tealeaf	Side Plate	Gilt handpainted	2	1
Willow	Child's Plate, Plate, Serving Dish	Blue transfer print	14	4
ICC049	Ewer	Purple transfer print	1	0
ICC102	Ewer	Blue transfer print	1	0
ICC113	Saucer	Red transfer print	9	0
ICC116	Chamber Pot	Blue transfer print	1	0
ICC136	Saucer	Purple transfer print	1	0
ICC143	Bowl	Polychrome handpainted	1	0
ICC154	Jug	Blue transfer print	1	0
ICC172	Saucer	Relief	1	0
ICC191	Jug, Serving Dish	Blue transfer print	2	2
ICC192	Plate	Blue transfer print	5	1
ICC193	Side Plate	Black transfer print	2	1
ICC194	Container	Red transfer print	4	1
ICC195	Washbowl	Blue transfer print	1	1
ICC196	Teacup	Blue transfer print	1	1
ICC197	Milk Jug	Blue transfer print	1	1
ICC198	Teacup	Red/green handpainted	1	1
ICC199	Saucer	Dark blue transfer print	1	1
ICC200	Saucer	Blue transfer print	1	1



Figure 5.26. Side plate decorated with gilt Tealeaf pattern (left) and portion of a jasperware vase (right)

5.2.11.3 Context 61

A single fragment of Willow pattern plate was collected and may relate to similar pieces recovered elsewhere.

5.2.11.4 Context 67

Two fragments of ceramic were recovered from Context 67 (Table 5.41). Both items contained some form of decoration (Table 5.42). A doll's head and partial upper body originally had black hair and red lips with pink dusting on the cheeks. The main body of the doll would have been soft with ceramic arms and legs associated. The handle of a mug was decorated with several fine vertical bands applied in green.

Table 5.41. Vessel form and fabric, Context 67

	Vessel Form	Semi-Vitreous	Whiteware	Total
Household				(1)
Doll		1		1
Tableware				(1)
Mug Handle			1	1
Total		1	1	2

Table 5.42. Ceramic patterns and marks, Context 67

Pattern	Vessel	Marks/Notes	NISP	MNV
ICC245	Doll	Black/pink/red handpainted	1	1
ICC246	Mug Handle	Green handpainted	1	1

5.2.11.5 Context 101

A single fragment of a Willow decorated plate was collected, but did not contribute to MNV.

5.2.11.6 Context 107

Analysis indicates Context 107 is temporally associated with Contexts 39, 108, 121, 127 and 317 based on the presence of specific patterns such as Kulat, Acropolis, and eight of the unidentified patterns found across all of these contexts where they are absent from the remaining contexts.

Some 298 pieces of ceramic were collected representing a minimum of 101 individual items (Table 5.43). Seventy-nine of the items were identified as tableware items such as plates, cups and serving dishes while 15 items from bedroom or bathroom were included at least six chamber pots and four ewers.

Some 280 of the fragments were decorated with 13 patterns identified by name and a further 47 remaining unidentified (Table 5.44). Previously unrecorded patterns include Acropolis in a green print with no maker's marks associated (Figure 5.28, right) and eight fragments of a ewer denoted ICC102 (Figure 5.27, left); however, the corresponding pattern name for this pattern was recovered from Context 108 (Figure 5.27, right), but the transfer was poorly applied resulting in the name and manufacturer remaining unidentified. One Willow patterned plate was marked on the underside with a maker's mark, identifying Frederick Jones of Longton (Table 5.45).

The presence of a female child was indicated by a black transfer cup with the name Ellen (Figure 5.28, left) and a doll's leg.

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Table 5.43. Vessel form and fabric, Context 107

	Vessel Form	Earthenware	Semi-Vitreous	Terracotta	Whiteware	Total
Bathroom/Bedroom						(15)
Chamber Pot					6	6
Container					3	3
Ewer					4	4
Ointment Pot					1	1
Washbowl					1	1
Household						(4)
Candle Holder					1	1
Doll Leg					1	1
Flower Pot				2		2
Kitchenware						(3)
Container					1	1
Mixing Bowl					1	1
Serving Dish		1				1
Tableware						(79)
Bowl			1		6	7
Child's Cup					1	1
Dinner Plate					10	9
Egg Cup		1	1		2	4
Jug					4	4
Plate					11	11
Platter					1	1
Saucer			3		6	9
Serving Dish					4	4
Side Plate			2		6	8
Teacup			2		15	17
Teapot		1			1	2
Tureen					2	2
Total		3	9	2	87	101

Table 5.44. Ceramic patterns and marks, Context 107

Pattern	Vessel	Marks/Notes	NISP	MNV
Acropolis	Serving Dish, Side Plate	Green transfer print	9	2
Albion	Plate	Blue transfer print	16	1
Antique	Side Plate	Blue transfer print	1	1
Asiatic Pheasants	Dinner Plate, Side Plate, Serving Dish	Blue transfer print	21	4
Banded	Bowl, Jug, Saucer, Side Plate, Teacup	Blue handpainted	10	6
Banded	Saucer	Gilt handpainted	1	1
Banded	Teacup	Green handpainted	1	1
Banded	Dinner Plate, Side Plate, Teacup	Red handpainted	9	3
Cable	Saucer	Green transfer print	2	1
Cable	Plate	Purple transfer print	1	1
Fibre	Dinner Plate	Green transfer print	1	1
Kulat	Bowl, Plate	Blue transfer print	6	1
Medici	Dinner Plate	Blue transfer print	1	1
Rhine	Plate	Blue transfer print	12	1
Rhine	Plate	Grey transfer print	3	1
Swiss Cottage	Bowl	Blue transfer print	2	1
Teddesley	Bowl	Grey transfer print	1	1
Willow	Dinner Plate, Side Plate, Serving Dish	Blue transfer print/ F. Jones Longton	44	6
ICC002	Plate	Purple transfer print	2	1
ICC026	Ewer, Washbowl	Green transfer print	21	2
ICC027	Saucer, Side Plate, Teacup	Sprigged	11	5
ICC028	Saucer	Sprigged	3	1
ICC049	Ewer	Purple transfer print	22	1
ICC067	Teacup	Brown transfer print	1	1
ICC081	Plate	Black transfer print	2	1
ICC102	Ewer	Blue transfer print	8	1
ICC104	Child's Cup	Black transfer print	1	1
ICC105	Plate	Purple transfer print	1	1
ICC106	Platter	Green transfer print	6	1
ICC107	Saucer	Green transfer print	2	1
ICC108	Teacup	Green transfer print	1	1
ICC110	Ewer	Green transfer print	4	1
ICC111	Dinner Plate	Dark blue transfer print	2	1
ICC112	Plate	Brown transfer print	4	1
ICC113	Saucer	Red transfer print	1	1
ICC114	Chamber Pot	Purple transfer print	1	1
ICC115	Chamber Pot	Blue transfer print	1	1
ICC116	Chamber Pot	Blue transfer print	1	1
ICC117	Chamber Pot	Blue transfer print	1	1
ICC118	Plate	Green transfer print	2	1

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ICC120	Plate	Blue transfer print	1	1
ICC121	Chamber Pot	Blue transfer print	1	1
ICC122	Bowl	Purple transfer print	1	1
ICC123	Saucer, Teacup	Purple transfer print	2	2
ICC124	Teapot	Black transfer print	5	1
ICC125	Container	Purple sponged	2	1
ICC126	Teacup	Brown transfer print	1	1
ICC127	Plate	Blue transfer print	1	1
ICC128	Bowl	Blue transfer print	1	1
ICC129	Teacup	Purple/orange transfer/ handpainted	1	1
ICC130	Teacup	Purple transfer print	1	1
ICC131	Teacup	Brown transfer print	1	1
ICC132	Tureen	Green transfer print	2	1
ICC133	Jug	Flow blue transfer print	3	1
ICC134	Teacup	Blue transfer print	2	1
ICC135	Teacup	Blue transfer print	1	1
ICC136	Teacup	Purple transfer print	1	1
ICC137	Jug	Cream relief moulded	2	1
ICC138	Saucer	Brown transfer print	1	1
ICC139	Candle Holder	Blue transfer print	1	1
ICC140	Jug	Relief moulded	3	1
ICC141	Tureen	Green transfer print	1	1
ICC142	Teacup	Red/green/orange handpainted	1	1
ICC143	Bowl	Polychrome handpainted	1	1
ICC144	Serving Dish	Cream applique	4	1

Table 5.45. Manufacturer's mark and date range of production, Context 107

Mark	Manufacturer	Date Range
F. Jones Longton	Frederick Jones	1865-1886

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Figure 5.27. Portions of blue printed ewer denoted ICC102 (left) and the corresponding poorly applied print name and mark recovered from Context 108 (right)



Figure 5.28. Portion of a child's cup possibly identifying a female occupant by the name Ellen (left) and fragments bearing the print Acropolis (right)

5.2.11.7 Context 108

Analysis indicates Context 108 is temporally associated with Contexts 39, 107, 121, 127 and 317 based on the presence of specific patterns such as Kulat, Acropolis, and eight of the unidentified patterns found consistently across all of these contexts, whereas they are absent from the remaining contexts. Fifty-five fragments of ceramic were collected, representing a minimum of 16 vessels (Table 5.46). Twenty-three fragments of ceramic were excluded from the MNI calculation as they may directly relate to items recorded elsewhere. Fourteen of the items were tableware such as plates, teacups and saucers, and two items related to bedroom or bathroomware. Almost all of the ceramic

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was decorated in some form, summarised in Table 5.47. None of the ceramic contained a maker's mark.

Although four teacups and three saucers were identified, none were of a matching pair. Of these items, two were decorated with sponged designs, three were handpainted, one was transfer printed and one was not decorated. Seven fragments of at least one Rhine pattern dinner plate were noted and two side plates were decorated with the Gem pattern and an unidentified pattern ICC145. One fragment of an eggcup was decorated with a commonly recovered but unnamed pattern (ICC027). Four pieces of a manganese glazed plain brown teapot were recorded.

The recorded bedroom or bathroom ware items were both identified as chamber pots. One was decorated in simple red band while the other was decorated with an unidentified brown transfer print (ICC146).

Table 5.46. Vessel form and fabric, Context 108

	Vessel Form	Blueware	Earthenware	Semi-Vitreous	Whiteware	Total
Bathroom/Bedroom						(2)
Chamber Pot				2	2	
Tableware						(14)
Dinner Plate				1	1	
Egg Cup			1		1	
Plate				2	2	
Saucer	1		2			3
Side Plate				2	2	
Teacup			1	3	4	
Teapot		1				1
Total	1	1	4	10	16	

Table 5.47. Ceramic patterns and marks, Context 108

Pattern	Vessel	Marks/Notes	NISP	MNV
Acropolis	Plate	Green transfer print	1	0
Albion	Plate	Blue transfer print	1	0
Banded	Chamber Pot, Teacup	Red handpainted	4	2
Gem	Side Plate	Blue transfer print	1	1
Kulat	Plate	Blue transfer print	2	0
Rhine	Dinner Plate, Plate	Blue transfer print	9	1
Tealeaf	Saucer	Gilt handpainted	1	1
Wild Rose	Plate	Blue transfer print	1	1

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Willow	Serving Dish	Blue transfer print	2	0
ICC027	Egg Cup	Blue sprigged	1	1
ICC102	Ewer	Blue transfer print	1	0
ICC107	Saucer	Green transfer print	1	0
ICC109	Saucer		1	1
ICC112	Plate	Black transfer print	2	0
ICC120	Plate	Blue transfer print	2	0
ICC125	Teacup	Dark green sponged	1	1
ICC129	Teacup	Purple transfer print	1	0
ICC131	Teacup	Brown transfer print	1	0
ICC136	Teacup	Purple transfer print	1	0
ICC144	Serving Dish	Applique	5	0
ICC145	Side Plate	Purple transfer print	1	1
ICC146	Chamber Pot	Brown transfer print	2	1
ICC147	Saucer	Polychrome handpainted	1	1
ICC148	Teacup	Flow blue transfer print	5	1
ICC149	Plate	Blue transfer print	1	1
ICC150	Teacup	Blue sponged	1	1

5.2.11.8 Context 121

Seven fragments of ceramic were collected from Context 121 representing five items, two of which contributed to overall MNI as the remaining fragments may relate to items recorded elsewhere (Table 5.48). Table 5.49 summarises the individual patterns recorded, with patterns ICC112 and ICC136 also recovered from Contexts 107 and 108.

Table 5.48. Vessel form and fabric, Context 121

	Vessel Form	Whiteware	Total
Tableware			(2)
Plate		1	1
Side Plate		1	1
Total		2	2

Table 5.49. Ceramic patterns and marks, Context 121

Pattern	Vessel	Marks/Notes	NISP	MNV
Cable	Plate	Purple transfer print	2	0
Willow	Side Plate	Blue transfer print	1	1
ICC112	Plate	Black transfer print	1	0
ICC136	Teacup	Purple transfer print	2	0
ICC151	Plate	Black transfer print	1	1

5.2.11.9 Context 127

Five fragments of ceramic were collected but did not contribute to overall MNI. One fragment decorated with pattern ICC002 was also collected from Context 107 while one fragment decorated with pattern ICC112 was also collected from Contexts 108 and 121.

5.2.11.10 Context 317

Analysis indicates Context 317 is temporally associated with Contexts 39, 107, 108, 121, and 127 based on the presence of specific patterns such as Kulat, Acropolis, and eight of the unidentified patterns found consistently across these contexts, whereas they are absent from the remaining contexts. Three hundred fragments of ceramic representing a minimum of 35 individual vessels were recorded (Table 5.50).

Thirty vessels were tableware items with the majority being plates of various sizes. Table 5.51 summarises ceramic decoration, with Kulat patterned ceramic having the greatest number of individual examples, eight items being recorded. The Kulat pattern was noted on at least four dinner plates and four side plates, all manufactured by Pinder, Bourne & Co. between 1862 and 1882. It is noted that dinner plates and side plates have an identical border pattern, but the well decorations differ (Figure 5.29). Twenty-two fragments of at least one side plate were decorated with the Acropolis pattern (Figure 5.30), suggesting a close temporal link with Contexts 39, 107 and 108.

A complete doll was collected. These types of doll are commonly referred to as pudding dolls as they were often placed within the batter of a cake prior to baking on special occasions such as Christmas celebrations. The base of a relief moulded vase was identified and 11 pieces of at least one earthenware flower pot were collected.

Three items were identified within the bathroom and bedroom ware category; however, only two were included within the MNV. Nine fragments of a chamber pot decorated with unidentified pattern ICC117 are likely to have been associated with a chamber pot bearing the same pattern calculated in Context 107. Seven fragments of a plain white container were identified. A complete Price & Co. Bears Grease lid was collected (Figure 5.31). Dale (1977) notes this particular form of the pot lid as dating from 1860 to 1865.

Table 5.50. Vessel form and fabric, Context 317

	Vessel Form	Blueware	Earthenware	Semi-Vitreous	Whiteware	Total
Bathroom/Bedroom						(2)
Bear's Grease				1	1	
Container				1	1	
Household						(3)
Doll - Pudding				1	1	
Flower Pot			1			1
Vase				1	1	
Tableware						(30)
Bowl				1	1	
Creamer			2			2
Dinner Plate				4	4	
Egg Cup				1	1	
Jug		1	1	1	1	3
Sauce Dish				1	1	
Saucer			1	1	1	2
Serving Dish				2	2	
Side Plate			1	6	7	
Teacup			2	4	6	
Tureen				1	1	
Total		1	1	7	26	35

Table 5.51. Ceramic patterns and marks, Context 317

Pattern	Vessel	Marks/Notes	NISP	MNV
Acropolis	Side Plate	Green transfer print	22	1
Albion	Plate	Blue transfer print	4	0
Alhambra	Saucer	Purple transfer print	14	1
Cable	Teacup	Green transfer print	10	2
Kulat	Dinner Plate, Side Plate, Plate	P.B. & Co.	103	8
Rhine	Plate	Blue transfer print	2	0
Willow	Bowl, Sauce Dish, Serving Dish, Plate	Blue transfer print	38	3
ICC027	Creamer, Saucer, Side Plate, Teacup	Purple sprigged	19	5
ICC103	Serving Dish	Blue transfer print	1	1
ICC107	Saucer	Green transfer print	2	0
ICC117	Chamber Pot	Blue transfer print	9	0
ICC119	Side Plate	Purple transfer print	3	1

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ICC120	Plate	Blue transfer print	2	0
ICC134	Teacup	Blue transfer print	2	0
ICC137	Jug	Relief	14	0
ICC153	Teacup	Flow blue transfer print	6	1
ICC154	Jug	Blue transfer print	5	1
ICC155	Jug	Relief	12	1
ICC156	Tureen	Blue transfer print	2	1
ICC157	Teacup	Purple transfer print	1	1
ICC158	Jug	Relief	6	1
ICC159	Doll		1	1
ICC160	Creamer	Pink/green handpainted	1	1
ICC161	Vase		1	1

Table 5.52. Manufacturer's mark and date range of production, Context 317

Mark	Manufacturer	Date Range
P.B. & Co.	Pinder, Bourne & Co.	1862-1882



Figure 5.29. Showing the differing Kulat designs on dinner plate (left) and side plate (right). Both plates manufactured by Pinder, Bourne & Co.



Figure 5.30. Partially reconstructed side plate bearing the Acropolis pattern in green



Figure 5.31. Price & Co. Bears Grease pot lid dating 1860-1865

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5.2.11.11 Context 320

Twenty-seven fragments of ceramic were collected from Context 320 representing a minimum of five items (Table 5.53). All of the fragments contained some form of decoration and are summarised in Table 5.54. None of the items carried a manufacturer's mark.

Table 5.53. Vessel form and fabric, Context 320

	Vessel Form	Semi-Vitreous	Whiteware	Total
Tableware				(5)
Dinner Plate			2	2
Mug			1	1
Teacup		2		2
Total		2	3	5

Table 5.54. Ceramic patterns and marks, Context 320

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Dinner Plate	Blue transfer print	4	1
Asiatic Pheasants	Dinner Plate	Grey transfer print	3	1
Tealeaf	Teacup	Gilt handpainted	12	2
ICC152	Mug	Blue transfer print	8	1

5.2.12 83 Wellesley Street West

A reasonably small collection of material was recovered from 83 Wellesley Street West with material collected from only two contexts. Context 34 produced items of ceramic, stoneware and glassware with analysis suggesting the items were likely manufactured and used c.1870s to c.1890s. Context 55 produced a small amount of ceramic material with the only item able to be dated showing manufacture could not have occurred prior to 1931.

Some 157 fragments of ceramic representing a minimum of 55 items were collected from to contexts at 83 Wellesley Street West (Table 5.55). While Context 34 appears to date c.1870s to 1890s, Context 55 appears to contain items from different time periods, with one example dated 1931+.

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Table 5.55. Summary of ceramics, 83 Wellesley Street West

Context	Description	NISP	MNV
34	Well	150	52
55	Topsoil	7	3

5.2.12.1 *Context 34*

Some 150 fragments of ceramic representing a minimum of 52 individual vessels were collected from Context 34 (Table 5.56) and reflect a typical domestic household assemblage. Forty-two of the items related to tableware, side plates being the most common item with 13 individual vessels recorded. This was closely followed by teacups with 11 items recorded. The presence of at least one child was indicated with two children's plates and a doll's foot collected. Three manufacturers were identified, with Table 5.57 summarising date range of production associated with these items. A large portion of the ceramic was decorated in some form with patterns and marks summarised in Table 5.58.

At least three plate bore the commonly seen Asiatic Pheasants pattern; two manufactured by the Old Hall Earthenware Company between 1861 and 1886 (Godden 1991) and Thomas G. Booth between 1876 and 1883 (Godden 1991). Two fragments of a side plate were decorated with the Teddesley pattern (Figure 5.32, left) and manufactured by Pinder, Bourne & Co. between 1862 and 1882 (Godden 1991). At least 17 items were decorated with handpainted banding in various colours including blue, red, gilt, and green, with one fragment unusually decorated in purple coloured banding. A partially reconstructed mug with an unidentified brown transfer print is shown in Figure 5.32 (right).

A partial John Gosnell & Co. Cherry Toothpaste lid was collected (Figure 5.33, left); the placement of the name John Gosnell in relation to the head of the woman suggests this particular example is consistent with the lid used by the company from the 1870s through to the 1890s, when Ltd was added and the company name shifted slightly. The partial base of a cosmetic pot decorated in a marble print was recorded (Figure 5.33, right).

Table 5.56. Vessel form and fabric, Context 34

	Vessel Form	Earthenware	Semi-Vitreous	Whiteware	Total
Bathroom/Bedroom					(6)
Chamber Pot				2	2
Cosmetic Pot				1	1
Ewer				1	1
Toilet Box				1	1
Tooth Paste				1	1
Household					(2)
Doll's Foot				1	1
Figurine				1	1
Kitchenware					(1)
Mixing Bowl				1	1
Services					(1)
Drainage		1			1
Tableware					(42)
Bowl				1	1
Child's Plate				2	2
Jug				1	1
Mug				1	1
Plate		1		3	4
Sauce Dish				1	1
Saucer		1		4	5
Side Plate				13	13
Soup Plate				2	2
Tea Pot		1			1
Teacup			3	8	11
Total		2	5	45	52

Table 5.57. Manufacturer's marks and date range of production, Context 34

Mark	Manufacturer	Date Range
O.H.E.C. L	Old Hall Earthenware Co. Ltd	1861-1886
P.B. & Co.	Pinder, Bourne & Co.	1862-1882
T.G.B.	Thomas G. Booth	1876-1883

Table 5.58. Ceramic patterns and marks, Context 34

Pattern	Vessel	Marks/Notes	NISP	MNV
Albion	Side Plate	Blue transfer print	1	1
Asiatic Pheasants	Side Plate	O.H.E.C. L//T.G.B.	37	3
Banded	Jug, Teacup, Saucer, Side Plate	Blue handpainted	22	6
Banded	Saucer, Teacup	Gilt handpainted	3	2
Banded	Bowl	Green/blue handpainted	4	1
Banded	Saucer, Teacup	Green handpainted	3	2
Banded	Teacup	Pink/gilt handpainted	6	1
Banded	Side Plate	Purple handpainted	1	1
Banded	Teacup, Side Plate, Saucer	Red handpainted	9	3
Banded	Teacup	Red/blue handpainted	1	1
Gem	Side Plate	Blue transfer print	1	1
Kulat	Plate	Blue transfer print	1	1
Rhine	Side Plate	Grey transfer print	2	1
Teddesley	Side Plate	P.B. & Co.	2	1
Willow	Side Plate	Blue transfer print	7	1
ICC117	Chamber Pot	Blue transfer print	1	1
ICC176	Plate	Pink/green handpainted	2	1
ICC178	Ewer	Purple transfer print	1	1
ICC179	Teacup	Blue transfer print	3	1
ICC180	Teacup	Brown transfer print	4	1
ICC181	Child's Plate	Blue transfer print	1	1
ICC182	Teacup	Red transfer print	2	1
ICC183	Toilet Box	Black transfer print	1	1
ICC184	Child's Plate	Relief	1	1
ICC185	Tooth Paste	Black/yellow transfer print	1	1
ICC186	Teacup	Green/orange handpainted	3	1
ICC187	Soup Plate	Relief	2	1
ICC188	Mug	Brown transfer print	6	1
ICC189	Cosmetic Pot	Grey transfer print	2	1
ICC190	Figurine	Slipcast relief	2	1

5. Artefact Analysis



Figure 5.32. Side plate decorated with the Teddesley pattern manufactured by Pinder, Bourne & Co. between 1862 and 1882 (left) and partially reconstructed mug bearing an unidentified brown transfer print (ICC188) (right)



Figure 5.33. John Gosnell & Co. Cherry Toothpaste (left) and a cosmetic pot with an unidentified marble print (ICC189) (right)

5.2.12.2 *Context 55*

Seven fragments of ceramic representing three items were collected from Context 55 (Table 5.59). All three items originated from tableware and all included some form of decoration (Table 5.61). The registered design number printed on the base of the teacup indicates manufacture from 1931 onwards (Table 5.60).

Table 5.59. Vessel form and fabric, Context 55

	Vessel Form	Whiteware	Total
Tableware			(3)
Plate		1	1
Soup Plate		1	1
Teacup		1	1
Total		3	3

Table 5.60. Manufacturer's mark and date range of production, Context 55

Mark	Manufacturer	Date Range
Aynsley Rd No 767116	John Aynsley & Sons	1931+

Table 5.61. Ceramic patterns and marks, Context 55

Pattern	Vessel	Marks/Notes	NISP	MNV
Banded	Teacup	Aynsley England Rd No 767116	1	1
ICC112	Plate	Blue transfer print	5	1
ICC177	Soup Plate	Green transfer print	1	1

5.2.13 85 Wellesley Street West

Two fragments of ceramic were collected from Context 69, 85 Wellesley Street West (Table 5.62), one of which was undecorated. Both fragments originated from at least one plate of unknown size (Table 5.63) with one fragment decorated in a blue transfer print Gem pattern (Figure 5.34).

Table 5.62. Summary of ceramics, 85 Wellesley Street West

Context	Description	NISP	MNV
69	Well	2	1

Table 5.63. Vessel form and fabric, Context 69

	Vessel Form	Whiteware	Total
Tableware			(1)
Plate		1	1
Total		1	1

**Figure 5.34. Fragment of a plate rim decorated with the Gem pattern**

5.2.14 87 Wellesley Street West

Ceramic items were collected from a single context (Table 5.64) with a minimum of 98 individual vessels recorded. Table 5.66 suggests likely manufacture and use date range for items within this context as c.1880-c.1900.

Table 5.64. Summary of ceramics, 87 Wellesley Street West

Context	Description	NISP	MNV
3	Well	528	98

5. Artefact Analysis

5.2.14.1 Context 3

Some 528 fragments of ceramic were collected from Context 3 representing a minimum of 98 individual items (Table 5.65). The majority of these items (76) were tableware items, which is typical of a domestic household deposit. A large number of items were represented by a single fragment, suggesting Context 3 was not a primary deposition.

One previously unrecorded pattern was identified by name: Brugge manufactured by William Adderley in 1876-1885 (Figure 5.35, left). A second maker's mark, Hollinshead & Kirkham Late J Wedgwood, was recorded on a relief moulded dinner plate and was likely manufactured from 1890 onwards (see Table 5.66). Identified patterns such as Asiatic Pheasants, Fibre, Rhine, Rouen and Willow are commonly found in pre-1900 occupations, but 82 patterns remained unidentified (Table 5.67). The majority of decorated items were predominantly transfer print along with handpainted banded items; none of the items appeared to have been of exceptional quality and would have been inexpensive. A partially reconstructed bowl was handpainted in a blue and black design (Figure 5.35, right).

Kitchenware items included fragments from a ginger jar, a container, a lid and a handle from a jug. Bathroomware consisted of two adult size chamber pots and one infant or child size chamber pot. Household items recovered included the greater portion of a handpainted porcelain candlestick holder (Figure 5.36). The presence of at least one female child at the property was concluded from remains of at least two Frozen Charlotte dolls, two blue beads and components of a small china tea set and an infant's/young child's chamber pot.

Table 5.65. Vessel form and fabric minimum numbers, Context 3

	Vessel Form	Buff Body	Earthenware	Porcelain	Red Body	Semi-Vitreous	Whiteware	Total
Bathroom/Bedroom								(6)
Chamber Pot							2	2
Chamber Pot (Infant)							1	1
Container							2	2
Ewer							1	1
Household								(11)
Beads						2		2
Candle Snuffer						1		1
Candlestick Holder				1				1
Frozen Charlotte							2	2
Marble							1	1
Teaset - Saucer							2	2
Teaset - Teacup							1	1
Teaset - Teapot							1	1

5. Artefact Analysis

Kitchenware							(4)
Container					1	1	
Ginger Jar	1						1
Jug Handle					1	1	
Lid					1	1	
Services							1
Drainage		1					1
Tableware							(76)
Bowl					1	1	
Dinner Plate					4	4	
Dish Lid					1	1	
Jug					2	2	
Mug					2	2	
Plate					22	22	
Platter					1	1	
Saucer				2	6	8	
Side Plate				2	5	7	
Soup plate					4	4	
Teacup				2	19	21	
Teapot			1				1
Tureen					2	2	
Total	1	1	1	1	9	85	98

Table 5.66. Identified manufacturers and production date range, Context 3

Manufacturer	Date of Manufacture
William Alsager Adderley	1876-1885
Hollinshead & Kirkham	1890+

Table 5.67. Ceramic patterns and marks, Context 3

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Dinner Plate, Side Plate	Blue transfer print	35	2
Asiatic Pheasants	Plate	Grey transfer print	1	1
Banded	Dish Lid	Black/blue handpainted	1	1
Banded	Dinner, Jug, Mug, Saucer, Side, Soup, Teacup	Blue handpainted	66	11
Banded	Saucer, Side, Teacup	Gilt handpainted	29	6
Banded	Mug, Saucer	Green handpainted	6	2
Banded	Jug, Saucer, Side, Teacup	Red handpainted	37	4
Brugge	Tureen	Dark blue transfer print/W.A.A.	25	1
Fibre	Teacup	Blue transfer print	2	2

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Gem	Plate	Blue transfer print	2	1
Rhine	Plate	Grey transfer print	7	1
Rouen	Ewer	Grey transfer print	27	1
Rouen	Plate	Brown transfer print	6	1
Teddesley	Soup Plate	Green transfer print	30	2
Teddesley	Soup Plate	Grey transfer print	7	1
Willow	Plate, Platter	Blue transfer print	7	2
...enia (poss ICC067)	Unidentified	Purple transfer print	1	-
ICC019	Teacup	Green transfer print	1	1
ICC027	Teacup	Blue sprigged	1	1
ICC027	Saucer	Purple sprigged	2	1
ICC064	Bowl	Black/blue handpainted	10	1
ICC065	Candlestick Holder	Polychrome handpainted	4	1
ICC066	Plate	Dark blue transfer print	1	1
ICC067	Teacup	Blue transfer print	1	1
ICC067	Teacup	Green transfer print	1	1
ICC067	Teacup	Purple transfer print	1	1
ICC068	Dinner Plate	Relief moulded/ H. & K. Late J Wedgewood	12	1
ICC069	Teacup	Dark blue transfer print	2	1
ICC070	Plate	Dark blue transfer print	2	1
ICC071	Plate	Blue transfer print	1	1
ICC072	Teacup	Brown transfer print	1	1
ICC073	Chamber Pot	Red handpainted	2	1
ICC074	Teacup	Pink/Gilt handpainted	6	1
ICC075	Dinner Plate	Relief moulded	1	1
ICC076	Teapot	Brown relief moulded	4	1
ICC077	Ginger Jar	Blue handpainted	3	1
ICC078	Teacup	Green transfer print	2	1
ICC079	Plate	Blue transfer print	1	1
ICC080	Teacup	Green transfer print	2	1
ICC081	Tureen	Black transfer print	1	1
ICC082	Saucer	Brown transfer print	1	1
ICC083	Plate	Brown transfer print	1	1
ICC084	Teacup	Brown transfer print	1	1
ICC085	Jug Handle	Relief moulded	1	1
ICC086	Plate	Blue transfer print	1	1
ICC087	Plate	Blue transfer print	1	1
ICC088	Plate	Blue transfer print	1	1
ICC089	Plate	Blue transfer print	1	1
ICC090	Plate	Blue transfer print	1	1
ICC091	Teacup	Blue transfer print	1	1
ICC092	Plate	Blue transfer print	1	1
ICC093	Plate	Blue transfer print	1	1
ICC094	Plate	Blue transfer print	1	1
ICC095	Plate	Blue transfer print	1	1

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ICC096	Plate	Blue transfer print	1	1
ICC097	Plate	Dark blue transfer print	1	1
ICC098	Plate	Relief/blue/green handpainted	1	1
ICC099	Lid	Green/yellow/pink handpainted	1	1
ICC100	Unidentified	Gilt handpainted	1	1
ICC101	Unidentified	Relief moulded	1	1



Figure 5.35. Portions of a tureen decorated with the Brugge pattern manufactured by William Adderley (left) and handpainted bowl (right)



Figure 5.36. Handpainted porcelain candlestick holder showing attachment points for candle, snuffer and looped handle

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5.2.15 91 Wellesley Street West

A total of 1165 fragments of ceramic representing a minimum of 264 individual vessels were collected from five contexts (Table 5.68). Contexts 1 and 132 contained the greatest amount of ceramic material, with some items able to be partially reconstructed. A higher than expected presence of bathroom or bedroom ware items such as chamber pots, washbowls and ewers may reflect the property's use as a boarding house. The assemblage overall does suggest a domestic arrangement with the presence of at least one child noted.

Table 5.68. Summary of ceramics from 91 Wellesley Street West

Context	Description	NISP	MNV
1	Pit	777	131
2	Foundation trench	33	7
5	Buried topsoil	15	11
6	Pit	6	2
132	Well	334	113
Total		1165	264

5.2.15.1 Context 1

Some 777 pieces of ceramic material were collected from Context 1 representing a minimum of 131 individual items (Table 5.69). The majority of items related to tableware with a minimum of 101 examples identified, followed by bathroom/bedroom wares with 12 items. Nine manufacturers were identified with production date ranges summarised in Table 5.70, the majority of items being manufactured in the 1860s-c.1890, although one plate bearing the Vermicelli pattern was manufactured no later than 1860.

Eighteen patterns were recorded by name including three not previously identified: Florence, Syrian and Syrinca (Figure 5.37). Patterns commonly recovered from archaeological sites included Asiatic Pheasants, Cable, Dulcamara, Rouen, Rhine and Willow which may cover much of the overall time period of occupancy. Patterns such as Albion and Gem tend to be present in the earliest phases of occupancy, and are generally seen no later than mid-1870s. A further 62 patterns or decorations remained unidentified with all patterns summarised in Table 5.71. Some items were able to be partially reconstructed (Figure 5.38).

A total of 101 individual vessels were recorded within the tableware category, with plates of various sizes accounting for 60 examples, and teacups and saucers accounting for 25 examples. The Rhine pattern in a grey print was the single greatest contributor, with 12 individual items, and suggests the occupants likely had a full tableware set including a tureen. It is possible there was a second set bearing the Asiatic Pheasants print. The presence of a child was noted from a partial plate bearing an image from the 'Franklin's Maxims' series, based on the proverbs written in Poor Richard's Almanack produced in 1732-1758, by Benjamin Franklin, written under the pseudonym Richard Saunders (en.wikipedia.org). The original proverbs were later illustrated by engraver Oliver Pelton in 1887 (commons.wikimedia.org). Whilst only a portion of the plate was recovered and thus only a portion of the proverb, the Pelton illustrations were reviewed to obtain the intended proverb: 'I

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never saw an oft removed tree, nor yet an oft removed family that did so well as those that settled be; Three removes are as bad as a fire, and a rolling stone gathers no moss.’ The original lithograph associated with this proverb shows two men loading a horse and cart with a family’s possessions outside a house to let. The image on this plate is a less complex copy, with the plate manufactured after 1887. Franklin’s Maxims were commonly used as a means to teach children values and morals.

Twelve bathroom or bedroom ware items were identified, with three chamber pots and three washbowls recorded, along with two ewers and single examples of an ointment, a spittoon, a toilet box and an ointment or toothpaste pot. The three newly identified patterns were recorded on these wares, with the purple-blue Florence pattern seen on a chamber pot (Figure 5.37, left), the grey Syrian pattern seen on a washbowl (Figure 5.37, centre) and the green Syrinca pattern seen on a washbowl (Figure 5.37, right), ewer and a toilet box, indicating they were likely a matching set. A partially reconstructed chamber pot was decorated with a brown scenic print, an unidentified pattern denoted as ICC058 (Figure 5.38, left). Similarly, a spittoon was partially reconstructed and was decorated in relief around the body in a foliage pattern with the background painted in green (Figure 5.38, right). The top of the spittoon was angled with central hole for waste. The spout commonly associated with these items was not recovered.

Four partial figurines were recovered. One shows a young child kneeling with arms around a clothed and shod leg (possibly a parent, Figure 5.39, left), while another is the lower body of a female wearing a pink dress and a white waist-length cloak (Figure 5.39, centre). A third figurine appears to be that of a woman in a layered dress, possibly symbolising an older female, a religious figure such as a saint or nun (Figure 5.39, right). The base of a fourth figuring was noted but no inference could be made on the representation of the figure.

Table 5.69. Vessel form and fabric minimum numbers, Context 1

	Vessel Form	Brown Body	Buff Body	Creamware	Grey Body	Whiteware	Total
Bathroom/Bedroom							(12)
Chamber Pot						3	3
Ewer						2	2
Ointment						1	1
Spittoon						1	1
Toilet Box						1	1
Toothpaste/Ointment						1	1
Washbowl						3	3
Household							(4)
Figurine						4	4
Kitchenware							(8)
Cheese Pot						1	1
Food paste						1	1

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Jar	1	1		1	3
Mixing Bowl				1	1
Teapot	2				2
Tableware					(101)
Bowl				3	3
Child's Plate				1	1
Cup/Bowl				2	2
Dinner Plate				13	13
Egg Cup				1	1
Jug		1	1	1	3
Mug				1	1
Plate				16	16
Platter				2	2
Saucer				11	11
Serving Dish				2	2
Side Plate				27	27
Soup Plate				3	3
Teacup				14	14
Tureen				2	2
Unidentified					(6)
Chamber Pot/Jug/Ewer				2	2
Jug/Ewer				4	4
Total	3	1	1	1	125 131

Table 5.70. Identified manufacturers and production date range, Context 1

Manufacturer	Date of Manufacture
G.L. Ashworth & Brothers	1862-1968
Burgess & Leigh or Bourne & Leigh	c.1862+ or 1892-1941
Cork & Edge	1846-1860
E. & C. Challinor	1862-1891
Frederick Jones & Co.	1865-1886
George Proctor & Co.	1891-1940
Moore & Co.	1872-1892
Pinder Bourne & Co.	1862-1882
Samuel Moore & Co.	1803-1874

Table 5.71. Ceramic patterns and marks, Context 1

Pattern	Vessel	Marks/Notes	NISP	MNV
Albion	Dinner/Side/Soup Plates	Blue transfer print	18	3
Asiatic Pheasants	Side Plate/Serving Dish/Platter	F. Jones/Longton. Blue transfer print	56	6

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Banded	Teacup/Saucer	Blue handpainted	7	2
Banded	Platter	Flow blue handpainted	1	1
Cable	Side Plate	Purple transfer print	8	1
Dover	Teacup	Blue transfer print	2	1
Dulcamara	Saucer	Pinder Bourne & Co. Blue transfer print	8	1
Dulcamara	Side Plate	Black transfer print	2	1
Fibre	Dinner Plate	Black transfer print	15	1
Florence	Chamber Pot	Purple-blue transfer print	19	1
Franklin's Maxims	Side Plate	Black transfer print	1	1
Gem	Side/Soup Plates	F. Jones/Longton. Blue transfer print	17	2
Key Border	Dinner/Side Plates	S. Moore & Co. Brown transfer print	27	3
Persian	Side Plate	B. & L. Blue transfer print	25	2
Rhine	Bowl/Dinner/Side/Soup Plates/Tureen	Grey transfer print	110	12
Rouen	Side Plate	G.L. Ashworth & Bros. Purple transfer print	7	1
Syrian	Washbowl	Grey transfer print	15	1
Syrinca	Ewer/Toilet Box/Washbowl	...Jones. Green transfer print	51	3
Triumphal Car	Bowl	Blue transfer print	3	1
Vermicelli	Dinner Plate	Cork & Edge. Black transfer print	9	1
Willow	Side Plate/Serving Dish/Tureen	Blue transfer print	19	5
ICC001	Teacup	Grey transfer print	4	1
ICC002	Dinner Plate	Purple transfer print	6	1
ICC002	Dinner Plate	Blue transfer print	3	1
ICC003	Saucer	Purple transfer print	10	1
ICC004	Plate	Purple transfer print	3	1
ICC005	Plate	Purple transfer print	1	1
ICC006	Side Plate	Black transfer print	1	1
ICC007	Side Plate	Brown transfer print	4	1
ICC008	Saucer	Blue transfer print	2	1
ICC009	Teacup	Purple transfer print	8	1
ICC010	Dinner Plate	Grey transfer print	6	1
ICC011	Teacup	Blue transfer print	1	1
ICC012	Plate	Grey transfer print	1	1
ICC013	Cup/Bowl	Flow blue transfer print	2	1
ICC014	Plate	Flow blue transfer print	1	1
ICC015	Saucer	Flow blue transfer print	1	1
ICC016	Saucer	Purple transfer print	5	1
ICC017	Plate	Dark blue transfer print	1	1
ICC018	Teacup	Blue transfer print	5	1
ICC019	Teacup	Grey transfer print	1	1
ICC020	Side Plate	Purple transfer print	1	1
ICC021	Side Plate	Purple transfer print	8	1

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ICC022	Saucer	Purple transfer print	1	1
ICC023	Teacup	Purple transfer print	1	1
ICC024	Side Plate	Relief moulded	1	1
ICC025	Jug	Green transfer print	1	1
ICC026	Jug/Ewer	Green transfer print	25	1
ICC027 (Sprigged)	Egg Cup/Teacup/Side Plates	Purple handpainted	24	5
ICC028 (Sprigged)	Saucer	Purple handpainted	5	2
ICC029	Washbowl	Purple sponged	13	1
ICC030	Jug	Relief moulded	2	1
ICC031	Jug	Relief moulded	9	1
ICC032	Jug/Ewer	Blue transfer print	1	1
ICC033	Chamber Pot/Jug/Ewer	Brown transfer print	1	1
ICC034	Jug/Ewer	Purple transfer print	1	1
ICC035	Teacup	Blue transfer print	1	1
ICC036	Side Plate	Blue transfer print	1	1
ICC037	Plate	Blue transfer print	1	1
ICC038	Plate	Blue transfer print	1	1
ICC039	Plate	Blue transfer print	1	1
ICC040	Plate	Blue transfer print	1	1
ICC041 (Banded)	Teacup	Blue handpainted	2	1
ICC042 (Banded)	Teacup	Blue handpainted	1	1
ICC043	Jar	Blue/White handpainted	2	1
ICC044	Mug	Blue handpainted relief	4	1
ICC045	Plate	Grey transfer print	1	1
ICC046	Bowl	Relief moulded	5	1
ICC047 (Banded)	Saucer	Gilt handpainted	1	1
ICC048	Saucer	Red/Blue handpainted	1	1
ICC049	Cup/Bowl	Purple transfer print	1	1
ICC050	Jar	Blue handpainted	1	1
ICC051	Jar	Handpainted	1	1
ICC052	Teapot	Relief moulded	1	1
ICC053	Plate	Purple transfer print	1	1
ICC054	Plate	Purple transfer print	1	1
ICC055	Plate	Flow blue transfer print	1	1
ICC056	Teacup	Flow blue transfer print	1	1
ICC057	Spittoon	Green handpainted relief	6	1
ICC058	Chamber Pot	Brown transfer print	20	1
ICC059	Child's Plate	Black transfer print	1	1
ICC060	Plate	Black transfer print	1	1
ICC061	Teacup	Black transfer print	2	1
ICC062	Ewer	Dark blue transfer print	3	1

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Figure 5.37. Previously unrecorded patterns Florence (left), Syrian (centre) and Syrinca (right)



Figure 5.38. Partially reconstructed chamber pot with a brown scenic transfer print (ICC058) (left) and partially reconstructed spittoon (right)



Figure 5.39. Three figurines: kneeling boy (left), woman in a pink dress (centre) and older female in layered clothing (right)

5.2.15.2 Context 2

Thirty-three fragments of ceramic were collected from Context 2, representing a minimum of seven individual vessels (Table 5.72). Seventeen fragments of ceramic were excluded from overall MNV

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as they may relate to items calculated elsewhere. Twenty-seven of the fragments were decorated in some form, summarised in Table 5.73. None of the fragments carried a maker's mark.

Five of the vessels were identified as tableware items. A green banded milk jug or creamer may be part of a set, with a larger jug similarly decorated recovered from Context 132. A single soup plate was decorated with the Asiatic Pheasants pattern. At least two plain brown glazed teapots were recorded. Two marbles were collected, one large size being plain white and the second, smaller in size but decorated with three blue bands. Both of these marbles were likely used for gaming.

Table 5.72. Vessel form and fabric, Context 2

	Vessel Form	Earthenware	Whiteware	Total
Household				(2)
Marble			2	2
Tableware				(5)
Milk Jug/Creamer			1	1
Plate			1	1
Soup Plate			1	1
Teapot	2			2
Total	2	5	7	

Table 5.73. Ceramic patterns and marks, Context 2

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Soup Plate	Blue transfer print	2	1
Banded	Marble, Saucer, Side Plate, Teacup	Blue handpainted	7	1
Banded	Saucer	Gilt handpainted	1	0
Banded	Milk Jug/Creamer	Green handpainted	7	1
Fibre	Saucer	Blue transfer print	1	0
Rhine	Plate	Grey transfer print	2	0
Syrinca	Toilet Box	Green transfer print	1	0
Willow	Plate	Blue transfer print	3	0
ICC027	Teacup	Purple sprigged	2	0
ICC408	Plate	Dark blue transfer print	1	1

5.2.15.3 Context 5

Fifteen fragments of ceramic representing a minimum of 11 items were collected from Context 5 (Table 5.74), the low concentration of related fragments suggesting Context 5 was not a primary

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deposition. Nine of the vessels were tableware items such as plates, teacups and saucers. A cheese pot was identified, along with a portion of a teapot belonging to a child's tea set, likely indicating the presence of a young female.

Seven of the fragments contained some form of decoration (Table 5.75) with none carrying a manufacturer's mark. Three patterns, Cable, Fibre, and Tealeaf, were identified, with these patterns being commonly recovered from pre-1900 domestic assemblages. Four patterns were not identified. Six fragments of ceramic contained no form of decoration: the cheese pot, at least two plates, and a fragment of a chamber pot. The chamber pot fragment was not recorded within MNV as it may relate to fragments recorded elsewhere.

Table 5.74. Vessel form and function, Context 5

	Vessel Form	Semi-Vitreous	Whiteware	Total
Household				(2)
Cheese Pot			1	1
Child's Tea Set - Tea Pot	1			1
Tableware				(9)
Bowl			1	1
Plate			3	3
Saucer	1			1
Serving Dish			1	1
Side Plate	1			1
Teacup			2	2
Total	3		8	11

Table 5.75. Ceramic patterns and marks, Context 5

Pattern	Vessel	Marks/Notes	NISP	MNV
Cable	Serving Dish	Purple transfer print	2	1
Fibre	Teacup	Blue transfer print	1	1
Tealeaf	Saucer	Gilt handpainted	1	1
ICC247	Bowl	Blue/green handpainted	1	1
ICC248	Plate	Green transfer print	1	1
ICC249	Teacup	Green transfer print	1	1
ICC250	Side Plate	Blue/green/apricot transfer print	1	1

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5.2.15.4 Context 6

Six pieces of ceramic representing two individual items were recovered from Context 6 (Table 5.76). Five pieces were associated with a single plain brown small teapot while a fragment from a saucer was decorated in the Fibre print.

Table 5.76. Vessel form and fabric, Context 6

Vessel Form	Earthenware	Whiteware	Total
Tableware			(2)
Saucer		1	1
Tea Pot	1		1
Grand Total	1	1	2

5.2.15.5 Context 132

A total of 334 fragments of ceramics were collected from Context 132 representing a minimum of 113 individual vessels (Table 5.77). Eighty-two vessels were identified within the category of tableware, dominated by teacups (15), saucers (14) and side plates (14). Fourteen bedroom or bathroom ware vessels were recorded and 13 household items identified, several associated with the presence of at least one child. A total of 246 fragments were decorated in some form, summarised in Table 5.78. While many of the decorations are common patterns such as Asiatic Pheasants, Banded wares and Tealeaf, there were a large number of unidentified patterns. Few of the ceramics contained a manufacturer's mark, with those recorded summarised in Table 5.79.

Many of the 82 tableware items likely originated from matching dinner services, including those decorated with Asiatic Pheasants, blue and gilt Banded wares, and Rhine. One previously unknown pattern was identified. Five pieces of a side plate decorated in a brown transfer print floral and scroll border was marked on the underside identifying Perth as the pattern name (Figure 5.40). The mark also included the manufacturer name B.L. & Co.; however, this particular mark has not been identified. Many of the items are typically recovered from archaeological sites, but there were some items which are more unusual. These included a portion of a dipping sauce dish with at least two round bowls for sauces and a shallow scalloped dish for items such as pickles. The perforated head of a salt or pepper shaker was also noted. At least nine teapots were identified: two in an earthenware fabric, two in a red-body fabric, and five of whiteware. Three of the teapots were relief moulded, one showing a seated man of Chinese descent with a second man standing nearby (Figure 5.41, right). One tea pot had a brown transfer print and handpainted highlighting and banding (Figure 5.41, left).

5. Artefact Analysis

Four kitchenware vessels were noted. Four fragments of at least two cheese pots were identified, one of which was impressed 'Maling' on the base. While there are several potteries which have used the Maling mark, it is likely this particular pot was manufactured by C.T. Maling between 1859 and 1890. Three fragments of plain white ceramic originated from a bowl, consistent with a mixing bowl. Three fragments of brown earthenware originated from a container.

A minimum of 14 bathroom or bedroom ware vessels were recorded, which is generally a greater number than is typical of domestic assemblages. Five adult sized chamber pots and one infant sized chamber pot, and five washbowls were noted along with two ewers and one toilet box. This may indicate Context 132 was contributed to by more than one occupation, or may reflect the boarding house period. None of the items were of a matching set in terms of pattern, although there was colour matching between chamber pots and washbowls.

Fourteen household items were recorded, including five candle holders. Two of the holders were decorated in simple banding, one had a handpainted gilt design, one was undecorated, and one was handpainted in a polychrome floral design with purple hearts (Figure 5.42, left). This particular candle holder may have been used by a child. Other children's items included two items from a tea set (a milk jug and a tea pot lid) and a doll's head (Figure 5.42, right). The doll's hair was painted black, her cheeks red and detail of the eyebrow and pupil was present. The doll head and shoulders were typically attached to a soft body.

Table 5.77. Vessel form and fabric, Context 132

	Vessel Form	Blueware	Earthenware	Red Body	Semi-Vitreous	Terracotta	Whiteware	Total
Bedroom/Bathroom								(14)
Chamber Pot							5	5
Chamber Pot – Infant/Child							1	1
Ewer							2	2
Toilet Box							1	1
Washbowl							5	5
Household								(13)
Candle Holder					3		2	5
Child's Teaset - Milk Jug							1	1
Child's Teaset - Tea Pot Lid							1	1
Doll					1			1
Flower Pot				1		1		2
Unidentified							2	2
Vase					1			1
Kitchenware								(4)
Cheese Pot							2	2

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Container	1					1	
Kitchen Bowl						1	1
Tableware							(82)
Bowl						1	1
Dinner Plate						5	5
Dipping Sauces Dish			1				1
Egg Cup			1			2	3
Jug			1			3	4
Mug						1	1
Plate	1					4	5
Salt/Pepper Shaker						1	1
Saucer			2			12	14
Serving Dish						7	7
Side Plate			1			13	14
Soup Plate						1	1
Tea Pot	2	2				5	9
Teacup			2			13	15
Tureen Lid						1	1
Total	1	3	3	13	1	92	113

Table 5.78. Ceramic patterns and marks, Context 132

Pattern	Vessel	Marks/Notes	NISP	MNV
Asiatic Pheasants	Dinner Plate, Plate, Serving Dish, Side Plate	Blue transfer print	25	6
Banded	Bowl, Candle Holder, Chamber Pot, Dinner Plate, Ewer, Mug, Saucer, Side Plate, Soup Plate, Teacup	Blue handpainted	77	18
Banded	Candle Holder, Egg Cup, Saucer, Serving Dish, Side Plate	Gilt handpainted	27	10
Banded	Jug	Green handpainted	2	1
Banded	Saucer, Side Plate, Teacup	Red handpainted	10	4
Cable	Plate, Serving Dish	Purple transfer print	4	3
Kulat	Teacup	Black transfer print	2	1
Perth	Side Plate	B.L. & Co.	5	1
Rhine	Dinner Plate, Plate, Serving Dish	Blue transfer print	5	3
Tealeaf	Teacup	Gilt handpainted	15	5
Willow	Side Plate, Serving Dish	Blue transfer print	3	2
ICC027	Side Plate	Purple sprigged	1	1
ICC081	Tureen Lid	Black transfer print	1	1
ICC258	Saucer	Blue handpainted	1	1
ICC328	Washbowl	Blue transfer print	1	1
ICC329	Ewer	Brown transfer print	16	1
ICC330	Side Plate	Red transfer print	3	1
ICC331	Toilet Box	Blue transfer print	4	1

5. Artefact Analysis

ICC332	Washbowl	Purple transfer print	3	1
ICC333	Chamber Pot	Purple transfer print	1	1
ICC334	Side Plate	Dark blue transfer print	1	1
ICC335	Chamber Pot – Infant/Child	Red transfer print	4	1
ICC336	Side Plate	Red/white/brown relief/transfer print	10	1
ICC337	Washbowl	Brown transfer print	2	1
ICC338	Teapot	Overpainted transfer print	6	1
ICC339	Serving Dish	Blue transfer print	1	1
ICC340	Jug	Purple transfer print	2	1
ICC341	Washbowl	Brown transfer print	1	1
ICC342	Teacup	Polychrome transfer print	1	1
ICC343	Teacup	Polychrome transfer print	4	1
ICC344	Tea Pot	Black transfer print	9	1
ICC345	Jug	CB	4	1
ICC346	Jug	Relief/handpainted	11	1
ICC347	Candle Holder	Polychrome handpainted	2	1
ICC348	Candle Holder	Gilt handpainted	1	1
ICC349	Teacup	Gilt handpainted	1	1
ICC350	Vase	Sprigged/handpainted	3	1
ICC351	Serving Dish	Brown transfer print	2	1
ICC352	Saucer	Relief	3	1
ICC353	Plate	Relief	1	1
ICC354	Washbowl	Relief	1	1
ICC355	Unidentified	Dark blue handpainted relief	1	1
ICC356	Unidentified	Black handpainted	1	1
ICC357	Tea Pot	Brown relief	2	1
ICC358	Tea Pot	White relief	1	1
ICC359	Tea Pot	Brown relief	7	1
ICC360	Tea Pot	Brown relief	4	1
ICC361	Tea Pot	Gilt handpainted	5	1

Table 5.79. Manufacturers' marks and production date range, Context 132

Manufacturer	Date of Manufacture
Alfred Meakin England	1891+
B.L. & Co.	Unidentified
CB (joined cursive)	Unidentified
Maling (likely C.T. Maling)	1859-1890



Figure 5.40. Showing elements of newly identified pattern Perth, manufactured by B.L. & Co.



Figure 5.41. Portions of a teapot bearing a brown transfer print and overpainted in coloured banding and highlighting (left) and relief mould teapot with Chinese persons, one seated (right)



Figure 5.42. Handpainted polychrome candle holder (left) and child's tea set milk jug and tea pot lid, and doll's head (right)

5.3 Stoneware

5.3.1 85 Hobson Street

A small collection of very fragmented stoneware was recovered from Context 323, a well, with minimum number of individual vessels summarised in Table 5.80. Household products such as ink, blacking or grease and a jug handle were the largest contributor, with at least one ginger beer and two further bottles remaining unidentified.

Table 5.80. Minimum number of individual stoneware vessels, Context 323

Product	MNV
Beverages	(1)
Ginger Beer	1
Bottle	(2)
Unidentified	2
Household	(7)
Blacking/Grease	2
Ink	1
Jug Handle	1
Penny Ink	3
Total	10

5.3.2 91 Hobson Street

Thirteen pieces of stoneware representing a minimum of 11 individual vessels were recovered from Context 325, a well (Table 5.81). Three large fragments of a cider flagon re-joined to form a portion of the rim and shoulder. The manufacturer's impression on the shoulder was that of Price Bristol, a pottery established in 1820 and operating until 1906 (Godden 1991). Although traditionally named a cider flagon, it may have contained any number of non-carbonated beverages and could be refilled at a hotel or wholesaler from a cask.

A complete cream coloured master ink stood 145mm high with a base diameter of 46mm (Figure 5.43). A total of nine penny ink bottles were collected, with seven being complete examples, the remaining two being partial bottles. The penny inks were noted in three colours; cream, grey and brown. Two examples are shown in Figure 5.43. None of the ink bottles was impressed with a maker's mark.

Table 5.81. Minimum number of individual stoneware vessels, Context 325

Product	MNV
Alcohol	(1)
Cider Flagon	1
Household	(10)
Master Ink	1
Penny Ink	9
Total	11

**Figure 5.43. Two complete penny ink bottles in brown and cream and master ink with spout**

5.3.3 93 Hobson Street

Two fragments of unidentified stoneware were collected from Context 324, a well. A light brown coloured partial base and body may have been associated with products such as ink, blacking or ginger beer. A cream coloured body fragment may have been related to a ginger beer or larger beer bottle.

5. Artefact Analysis

5.3.4 97-99 Hobson Street

Two penny ink bottles were recovered from Context 328, a well. One of the bottles was complete, standing 43mm high with a base diameter of 50mm. The second bottle was represented by a portion of a cream coloured bottle.

5.3.5 101 Hobson Street

Thirty-four pieces of stoneware were recovered from Context 327, a well, representing a minimum of 18 individual vessels (Table 5.82), and included eight complete items. One product manufacturer and one bottle manufacturer were identified, summarised in Table 5.83.

The largest category was household items, with a minimum of 13 vessels. Five brown coloured penny ink bottles were collected, three of which were complete examples (Figure 5.44, top). Five medium sized ink bottles were identified with four being complete examples. All four of these inks were manufactured by Doulton of Lambeth, dating to 1858-c.1870 (Figure 5.44, bottom). Two blacking jars were collected, one of which was complete, standing 125mm high. A large fragment from the shoulder of a crock was impressed Doulton Lambeth Pottery London within an oval (Figure 5.45, right). This mark likely dates to c.1870s+.

A fragment of a cream coloured beer bottle was noted. A fragment from a gin bottle was impressed Blankenheym & Nolet with a key logo (Figure 5.45, left). The bottle was probably made c.1870s+. One fragment from a tan ginger beer bottle was recorded. One fragment from a yellow jar and seven from a yellow pot probably contained food products.

Table 5.82. Minimum number of individual stoneware vessels from Context 327

Product	MNV
Alcohol	(2)
Beer	1
Gin	1
Beverage	(1)
Ginger Beer	1
Food	(2)
Jar	1
Pot	1
Household	(13)
Blacking	2
Crock	1
Ink	5
Penny Ink	5
Grand Total	18

Table 5.83. Manufacturer's marks and date range of production

Mark	Manufacturer	Date Range
Blankenheim & Nolet	Blackenheim & Nolet	c.1870s+
Doulton Lambeth	Doulton & Co.	1858-c.1870 and 1870+

**Figure 5.44. Top: Three complete penny inks. Bottom: Four inks all manufactured by Doulton**



Figure 5.45. Fragment of Blankenheim & Nolet gin bottle (left) and portion of a Doulton & Co. crock (right)

5.3.6 103 Hobson Street

The lower portion of a brown coloured ginger beer bottle from Context 329 (well) was impressed with the mark Bourne Denby'. No certain date can be ascribed for the manufacture of this particular bottle as the Bourne name was associated with the Denby pottery from 1812 (<http://www.potteryhistories.com>).

5.3.7 109 Hobson Street

A small collection of stoneware was recovered from Context 152, a mixed fill layer at 109 Hobson Street. Eight pieces of stoneware representing a minimum of five individual items were recovered from Context 152 (Table 5.84). A brown coloured fragment likely originated from a ginger beer bottle. General household items included three fragments from a crock and a complete penny ink bottle. The penny ink stood 50mm high with a base diameter of 49mm (Figure 5.46). One fragment of cream coloured stoneware and one fragment of grey stoneware were not identified to a particular product.

Table 5.84. Minimum number of individual stoneware vessels, Context 152

Product	MNV
Beverages	(1)
Ginger Beer	1
Household	(2)
Crock	1
Penny Ink	1
Unidentified	(2)
Bottle	2
Total	5

5. Artefact Analysis



Figure 5.46. Complete penny ink bottle

5.3.8 111-113 Hobson Street

A single brown coloured rim fragment from a household container was recovered from Context 291, a gravel surface.

5.3.9 115 Hobson Street

A small collection of stoneware was collected from three contexts at 115 Hobson Street, with four pieces of stoneware representing a minimum number of four vessels (Table 5.85).

Table 5.85. Summary of stoneware, 115 Hobson Street

Context	Description	NISP	MNV
223	Mixed fill layer Building 3	2	2
300	Drain	1	1
305	Gravel layer	1	1
Total		4	4

5.3.9.1 Context 300

A complete penny ink bottle was collected. The bottle stood 46mm high with a base diameter of 46mm.

5. Artefact Analysis

5.3.9.2 Context 305

A complete penny ink bottle was collected. The bottle stood 48mm high with a maximum base diameter of 45mm and carried no manufacturer's mark.

5.3.9.3 Building 3 - Context 223

A small collection of stoneware was recovered from Context 223 within the footprint of Building 3; however, the items are likely to pre-date the erection of Building 3 as shown on the 1908 plan.

A complete brown coloured blacking jar was collected (Figure 5.47). The jar stood 152mm high with a base diameter of 63mm. The jar was impressed Doulton Lambeth in two horizontal lines, a mark used by Doulton & Co. Ltd from 1858 to c.1870 (Godden 1991). A fragment from an unidentified brown coloured bottle was also recorded.



Figure 5.47. Complete blacking jar manufactured by Doulton of Lambeth showing the horizontal mark typically used 1858 to c.1870

5.3.10 79-81 Wellesley Street West

A total of 58 pieces of stoneware were collected from six contexts (Table 5.86) representing a minimum of 47 individual vessels. Ink bottles were the most prevalent vessel type with 19 complete examples recovered. At least 10 blacking jars, four ginger beer bottles and two jugs were identified. Three manufacturers were identified: Bailey & Co., Blackwood & Co. and Powell.

5. Artefact Analysis

Table 5.86. Summary of stoneware, 79-81 Wellesley Street West

Context	Description	NISP	MNV
15	Well	13	13
67	Fill layer	1	0
107	Pit	23	21
108	Pit fill	10	8
121	Open drain	1	1
317	Well	10	4
Total		58	47

5.3.10.1 Context 15

Thirteen individual vessels were collected from Context 15 (Table 5.87), including 12 complete examples. Nine of the vessels were ink bottles, seven penny ink and two larger inks. Two complete blacking or grease bottles were identified, one of which was impressed with the maker's mark of Bailey & Co. of London (Figure 5.48, right). A cream and tan paste pot was impressed with the mark of Powell of Bristol (Figure 5.48, left). Table 5.88 summarises the date range of production for these two items, with Powell manufacturing for decades. The Bailey & Co. blacking jar dating between 1864 and 1889 is considered the better indicator.

Table 5.87. Minimum number of individual stoneware vessels, Context 15

Product	MNV
Food	2
Cheese	1
Paste	1
Household	11
Blacking/Grease	2
Ink	9
Total	13

Table 5.88. Manufacturers and date range of production, Context 15

Manufacturer	Date Range of Production
Bailey & Co. London	1864-1889
Powell Bristol	1830-1906

5. Artefact Analysis



Figure 5.48. Food paste jar manufactured by Powell (left) and blacking or grease jar manufactured by Bailey & Co (right)

5.3.10.2 Context 67

A single brown body fragment from an unidentified bottle was collected but not attributed to overall MNI.

5.3.10.3 Context 107

Twenty-three pieces of stoneware representing a minimum of 21 individual vessels were collected (Table 5.89) including nine complete examples. Inks were the most numerous items with eight penny inks, one medium ink and one master ink (examples of each in Figure 5.49). At least three cream coloured beer bottles were present along with two ginger beers. None of the items were impressed with a maker's mark.

Table 5.89. Minimum number of individual stoneware vessels, Context 107

Product	MNV
Alcohol	(3)
Beer	3
Beverages	(2)
Ginger Beer	2
Food	(1)
Stopper	1
Household	(13)

5. Artefact Analysis

Blacking/Grease	1
Ink	2
Jar	1
Master Ink	1
Penny Ink	8
Services	(1)
Drain	1
Unidentified	(1)
Bottle	1
Total	21



Figure 5.49. Showing the variety of stoneware bottle forms recovered from Context 107, including a blacking or grease (left) and three differing sizes of inks

5.3.10.4 Context 108

A minimum of eight individual vessels were collected from Context 108 (Table 5.90). The base and body of a cream and tan serving jug was identified (Figure 5.50). The neck, rim, spout and handle were not collected. The base of the handle attachment was decorated with what appears to be Pyrenean Oak (Spanish Oak) leaves held to the vessel with a strap and screws. *Quercus pyrenaica* (Pyrenean or Spanish Oak) is known to have been used by cooperages in Europe (whiskyscience.blogspot.co.nz), the barrels being used to age alcohol, including whisky or wine. A second jug was identified from a base. Two fragments of a ginger beer bottle were noted. Two blacking jars were collected, one of which was complete, standing 130mm. A portion of a

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Blackwood & Co. Patent Syphon ink had a base diameter of 76mm. A complete brown coloured penny ink bottle was also collected.

Table 5.90. Minimum number of individual stoneware vessels, Context 108

Product	MNV
Alcohol	(2)
Jug	2
Beverages	(1)
Ginger Beer	1
Household	(4)
Blacking/Grease	2
Ink	1
Penny Ink	1
Unidentified	(1)
Bottle	1
Total	8



Figure 5.50. Two-toned stoneware jug with detail. The handle, neck and spout were not recovered

5. Artefact Analysis

5.3.10.5 Context 121

A single complete penny ink bottle was collected.

5.3.10.6 Context 317

Four complete blacking jars were collected from Context 317. None of the jars contained an impressed maker's mark and all were brown in colour. Three of the jars stood 132mm high, two having base diameters of 57mm and one of 58mm. The fourth jar stood 128mm high with a base diameter of 55mm. 1 fragment of an unidentified cream coloured vessel was also collected but not calculated within MNV as the fragment may relate to a vessel calculated elsewhere.

5.3.11 83 Wellesley Street West

A small sample of stoneware was collected from 83 Wellesley Street West and summarised in Table 5.91.

Table 5.91 Summary of stoneware, 83 Wellesley Street West

Context	Description	NISP	MNV
34	Well	6	4

A small amount of stoneware was collected from Context 34 (Table 5.92) and included complete examples of a penny ink and a blacking or grease jar (Figure 5.51). The penny ink bottle stood 50mm high with a base diameter of 48mm and was unmarked. The blacking jar, standing 191mm high with a base diameter of 78mm, was impressed Doulton Lambeth in two horizontal lines, a mark used by Doulton & Co. Ltd from 1858 to c.1870 (Godden 1991).

A fragment of a brown-bodied bottle was not identified to a particular product form, while three fragments of a brown-bodied flower pot were noted.

Table 5.92. Minimum number of individual stoneware products, Context 34

Product	MNV
Household	(3)
Blacking/Grease	1
Flower Pot	1
Penny Ink	1
Unidentified	(1)
Bottle	1
Grand Total	4



Figure 5.51. Complete unmarked penny ink bottle (left) and blacking jar manufactured 1558 to c.1870 by Doulton of Lambeth (right)

5.3.12 87 Wellesley Street West

A single portion of a penny ink bottle was collected from Context 3 (well).

5.3.13 91 Wellesley Street West

Fifty pieces of stoneware representing a minimum of 22 individual vessels were collected from five contexts (Table 5.93). The majority of items were collected from Context 1 and 132 with inks, ginger beer, alcoholic beverage, and storage vessels noted.

Table 5.93. Summary of stoneware, 91 Wellesley Street West

Context	Description	NISP	MNV
1	Pit	33	9
2	Foundation trench	2	2
5	Buried topsoil	2	0
6	Pit	1	1
132	Well	12	10
Total		51	22

5.3.13.1 Context 1

A total of 33 pieces of stoneware representing nine items were collected (Table 5.94), including three complete ginger beer and one complete penny ink bottle. Two manufacturers were identified with results summarised in Table 5.95. Both identified manufacturers were within the ink trade, with Blackwood & Co. producing inks from at least 1851 and J. Thompson producing from 1818 to 1856.

The two complete ginger beer bottles shown in Figure 5.52 stood 189mm and 187mm high respectively and show differences in the formation of the neck and rim. A third complete ginger beer stood 169mm high. None of these bottles were impressed with a maker's mark.

Three ink bottles were collected. One complete penny ink in brown stood 47mm high (Figure 5.52, right). Two medium sized ink bottles were recovered, both being impressed with a maker's mark. The base and partial body of a brown bottle was impressed 'J. Thompson Hartshorne Pottery Derbyshire' and was manufactured between 1818 and 1856. The second bottle was of a cream coloured stoneware impressed 'Blackwood & Co. Patent Syphon', manufactured after 1851.

Three storage vessels were also recorded: 16 fragments of a fawn jar, nine fragments of a fawn/brown jar and one fragment of a cream jar.

Table 5.94. Minimum number of individual stoneware vessels, Context 1

Product	MNV
Beverage	(3)
Ginger Beer	3
Household	(6)
Ink	3
Storage	3
Total	9

Table 5.95. Identified manufacturers and date range of production, Context 1

Manufacturer	Date of Manufacture
Blackwood & Co.	c.1851-c.1878+
J. Thompson	1818-1856



Figure 5.52. Two of the ginger beer bottles from Context 1 showing variation in neck and rim finishes (left and centre) and the complete penny ink (right)

5.3.13.2 Context 2

A single fragment from a tan coloured crock was collected, along with a single cream coloured fragment from an unidentified bottle.

5.3.13.3 Context 5

Two fragments of an unidentified cream coloured bottle were collected. The bottle may have contained beer, ginger beer, ink or other household product.

5.3.13.4 Context 6

A complete small sized beer bottle standing 200mm high was collected. The cream coloured bottle with some brown shading was not marked by a manufacturer.

5.3.13.5 Context 132

Twelve pieces of stoneware representing a minimum of 10 individual vessels were collected from Context 132 (Table 5.96). Three vessels were complete examples.

5. Artefact Analysis

The base and most of the body of a flagon was impressed 'G. Cox Black Prince Walworth Rd' (Figure 5.53). Research identified George Cox as the licensed victualler of the Black Prince tavern at 29 Walworth Road, Newington, London in 1881 and 1882, but he was no longer in that position in 1884 (<http://pubshistory.com>). Cox does not appear to have been exporting to the colonies and it is suggested the flagon may have arrived in New Zealand with an acquaintance. The above history for the property (see history of Lot 4, Pt Allotment 12) indicates that a William Cox may have tenanted the property from 1894 to 1895 and he may have been a relative of George Cox.

Three penny ink bottles were identified, including two complete examples (Figure 5.54). A complete dark brown master ink bottle stood 141mm with a base diameter of 65mm (Figure 5.54).

Other vessels included two fragments of a blacking jar, one fragment of a crock, and four fragments from at least three unidentifiable bottles.

Table 5.96. Minimum number of individual stoneware vessels, Context 132

Product	MNV
Alcohol	(1)
Flagon	1
Household	(6)
Blacking	1
Crock	1
Master Ink	1
Penny Ink	3
Unidentified	3
Bottle	3
Total	10



Figure 5.53. George Cox flagon, dating 1881-1884



Figure 5.54. Two complete penny ink bottles and a complete master ink bottle

5.4 Glassware

5.4.1 85 Hobson Street

Sixty-five pieces of glassware were recovered from well Context 323 representing a minimum of 53 individual items (Table 5.97). The majority of glassware was fragmented and included mainly bases and rims with only one complete pill or tincture bottle and a complete stopper present, suggesting the well fill was not a primary deposit. While the majority of items pre-date 1900, a fragment of a 1921 amber beer bottle suggests the possibility that material within this context was deposited around that year, likely as part of a property clearance. Table 5.98 indicates date range of production for identified manufacturers with analysis suggesting the material generally reflects a late 1870s to 1890s origin.

Alcoholic beverages contributed the greatest proportion of the assemblage, with a minimum of 36 items recorded with black beer contributing 13 examples. This was closely followed by the combination of champagne, wine and brandy, with 12 examples. Of note within this category was the base and partial body of a milk glass case gin bottle (Figure 5.55, left) which is considered extremely rare within the archaeological record.

Two food product bottles were not identified. The base and partial body of a barrel bottle (Figure 5.55, right) may have contained a number of food product types and the base of a bottle was embossed with an unidentified manufacturer's mark using the outline of an iron cross.



Figure 5.55. Showing partial bodies of dark olive green and milk glass case gin bottles (left) and the partial body of a barrel bottle (right)

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Table 5.97. Minimum number of individual glassware products, Context 323

Product	MNV
Alcohol	(36)
Bitters	1
Black Beer	13
Case Gin	5
Champagne/Wine	2
Modern Beer	1
Schnapps	1
Whisky	3
White Wine/Brandy	1
Wine	9
Food	(4)
Capers	1
Salad Oil	1
Unidentified	2
Household	(5)
Dish	1
Drinking Glass	1
Stopper	2
Window	1
Pharmaceutical	(5)
Cosmetic	1
Medicine	4
Water	(3)
Mineral/Soda	3
Total	53

Table 5.98. Identified manufacturers and date range of production, Context 323

Manufacturer	Date Range of Production
A.B.C. 1921	1921
Burroughs, Wellcome & Co.	1880+
E. Breffit & Co.	1832-1913
Lumb & Co.	1870s-1905

5.4.2 91 Hobson Street

A total of 150 pieces of glassware representing a minimum of 99 individual vessels were collected from well Context 325 (Table 5.99). Sixty-one of these items were complete examples. A large number of vessels contained some form of embossing, allowing identification of product and/or manufacturer; summarised in Table 5.100. Food (all condiments) and household products, followed

5. Artefact Analysis

by pharmaceutical products, made up the bulk of the assemblage. Analysis suggests much of the assemblage dates to c.1870s onwards and was likely from a domestic household.

Few alcoholic beverage bottles were recovered, with only six vessels recorded. A complete black beer bottle stood 250mm high with a base diameter of 62mm. A second black beer was represented by a rim and neck, and a base. The partial base of a case gin bottle was noted and two wine bottles were identified from two base and partial bodies and a single rim and neck. A complete clear gin bottle with an external thread finish stood 150mm high. This particular bottle is likely to date post 1900.

Thirty-three food product vessels, all condiments, were identified with 20 Yorkshire Relish bottles recorded. Seventeen of these bottles were complete examples, and all 20 were of the Goddall, Backhouse & Co. brand (Figure 5.56, right). The base of a relish bottle was recorded but could not be determined to be that of the Yorkshire Relish. Two complete R. Millar & Co. Sauce bottles (Figure 5.56, right) and two complete Mellor & Co. Worcester Sauce bottles (Figure 5.56, right) were also recorded. Two half whirly salad oil bottles were calculated, with one complete example standing 247mm high (Figure 5.56, left). A complete emerald green capers bottle stood 174mm high (Figure 5.56, left), and two olives bottles stood 150mm and 153mm high (Figure 5.56, left). At least two pickles bottles were also present with one bottle being a tall example, missing the base.

Household items in general tended to be much more fragmentary, although there were several complete items. Within a total of 34 items, 11 of these were complete aqua stoppers, with the possibility that all were associated with food products. One decanter stopper reconstructed from two pieces of blue glass was noted. Five drinking glasses were identified, three of which were sherry glasses, along with single examples of a tumbler and a handled mug. Three fragments of a thin walled jug were etched with a fern decoration. Items associated with lighting included fragments of an oil lamp chimney, six fragments of a lamp globe with a floral pattern, 10 fragments of a lamp globe with poppies, and a complete 'Little Harry's Night Lamp' (Figure 5.57, left). This small oil lamp stood only 41mm high and was manufactured by L.H. Olmsted of New York, the design patented on 24 April 1877. At least three vases were present with one clear, one black and one blue. Four fragments of a clear glass pressed dish and four fragments of a blue comport were noted. Two pieces of a green and milk glass decorative container were re-joined (Figure 5.57, right). The container was moulded in a basketweave form. A complete plain round ink bottle and a complete gum bottle were also collected. One complete bottle remained unidentified, but the contents may have been a leather dressing or a polish.

A minimum of 26 pharmaceutical vessels were recovered from Context 325. One complete bottle standing 130mm high was embossed 'Atkinson & Barker' and identified as having likely contained an infant cordial. An almost complete emerald coloured Dr Townsend's Sarsaparilla bottle was missing a portion of the rim. Twenty-one medicine bottles were recorded with at least seven bottles associated with digestive conditions. These include Dinneford's Solution of Magnesia, J.C. Eno's Effervescing Fruit Salts, Dr Churchill's Hypophosphites, Bishop's Granular Citrate of Magnesia (all shown in Figure 5.58 left), and Webber Granular Citrate of Magnesia. Other proprietary medicines included Davis' Vegetable Pain Killer, St Jakob's Oel and Barry's Tricopherous for the Skin and Hair. Two vessels were associated with Powell of Blackfriar's Road; however, the contents were not identified. Two New Zealand based chemists were identified: Aickin of Auckland and John R. Hall of Canterbury. These two bottles may have contained a dispensed medicine and one of the pharmacist's own proprietary medicines. Seven vessels generally associated with pills or powders were also identified but none of these contained any embossing.

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Table 5.99. Minimum number of individual glassware vessels, Context 325

Product	MNV
Alcohol	(6)
Black Beer	2
Case Gin	1
Gin	1
Wine	2
Food	(33)
Capers	1
Oil	1
Olives	2
Pickle	2
Relish	1
Salad Oil	2
Sauce	2
Worcester Sauce	2
Yorkshire Relish	20
Household	(34)
Comport	1
Decanter	1
Decorative Container	1
Dish	1
Drinking Glass	5
Ink	1
Gum	1
Jug	1
Oil Lamp Chimney	1
Oil Lamp Globe	2
Oil Lamp – Child's	1
Stopper	11
Unidentified	1
Vase	3
Window Glass	3
Pharmaceutical	(26)
Infant Cordial	2
Medicine	21
Perfume/Cologne	2
Sarsaparilla	1
Total	99

Table 5.100. Manufacturers and date range of production, Context 325

Manufacturer	Date Range of Production
Aickin Pharmacist Auckland	1872+
Atkinson & Baker	c.1850+
Barry's Tricopherous	c.1867
Bishop's Granular Citrate of Magnesia	1857+
Davis' Vegetable Pain Killer	1854+
Dinneford's Solution of Magnesia	c.1861+
Dr Churchill's Hypophosphites	c.1880+
Dr Townsend's Sarsaparilla	1839-1870s
E. Rimmel	c.1840+
Goodall, Backhouse & Co.	1858+
J.C. Eno's Effervescing Fruit Salts	c.1880
John R. Hall Chemist Canterbury	c.1860-c1887
Little Harry's Night Lamp	1877+
Mellor & Co. Worcester	1874+
Powell Blackfriar's Road	1857-1915
R. Millar & C.o	c.1875+
St Jakobs Oel	1882+
Webber Granular Citrate of Magnesia	c.1860s+



Figure 5.56. Complete capers, olives, salad oil and oil bottles (left) and Mellor & Co. Worcester Sauce, R Millar & C.o Sauce, and Goodall, Backhouse & Co.'s Yorkshire Relish (right)

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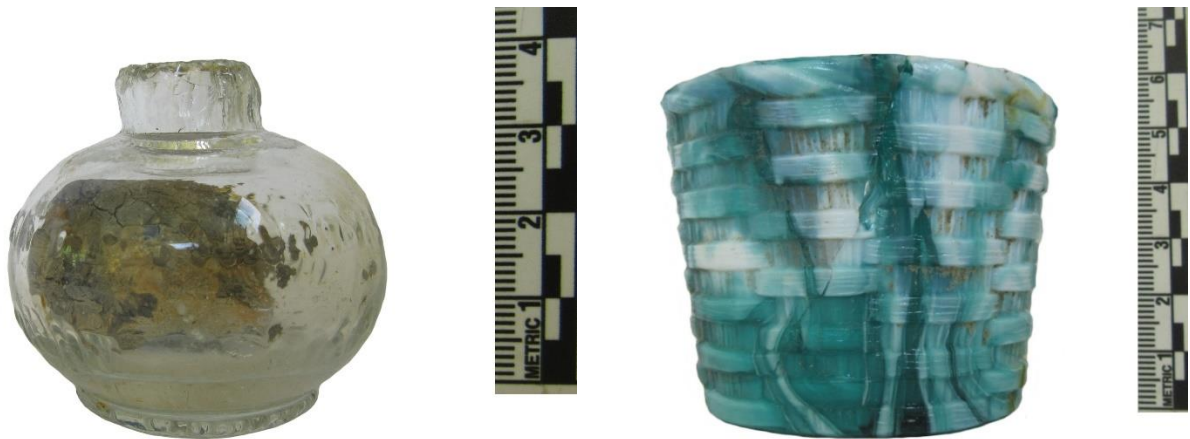


Figure 5.57. Little Harry's Night Lamp (left) and basketweave green and milk glass container (right)



Figure 5.58. Dinneford's Solution of Magnesia, J.C. Eno's Effervescing Fruit Salts, Bishop's Granular Citrate of Magnesia, and Dr Churchill's Hypophosphites (left) and two Rimmel perfume or cologne bottles (right)

5.4.3 93 Hobson Street

Twenty-six pieces of glassware were collected from well Context 324 representing a minimum of 22 individual vessels (Table 5.101). Five of the bottles representing four products contained some form of embossing (Table 5.102), although four of the items were produced for many decades, often until well after the 1900s. The presence of Scott's Emulsion dating from 1876 onward suggests the deposit is likely late 1870s onwards.

Fourteen of the items were categorised as alcoholic beverages with two Udolpho Wolfe's Aromatic schnapps recorded, one small and one large size (Figure 5.59, left). One black beer base was embossed '6 to the Gallon', referencing a reputed quart, where each bottle contained 757ml equalling two-thirds of an imperial quart, therefore requiring six bottles to obtain a gallon. A

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complete Black Beer was also recorded (Figure 5.59, right). A miniature John Robertson, Dundee whisky bottle was also collected (Figure 5.60, left). John Robertson began distilling in Dundee in 1827 (www.ninetradesofdundee.co.uk), eventually bringing a son into the business.

A complete emerald green capers bottle was noted (Figure 5.60, right). Household items included a portion of a drinking glass and dish and the base and partial body of a clear glass was decorated with etched foliage.

Four medicine bottles were identified of which two were embossed. Barry's Tricopherous for the Skin & Hair was marketed in New Zealand from at least 1867 (*Nelson Evening Mail*, 29 March 1867) and is commonly recovered from archaeological sites. Scott's Emulsion is a preparation of cod liver oil manufactured by the partnership of Scott and Browne from 1876 with the formula '50 per cent pure cod liver oil, 6 grs of the Hypophosphites of Lime, and 3 grs of the Hyposphosphites of Soda to a fluid ounce, emulsified with mucilage and Glycerine' (www.chemheritage.org).

Table 5.101. Minimum number of individual glassware items, Context 324

Product	MNV
Alcohol	(14)
Black Beer	2
Case Gin	3
Schnapps	2
Whisky	4
Wine	3
Food	(1)
Capers	1
Household	(3)
Dish	1
Drinking Glass	1
Vase	1
Pharmaceutical	(4)
Medicine	4
Total	22

Table 5.102. Manufacturers and date range of production, Context 324

Manufacturer	Date Range of Production
Barry's Tricopherous for the Skin and Hair	c.1867+
John Robertson, Dundee	1827+
Scott's Emulsion	1876+
Udolpho Wolfe's Aromatic Schnapps	1860s+



Figure 5.59. Two sizes of Udolpho Wolfe's Aromatic Schnapps (left) and complete Black Beer bottle (right)



Figure 5.60. Miniature John Robinson whisky bottle (left) and emerald capers bottle (right)

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5.4.4 97-99 Hobson Street

Eighty pieces of glassware representing a minimum of 64 individual vessels was collected from well Context 328 (Table 5.103). Fourteen items were complete examples with a further six vessels being almost complete. Twenty-five of the vessels were related to alcoholic beverages, followed by pharmaceutical products (13), household items (12), Food products (10) and Mineral Water or Soda (4). Several of the vessels were embossed, providing manufacturer's names (Table 5.104); however, the majority of these products were manufactured for many decades, which did not allow for precise dating.

Of the 25 alcoholic beverage bottles recorded, 12 were identified as wine bottles with a further two bottles recorded as containing white wine or brandy. One complete coffin flask whisky was collected, standing 160mm high. The majority of the bottles were identified from whole or partial bases. The single schnapps bottle identified was partially embossed, allowing identification of the manufacturer as Udolpho Wolfe, a variety of schnapps commonly recovered from archaeological sites.

Ten food products bottles were identified, representing three types of food (Figure 5.61, left). A single salad oil bottle was of the type known as a half whirly. Four pickle bottles were identified, one being a complete example with a hexagonal cross-section standing 204mm high. The remaining bottles were identified from three rims and the base of a plain round pickle. Five olives bottles were recorded, two examples being complete bottles with a further three being bases and partial bodies.

Thirteen pharmaceutical vessels were recorded including 10 medicines and three perfumes or cologne. Five of the medicine bottles were complete examples, with one further bottle being almost complete. Four other bottles were identified from body fragments or the rim and neck, with calculations based on colour of the glass. Five bottles carried embossing, three of which were directly attributed to digestive problems. These included a complete Kruse's Prize Medal Magnesia (Figure 5.62, left), a Norton's Camomile Pills (Figure 5.62, right), and fragments of a bottle containing effervescing salts. The two remaining embossed bottles included one embossed 'IXL' (Figure 5.62, left), which was a generic mark used by a number of manufacturers, and a bottle marked 'Burnett of Boston', which contained an unidentified medicine (Figure 5.62, right). Three perfume or cologne bottles were recovered. Two of these bottles were complete examples. One rectangular cross-section bottle stood 119mm high and possibly contained a cologne. The second complete bottle stood just 38mm high and contained a small amount of fluid; possibly indicating a test sample.

Ten household items were represented, four of which were stoppers. Three of these stoppers were complete unmarked examples. The three drinking glasses were identified from bases and partial bodies, all three being tumblers. The base of a stemmed wine glass and the base of a candle holder were also identified. A spittoon was identified from a portion of the top of the vessel.

Four mineral water or soda bottles were identified, three of which were almost complete examples (Figure 5.61, right). Two of the bottles were embossed 'Barrett & Elers Patent London', dating the bottles no earlier than 1870. These two bottles, along with a third unembossed bottle, are commonly referred to as 'stick bottles' due to the use of a shaped piece of wood and rubber washer as the method of closure.

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Table 5.103. Minimum number of individual glassware items, Context 328

Product	MNV
Alcohol	(25)
Bitters	2
Black Beer	2
Case Gin	3
Schnapps	1
Whisky	3
White Wine/Brandy	2
Wine	12
Food	(10)
Olives	5
Pickle	4
Salad Oil	1
Household	(12)
Candle Holder	1
Drinking Glass	3
Ink	1
Spittoon	1
Stopper	4
Window Glass	1
Wine Glass	1
Pharmaceutical	(13)
Medicine	10
Perfume/Cologne	3
Water	(4)
Mineral/Soda	4
Total	64

Table 5.104. Manufacturers' marks and date range of production, Context 328

Manufacturer	Date Range of Production
Barrett & Elers Patent London	c.1870+
Burnett Boston	1847+
IXL	Undetermined
Kruse's Prize Medal Magnesia	c.1863+
Norton's Camomile Pills	c.1850+
Udolpho Wolfe's Aromatic Schnapps	c.1860s+



Figure 5.61. Food product bottles including half whirly salad oil, hexagonal pickle and olives bottle (left) and mineral water or soda bottles (right)



Figure 5.62. IXL bottle, unmarked medicine, and Kruse's Prize Medal Magnesia (left) and Norton's Camomile Pills and Burnett of Boston bottle (right)

5.4.5 101 Hobson Street

A total of 273 pieces of glassware representing a minimum of 198 individual vessels were collected from well Context 327 (Table 5.105), with 36 complete items recovered and a further 15 items in near complete condition. Alcoholic beverages accounted for 80 of the vessels identified, household products 51 vessels, pharmaceutical products 31 vessels, food products 17 vessels and mineral water or soda vessels accounted for nine items. Ten vessels remained unidentified. Forty-three vessels

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contained some form of embossing, summarised in Table 5.106, but there were several that remained undetermined.

Thirty-six wine bottles were recorded but none were complete examples, with five bottles being almost complete missing the rims and part of the neck. Five white wine or brandy bottles were calculated from three bases and five rim/necks. Sixteen black beer bottles were recorded with only one complete example recovered, standing 238mm high and containing no embossing (Figure 5.63, left). The remaining 15 bottles were calculated from bases and unrelated partial bases. Four schnapps bottles were recorded, again with only one complete example, standing 195mm high (Figure 5.63, left). This particular bottle contained Udolpho Wolfe's Aromatic Schnapps, and embossed fragments from the remaining three bottles suggest they too were Udolpho Wolfe schnapps. Two bitters bottles were noted: a partial base embossed 'S.F. Ca...' remained unidentified with S.F. potentially referencing the place of manufacture as San Francisco, California; and a body fragment embossed 'Trade Mark Australian Hop...tters'. Seven case gin bottles were identified from bases and rims, the four rims recovered all being cone collar finishes. Ten whisky bottles were identified, with six round bottles and four coffin flasks. None were complete examples. The upper portion of one bottle from shoulder to rim had been neatly cut from the main body of the bottle, which was not recovered (Figure 5.63, right); the lower part of the body was likely repurposed for use as a preserves jar.

Seventeen food products vessels were recorded, with 14 condiments identified. Two H. Olson Tomato Sauce bottles were identified, with a complete bottle standing 182mm high (Figure 5.64, left). Olson began full scale manufacture of his tomato sauce in 1870 after producing small amounts from his Auckland residence in the two years prior. By 1872 he had garnered such success that he ordered 2,400 dozen embossed bottles from England for that year with a further order of 4,800 dozen for the following year, being pint and half pint sizes (*Daily Southern Cross*, 18 June 1872). Olson purchased the used bottles back for one shilling per dozen. A complete Mandarin Sauce bottle stood 178mm high (Figure 5.64, left), and it appears this product was available by at least 1883 (*New Zealand Herald*, 3 August 1883). A complete Mellor & Co. Worcester Sauce bottle stood 194mm high (Figure 5.64, left). One Lea & Perrin's Worcestershire Sauce was identified from body fragments, and three unknown sauce bottles were identified. A complete La Paix Extra Salad Oil bottle stood 215mm high (Figure 5.64, right) and the base of an oil bottle was noted. Three pickle bottle rims were identified. Portions of at least one emerald capers bottle were noted. The base of a fruit jar was identified and the base and partial body of a cocoa powder bottle was embossed 'Van Houten's Cacao Weesp Hol...'.

Fifty-one household product vessels were identified, with 14 inks and 13 drinking glasses being the largest contributors. Of the 14 inks, 11 were complete examples. Shapes noted included round, square, octagonal, boat and bell (Figure 5.65). Manufacturers included Blackwood & Co., F.M. & Co. (unidentified), J.H. (unidentified) and Hyde & Co. A partial Judson's Gum bottle was collected (Figure 5.65). Thirteen drinking glasses were identified, with none being complete. Remains of four sherry glasses were noted with the upper body of one of the glasses being etched with a fern design. Five candle holders were identified, two dark blue, two blue and one clear glass. Two of the vessels were identified as fairy light candleholders, often used as Christmas lights. Although generally fragmented, one example was partially complete (Figure 5.66). At least four vases were present, two in clear glass with one of these designed for a single stem, one vase was constructed of pink and clear glass, while the fourth was constructed of purple and milk glass. Fragments from two lamps were noted, one in clear glass the other in blue glass, both having etched fern designs. One

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fragment of a milk glass lampshade was also noted. Handles from two purple glass jugs were noted but did not appear related. The base of a clear glass container was noted. A complete Kiwi Brand polish bottle stood 93mm high. Three aqua unembossed stoppers were noted and likely related to food products.

Thirty-one pharmaceutical products were identified with 17 of these vessels being complete. Three cobalt bottles were collected, two being complete examples (Figure 5.67, left). An octagonal poison bottle stood 68mm high with a base diameter of 18mm. A complete castor oil bottle stood 228mm and was unembossed. A second castor oil was identified from base and rim fragments. Twenty-three medicine bottle were recovered with 21 of these containing liquid medicine, and two containing pills or powders. Both of the pills or powder bottles were complete examples with neither being embossed. Of the 21 liquid medicines, nine contained some form of embossing. Imported medicines included an A.J. White of London, an Allen's Lung Balsam, and a J. Bosisto bottle. Bosisto opened a pharmacy in Richmond in 1852 with eucalyptus products being the mainstay. The company continued after his death in 1898 and the Pty Ltd portion of the name was added in 1899, with the company taken over by Drug House of Australia Ltd in 1951 (www.fgb.com.au). New Zealand based chemist bottles included a complete C. Henderson bottle standing 130mm high, a partial Edson Chemist bottle, a partial Hudson bottle and complete examples of Graves Aickin, Thomas Crawford and Sharland's Apothecary Hall bottles (Figure 5.67, right). Personal grooming items included fragments of a Barry's Tricopherous for the Skin and Hair, an almost complete Senior's Cheveuxline (hair restorer, Figure 5.68, left) and a Barry's Pearl Cream (Figure 5.68, right). Two toilet water bottles were identified, one of which was complete, standing 128mm high.

A minimum of nine mineral water or soda bottles were recorded, with at least three bottles identified as William Handley bottles, one of which was almost complete (Figure 5.69). Robson (1995) provides dates of 1890-1912 for William Handley's manufactory in Wellington Street; however, newspaper advertising shows the manufactory had been established some time before then with an 1887 advertisement offering for sale a soda machine from 'William Handley, Aerated Water Manufacturer, Wellington Place, Hobson Street' (*Auckland Star*, 15 October 1887:1). One year earlier Handley was known to be producing hop beer from a Hobson Street address (*Auckland Star*, 7 January 1886:3). At least three bottles were associated with John Grey & Sons but these were identified from body fragments only. The base of an unmarked stick bottle was noted and a stick bottle closure consisting of a wooden peg and rubber washer was also recovered (Figure 5.70).

Table 5.105. Minimum number of individual glassware vessels, Context 327

Product	MNV
Alcohol	(80)
Bitters	2
Black Beer	16
Case Gin	7
Schnapps	4
Whisky	10
White Wine/Brandy	5
Wine	36

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Food	(17)
Capers	1
Cocoa Powder	1
Fruit	1
Mandarin Sauce	1
Oil	1
Pickle	3
Salad Oil	1
Sauce	3
Tomato Sauce	2
Unidentified	1
Worcester Sauce	1
Worcestershire Sauce	1
Household	(51)
Candle Holder	5
Container	1
Drinking Glass	13
Gum	1
Ink	14
Jug	2
Lamp	2
Lampshade	1
Polish	1
Sherry Glass	4
Stopper	3
Vase	4
Pharmaceutical	(31)
Castor Oil	2
Medicine	23
Personal Grooming	3
Poison	1
Toilet Water	2
Unidentified	(10)
Bottle	10
Water	(9)
Mineral/Soda	9
Grand Total	198

Table 5.106. Manufacturers and date range of production, Context 327

Manufacturer	Date Range
A.J. White	c.1875+
Allen's Lung Balsam	1870+

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Australian Hop Bitters	1875-c1893
Barry's Pearl Cream	1873-1906
Barry's Tricopherous	1687-1906
Blackwood & Co.	1851+
G. Aickin Pharmacist	c.1865-1918
C. Henderson Chemist	c.1877-1896
Cannington Shaw & Co.	c.1875-1913
Crawford Chemist	c.1883-1938
Edson Chemist	1859-1913
F.M. & Co.	Unidentified
G. & Co.	Unidentified
H. Olson	1872+
Hudson Chemist	c.1880+
Hyde & Co. London	c.1860s+
J. Bosisto Richmond	1852-1898
JH (joined)	Unidentified
John Grey & Sons	1880-1902
Judson's Gum	1877+
K.B.C.	1863+
Kiwi Brand	Unidentified
La Paix Extra Salad Oil	Undetermined
Lea & Perrin's	1854+
Mandarin Sauce London	c.1883+
Mellor & Co.	1874+
Senior's Cheveauxline	Undetermined
Sharland Apothecary Hall	1872+
Udolpho Wolfe's Aromatic Schnapps	1863+
Van Houtens Cacao	1869+
W. (Wood Brothers Glass)	1851-1905
William Handley	c.1886-1912



Figure 5.63. Complete Udolpho Wolfe's Aromatic Schnapps and Black Beer (left) and top of whisky bottle cut from body, where the body has likely been used as a preserves jar (right)

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Figure 5.64. H. Olson Tomato Sauce, Mandarin Sauce and Mellor & Co.'s Worcester Sauce (left) and La Paix Extra Salad Oil (right)



Figure 5.65. Top: five small inks. Bottom: Judson's Gum, F.M. & Co.'s bell ink and Blackwood & Co. cobalt ink



Figure 5.66. Blue glass fairy light



Figure 5.67. Cobalt poison and castor oil (left) and local chemists G. Aickin, Crawford and Sharland (right)



Figure 5.68. Senior's Cheveuxline (left) and Barry's Pearl Cream (right)



Figure 5.69. William Handley mineral water or soda bottle



Figure 5.70. Wood and rubber closure from a 'stick' bottle

5.4.6 103 Hobson Street

A total of 107 pieces glassware was recovered from well Context 329 representing a minimum of 71 individual items (Table 5.107). Twenty-five vessels were complete examples with a further six examples being almost complete. Household products were the greatest single contributor with a minimum of 30 vessels identified, with pharmaceutical and alcohol both contributing 17 vessels each. Food product vessels only accounted for six items while a single mineral water or soda bottle was recovered.

Twenty-one individual items contained some form of embossing with identified manufacturers, summarised in Table 5.108. While many of the embossed vessels were imported products, there were four merchants who were New Zealand based. Analysis suggests the likely period of deposition was c.1870s to c.1910.

Seventeen alcoholic beverage bottles were recovered, with eight red wine bottles recorded. Two of these bottles were complete examples, standing 246mm and 252mm respectively. Two bottles were missing the upper portion of the body and a further four bottles were identified from bases. A single white wine or brandy bottle was missing the basal kickup. Two black beer bottles were recorded, with one complete example standing 285mm high. A single case gin was identified from three small base fragments, while a clear glass gin base was marked with a trident symbol, identified as that of Johnsen & Jorgensen, dating from 1884. Three Udolpho Wolfe's Aromatic Schnapps bottles were identified, with two being complete examples. The partial body of an aqua whisky bottle was also noted.

Six food product bottles were recovered, representing three product types. A complete Brown, Barrett & Co. Essence of Coffee & Chicory bottle stood 216mm high (Figure 5.71, left). Brown,

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Barrett & Co. was established in 1868 (Cyclopedia Company Limited), the earliest date at which this particular could have been manufactured. The second coffee essence bottle was calculated from a base and partial body containing some embossing identifying Symington & Co. as manufacturers. Thomas Symington & Co. were manufacturing chemists in Edinburgh from the 1870s (Stockton 1981) who began producing coffee essence about 1880 (Marwick 1964). Two preserves jars were noted from body fragments showing a patent of 30 November 1858, those jars being commonly known as Mason jars. Two salad oil bottles were noted. One whirly style bottle was almost complete (Figure 5.71, left), while the base and partial body of a column style salad oil was embossed 'R.B.', a mark not identified.

Thirty household product vessels were identified, with 12 bottles being complete examples and a further two being almost complete. A complete Spooner's Boot Dressing bottle standing 78mm high had an external thread finish and was embossed on the base 'L.S. & Co. Redg July 1900'. Seven ink bottles were collected, five of which were complete examples. Two octagonal shear lip bottles were present with the remaining five bottles being plain round bottles. Five drinking glasses were recorded, all represented by bases and partial bodies. Four of the glasses were tumblers while the fifth was a shot glass which had etched decorations on the upper body. At least four glass dishes were noted, all having fairly shallow sides, with only one being highly decorative. Five bottles remained unidentified and may have contained a variety of products such as food, pharmaceutical or household products. Three of these bottles had an external thread finish.

Seventeen pharmaceutical bottles were identified, six of which were complete examples. Seven bottles were identified as having contained medicine. Two Warner's Safe Cure bottles in amber glass were calculated, one being a complete example standing 235mm high with embossing identifying the Melbourne office as supplier (Figure 5.72, left). This patent medicine was marketed to cure a number of illnesses, principally for the liver, with the Melbourne office established in 1887 (en.wikipedia.org). There were several medicines marketed under the Safe Cure brand; however, the particular preparation would have been identified on the paper label, which did not survive. One medicine bottle was embossed 'W. Sha[rland] Apothecar[y] Auckl[and]'. W. Sharland was identified as William Sharland, son of well-known Auckland pharmacist J.C. Sharland. William Sharland qualified as a pharmacist in 1889, later taking over the Apothecaries Hall (Combes 1979). Three bottles or vials were likely associated with pills or powdered medicines. Two poison bottles were noted, both containing partial embossing allowing the 'Not to be taken' phrase to be interpreted. Both bottles were of blue glass, one being cobalt. Two perfume or cologne bottles and one toilet water bottle were identified. One bottle, complete with stopper was embossed 'Roger & Gallet Paris' (Figure 5.72, right). This company was established in 1862 and still produces perfumes and cologne amongst other personal hygiene items (www.roger-gallet.com). Three bottles remained unidentified but two of these, both complete examples, were possibly associated with beauty products (Figure 5.72, right). One of these bottles was embossed on the base 'T. Raby Cognac'; however, this maker has not been identified. A complete pharmaceutical bottle of unknown contents was embossed 'Wallace & Co. Triangle Christchurch'. Wallace & Co. appears to have been established c.1867 (Donaldson et al. 1990) and were still at that address in 1905 (*Star*, 18 February 1905).

The base and partial body of a mineral water or soda bottle was embossed 'ALVA Registered' (Figure 5.71, right). ALVA is an acronym for Auckland Licensed Victuallers' Association (ALVA). The Association was commenced in 1871 (*New Zealand Herald*, 2 May 1871) and was not confined to Auckland alone, later being renamed Auckland Provincial Licensed Victuallers' Union of

5. Artefact Analysis

Employers in 1903 (*Wanganui Chronicle*, 28 September 1903). These particular bottles would have been available from any hotel that was a member of the association.

Table 5.107. Minimum number of individual glassware products, Context 329

Product	MNV
Alcohol	(17)
Black Beer	2
Case Gin	1
Gin	1
Schnapps	3
Whisky	1
White Wine/Brandy	1
Wine	8
Food	(6)
Coffee Essence	2
Preserves	2
Salad Oil	2
Household	(30)
Boot Dressing	1
Container/Jar	1
Dish	4
Drinking Glass	5
Ink	7
Oil Lamp	1
Stopper	1
Unidentified	5
Vase	1
Window	4
Pharmaceutical	(17)
Castor Oil	1
Medicine	7
Ointment	1
Perfume/Cologne	2
Poison	2
Toilet Water	1
Unidentified	3
Water	(1)
Mineral/Soda	1
Total	71

Table 5.108. Identified manufacturers and date range of production, Context 329

Manufacturer	Date of Manufacture
ALVA	1871+
Brown, Barrett & Co.	1868+
Johnsen & Jorgensen (trident mark)	c.1884+
Mason's Jar	1858+
Roger & Gallet	1862+
Spooner's Boot Dressing/LS & Co.	1900+
Symington & Co.	c.1880+
Udolpho Wolfe's Aromatic Schnapps	1863+
Wallace & Co. Christchurch	c.1867+
Warner's Safe Cure Melbourne	1887+
W. Sharland Apothecary Auckland	c.1889+



Figure 5.71. Whirly salad oil bottle and Brown, Barrett & Co. Coffee Essence bottles (left) and Auckland Licensed Victuallers' Association mineral water or soda bottle (right)



Figure 5.72. Complete amber Warner's Safe Cure bottle (left) and two unidentified pharmaceutical bottles and a Roger & Gallet perfume or cologne with stopper (right)

5.4.7 109 Hobson Street

A relatively small collection of glassware was recovered from three contexts at 109 Hobson Street (Table 5.109). The glassware was in most cases heavily fragmented with only a marble and a bottle stopper being complete.

Table 5.109. Summary of glassware, 109 Hobson Street

Context	Description	NISP	MNV
140	Mixed fill layer	9	3
141	Mixed fill capping layer	2	2
152	Mixed fill layer	10	7
Total		21	12

5.4.7.1 *Context 140*

Nine pieces of glassware were recovered from Context 140, representing at least three individual items (Table 5.110). A complete aqua glass marble probably originating from a mineral water or soda bottle had a diameter of 18mm. The rim and neck of a clear glass ink bottle was identified, and seven fragments of aqua bottle glass were unable to be identified.

Table 5.110. Minimum number of individual glassware vessels, Context 140

Product	MNV
Household	(2)
Ink	1
Marble	1
Unidentified	(1)
Bottle	1
Total	3

5.4.7.2 Context 141

The rim and neck of an aqua whiskey bottle was collected, the top having a collar band finish. A complete bottle stopper was recovered; however, the stopper was not embossed. The stopper likely related to a food product bottle.

5.4.7.3 Context 152

Ten pieces of glassware were collected from Context 152 representing a minimum of seven individual items (Table 5.111), all of which were alcoholic beverages.

Five black beers bottles were calculated from bases and part bases. These included a large portion of a bottle with a base diameter of 79mm (Figure 5.73, right) and three complete bases measuring 75mm, 79mm and 89mm. Two partial base fragments were calculated as one bottle as a relationship between the two could not be excluded. None of the bases included any form of embossing. Two collar skirt rim and necks were also recorded.

The base of a dark olive green case gin bottle (Figure 5.73, left) had base dimensions of 55mm x 54mm. A single olive green body sherd of a schnapps bottle was embossed ‘..hieda..’ (Schiedam) and was likely a Udolpho Wolfe’s Aromatic Schnapps, a variety of schnapps commonly found on historic archaeological sites.

Table 5.111. Minimum number of individual glassware vessels, Context 152

Product	MNV
Alcohol	(7)
Black Beer	5
Case Gin	1
Schnapps	1
Total	7

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Figure 5.73. Case gin bottle base (left) and black beer bottle (right)

5.4.8 111-113 Hobson Street

Eighteen pieces of glassware representing a minimum of 10 individual items were recovered from three contexts (Table 5.112). Products identified are those typically recovered from archaeological sites and none could provide information sufficient to confirm a date range, although the appearance of the assemblage suggests a pre-1900 context.

The collection is not considered large enough to determine the occupation type based on observed patterns, but the presence of plate glass does suggest a potential mixed commercial and residential occupancy.

Table 5.112. Summary of glassware, 111-113 Hobson Street

Context	Description	NISP	MNV
159	Fill of brick outhouse structure	8	2
291	Gravel surface	3	2
296	Clay fill	7	6
Total		18	10

5. Artefact Analysis

5.4.8.1 Context 159

Two fragments of glass were collected from Context 159, both originating from window glass. One fragment was 6mm thick, indicating it likely originated from a plate glass window associated with a shopfront. The second fragment of window glass was 2mm thick and painted on one side with a white geometric design (Figure 5.74), likely used as privacy glass on a bathroom.



Figure 5.74. Piece of privacy glass with white geometric designs

5.4.8.2 Context 291

Three pieces of glassware representing two items were collected. The base and partial body of a cobalt castor oil bottle was noted, along with a single fragment of an unidentified aqua glass bottle.

5.4.8.3 Context 291

Seven pieces of glassware were collected from Context 296 representing six individual items (Table 5.113), one item of which was a complete example. Alcoholic beverages included body fragments of two Udolpho Wolfe's Aromatic Schnapps of differing capacities and the mamelon of a green wine bottle likely to have contained a red variety. A fragment of a salad oil bottle was noted and an almost complete plain round ink bottle had a base diameter of 37mm.

A complete Davis' Vegetable Pain Killer bottle stood 123mm high with base dimensions of 40mm x 21mm (Figure 5.75). This particular proprietary medicine is commonly recovered from historic period sites across New Zealand and was marketed as a cure all. Davis' Vegetable Pain Killer was first produced c.1840 at Providence, Rhode Island (Sullivan 1984). The embossed panel bottle was introduced in 1854 in response to counterfeiting of his product. At least 23 variations of the bottle have been recorded (Wilson and Wilson 1971). Sullivan (1984:45) published a formula for the product from 1875 showing that a barrel of the medicine contained: '44.31 gallons foreign alcohol,

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1.545 pounds opium, 8.7125 pounds camphor, and pepper, myrrh, guaiac, oil of spruce and red saunders in unspecified quantities.'

Table 5.114 summarises the date range of production for identified products, but the two products identified may have been consumed at any time as both of these brands were available in New Zealand until c.1950s.

Table 5.113. Minimum number of individual glassware items, Context 296

Product	MNV
Alcohol	(3)
Schnapps	2
Wine	1
Food	(1)
Salad Oil	1
Household	(1)
Ink	1
Pharmaceutical	(1)
Medicine	1
Total	6

Table 5.114. Identified manufacturers and date range of production, Context 296

Manufacturer	Date Range of Production
Davis' Vegetable Pain Killer	1854+
Udolpho Wolfe's Aromatic Schnapps	1863+



Figure 5.75. Complete Davis' Vegetable Pain Killer bottle

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5.4.9 115 Hobson Street

Material collected at 115 Hobson Street was recovered from seven contexts separated into three main areas: a general collection, material recovered from within Building 2, and material collected from within Building 3. These buildings referred to are those depicted on the 1908 plan (Figure 4.16). Analysis of the material from Building 2 and Building 3 suggest there is a likely relationship between the materials and that the deposits may have occurred prior to the construction of the buildings. Table 5.115 summarises the number of individual pieces of glassware recovered and the minimum number of vessels represented by context.

Table 5.115. Summary of glassware, 115 Hobson Street

Context	Description	NISP	MNV
223	Mixed fill layer	27	22
230	Backfill against brick foundations	1	0
233	Brick pile	9	6
244	Foundation	9	5
300	Drain	2	2
303	Clayey silt fill	3	2
321	Well	27	19
Total		108	63

5.4.9.1 Context 244

Nine pieces of glass representing a minimum of five vessels were collected. Items recovered included the partial bases of a black beer and a champagne or wine, and the base of a case gin bottle. A fragment of window glass and a fragment of an unidentified blue vessel were recorded.

5.4.9.2 Context 300

The base and partial bodies of two drinking glasses were collected. One glass was 10-sided while the other was plain round.

5.4.9.3 Context 303

Context 303 produced three fragments of glass representing two items (Table 5.116). Two fragments related to at least one case gin bottle and one fragment of aqua glass was identified as that of a salad oil bottle.

Table 5.116. Minimum number of individual glassware items, Context 303

Product	MNV
Alcohol	(1)
Case Gin	1
Food	(1)
Salad Oil	1
Total	2

5.4.9.4 Context 321

Twenty-seven pieces of glass representing a minimum of 19 individual items were recovered from Context 321 (Table 5.117). Alcoholic beverage accounted for eight items with all of these items identified from bases and partial bodies. Pale green coloured white wine or brandy bottles were the single greatest contributor to this category. The body of a champagne or wine bottle and the lower body of a black beer are shown in Figure 5.76, left.

Ten pickle bottles were recorded, the minimum number present established largely from bases, although two complete vessels were also collected (Figure 5.76, right). Nine of the bottles were square in cross-section with a single round partial base collected. One of the complete bottles was unembossed, whilst the second complete vessel was embossed with a globe. A body fragment indicated at least two of these globe embossed bottles were present. One body fragment was embossed with a crown and was likely related to one of the bases. Globe and crown pickle bottles are amongst those commonly referred to as Goldfields pickles due to their prevalence on 1860s goldfield sites.

One partial blue aqua medicine bottle was also recorded, the bottle carrying no embossing.

Table 5.117. Minimum number of individual glassware vessels, Context 321

Product	MNV
Alcohol	(8)
Black Beer	1
Champagne/Wine	1
Whisky	2
White Wine/Brandy	4
Food	(10)
Pickle	10
Pharmaceutical	(1)
Medicine	1
Total	19



Figure 5.76. Example of champagne/wine and black beer bottle (left) and complete pickle bottles including the globe embossed pickle and plain pickle (right)

5.4.9.5 Building 2 – Contexts 230 and 233

Material from Contexts 230 and 233 was recovered from within the footprint of Building 2 (1908 plan, see Figure 4.16) with analysis suggesting a relationship with Context 223 within Building 3.

Context 230

The rim and neck of a ring seal red wine bottle was collected; however, it was not calculated within MNV as it may relate to a wine bottle deposited in Context 233.

Context 233

Nine pieces of glassware were collected from Context 233 representing a minimum of six individual items (Table 5.118). Two body fragments from a black beer and a case gin bottle were not calculated within the MNV as they may relate to individual vessels calculated elsewhere.

The base and partial body of a medium domed green beer was noted, along with partial bases of a whisky and a red wine bottle. Food products included a portion of a salad oil bottle and one bottle whose likely contents were not identified. One fragment of a cobalt castor oil bottle was also recorded.

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Table 5.118. Minimum number of individual glassware vessels, Context 233

Product	MNV
Alcohol	(3)
Green Beer	1
Whisky	1
Wine	1
Food	(2)
Salad Oil	1
Unidentified	1
Pharmaceutical	(1)
Castor Oil	1
Total	6

5.4.9.6 ***Building 3 – Context 223***

Material from Context 223 was recovered from within the footprint of Building 3 (1908 plan, see Figure 4.16) with analysis suggesting a relationship with Context 233 within Building 2.

Twenty-seven pieces of glassware representing a minimum of 22 individual vessels were collected from Context 223 (Table 5.119). Analysis suggests a likely 1870s + date for this assemblage.

Sixteen of these items originated from alcoholic beverages, with black beer being the most prevalent, with a minimum of 10 bottles recorded. One of these bottles was a complete example standing 220mm high with a maximum base diameter of 66mm and likely contained a half pint of ale (Figure 5.77, left). One bottle missing the rim and partial neck had a base diameter of 84mm and likely contained a pint. The remaining eight black beer bottles were identified from bases only. At least two Udolpho Wolfe's Aromatic Schnapps bottles were present and one of the two wine bottles recorded was identified as a hock style amber wine bottle, likely having originally contained a red wine. A complete white wine or brandy bottle stood 302mm high with a base diameter of 73mm (Figure 5.77, left).

Five food product items were identified, four of which were bases and partial bodies. Salad oils present were recorded as single examples of a half whirly and a herringbone. The lower bodies of a single vinegar and a single Lea & Perrin's Worcestershire Sauce were also noted. A complete H. Olson stopper was associated with tomato sauce. Olson began full scale manufacture of his tomato sauce in 1870 after producing small amounts from his Auckland residence in the two years prior. By 1872 he had garnered such success that he ordered 2,400 dozen embossed bottles from England for that year with a further order of 4,800 dozen for the following year, being pint and half pint sizes (*Daily Southern Cross*, 18 June 1872). Olson purchased the used bottles back for one shilling per dozen.

A single mineral water or soda bottle was recovered in complete condition. The Lamont Patent bottle stood 179mm high with a base diameter of 48mm and was embossed 'R. Williams Saffron Walden' and was manufactured by Lumb & Co. of Castleford (Figure 5.77, right). No information could be located for R. Williams of Saffron Walden and it is possible the name is that of an agent

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and not a manufactory. The bottle was, however, not manufactured until the 1870s onwards as it was sometime during that decade Lumb & Simpson became Lumb & Co. (Toulouse 1971).

Table 5.119. Minimum number of individual glassware vessels, Context 223

Product	MNV
Alcohol	(16)
Black Beer	10
Case Gin	1
Schnapps	2
White Wine/Brandy	1
Wine	2
Food	(5)
Salad Oil	2
Tomato Sauce	1
Vinegar	1
Worcestershire Sauce	1
Water	(1)
Mineral/Soda	1
Total	22

Table 5.120. Identified manufacturers and date range of production, Context 223

Manufacturer	Date Range of Production
H. Olson Tomato Sauce	1872+
Lea & Perrins Worcestershire Sauce	1854+
R. Williams, Saffron Walden	c.1870s+
Udolpho Wolfe's Aromatic Schnapps	1863+



Figure 5.77. Complete white wine or brandy bottle and black beer (left) and complete Lamont Patent mineral water marketed by R. Williams of Saffron Walden (right)

5.4.10 79-81 Wellesley Street West

A total of 512 pieces of glass representing a minimum of 424 individual vessels were collected from 12 contexts (Table 5.121). Some 181 complete vessels were recovered, along with a further 19 which were generally missing the rims.

Glassware analysis indicates that material can be attributed to two distinct occupations: Mr Sanderson (1855-1877) and Mrs Letham (1877-c.1903). Contexts relating to Mr Sanderson include 39, 107, 108, 121, 127 and 317. Contexts relating to Mrs Letham include 15, 61 and 320. Separation of the two occupations was based on the presence or absence of several indicator vessels: pig snout gin, triangular vinegar, diamond and genie shaped salad oils, and ‘torpedo’ mineral water bottles, all of these styles of bottles no longer produced past the mid-1870s in favour of more advanced closures and bottle forms, and the reduction in cost of manufacturing less elaborate body styles.

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Table 5.121. Summary of glassware, 79-81 Wellesley Street West

Context	Description	NISP	MNV
15	Well	318	278
39	Buried topsoil	6	4
62	Posthole	2	2
67	Fill layer	1	0
98	Construction cut for brick wall	1	0
101	Cut for brick pile	3	3
107	Pit	79	67
108	Pit fill	36	32
121	Open drain	5	1
127	Open drain	4	4
317	Well	44	31
320	Well	13	2
Total		512	424

5.4.10.1 *Context 15*

A total of 318 pieces of glassware representing a minimum of 278 individual vessels were collected from Context 15 (Table 5.122). Some 140 of these vessels were complete examples with a further 10 vessels being near complete. A large number of vessels carried some form of embossing, and the manufacturers and date range of production are summarised in Table 5.123.

Alcoholic beverages accounted for 151 individual vessels or 54.3% of the assemblage. The greatest single contributor was schnapps with a minimum of 77 bottles recorded. The bottles represented two of the three sizes available, being the small and medium sized bottles (examples in Figure 5.78, left). The smaller size bottles typically measured 194mm high (N=64) while the medium size vessels measured 229mm high (N=13). A minimum of 24 black beer bottles were present with 7 complete examples recovered (examples in Figure 5.78, centre). Two of the bases were embossed '6 to the gallon', indicating the contents were a reputed quart, or the equivalent of 757.7ml per bottle. A single amber beer (Figure 5.78, centre) stood 246mm high and was embossed 'L.G. Co.' on the base, which was not identified. Four green beer bottles were identified from bases only. Twenty-two champagne or red wine bottles were collected, nine of which were complete. Four red wine bottles were recorded and at least two white wine or brandy bottles were noted. Three case gin bottles were recovered, with two being complete and both having cone collar finishes. Eleven whisky bottles were calculated, with seven complete examples, including one plain round, four coffin flasks and two flasks (examples in Figure 5.78, right). Three amber bitters bottles were identified from bases only. It is likely that much of the alcohol was purchased from the neighbouring Albion Hotel.

Thirty-eight individual food product vessels were recovered, with 13 of these being complete examples. Salad oil was the most represented product with a minimum of 12 bottles recorded, nine of which were half whirly style bottles. Eighteen sauce bottles were recovered, of four varieties (examples in Figure 5.79). Eight generic sauce bottles were recorded, two being embossed with a star logo which remains unidentified. Three complete Robert Neal's New Zealand Sauce bottles were present. Neal's sauce appears to have been a short-lived product with the earliest example of advertising in 1872 and the last in 1873. However, the following newspaper entry informs of the flavour to be expected: 'We have received a sample of Mr Robert Neal's New Zealand Sauce. It is

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of an exquisite flavour, and imparts a zest to chops, or steaks, fish, soup, or any other dish, fancy may dictate. The sauce is similar in flavour to the famed Worcester sauce, and for its general usefulness should be well patronised, especially as it is the produce of a local industry.' (*Auckland Star*, 7 March 1872:2). Six tomato sauce bottles were collected, five of which were of the Olson brand. Olson began full scale manufacture of his tomato sauce in 1870 after producing small amounts from his residence in the two years prior. By 1872 he had garnered such success that he ordered 2,400 dozen embossed bottles from England for that year with a further order of 4,800 dozen for the following year being pint and half pint sizes (*Daily Southern Cross*, 18 June 1872). Olson purchased the used bottles back for one shilling per dozen. The sixth bottle was embossed 'C. Moulder Tomato Sauce', but no information could be located regarding this product. A single complete Lea & Perrin's Worcestershire Sauce bottle was also collected. The base and partial bodies of two vinegar bottles were identified, along with one almost complete emerald capers bottle and five olives bottles.

Thirty-three household product items were calculated, including 11 complete unmarked stoppers, likely relating to food products. Nine complete ink bottles in eight varying body forms were identified (Figure 5.80), including inks commonly referred to as bell, boat, octagonal and square. Six drinking glasses were recovered but none were in complete form. A handle from a jug and two fragments from a dish lid were noted, along with a partial base and complete lid of a large glass jar. The base of an amethyst candle holder was also collected. Three window panes were identified, including a fragment of plate glass generally associated with a shopfront, eight fragments of aqua pane typically installed in most buildings, and a fragment of cobalt glass generally used as decorative fan lighting glass around doors and above front windows.

Forty-six pharmaceutical bottles were recorded with 26 being complete examples. A single complete cobalt castor oil bottle stood 224mm high and was unembossed. Two complete amber malt extract bottles stood 169mm high, manufactured by Burroughs, Wellcome & Co., operating from 1880. Twenty-nine medicines were collected, 18 of which were complete examples. Twenty-five of the bottles had contained liquid medicines. Four of these bottles contained no embossing. Embossed bottles included one Davis' Vegetable Pain Killer, one Dr A. Boschee's German Syrup, one Goodalls' Quinine Wine, one Barry's Tricopherous for the Skin and Hair, and two St Jakobs Oel. Local pharmacist bottles included one G. Aickin, one Crawford, one C. Henderson, two Edson's general bottles and two Edson's Syrup of Hypophosphites with Suphorbia Pilulifera. Four vessels were likely to have contained pills or powders. The base of a Sarsaparilla bottle was noted, but the manufacturer could not be identified. Three perfume or cologne bottles were collected, two of which were complete. One was embossed 'Phillipson & Co. London', a company established in 1852. Three toilet water bottles were also collected.

Eight mineral water or soda bottles were identified, five of which were determined to have been manufactured by John Grey & Sons (1880-1902). One bottle embossed 'Barrett & Elers Patent' was manufactured after 1870.

Table 5.122. Minimum number of individual glassware items, Context 15

Product	MNV
Alcohol	(151)
Beer	1

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Bitters	3
Black Beer	24
Case Gin	3
Champagne/Wine	22
Green Beer	4
Schnapps	77
Whiskey	11
White Wine/Brandy	2
Wine	4
Food	(38)
Capers	1
New Zealand Sauce	3
Olives	5
Salad Oil	12
Sauce	8
Tomato Sauce	6
Vinegar	2
Worcestershire Sauce	1
Household	(33)
Candle Holder	1
Dish	1
Drinking Glass	6
Ink	9
Jar	1
Jug	1
Stopper	11
Window	3
Pharmaceutical	(46)
Castor Oil	7
Malt Extract	3
Medicine	29
Perfume/Cologne	3
Sarsaparilla	1
Toilet Water	3
Unidentified	(2)
Bottle	2
Water	(8)
Mineral/Soda	8
Total	278

5. Artefact Analysis

Table 5.123. Manufacturers and date range of production, Context 15

Manufacturer	Date Range of Production
Barrett & Elers Patent London	c.1870+
Barry's Tricopherous for the Skin and Hair	c.1867+
Blackwood & Co.	1851+
Burroughs, Wellcome & Co. Snow Hill London	1880+
G. Aickin Pharmacist Auckland/W.T. & Co. Patent Nov 17 80	c.1865-1918
C. Henderson Chemist Auckland	c.1877-1896
C. Moulder Tomato Sauce	Unidentified
Crawford Pharmacist Newton Auckland	c.1879+
Davis' Vegetable Pain Killer	1854+
Dr A. Boschee's German Syrup/ L M Green Proprietor	c.1870s+
Edson Chemist Auckland	1859-1910+
Goodall's Quinine Wine	c.1873-1887 (+?)
H. Olson Tomato Sauce	1872+
John Grey & Sons	1880-1902
Lea & Perrins Worcestershire Sauce	1854+
Phillipson & Co.	1852+
Robert Neal's New Zealand Sauce	1872-1873
Whitall, Tatum & Co.	1857-1938
St Jakob's Oel	1882+



Figure 5.78. Complete Udolpho Wolfe's Aromatic Schnapps in the two sizes recorded (left), complete Beer bottles (centre) and complete whisky bottles (right)



Figure 5.79. From left: Robert Neal's New Zealand Sauce, Lea & Perrin's Worcestershire Sauce, C. Moulder Tomato Sauce and Olson's Tomato Sauce and sauce with star logo



Figure 5.80. Showing the variety of ink bottle forms recovered from Context 15

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5.4.10.2 Context 39

A small collection of glassware was recovered from Context 39 with four items identified (Table 5.124). This included a portion of a sherry glass and a fragment of a baby feeder embossed ‘..Thomps..’, possibly being that of Maw, Son & Thompson; this particular name was used in 1870-1890 (Haskell and Lewis 1971) but this example likely dated no later than 1877.

Table 5.124. Minimum number of individual glassware items, Context 39

Product	MNV
Food	(1)
Pickle	1
Household	(3)
Baby Feeder	1
Dish Lid	1
Sherry Glass	1
Total	4

5.4.10.3 Context 62

The partial bases of a drinking glass and a wine bottle were collected.

5.4.10.4 Context 67

A single body fragment originating from a black beer bottle was collected but not attributed to overall MNI.

5.4.10.5 Context 98

The rim, neck and partial body of a small sized Udolpho Wolfe’s Aromatic Schnapps bottle was collected. As multiple bases of this size were recorded elsewhere on the property this item has not been recorded in overall MNV.

5.4.10.6 Context 101

Three items of glassware were collected from Context 101, all of which were complete examples. A George Whybrow stopper was collected, as was the stopper from a perfume or cologne bottle. A complete cobalt and milk glass bead had a diameter of 10mm.

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5.4.10.7 Context 107

Seventy-nine pieces of glassware representing a minimum of 67 individual vessels was recovered from Context 107 (Table 5.125) including 22 complete examples and six items that were near complete examples. Seven items contained some form of embossing, summarised in Table 5.126.

Thirty-three alcoholic beverage bottles were calculated from 41 pieces of glassware, with five complete examples recovered. Seventeen black beer bottles were recorded, two of which were complete, both standing 196mm high with no embossing (Figure 5.81, left). One base was embossed 'Cooper & Co. Portobello', indicating the bottle was manufactured after 1868 (Toulouse 1971). A complete amber beer stood 222mm high (Figure 5.81, left). Two green beer bottles were also recorded, with one base embossed 'C.H.C. & S/I.B, but this mark could not be identified. Case gin was represented by one complete and one incomplete base. At least two schnapps bottles were identified, one of which was an Udolpho Wolfe's Aromatic Schnapps, a popular gin flavoured with juniper berries commonly recovered from archaeological sites. The bases of two round whisky bottles were noted. Six red wine bottles were recorded with one complete example standing 298mm high. A complete wine or champagne bottle stood 200mm high.

Fifteen food product bottles were recovered, nine of which were complete examples. A complete aqua oil bottle stood 225mm high. The base of a square pickle was noted. 10 salad oil bottles were identified. Two complete half whirly style bottles were present along with the base and part body of a genie style bottle and two herringbone salad oils. Two bottles had a diamond shaped cross-section, one of which was complete, standing 224mm high (Figure 5.81, right). Two complete vinegar bottles were also recorded, both standing 171mm high and having a triangular cross-section (Figure 5.81, right). A single complete Lea & Perrin's Worcestershire Sauce bottle stood 182mm high.

Thirteen household items were identified, including a fragment of a baby feeder embossed '...y, Roberts & C../Late Dixon, Dean & Co.', identified as May, Roberts & Co.; however, no firm dates could be determined for this company. At least three drinking glasses were collected, none in complete form, and the partial body of a sherry glass was noted. Two inks were recovered, one a plain round example and the second a complete boat ink with a shear lip. Two fragments of a clear glass dish and three fragments of a milk glass stemmed serving dish were present. Four complete aqua stoppers were collected likely relating to food products. One stopper was embossed 'George Whybrow', who operated between 1825 and 1899, and another was embossed 'Sykes Macvay & Co.', who operated from 1860s to 1888 (Toulouse 1971).

Six pharmaceutical products were identified, including fragments from a cobalt castor oil bottle and two cobalt poison bottles. Three blue aqua medicine bottles were calculated, with two complete bottles, one standing 218mm and the other 151mm. None of these bottles were embossed.

Table 5.125. Minimum number of individual glassware items, Context 107

Product	MNV
Alcohol	(33)
Beer	3
Black Beer	17

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Case Gin	2
Schnapps	2
Whiskey	2
Wine	6
Wine/Champagne	1
Food	(15)
Oil	1
Pickle	1
Salad Oil	10
Vinegar	2
Worcestershire Sauce	1
Household	(13)
Baby Feeder	1
Dish	1
Drinking Glass	3
Ink	2
Sherry Glass	1
Stemmed Serving Dish	1
Stopper	4
Pharmaceutical	(6)
Castor Oil	1
Medicine	3
Poison	2
Total	67

Table 5.126. Manufacturers and date range of production, Context 107

Manufacturer	Date Range of Production
C.H.C. & S.	Unidentified
Cooper & Co. Portobello	1868-1928
George Whybrow	c.1825-1899
Lea & Perrin's Worcestershire Sauce	1854+
May, Roberts & Co. late Dixon, Dean & Co.	Undetermined
Sykes Macvay & Co.	1860s-1888
Udolpho Wolfe's Aromatic Schnapps	c.1860s+



Figure 5.81. The variety of beer bottle recovered from Context 107 (left) and the uncommon diamond salad oil and triangular vinegar bottles (right)

5.4.10.8 Context 108

Thirty-six pieces of glass representing a minimum of 32 individual vessels were recovered from Context 108 (Table 5.127). Much of the material was fragmented with only one black beer, two salad oils and one stopper being complete examples. Three items carried some form of embossing, with manufacturers and date range of production for these vessels summarised in Table 5.128.

Fourteen alcoholic beverages were calculated. A complete black beer stood 200mm high with a base diameter of 76mm. The remaining eight bottles were calculated from bases or unrelated part bases. One base was embossed 'Wood Portobello', dating after 1868 (Toulouse 1971). Three case gin bottles were identified from bases, as were single examples of champagne, whisky and wine.

Nine food bottles were recorded with six salad oils, two oils and one vinegar. A complete half whirly salad oil stood 239mm and two herringbone salad oils stood 211mm. Two further herringbone bottles salad oils were identified from a bases and partial body. The base and partial body of a globe type salad oil was also recorded. The bases and partial bodies of two oil bottles were identified and a partial body of a triangular vinegar was noted.

A complete plain aqua stopper was likely associated with a food product. Two drinking glasses were identified and three fragments of an oil lamp globe were noted.

Three pharmaceutical bottles were identified, including the base and partial body of a cobalt castor oil, the base of a medicine marked 'YGC' (York Glass Company) and the base and partial body of a green bottle embossed '...send's //...la', identified as Townsend's Sarsaparilla.

The rim and partial body of a Hogben's Patent mineral water or soda bottle was also recovered.

Table 5.127. Minimum number of individual glassware items, Context 108

Product	MNV
Alcohol	(14)
Black Beer	9
Case Gin	3
Champagne	1
Whiskey	1
Wine	0
Food	(9)
Oil	2
Salad Oil	6
Vinegar	1
Household	(4)
Drinking Glass	2
Oil Lamp Globe	1
Stopper	1
Pharmaceutical	(4)
Castor Oil	2
Medicine	1
Sarsaparilla	1
Water	(1)
Mineral/Soda	1
Total	32

Table 5.128. Manufacturers and date range of production, Context 108

Manufacturer	Date Range of Production
Townsend's Sarsaparilla	1840s+
Wood Portobello	1868+
York Glass Company	1794+

5.4.10.9 Context 121

The rim and neck of a Hogben's Patent mineral water or soda bottle was collected.

5.4.10.10 Context 127

Four pieces of glassware representing a minimum of four items were collected (Table 5.129). A portion of a medicine bottle was embossed '...iller', likely that of Davis' Vegetable Pain Killer. This particular proprietary medicine is commonly recovered from historic period sites across New Zealand and was marketed as a cure all. Davis' Vegetable Pain Killer was first produced c.1840 at Providence, Rhode Island (Sullivan 1984). The embossed panel bottle was introduced in 1854 in

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response to counterfeiting of his product. At least 23 variations of the bottle have been recorded (Wilson and Wilson 1971). Sullivan (1984:45) published a formula for the product from 1875 showing that a barrel of the medicine contained: '44.31 gallons foreign alcohol, 1.545 pounds opium, 8.7125 pounds camphor, and pepper, myrrh, guaiac, oil of spruce and red saunders in unspecified quantities.'

Table 5.129. Minimum number of individual glassware items, Context 127

Product	MNV
Food	(3)
Oil	1
Pickle	1
Salad Oil	1
Pharmaceutical	(1)
Medicine	1
Total	4

5.4.10.11 Context 317

Forty-four pieces of glass representing a minimum of 31 individual vessels were recovered from Context 317 (Table 5.130), with two items containing embossing, summarised in Table 5.131.

Twelve alcoholic beverage bottles were identified with six black beers recorded. Three of these bottles were complete, two standing 200mm high and one standing 212mm. Three case gin bottles were identified from bases and tops, the tops being of the earlier pig snout variety. A complete round aqua whisky bottle stood 240mm high. Two white wine or brandy bottles were calculated, with one being a complete example standing 297mm high.

Ten food products were identified, all of which were condiments and of two varieties only: pickles and salad oil. Seven pickle bottles were collected, with five being square shaped and two being round. Two of the square shaped pickles were complete as was one of the round bottles (examples in Figure 5.82, left). Three salad oil bottles were identified, including two which were complete (Figure 5.82, centre), these two being a plain body with fluted neck and a genie style bottle.

Seven household items were collected, including a complete cobalt ink bottle containing Blackwood & Co. ink (Figure 5.82, right). Two drinking glasses and three wine glasses were identified. Eight fragments from at least one window pane were noted.

The partial base and body of a Johann Maria Farina cologne bottle was collected, although the precise fragrance was not identified. The body of an unembossed Hamilton's Patent 'torpedo' mineral water or soda bottle was collected (Figure 5.83); these bottles are typically found in earlier contexts and generally not seen in the archaeological record after the mid-1870s.

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Table 5.130. Minimum number of individual glassware items, Context 317

Product	MNV
Alcohol	(12)
Black Beer	6
Case Gin	3
Whiskey	1
White Wine/Brandy	2
Food	(10)
Pickle	7
Salad Oil	3
Household	(7)
Drinking Glass	2
Ink	1
Window	1
Wine Glass	3
Pharmaceutical	(1)
Cologne	1
Water	(1)
Mineral/Soda	1
Total	31

Table 5.131. Manufacturers and date range of production, Context 317

Manufacturer	Date Range of Production
Blackwood & Co.	1851+
Johann Maria Farina	1709+



Figure 5.82. Variety of pickle bottles (left) salad oils (centre) and the cobalt Blackwood & Co. ink



Figure 5.83. Unembossed 'torpedo' bottle missing the rim and neck

5.4.10.12 Context 320

Thirteen fragments of glass were collected, with two items contributing to overall MNI (Table 5.132). This included eight fragments of at least one window pane and the partial base and body of a medicine bottle. Other fragments were associated with wine bottles.

Table 5.132. Minimum number of individual glassware items, Context 320

Product	MNV
Household	(1)
Window	1
Pharmaceutical	(1)
Medicine	1
Total	2

5.4.11 83 Wellesley Street West

Glassware items were collected from a single context at 83 Wellesley Street West (Table 5.133). Analysis indicates the material was likely deposited late 1870s to c1890s. The products and quantities identified are consistent with those of a domestic household.

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Table 5.133. Summary of glassware, 83 Wellesley Street West

Context	Description	NISP	MNV
34	Well	122	69

5.4.11.1 Context 34

Sixty-five individual vessels (excluding corks) were recorded from 118 pieces of glassware (Table 5.134) and included 14 complete vessels. Five individual manufacturers were identified (Table 5.135) with four of the products being produced for such an extensive time period that they are not particularly useful for dating purposes. One pharmaceutical bottle embossed 'J. Monteith Consulting Chemist Wellington' is considered a more secure dating reference; Monteith dispensed from the Medical Hall in Manners Street, Wellington from 1878 to 1884.

Embossed alcoholic beverages included Udolpho Wolfe's Aromatic Schnapps (Figure 5.84), a Wynand Fockink Amsterdam bottle base, and a black beer embossed '6 to the Gallon'. This phrase references a reputed quart where each bottle contained 757ml equalling two-thirds of an imperial quart, requiring six bottles to obtain a gallon. The Wynand Fockink Amsterdam bottle may have contained kummel, gin or other liqueur produced by Wynand Fockink from 1730 onwards. The Fockink brand was first referenced in 1888 (*Evening Star*, 21 November 1888:3), although it was perhaps available for some years previous.

Three complete Goodall, Backhouse & Co. Yorkshire Relish bottles were collected. The three bottles were identical, each standing 186mm high with base diameter of 48mm.

An almost complete Davis's Vegetable Pain Killer bottle was recovered. This proprietary medicine is commonly recovered from historic period sites across New Zealand and was marketed as a cure all. Davis' Vegetable Pain Killer was first produced c.1840 at Providence, Rhode Island (Sullivan 1984). The embossed panel bottle was introduced in 1854 in response to counterfeiting of his product. At least 23 variations of the bottle have been recorded (Wilson and Wilson 1971). Sullivan (1984:45) published a formula for the product from 1875 showing that a barrel of the medicine contained: '44.31 gallons foreign alcohol, 1.545 pounds opium, 8.7125 pounds camphor, and pepper, myrrh, guaiac, oil of spruce and red saunders in unspecified quantities.' Following legislative changes in many countries, including the United States of America, England and New Zealand in 1907 and 1908, the alcohol content of many medicines was reduced and harmful substances such as opium were removed entirely. The product is still available today as a topical cream.

One bottle embossed 'J. Monteith Consulting Chemist Wellington' was identified as that of Jacob Monteith, who had been dispenser at Wellington Hospital for 10 years prior to opening his chemist and druggist Medical Hall business in Manners Street Wellington on 4 July 1878 (*Evening Post*, 4 July 1878:3). Monteith died suddenly at the Medical Hall on 6 January 1884 (*Evening Post*, 7 January 1884:2) and the business was later purchased from the Public Trustee by William Fitzgerald (Cyclopedia Company Ltd 1897).

Fifteen items were identified within the household items category. While this included items commonly recovered such as drinking glasses, oil lamp globes and window glass, there were some less common items. A large decanter stopper (Figure 5.85) was recovered in complete condition, although no remains of the decanter itself were found. The base of a comport was identified and of

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the three vases recorded two were identified as being constructed of milk and blue glass. The glass from these two vases was heavily shattered, with 29 fragments in total, but two bases could be calculated with the best preserved portion shown in Figure 5.86.

Table 5.134. Minimum number of individual glassware products, Context 34

Product	MNV
Alcohol	(39)
Bitters	1
Black Beer	4
Brandy/White Wine	1
Case Gin	8
Champagne/Wine	8
Green Beer	2
Kummel/Gin	1
Schnapps	12
Whiskey	2
Food	(3)
Yorkshire Relish	3
Household	(15)
Comport	1
Corks	4
Decanter Stopper	1
Drinking Glass	1
Mirror	1
Oil Lamp Globe	1
Stopper	1
Tube	1
Vase	3
Window	1
Pharmaceutical	(10)
Castor Oil	5
Medicine	4
Sarsaparilla	1
Water	(2)
Mineral/Soda	2
Total	69

Table 5.135. Manufacturer and date range of production for identified products, Context 34

Manufacturer	Date Range of Production
Davis' Vegetable Pain Killer	1854+
Goodall, Backhouse & Co.	1858+
J. Monteith	1878-1884
Udolpho Wolfes' Aromatic Schnapps	1847+
Wynand Fockink	c.1863+



Figure 5.84. Complete Udolpho Wolfe's Aromatic Schnapps in two sizes



Figure 5.85. Complete large decanter stopper with ground peg



Figure 5.86. Base and lower body of a milk and blue glass vase

5.4.12 87 Wellesley Street West

Glassware items were recovered from Contexts 3 and 70 (Table 5.136), however the majority of items were heavily fragmented with only six complete examples noted. Context 3 contained some items where manufacturer was identified, with date range of production provided in Table 5.138 suggesting manufacture and use of product c1880-c1900.

Table 5.136. Summary of glassware, 87 Wellesley Street West

Context	Description	NISP	MNV
3	Well	54	29
70	Well	2	1
Total		56	30

5.4.12.1 Context 3

Context 3 contained 54 pieces of glassware with a minimum of 29 individual items recorded (Table 5.137). Table 5.138 summarises the identified manufacturers and the date range of production of those items. Analysis suggests the likely period of manufacture and use was c.1880-c.1900. The presence of plate glass indicates that the occupancy of the site may have been mixed commercial and residential.

Alcoholic beverages were represented largely by body fragments, although the bases of two coffin flask whisky bottles were noted. The base and partial bodies of a pickle and a salad oil were noted along with an embossed fragment of a J.T. Morton salt bottle.

Household items contributed the greatest number of items with 11 recorded, including two complete plain round ink bottles (one shown in Figure 5.87, left). Three window glass fragments were collected, one being a shop front plate glass fragment, one a generic window pane and the remaining piece cobalt in colour and likely used as a decorative surround in a door. At least two wine or sherry glasses and two footed serving dishes (comports) were also noted. A complete blue bead measuring 8mm in length was collected in two pieces and a single fragment from an oil lamp was also collected.

Eight pharmaceutical items were recorded with seven being medicinal in origin, likely dispensed medicines. None were identified as patent medicines. The eighth item was a milk glass fragment of a probable tooth powder bottle. One of the pharmaceutical bottles was a complete example, being a pill or powder bottle standing 74mm high with a base diameter of 18mm (Figure 5.87, right).

The partial base and body of a John Grey & Sons mineral water or soda bottle and a marble stopper likely associated with the same bottle were collected.

Table 5.137. Minimum number of individual glassware items, Context 3

Product	MNV
Alcohol	(4)
Black Beer	1
Whisky	2
Wine	1
Food	(3)
Pickle	1
Salad Oil	1

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Salt	1
Household	(11)
Bead	1
Drinking Glass	2
Footed Dish	2
Ink	2
Oil Lamp	1
Window	3
Pharmaceutical	(8)
Medicine	7
Tooth powder?	1
Unidentified	2
Bottle	2
Water	(1)
Mineral/Soda	1
Total	29

Table 5.138. Identified manufacturers and date range of production, Context 3

Manufacturer	Date of Manufacture
John Grey & Sons	1880-1902
J.T. Morton	1848+
W.H. Hamilton & Co.	1880-1908



Figure 5.87. One of the two complete plain round ink bottles (left) and a pressed rim pill or powders pharmaceutical bottle (right)

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5.4.12.2 Context 70

The base and partial body of a blue aqua medicine bottle was collected. The bottle was unmarked.

5.4.13 91 Wellesley Street West

A total of 436 pieces of glassware were recovered from five contexts at 91 Wellesley Street West, representing a minimum of 233 individual glass vessels (Table 5.139). The majority of glassware originated from Contexts 1 and 132 which are considered likely primary deposits. The glassware material appears to date from c.1870s onwards and is likely to represent a domestic household assemblage where at least one child was present.

Table 5.139. Summary of glassware, 91 Wellesley Street West

Context	Description	NISP	MNV
1	Pit	188	61
2	Foundation trench	12	5
5	Buried topsoil	13	6
6	Pit	4	2
132	Well	219	159
Total		436	233

5.4.13.1 Context 1

A total of 188 pieces of glass representing at least 61 individual items were recovered from Context 1 (Table 5.140), including nine complete bottles and three stoppers which likely related to food product bottles.

Thirty alcoholic beverage bottles were recorded, including three complete black beers (Figure 5.88, left) and one whisky. ‘S. & Co.’ was embossed on the base of a black beer and ‘U’ on the base of a green beer. Neither of these marks were identified. Thirteen food product bottles were recorded including complete examples of a square pickle, a dimple vinegar and two half whirly salad oil bottles (Figure 5.88, right). Identified brands include two Lea & Perrin’s Worcestershire Sauce and two George Whybrow stoppers which may be related to salad oil bottles.

At least five drinking glasses were represented. Pharmaceutical products included portions of at least four medicines and two perfume or cologne bottles. At least two mineral water bottles were recorded including a complete unmarked Hamilton’s patent torpedo bottle (Figure 5.89).

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Table 5.140. Minimum number of individual glassware vessels, Context 1

Product	MNV
Alcohol	(30)
Black Beer	19
Case Gin	2
Green Beer	3
Liquor	1
Whisky	1
White Wine/Brandy	2
Wine	2
Food	(13)
Oil	1
Pickle	2
Salad Oil	5
Stopper	
Unidentified	1
Vinegar	2
Worcestershire Sauce	2
Household	(10)
Dish	2
Dish Lid	1
Drinking Glass	6
Jar/Container	1
Stopper	
Window Glass	
Pharmaceutical	(6)
Medicine	4
Perfume/Cologne	2
Water	(2)
Mineral/Soda	2
Total	61



Figure 5.88. Complete black beer bottles (left) and pickle, vinegar and salad oil (right)



Figure 5.89. Complete unmarked Hamilton's Patent 'torpedo' bottle

5.4.13.2 Context 2

Twelve fragments of glass were collected from Context 2, however much of the glass likely relates to vessels calculated in MNV elsewhere. These fragments included black beer, case gin, and pickle.

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The partial base of a carboy was calculated, along with fragments from a Barry's Tricopherous for the Skin and Hair bottle, which were not represented elsewhere.

5.4.13.3 Context 5

Thirteen pieces of glass representing at least six individual items were recovered from Context 5 (Table 5.141). Two drinking glasses were identified as being of 'shot' size, with one having a thick base of 1.5cm. Six fragments of glass from a lampshade were constructed of layered glass: a thin milk glass layer on the interior of the shade and a tortoiseshell effect layer on the exterior. Fragments from a castor oil bottle were embossed '...ndon' which likely indicates the place of manufacture as London, and the bottle was possibly that of W. Hora & Co., a well-established manufacturer whose products are often recovered from archaeological sites.

Table 5.141. Minimum number of glassware items, Context 5

Product	MNV
Household	(5)
Drinking Glass	2
Lampshade	1
Mirror	1
Stopper	1
Pharmaceutical	(1)
Castor Oil	1
Total	6

5.4.13.4 Context 6

A complete aqua medicine bottle was collected, the bottle standing 151mm high and having an oval cross-section. There was no embossing associated with the bottle and it may have contained either patent or dispensed medicine. Three fragments of window glass were also noted.

5.4.13.5 Context 132

A total of 219 items of glassware representing a minimum of 159 individual vessels were collected from Context 132 (Table 5.142). Forty vessels were complete examples with a further nine being almost complete, generally missing only a rim. Evidence that an infant was an occupant was noted from a baby feeding bottle. A number of vessels were embossed, with a summary of manufacturers and date range of production provided in Table 5.143.

A minimum of 92 alcoholic beverage bottles were identified with 22 complete or near complete examples recovered. Twenty-one black beer bottles were identified, with only one complete example recovered, standing 255mm high with a collar skirt finish. The remaining 20 bottles were calculated from complete or near complete bases. None of the bases contained any form of embossing. Thirteen case gin bottles were recorded including two complete examples. One bottle

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stood 239mm high and was finished with a cone collar (Figure 5.90, left) while the second bottle stood 218mm high, having some slumping of the neck to one side. The remaining 11 case gin bottles were calculated from complete or near complete bases. A complete Udolpho Wolfe's Aromatic Schnapps bottle stood 232mm high (Figure 5.90, centre) and a single bitters bottle was identified from a partial base. Seventeen whisky bottles were recorded, with four complete examples collected. Four of the 17 bottles were identified as coffin flasks. Seven white wine or brandy bottles were identified, with one complete example standing 295mm high (Figure 5.90, right). Twenty-three red wine bottles were identified, with four complete examples. At least five of the 23 bottles were hock style bottles, two in olive green glass and three in amber glass. Nine bottles that would originally have contained champagne or red wine were identified, with four complete examples recovered.

Sixteen food products vessels were collected, with eight complete examples. All of the food products were condiments, generally used to flavour food. Two bottles of Robert Neal's New Zealand Sauce were present, with a complete example seen in Figure 5.91 (left). Neal's appears to have been a short-lived product with the earliest form of advertising in 1872 and the last in 1873. However, the following newspaper entry informs of the flavour to be expected: 'We have received a sample of Mr Robert Neal's New Zealand Sauce. It is of an exquisite flavour, and imparts a zest to chops, or steaks, fish, soup, or any other dish, fancy may dictate. The sauce is similar in flavour to the famed Worcester sauce, and for its general usefulness should be well patronised, especially as it is the produce of a local industry.' (*Auckland Star*, 7 March 1872: 2). Three Lea & Perrin's Worcestershire Sauce bottles were recorded (example in Figure 5.91, left), two of which were complete and a complete Goodall, Backhouse & Co, Yorkshire Relish was noted. Three unmarked sauce bottles were also recorded (example in Figure 5.91, left). Two H.L. Koefoed Tomato Sauce bottles were noted, with one complete example recovered (Figure 5.91, left). Koefoed began commercial production of his sauce in Thames c.1878 (*New Zealand Herald*, 7 May 1881). Four salad oil bottles were noted, with a complete La Paix Extra Salad Oil with half chevron design standing 208mm high. The base of an oil bottle was also identified.

Twenty-eight general household items were identified, including eight drinking glasses and four stoppers which likely relate to condiment products. A body fragment from a baby feeder was collected with embossing reading 'H Gilb...ns/London Trade Mark/Feeding Bottle/Rd No 118670/HGL&S'. Although the company name was not identified the registration number was issued between 28 January and 2 February 1889 (www.great-glass.co.uk). Two ink bottles were present, with a complete boat-shaped ink having a shear lip finish. A portion of an ornate oil lamp chimney was collected, having etched geometric designs on the waist and foliage similar to ferns on the upper chimney (Figure 5.91, right).

Fourteen pharmaceutical products were recorded with 11 being identified as medicines, including the brands of Davis' Vegetable Pain Killer and Bonnington's Irish Moss. Two pharmacists were identified, A.J. White of London dating from 1875 and local pharmacist Aickin dated from 1872. A veterinary product body fragment embossed '...e..br..at..for horses manufactor...Slough' was identified as Elliman's Royal Embrocation, a rub made from eggs, turpentine and vinegar for muscles and joints first manufactured in 1847 (www.sloughhistoryonline.org.uk). Elliman's Universal Embrocation is the human equivalent and an identical product. A complete perfume or cologne bottle stood 83mm high and an almost complete toilet water bottle stood 126mm high.

Five mineral water or soda bottles were collected, with two identified as C. Nicholls bottles and two as John Grey & Sons bottles. Cyprian Nicholls was an aerated water manufacturer located in

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Ponsonby from at least 1889, when he claimed to have inadvertently used bottles belonging to the firm of William Handley (*Auckland Star*, 21 December 1889). Nicholls remained in aerated water manufacturing until his death in 1910 (*New Zealand Herald*, 24 March 1910). The two John Grey & Sons bottles were manufactured between 1880, when this version of the name was first used, and 1902, when the firm merged with Robert Menzies to become Grey & Menzies (Rusden 1979).

Table 5.142. Minimum number of individual glassware items, Context 132

Product	MNV
Alcohol	(92)
Bitters	1
Black Beer	21
Case Gin	13
Champagne/Wine	9
Schnapps	1
Whisky	17
White Wine/Brandy	7
Wine	23
Food	(16)
New Zealand Sauce	2
Oil	1
Salad Oil	4
Sauce	3
Tomato Sauce	2
Worcestershire Sauce	3
Yorkshire Relish	1
Household	(28)
Baby Feeder	1
Comport	2
Container	2
Dish	2
Drinking Glass	8
Dye	1
Ink	2
Oil Lamp	1
Polish?	1
Serving Dish	1
Spittoon	1
Stopper	4
Window Glass	1
Wine Glass	1
Pharmaceutical	(14)

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Cologne/Perfume?	1
Medicine	11
Toilet Water	1
Veterinary	1
Unidentified	(4)
Bottle	2
Unidentified	2
Water	(5)
Mineral/Soda	5
Total	159

Table 5.143. Manufacturers marks and date range of production, Context 132

Manufacturer	Date Range of Production
Aickin The Pharmacy	1872+
A.J. White	c.1875+
Barry's Black Dye	c.1870s
Bonnington's Irish Moss	c.1872+
C. Nicholls	c.1889-1910
C.S. & Co.	c.1875-1913
Davis' Vegetable Pain Killer	1854+
Elliman's Embrocation	c.1847+
Extra La Paix Salad Oil	undetermined
Goodall, Backhouse & Co.	1858+
H.E. Koefoed Tomato Sauce	c.1878+
H.G.L & S. Reg No 118670	1889+
John Grey & Sons	1880-1902
Lea & Perrins Worcestershire Sauce	1854+
Olson Tomato Sauce	1872+
Powell Blackfriar's Road	1857-1915
Robert Neal's New Zealand Sauce	1872-1873
Udolpho Wolfe's Aromatic Schnapps	c.1860s+



Figure 5.90. Complete examples of cone collar case gin (left), Udolpho Wolfe's Aromatic Schnapps (centre) and white wine or brandy bottle (right)



Figure 5.91. Koefoed Tomato Sauce, Lea & Perrin's Worcestershire Sauce, Robert Neal's New Zealand Sauce and unembossed sauce (left) and oil lamp etched with geometric bands and fern design (right)

5.5 Clay Tobacco Pipes

5.5.1 91 Hobson Street

At 91 Hobson Street well Context 325 contained five pipe fragments representing a minimum of two pipes (Table 5.144). Only one maker's mark was present in this assemblage: McDougall of Glasgow (Table 5.145). The assemblage consisted of one complete bowl with partial stem with maker's mark, one decorated bowl fragment, two very small undecorated bowl fragments, and one unmarked stem body fragment.

The complete bowl had a spur marked with either '9' or '6' in relief. The stem was marked as being manufactured by McDougall of Glasgow. This pipe showed evidence of having been smoked.

The bowl fragment was decorated with rouletting around the rim.

Table 5.144. Summary of clay tobacco pipes, 91 Hobson Street

Context	Description	Pipe Fragments	MNI
325	Well	5	2
Total		5	2

Table 5.145. Clay tobacco pipe maker's marks and decoration, context 325

Mark/Decoration	Pipe Fragments	MNI
McDOUGALL//GLASGOW stamped on stem; 9? in relief on spur	1	1
Rouletting on rim	1	

5.5.2 97 Hobson Street

A total of four pipe fragments representing a minimum of four clay pipes were collected from Context 328, a well, at 97 Hobson Street (Table 5.146).

Table 5.146. Summary of clay tobacco pipes, 97 Hobson Street

Context	Description	Pipe Fragments	MNI
328	Well	4	4
Total		7	5

Context 328 contained four pipe fragments representing at least three pipes. This assemblage consisted of one complete wooden bowl, one complete TD bowl, and two unmarked bowl fragments. All bowls and bowl fragments showed evidence of smoking.

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The wooden bowl had a shank that appeared to have been designed to attach to a stem of a different material type, probably vulcanite, as in Context 2 (Figure 5.92). The bowl had a roulette design around the rim.

Table 5.147. Clay tobacco pipe maker's marks and decoration, 97 Hobson Street

Context	Mark/Decoration	Pipe Fragments	MNI
328	Wooden bowl with rouletting around rim	1	1
328	'TD' in relief on back of bowl	1	1



Figure 5.92. Wooden bowl with rouletting

5.5.3 101 Hobson Street

A total of four pipe fragments representing a minimum of four clay pipes were collected from Context 327, a well, at 101 Hobson Street (Table 5.146).

Table 5.148. Summary of clay tobacco pipes, 101 Hobson Street

Context	Description	Pipe Fragments	MNI
327	Well	3	1
Total		3	1

5. Artefact Analysis

Context 327 contained three pipe fragments representing a minimum of one pipe. Two of the fragments clearly fitted together to make a mostly complete bowl with shank. The bowl showed a basket weave pattern in relief meeting rouletting in relief decoration on the shank (Table 5.147).

Table 5.149. Clay tobacco pipe maker's marks and decoration, 101 Hobson Street

Context	Mark/Decoration	Pipe Fragments	MNI
327	Basketweave pattern on bowl meeting rouletting in relief on shank	1	1

5.5.4 109 Hobson Street

At 109 Hobson Street three pipe fragments were recovered from Context 152. These represented a minimum of one pipe (Table 5.150) and consisted of one marked partial bowl and two unmarked stem fragments. No legible maker's marks were present.

The partial bowl had a spur and part of a possible maker's mark consisting of a stamp with two lines of letters within a shield. The letters read: 'PL... / /PIPE'. The bowl was broken through the mark (Table 5.151). The pipe appeared to have been smoked.

Table 5.150. Summary of clay tobacco pipes, 109 Hobson Street

Context	Description	Pipe Fragments	MNI
152	Mixed fill layer	3	1
Total		3	1

Table 5.151. Clay tobacco pipe maker's marks and decoration, 109 Hobson Street

Context	Mark/Decoration	Pipe Fragments	MNI
152	PL...//PIPE in shield on back of bowl	1	1

5.5.5 111-113 Hobson Street

A single pipe fragment was obtained from Context 291 at 111-113 Hobson Street (Table 5.152). The fragment comprised a partial stem, spur, and partial bowl. The stem was marked with 'A. CO...//...OW'. On the lower left side of the bowl, just above the spur, is a '7' in relief (Table 5.153). This is likely to be a pipe made by Alexander Coghill of Glasgow whose business operated between 1826 and 1904 (Oswald 1975).

Table 5.152. Summary of clay tobacco pipes, 111-113 Hobson Street

Context	Description	Pipe Fragments	MNI
291	Gravel surface	1	1
Total		1	1

Table 5.153. Clay tobacco pipe maker's marks and decoration, 111-113 Hobson Street

Context	Mark/Decoration	Pipe Fragments	MNI
291	A. CO...//...OW on stem; 7 in relief on bowl	1	1

5.5.6 115 Hobson Street

A total of three pipe fragments were collected from two contexts at 115 Hobson Street (Table 5.154).

5.5.6.1 *Context 223*

The assemblage from Context 223 included three pipe fragments representing a minimum of two pipes. Two bowl fragments and one mouthpiece made up this assemblage. No maker's marks were present.

One fragment was made up of a bowl, spur, and shank was marked 'TD' on the back of the bowl. The pipe had been smoked. A second bowl fragment was decorated with swords pointing towards the rim on the sides and what were thought to be stylised vertical leaves on the back of the bowl (Table 5.155).

5.5.6.2 *Context 303*

One unmarked bowl fragment was recovered from Context 303. It showed evidence of light smoking.

Table 5.154. Summary of clay tobacco pipes, 115 Hobson Street

Context	Description	Pipe Fragments	MNI
223	Mixed fill layer	3	1
303	Clayey silt fill	1	1
Total		3	2

Table 5.155. Clay tobacco pipe makers marks and decoration, 115 Hobson Street

Context	Mark/Decoration	Pipe Fragments	MNI
223	TD	1	1
223	Swords with stylised leaves?	1	1

5.5.7 79-81 Wellesley Street West

A total of 72 clay tobacco pipe fragments representing a minimum number of 22 pipes were analysed from eight contexts within 79-81 Wellesley Street West (Table 5.156). One composite complete pipe was recovered from the property. Four manufacturers were identifiable. Maker's marks and other stamps indicate that pipes were being imported from Scotland and France (Table 5.157).

Table 5.156. Summary of clay tobacco pipes, 79-81 Wellesley Street West

Context	Description	Pipe Fragments	MNI
15	Well	27	10
39	Buried topsoil	3	1
101	Cut for brick pile	11	2
107	Pit	7	2
108	Pit fill	2	1
109	Mixed fill	5	2
121	Open drain	5	2
317	Well	12	2
Total		72	22

Table 5.157. Clay tobacco pipe maker's marks and decoration, 79-81 Wellesley Street West

Context	Mark/Decoration	Pipe Fragments	MNI
15	TD	2	2
15	TD on bowl; McDOUGALL//GLASGOW in stylized rope border on stem	7	7
15	McDOUGALL//GLASGOW in stylized rope border on stem	3	
15	McDougall//Glasgow	1	
15	48 on stem	1	
15	Effigy head on bowl	1	1
101	TD	1	1
101	CORK above harp and shamrock; rouletting around rim	1	
101	McDougall//Glasgow	2	
101	17 DAV...	1	
107	Rouletting around rim; circle and square decoration around stem		
109	circle containing three lines of letters: Brevet / S.G.D.G. / S.H.&C		

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121	Rouletting around rim	1	
121	BUR...//GLASGOW	1	
317	McDOUGALL//GLASGOW in shield on back of bowl	1	1
317	Rouletting around rim and T in stamped circle on back of bowl	1	1
317	THO. WHITE//EDINBURGH on stem	1	
317	PET...//DORNI on stem in rectangular panel bookended by four rows of rouletted lines and two rows of oaks leaves	1	
317	Yachter//Baltic	1	1

5.5.7.1 *Context 15*

Context 15 contained a total of 27 pipe fragments representing a minimum of 10 pipes. Only one manufacturer was identified from markings on the pipe stems, that being McDougall of Glasgow, which was identified on eight partial stems. Of these eight stems, four were still attached to the bowl, all of which were marked with 'TD' in relief. Two other bowls were also marked with 'TD' in relief.

TD pipes are known to be manufactured by all major tobacco pipe makers. This type appears to have been first manufactured in approximately 1755 by a maker with the initials TD. His pipes were so popular they were widely plagiarised within a few years of their appearance. In the mid-1800s the TD mark appears to have been copied by makers in a number of countries. The pipe manufacturers in Glasgow in particular seem to have specialised in them but they were also made by dozens or more manufacturers around the world (Walker 1970).

The firm of McDougall was founded in 1846 by Duncan McDougall, a previous manager of the firm of William Murray. McDougall continued to manufacture and export pipes until it closed in 1967 (Walker 1970). As is evidenced by the pipes with TD bowls and the McDougall maker's mark in this context, McDougall was one of the many pipe manufacturers to use the TD mark.

Spurs were present in all six complete TD bowls and the single undecorated bowl fragment. Two of the TD bowls and the single undecorated bowl fragment showed evidence of moderate smoking. The others appeared to be unsmoked.

One undecorated complete composite pipe was recovered from Context 15. The pipe appeared to have been stained dark brown, most likely post-deposition. No spur was present. While the bowl was too stained to show evidence of smoking, the mouthpiece showed evidence of frequent biting. As such, the pipe was most likely heavily used.

The most notable pipe fragment from this context was a bowl in the shape of an effigy head (Figure 5.93). There were no manufacturer's marks visible on this bowl.



Figure 5.93. Right, front, and left of bowl in form of effigy head

5.5.7.2 Context 39

Only three small pipe fragments were recovered from this context. None of the three had any decorations or maker's marks.

5.5.7.3 Context 101

Context 101 contained 11 pipe fragments representing a minimum of two pipes.

Two manufacturers were identified in this context: McDougall of Glasgow on two stem fragments and Davidson on one stem fragment. Only a portion of Davidson's manufacturer's mark remained, however. It read '17 DAV....'. The firm of Thomas Davidson of Glasgow was in operation in 1862-1911 (Wilson and Kelly 1987) and it has been postulated that the firm only produced pipes for export (Pfeiffer 1986). The opposite side of the stem appeared to have had further marking, but was so worn as to be illegible.

The only complete bowl present in the sample was impressed with 'TD' and no other markings. This bowl had a spur and appeared to have evidence of light smoking.

Another bowl, a fragment only, was decorated on the front of the bowl with a circular impression with the word 'CORK' placed above a harp and shamrock and rouletting around the rim of the bowl (Figure 5.94). Cork refers to the bowl shape (Walker 1970) as opposed to the place of manufacture. The interior of the bowl showed staining indicating the pipe had been lightly smoked.

One unmarked mouthpiece appeared to be glazed a dark brown, or possibly made of a different type of clay, or burnt in a fire.



Figure 5.94. Front of bowl with Cork mark

5.5.7.4 *Context 107*

Context 107 contained seven pipe fragments representing a minimum of two pipes.

The assemblage comprised one complete bowl with a partial stem, one partial bowl with a partial stem, and five stem body fragments.

The partial bowl with partial stem had no spur present, but the location of fracture was at the usual spur location on the bowl. The bowl showed evidence of heavy smoking.

The complete bowl with a partial stem was the only pipe fragment with decoration (Figure 5.95). However, more than half of the specimen was covered in corroded metal and rust so the complete motif was not visible. This pipe had no spur and had been heavily smoked. Decoration on the bowl was limited to rouletting along its rim. The stem was more heavily decorated. It showed a line of rectangles above two rows of circles diagonally wrapping around the stem at least four times. The rectangles and circle-surrounds were impressed, leaving the circles in relief.



Figure 5.95. Bowl and partial stem with rouletting around rim of bowl and decoration wrapping around stem

5.5.7.5 Context 108

This context contained two pipe fragments representing a minimum of one pipe. Neither fragment was decorated or marked. One fragment, a mouthpiece, appeared to be glazed. The second fragment was a shank with a partial spur.

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5.5.7.6 Context 109

This context contained five pipe fragments, all stems, representing a minimum of one pipe. Two of these fragments included the mouthpieces. Two of the fragments fitted together. One of these was decorated with an impressed circle containing three lines of letters: 'Brevet / S.G.D.G. / S.H.&C.' (Figure 5.96).

The word brevet is French for patent. S.G.D.G. is a common French abbreviation for Sans Garantie du Gouvernement, which translates to without guarantee of the government. S.H. & C. is possibly an abbreviation for the manufacturer, but as yet its meaning is unknown. A small shank fragment, fitted with the fragment with the stamp. The shank fragment was marked by what appeared to be a very small stylized 'T'.



Figure 5.96. Two stem fragments with French stamping

5.5.7.7 Context 121

Five pipe fragments representing a minimum of two pipes were recovered from Context 121.

Only one maker's mark was evident in this context. It appeared on a stem fragment that included the mouthpiece. The stem read 'GLASGOW opposite BUR....', which is possibly BURNS CUTTY. Burns Cutty was a popular short-stemmed style known to be produced by at least five 19th century Glasgow pipe manufacturers (Walker 1983).

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The one complete bowl from this context bore no markings or decorations, had no spur, and had been heavily smoked. One of the two small bowl fragments exhibited rouletting around the rim and had not been smoked.

5.5.7.8 *Context 317*

The pipe assemblage recovered from Context 317 comprised 12 fragments representing a minimum of two pipes. Maker's marks included one McDougall, one Peter Dorni, and one Tho. White Edinburgh. There was also a stem stamped 'Baltic' opposite 'Yachter'.

Three bowl fragments were present, two of which clearly fitted together. No spurs were present. All bowl fragments showed evidence of smoking. One of the fragments had rouletting along the rim of the bowl and a small pressed circle with a raised 'T' on the back of the bowl. Another bowl fragment was marked with a shield with the maker's mark 'McDOUGALL GLASGOW' on the back of the bowl.

Seven of the stem fragments were unmarked. Two stem fragments had an identifiable maker's mark. One stem fragment was marked 'THO. WHITE' opposite 'EDINBURGH', clearly indicating the manufacturer Thomas White in Edinburgh. White's firm was producing pipes from 1823 to 1876 in Edinburgh.

The second marked stem was marked 'PET[ER]' opposite 'DORNI' (Figure 5.97). The name Peter Dorni is in block letter relief on a rectangular panel, which is book-ended by four rows of rouletted lines and two rows of oak leaves (<http://campusarch.msu.edu/?tag=smoking-pipe>; Mayer 1994). Peter Dorni's firm operated in northern France from 1850 to 1880. His pipes were widely imitated, however, in Scotland and Holland (Oswald 1975).

As Dorni pipes were manufactured in both Scotland and France, both locations represented by other pipes at this address, it is hard to say whether this particular pipe was manufactured in Scotland or France. Most of the identifiable fragments from this property indicate they were manufactured in Scotland. However, there is the stem fragment stamped with French words recovered from Context 109.



Figure 5.97. Peter Dorni pipe stem fragment

A third stem was marked 'Yachter//Baltic' with an unidentifiable mark preceding Yachter and following Baltic (Figure 5.98). Yachter//Baltic stems were recovered during excavations at the Victoria Hotel in Auckland (Brassey 1991) and at the Omata Stockade and Warea Redoubt in Taranaki (Prickett 1994). Prickett surmises that Baltic is a trade name and McDougall of Glasgow, among other manufacturers, was known to use this mark in a price list dating from around 1875. A Yachter//Baltic stem was also recovered from Context 1 at 91 Wellesley Street West, discussed later in this report.



Figure 5.98. Yachter/Baltic stem fragment

5.5.8 85 Wellesley Street West

Only a single pipe fragment, unmarked, was recovered from 85 Wellesley Street West (Table 5.158).

Context 55 contained a single pipe stem fragment. This body stem fragment appeared to have a maker's mark, but the letters were illegible.

Table 5.158. Summary of clay tobacco pipes, 85 Wellesley Street West

Context	Description	Pipe Fragments	MNI
55	Topsoil/fill layer	1	1
Total		1	1

5.5.9 87 Wellesley Street West

A total of 13 pipe fragments representing a minimum of four pipes were analysed from two contexts within the property of 87 Wellesley Street West (Table 5.159). Two makers were identified, both from Glasgow (Table 5.160).

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Table 5.159. Summary of clay tobacco pipes, 87 Wellesley Street West

Context	Description	Pipe Fragments	MNI
3	Well	6	2
34	Well	7	2
Total		13	4

Table 5.160. Clay tobacco pipe makers marks and decoration, 87 Wellesley Street West

Context	Mark/Decoration	Pipe Fragments	MNI
3	Vulcanite stem	1	
34	Fluting in relief on bowl, LISTON//GLASGOW on stem	1	1
34	Swords pointing towards rim above line of rope on back of bowl	1	
34	DAVIDS...//GLASGOW	1	1

5.5.9.1 Context 3

Context 3 contained six pipe fragments, all stems: one complete vulcanite stem, one unmarked clay mouthpiece, and four unmarked clay body fragments. The vulcanite stem was oval in cross-section at the mouth and circular in cross-section towards the shank. It also had a slight bend towards the underside.

5.5.9.2 Context 34

Context 34 contained seven pipe fragments representing a minimum of two pipes. This included one complete pipe with a decorated bowl and a stem with a maker's mark, one decorated bowl fragment, one partial stem with maker's mark and attached spur, and four unmarked stem body fragments.

The complete pipe was made up of a bowl with fluting in relief. The maker's mark indicated the pipe was manufactured by Liston of Glasgow (Figure 5.99). This pipe had been smoked and had a spur.

The firm of John Liston, Junior, & Company was dissolved on 5 June 1879. It was acquired by Glasgow Clay Pipe Company (*The Edinburgh Gazette*, 8 July 1897:708). While it is unclear how long the Liston firm was in operation before its dissolution in 1879, it seems to have been active from at least 1874. Under the Patent Law Amendment Act of 1852 a John Liston Jr, machinist, of Glasgow applied for two patents relating to clay pipe manufacture.

In the 17 July 1874 edition of *The London Gazette* (p. 3587) John Liston Jr applied for a patent:

‘...for the invention of “improvements in the treatment and preparation of pipe clay, and in the manufacture of tobacco pipes and other articles therefrom, and in machinery or mechanism to be employed therefor”.’

In the 18 July 1876 edition of *The London Gazette* (p. 4071) he also applied for a patent for the:

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‘...invention of “improvements in apparatus for making clay pipe rolls for moulding or shaping same tobacco pipes, and for finishing such pipes”.’

In the 5 November 1878 edition of *The London Gazette* (p. 5895) an Alexander Liston of Glasgow, most likely a relation of John Liston Jr:

‘...has given notice in respect to the invention of “improvements in printing ornamental or other devices upon earthenware articles ‘pipe clay’, squares, clay tobacco pipes, and other tobacco pipes, and in apparatus therefor”.’

The bowl fragment, which was quite small, came from the back of the bowl. The decoration, all in relief, showed two swords pointing up on the left side of the seam and one on the right. A rope could be seen running below the swords. This pipe had been smoked.

The partial stem with attached spur was marked by the maker Davidson of Glasgow. The spur had a mark in relief, possibly a ‘5’.



Figure 5.99. LISTON//GLASGOW pipe with fluting on bowl

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5.5.10 91 Wellesley Street West

A total of 41 pipe fragments representing a minimum of 14 pipes were analysed from five contexts within the property of 91 Wellesley Street West (Table 5.161). Two makers were identified, both from Glasgow (Table 5.162).

Table 5.161. Summary of clay tobacco pipes, 91 Wellesley Street West

Context	Description	Pipe Fragments	MNI
1	Pit	30	8
2	Foundation trench	6	2
5	Buried topsoil	1	1
6	Pit	1	1
132	Well	3	2
Total		41	14

Table 5.162. Clay tobacco pipe maker's marks and decoration, 91 Wellesley Street West

Context	Mark/Decoration	Pipe Fragments	MNI
1	TD	2	2
1	McDOUGALL//GLASGOW in shield on back of bowl	1	1
1	...BALD//PIPE in seal on back of bowl	1	1
1	Shield with stars and stripes on left side of bowl; TD on back side; stylized American flag on right side of bowl	1	1
1	McDOUGALL//GLASGOW	5	
1	MACWOOD//GLASGOW	2	
1	Baltic//Yachter	1	
1	...OW		
2	Wooden bowl with vulcanite stem	1	1
2	McDOUGALL//GLASGOW	1	
132	TD impressed on back of bowl; 18 in relief on spur	1	1

5.5.10.1 Context 1

Context 1 contained 30 pipe fragments representing a minimum of eight pipes. At least two manufacturers were represented: McDougall of Glasgow and Macwood of Glasgow. One stem was marked 'Yachter//Baltic'. As previously discussed previously, a Yachter//Baltic was recovered from Context 317 at 79-81 Wellesley Street West, and Brassey (1991) recovered a Yachter//Baltic from the excavations at the Victoria Hotel.

Seven complete bowls were recovered from Context 1. All seven showed evidence of smoking. Two of these were undecorated, including one with a spur. Two were marked only with 'TD' on the back, both with spurs. Three bowls were decorated, the first being stamped with a maker's mark – McDougall of Glasgow within a shield. The second of the decorated bowls was stamped on the back with a partly illegible seal reading '...BALD//PIPE'.

The third decorated bowl was marked with 'TD' on the back, a stylised American flag on the right side, and a shield with stars covering the top left half and stripes covering the bottom right half, clearly a reference to the American flag (Figure 5.100). This pipe had a spur.

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This pipe bowl is unique to the clay pipe assemblages from this project because of the American symbols – i.e., the ‘Stars and Stripes’. Although research produced no information on such pipes, as the rubbish pit from which it was recovered contained other material dating to the last half of the 19th century it most likely dates to the same time period. Possibly the decoration on this pipe is a reference to the American Civil War, which was fought from 1861 to 1865.

A total of 19 stem fragments were recovered from Context 1, including four mouthpieces. Five stems were marked ‘McDOUGALL//GLASGOW’, two ‘MACWOOD//GLASGOW’, and one ‘Yachter//Baltic’ (see Context 317 for brief discussion on Yachter//Baltic). One small piece was marked ‘...OW’, most likely indicating Glasgow as its production location, but the maker’s name was not present.



Figure 5.100. Pipe bowl with American flag and shield with stars and stripes

5. Artefact Analysis

5.5.10.2 Context 2

Context 2 contained six pipe fragments representing a minimum of two pipes. McDougall of Glasgow was the only maker's mark, which was on one stem.

One complete composite pipe was recovered from this context. The only complete bowl was wooden and fitted with a stem made of vulcanite. It appeared to have been smoked.

Wooden tobacco pipes were not uncommon in the 19th century; however, they have a small presence in the archaeological record compared to the clay pipes. Most likely this is because wood easily decomposes once deposited in the ground. This pipe was found in a drain where the water likely helped to preserve it.

The most common type of wood used for making tobacco pipes was briar, although other woods such as oak were also used. The bowl recovered from this context appeared to be made of briar.

Vulcanite stems were often paired with wooden bowls. Vulcanite was made from vulcanised rubber. Vulcanised rubber is a plastic-like material made by mixing hot rubber with sulphur and linseed oil. This process was first discovered in 1839 by Charles Goodyear and marketed under the brand name 'Ebonite' (<https://en.wikipedia.org/wiki/Ebonite>).

Although the wooden portion of the stem was smaller than the vulcanite portion (where they should match up), they are still likely to have been from the same pipe as the wood had shrunk over time.

5.5.10.3 Context 5

Context 5 contained a single unmarked pipe stem fragment.

5.5.10.4 Context 6

Context 6 contained a single unmarked bowl fragment. It did not have a spur and appeared to have been very lightly smoked.

5.5.10.5 Context 132

Context 132 contained three pipe fragments representing a minimum of one pipe. This included two small unmarked fragments and a complete bowl with partial stem. 'TD' was impressed on the back of the bowl and '18' was in relief on the spur.

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5.6 Metal

5.6.1 Introduction

Items were not collected from excavated contexts if they were too corroded or deteriorated for analysis and if the items were not diagnostic identifiable. The state of the collection was generally poor, with a numerous rusted, corroded, worn and fragile items including some the items presented in the report. Items were collected from half-sectioned contexts (such as rubbish pits), focussing on those within the various fills, and items were collected from wells at various depths. Where the wells were systematically cut in cross section, their contents were excavated by mechanical excavator and the contents were sifted through by a team of archaeologists, collecting diagnostic elements at a representative level if possible. Often everything was sampled on site, and in the lab various contexts were subsampled at a representative level, focussing on diagnostically informative elements, due to sheer amount of material the excavation produced (Table 5.163). To place this in context, 18 65L tubs of material and 15 1L bags of material were collected, resulted in 1185L of material. Diagnostically informative items would include, but are not limited to, items that have a dateable, aesthetic, scientific, rare or an archaeologically informative quality. Large metal items were photographed and described with written notes in the field due to the logistical difficulty of getting the material off the inner city site.

Once in the lab, items were separated by context, then into the different groups, and generally cleaned with a cloth. A damp cloth was used if embossed words could be identified. Diagnostic elements within the contexts were catalogued, noting the context and the type of material. For metal, for example, the type of metal (wrought iron, cast iron, copper, lead, steel, tin and brass), the functional type (see Table 5.164), the colour, the weight (measured in grams), the object itself (nail, spoon etc.) and the number of pieces (if the object fragmented into several pieces) were recorded. Functional type, in further detail, was divided into: Building/construction (bolts, hinges, support braces etc.); Household/domestic (tableware, hangers, pots etc.); Clothing/footwear (metal rands, belt buckles and other assorted attachments); Militaria (percussion caps, medals, buttons etc.); Machinery (levers, plugs, grommets etc.); Equestrian (horseshoes, corks, toe caps etc.); Tools (axe heads, spades, shovels etc.); and finally Scrap metal (offcut pieces of metal and slag). Specific terminology was applied to the nails (Table 5.165).

Table 5.163. Summary of NISP and MNV diagnostically informative items from the metal NZICC collection

Context	Description	NISP	MNV
1	Rubbish pit	5	5
15	Well	12	12
101	Cut for brick pile	1	1
107	Pit	2	5
132	Well	37	71
159	Fill of brick outhouse structure	1	1
233	Brick pile	4	4
321	Well	1	1
325	Well	4	4
327	Well	3	3
328	Well	13	13
329	Well	3	3
25-27	Skylight structure	1	3
Total		87	126

Table 5.164. Metal items in the metal NZICC collection which could be related to specific functional type

Context	Building/Construction	Household/Domestic	Clothing/Personal	Fixtures/Fittings/Fasteners	Militaria	Machinery	Equestrian	Tools	Scrap	Total
1				5						5
15	4	4	1	3						12
107				1					1	2
132	24	8	2	4		3	1	2	25	69
159		1								1
321		1								1
324								1		1
325	1	3	1	1						6
327		1		2				1		4
328	1	2	1			5	1	1		11
329	1	4					1			6
Total	31	24	5	16	0	8	3	5	26	118

The terminology for nails relied on the nail chronology described in the work of Middleton in her 2005 paper (see Table 5.165). She refers to the earliest nails in New Zealand as wrought nails, which are manufactured when the length of a square iron rod was hammered to four sides to form a point. The alternative chisel pointed nail was created by hammering on two sides to create a flat end (Middleton 2005:57). Next are cut nails, which commonly have a rectangular shape, a two-sided taper or specific type of cut nail, the sprig with an L-shaped head. Cut nails are so called because they are cut from a nail rod or plate and then headed to form the nail. Initially made by hand, commercially viable automated cutting and heading machines were developed early in the 19th century, with cut nails coming into mass production in the 1830s in America and from the 1850s in Britain (Harris 2009: 103). The latter was especially popular in New Zealand, where small sprigs were used to hold window frames and large sprigs used in flooring (Middleton 2005:57).

Wire nails were first patented in 1806 in France, with manufacture beginning around 1819 (Adams 2002: 69). However, it was not until late in the 19th century that wire nails began to make an impact on the market. Mass production began in North America from the mid-1880s, while in Britain the transition occurred earlier in the late 1860s and 1870s (Harris 2009: 103). Middleton further states that French missionaries used wire nails in the Bay of Islands by 1842; however, as stated before wire nails only became widespread in New Zealand at the same time as in Australia (Middleton 2005:57). Based on this information a general chronology was constructed (Table 5.165). Wire nails are the last in the chronology, being the latest in time, and are typically circular due to being made from round wire, and commonly have grip e.g. four or more parallel horizontal lines at the top of the nail. The wire nail only became popular in New Zealand at the same time as Australia, which

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was approximately in the 1870s. Middleton states ‘wire nails were first imported into Australia in 1853, but did not replace the wrought nail in popular use until about the 1870s (Varman 1987:107)’.

Table 5.165. Nail typology based on Middleton’s (2005) Bay of Islands chronology

Nail Type	Characteristic	Date range
Wrought	‘Wood-like’ grain running lengthwise, metal tends to flake off in lengths Four sided taper	1830s to 1870*
Cut	Rectangular shape Two sided taper	1840s to 1860+*
Wire	Circular Parallel lined grip	1870+*

The terminology of horseshoes relied on common usage to do with the description of horseshoes and identifying customisation by the farrier. Attributes were noted such as toe caps/lips (a strip of metal, as the name denotes, that rises vertically and is situated on the top of the toe, heels/corks) and metal bars used to compensate for the horses’ gait and/or provide extra grip on clay surfaces. Horseshoes tailored either for the front or hind legs were differentiated based on the shape of the arc, whether it was wider (front) or narrow (back). Horseshoes were also grouped based on size: smaller horses (general riding or cart horses) shoe width ranged between 9cm to 11cm, with length ranging between 12cm to 14cm; medium horse sizes width ranged between 11cm to 14cm, with length ranging between 14cm to 15cm; workhorse shoe were identified if they had a width greater than 14cm in width, and/or 16cm in length.

The majority of the contexts from which material was collected were wells, with the occasional rubbish pit, which may indicate why the well Contexts 15, 132, and 328 are so high in artefact yield (Table 5.163 and Table 5.164), while Context 1, a rubbish pit, yielded mostly robust fixtures and fastenings such as nails. The sheer volume of material a well can provide outmatches, in most cases, a rubbish pit which, combined with the low oxygen environment found in wells, explains why the artefacts collected from the wells were in better general condition.

Table 5.164 shows the functional categories of what was deposited in each category by context and overall yield of material. Not surprisingly, structural, domestic and scrap material play a key role, with fasteners and machinery making up the middle tier of functional types. However, these categories have a certain relationship with the larger categories, as fasteners are used in structures, and scrap could be related to machinery or industrial waste. It is interesting that clothing, tools, and equestrian material constituted such a small part of the collection. No militaria were identified.

5.6.2 91 Hobson Street

5.6.2.1 Context 325

The majority of the metal collected from this context was iron, with frequent iron bars, spikes, chains and various types of lids (barrel and pots). The more informative items were a tin decorated tube with fastened cap (ID 32, Figure 5.101), a decorated gold plated skirt lifter and associated 9-linked chain (ID 52, Figure 5.102), an iron linked chain with a spike attached (ID 39, Figure 5.103), and a small unmarked tin belt buckle (ID 50).



Figure 5.101. Tin tube collected from Context 325

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Figure 5.102. Gold plated skirt lifter sampled from Context 325



Figure 5.103. Chain with spike attached collected from Context 325

5.6.3 93 Hobson Street

An iron hand drill was collected from Context 324.

5.6.4 97-99 Hobson Street

The metal collected from Context 328 was generally in good condition and tended towards wrought iron, with frequent pieces of wire, hooks, bucket handles and occasionally hinges. The more diagnostically informative items tended towards machinery parts. For example, an iron-grey machinery part (ID 26), a brass grommet (ID 28), a thin rectangular tin plaque with no marks (ID 30), a lead tube cap with the words 'THOMPSON & MAWSON'S' embossed (ID 57, Figure 5.104), and an iron shutter for a machine, probably an engine of some kind (ID 58). The next largest category tended towards household, personal and/or structures such as a brass doorknob (ID 27), an iron rake (ID 59), tin clasps for a clutch bag (ID 31), a floral design on a jar lid with the words 'JAMES/VIOLETT/JE/SUIS/COMME/JE/PARIOS/&C/BORDE' embossed (ID 25, Figure 5.105), and a brass pen with the word 'PATENTED' embossed (ID 29, Figure 5.106). The lid may have originally functioned as a jam jar lid. These jars could have been used for moonshine and or wine, while Violett's Prunes in bottles appear in the 'commercial' listings in 1865 (Jen Low pers. comm. 2017). Other items included a front leg of a workhorse horseshoe with a toe cap (width-152mm, length 155mm, ID 60).

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Figure 5.104. Lead embossed tube cap collected from Context 328

25



Figure 5.105. Jar lid collected from Context 328

29



Figure 5.106. Pen collected from Context 328

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5.6.5 101 Hobson Street

The majority of metal collected from Context 327 was iron, with many of the items relating to wire, gas fixtures, pipes, spikes and bucket handles. The most informative items were a highly corroded wire nail with a trapezoid head, a white enamelled candle holder (ID 75), an iron gas fixture (ID 76, Figure 5.107), and an iron file (ID 77).



Figure 5.107. Gas fixture collected from Context 327

5. Artefact Analysis

5.6.6 103 Hobson Street

The metal collected from Context 329 was generally iron with some lead and steel. A large majority of this was either scrap/offcuts or unidentified metal with some occasional corroded tin cans, wire, bolts and metal strips. The diagnostic items included two small rectangular tin boxes, one with an identifiable striker plate (ID 33-34), a copper doorknob with an iron shaft attached (ID 35), an iron hind leg horseshoe (ID 36), a white enamelled tea saucer with a rampant lion maker's mark (ID 37, Figure 5.108) and a small tin spout (ID 38).

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Figure 5.108. White saucer collected from Context 329

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5.6.7 111-113 Hobson Street

A small copper thimble (ID45, Figure 5.109) was collected from Context 159.

45



Figure 5.109. Small copper thimble sampled from Context 159

5.6.8 115 Hobson Street

5.6.8.1 Context 233

Three nails were collected from this context: a masonry machine cut iron nail (ID 47), a wire cut iron nail with a flat head (ID 48) and a wrought nail with a 2-sided taper and a flat head (ID 49).

5.6.8.2 Context 321

A sardine can was collected from this context. While highly corroded some of the embossed label still survived (ID44, Figure 5.110), with the words 'ALBERT & RUEDELA COMEDIE/SARDINES A L/LONDEN/1855', which probably relates to 'cuisson a l'huile d'olive pure' (cooked in pure olive oil). The earliest advertisement identified is from 1862 (*The Colonist*, 31 October 1862: 2).

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Figure 5.110. Sardine can collected from Context 321

5.6.9 117 Hobson Street

5.6.9.1 Context 25 and 27

Three fragments of cast iron frames were collected from Contexts 25 and 27. These were embossed with the words: '[P]ATENT/UNION/STREET/LONDON/HAYWARD/BROTHERS' (Figure 5.111). It is highly likely that these frames once held reflective glass and functioned as a street light; the words probably correspond to the Hayward Brothers street lighting patent.

Edward Hayward, the older brother of William Edward, of Hayward Brothers, produced were iron pavement lights glazed with rough light shortly after the firm moved to premises in Union Street, London in 1857. These were surpassed by Edward's Patent No. 2014 in 1871. Edward's idea was

5. Artefact Analysis

to split the triangular light in half so that the light entering the top was thrown horizontally into the space below, lighting areas deep inside (Winterton 1953: 40; see Figure 5.112).

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Figure 5.111. Embossed cast iron frames collected from Contexts 25 and 27

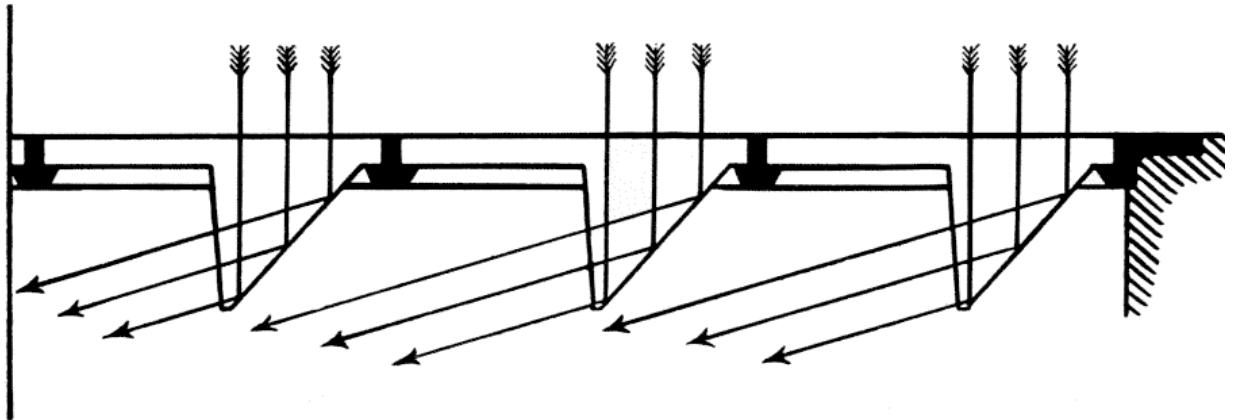


Figure 5.112. Diagram from Winterton (1953: 40) illustrating the process of Edward's concept for street lighting

5.6.10 79-81 Wellesley Street West

5.6.10.1 Context 15

The majority of metal collected from this context was wrought iron, though there were occasional hooks, bucket handles, iron bars, wire, bolts and scrap iron. The diagnostically informative items included a copper belt buckle (ID54, Figure 5.113), a brass teaspoon with the quite indistinguishable

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markings 'DR & J BF' (ID 61), two iron laundry rollers with rubber cylinders (ID 62-63, Figure 5.114), three wire nails, one with a flat head and the other two with a trapezoid head (ID 83-85), a plain copper doorknob (ID 86), an iron tap (ID 87), an unmarked teaspoon (ID 88), an iron grate (ID 89) and a brass lantern head (ID 90).

5.6.10.2 Context 101

One copper key was collected from context 101 (ID 53).

5.6.10.3 Context 107

The majority of metal sampled from this context was iron, with occasional bolts, nails, bucket handles and copper sheets. The more informative items were a metal spike with an iron curved oval handle attached and a bent thick iron wire. The former may have functioned as some fixture for a structure, while the latter may probably relate to blacksmithing work as tongs would have been needed to bend the wire.

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Figure 5.113. Belt buckle sampled from Context 15



Figure 5.114. Laundry rollers collected from Context 15

5.6.11 91 Wellesley Street West

5.6.11.1 Context 1

The majority of the metal collected was corroded iron with occasional wire. The more diagnostically informative items were related to the fasteners category and consisted of two flat head wire nails (ID 78-79) and three flat head machine cut nails (ID 80-83).

5.6.11.2 Context 132

The majority of the metal collected from this well were corroded iron with frequent wire, tin cans, metal pipes with grooves, and occasional door hinges and corroded tools like spades. Building or structure related items included eight pieces of wire, four strips of iron, three hinges, one triangular and the other two rectangular (ID 4, 5 and 6), two handles, one with the attaching plate, and the other without (ID 10-11), two iron bars, one with a hoop attached and the other a hook (ID 17 and 20), a chisel with associated handle (ID 41, Figure 5.115), a copper latch for a window (42, Figure 5.116), and a lock for a door (ID 73). Household or domestic related items included an iron barrel hoop (ID 7), iron white enamelled plate with a central hole (ID 22), two butter knives without any handles (ID 14-16), a copper unmarked tablespoon (ID 43) and an iron cup (ID 74). Fixture, fitting or fastener items included a triangular iron spike and a spike with a hoop attached (ID 9 and ID 17), an iron wire nail with a trapezoid head (ID 12) and an iron cut nail with a two-sided rectangular taper with a flat head (ID 15). Machinery related items included an iron cylinder (ID 8), a heavy lead can (ID 23) and a thin sheet of tin (ID 21). Tools collected ranged from iron scissors (ID 13), to an iron double-sided hook possibly utilised for hanging home kill (ID 19). An equestrian related

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item in the form of workhorse horseshoe with a toe cap and cork was collected (ID 72). Twenty-five pieces of scrap offcut iron were also collected.

Personal or clothing items included an iron corroded match box with a striker plate, and gold plated brass attachment and/or pin (ID 64-65, Figure 5.117). These boxes would have held wax vestas known today as matches, advertised as 'strike anywhere' using friction to ignite. Residue of this can commonly be seen on the top of cigarette boxes or on the underside of match boxes which had a dedicated strike plate. In Context 132 several of these small corrugated rectangular tin boxes with a striker plate on the underside were collected, but the most informative was a remnant R. Bell and Co. emblem on the lid (ID 66, Figure 5.118). R. Bell and Co. started manufacture in London in 1832, and by all accounts were the earliest manufacturer of matches (Anson 1983:155). R. Bell and Co. would later set up shop in two colonies, one of which was in Wellington in 1895. What is interesting about this item is that London, not Wellington is embossed in the emblem, and the date range of where it was found further places it between 1860 and 1890 (Anson 1983:155). Another informative item was gold plated spoons (ID 68-69, Figure 5.119). Embossed on the bottom of the stem was 'Sheffield plate Co.', which identifies the manufacturing method but not so much about who made it. Sheffield plate is a layered combination of silver and copper, which was accidentally discovered by Thomas Boulsover in 1743 (Charles 1968: 278), when, while trying to repair the handle of a customer's decorative knife, he heated it too much and the silver started to melt. When he examined the damaged handle, he noticed that the silver and copper had fused together very strongly.



Figure 5.115. Chisel with associated handle collected from Context 132



Figure 5.116. Copper latch for a window collected from Context 132

5. Artefact Analysis



Figure 5.117. Gold plated attachment and/or pin collected from Context 132



Figure 5.118. R. Bell and Co. wax vesta collected from Context 132 (ID 66)



Figure 5.119. Gold plated brass tablespoon and teaspoon collected from Context 132

5. Artefact Analysis

5.6.12 Nail Typology

In total 14 diagnostic nails could be identified (Table 5.166). The majority of these tended to come from wells, which are not the securest of contexts. However, three machine cut nails, and two wire nails were collected from Context 1, a rubbish pit, without any wrought nails identified, which places the general date for this feature around 1840+. The type of heads found were either flat or trapezoid shaped without any specific nails such as sprig nails.

Table 5.166. Types of nails identified from Contexts 1, 15, 132, 233 and 325. W=Wrought, C=Cut, Wi=Wire

	1			15			132			233			325		
	W	C	Wi	W	C	Wi	W	C	Wi	W	C	Wi	W	C	Wi
Flat headed		3	2			2		1		1	1	1			1
Trapezoid						1		1							1
Oval															
Sprig															
Rhomboid															
Rounded															
Total		3	2			3		1	1	1	1	1			1

5. Artefact Analysis

5.7 Leather

5.7.1 91 Hobson Street

The majority of the leather collected from the well, Context 325, at 91 Hobson Street was in a stable condition due to the depositional environment within the well. The leather itself was generally geared towards footwear pieces, with only one near complete woman's shoe collected (Table 5.167). This was a right sided stitch-down constructed shoe with wooden pegs visible on the outsole, 4 every cm (ID 74). This shoe further provided a good indication of heel repair. When the heel becomes worn the cobbler would add extra strips of heel pieces, and the small rectangular holes on the heel suggest rivets may have been utilised (Figure 5.120).

Table 5.167. Table summarising the leather items collected from Context 325

Leather Item	No.
Leather Offcuts	2
Harness Strap	2
Belt	1
<i>Total</i>	5
Leather Footwear	
Heels	9
Near Complete Shoes	1
Quarter	1
Soles	7
<i>Total</i>	18
Other	
Unidentified	5
<i>Total</i>	5

5. Artefact Analysis

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Figure 5.120. Shoe collected from Context 325, the inset illustrates repair of the heel

5.7.2 93 Hobson Street

The leather collected from the well, Context 324, from 93 Hobson Street related entirely to footwear. As seen in Table 5.168 several leather offcuts, soles and shoes were collected. Two of these were complete shoes; one was a right sided woman's slip-on shoe (ID 51) constructed using the stitch down process, indicated by the midsole – iron circular rivets were visible twice every cm (Figure 5.121); the other shoe was similar except that due to its size (270mm sole length) it belonged to a man and was left sided (ID 52).

Table 5.168. Table summarising the leather items collected from Context 324

Leather Item	No.
Leather Offcuts	4
<i>Total</i>	4
Leather Footwear	
Complete Shoes	2
Near Complete Shoes	2
Quarter	1
Soles	3
Unidentified	3
<i>Total</i>	11

51



Figure 5.121. Slip-on shoe collected from Context 324 (ID 51).

5.7.3 97 Hobson Street

5.7.3.1 Context 327

The majority of the leather items collected from the well at 97 Hobson Street, Context 327, related to footwear (Table 5.169). The most informative of these were the near to complete footwear items. Near complete footwear included a left sided shoe with 4 wooden pegs per cm (ID 56), a right sided shoe with 2 copper rivet pegs per cm (ID 57), and a man's slip-on left sided shoe (ID 62). The complete shoes included a right sided man's Oxford shoe with circular iron rivets occurring twice per cm (ID 58, repair noted on the outsole) and three other men's Oxford shoes (two left sided, one right). Oxford shoes were of higher quality due to presence of 6 stitches per cm (ID 59-61, Figure 5.123). The presence of midsoles across all these shoes suggests they were constructed using stitch down methods. The only other diagnostically informative item was a pet collar (Figure 5.122). It is unclear whether the pet was deposited along with the collar, and it is noted that faunal elements identifying the presence of three dogs and four cats were recovered from Context 327.

5. Artefact Analysis

Table 5.169. Table summarising the leather items collected from Context 327

Leather Item	No.
Leather Offcuts	11
Pet Collar	1
<i>Total</i>	12
Leather Footwear	
Complete Shoes	3
Eyelets	1
Near Complete Shoes	3
Quarter	9
Soles	8
Vamp	1
<i>Total</i>	25
Other	
Unidentified	15
<i>Total</i>	15



Figure 5.122. Pet collar collected from Context 327

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Figure 5.123. Pair of Oxford style shoes sampled from Context 327; the inset illustrates the square wooden pegs

5.7.3.2 Context 328

All the leather collected from this context related to footwear (Table 5.170). The complete shoes, of which there were four, ranged from three women's slip-on shoes to a man's Oxford shoe (Table 5.171). Most of these were of high quality with 6 stitches or wooden pegs occurring on the outsole 6 times per cm; only one slip-on shoe had 2 stitches per cm. All shoes were constructed using the stitch down method, indicated by the presence of a midsole. One of the slip-on shoes was unique due to having teal colouration on the leather; it is unclear without further tests, whether this was a stylistic choice or a depositional effect (Figure 5.124).

5. Artefact Analysis

Table 5.170. Table summarising the leather items collected from Context 328

Leather Footwear	No.
Complete Shoes	4
Eyelets	5
Heels	9
Near Complete Shoes	1
Quarter	4
Soles	16
Total	39

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Figure 5.124. Teale coloured slip-on shoe collected from Context 328

Table 5.171. Summary of style of shoe cross-referenced by gender, collected from Context 328

Shoe wear styles tabulated by size						Shoe wear styles tabulated by left or right	
Style	> 251mm Male	<180mm Young adult/infant	>181mm / <250mm Women	Unknown	Total	Left	Right
Oxford	1				1		1
Slip-on shoe	1		3		4	2	2
Total	4		3		5	2	3

5.7.4 103-107 Hobson Street

The leather items collected from the well, Context 329, at 103-107 Hobson Street were in good stable condition due to the anaerobic, oxygen deprived environment, allowing objects like this to survive. The leatherware from this context specifically related to footwear. The informative items included a right sided near complete shoe constructed using the stitch down process (due to the presence of a midsole) with 2 stitches/rivets per cm. A hole in the middle of the toe on the outsole suggested it was discarded due to wear and tear. It was 258mm in length, suggesting it belonged to a man. The other item was a left sided Oxford style shoe where the vamp is stitched over the eyelets and quarter. This was also constructed using the stitch down method with again 2 stitches/rivets per cm (ID 13, Figure 5.125). Worn on the outer sole, this shoe measured 255mm in length, suggesting it belonged to a man. Unique to this collection was a large piece of rough offcut leather which showed signs of the footwear construction process. Within the offcut an outline of a leather piece was marked (Figure 5.126).

Table 5.172. Table summarising the leather items collected from Context 329

Leather Footwear	No.
Complete Shoes	1
Eyelets	1
Near Complete Shoes	1
Quarter	1
Vamp	1
Total	5

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Figure 5.125. Oxford shoe collected from Context 329



Figure 5.126. Offcut piece of leather with section of leather item outlined, collected from Context 329

5. Artefact Analysis

5.7.5 109 Hobson Street

The leather items collected from Context 79 (chimney base) were in a poor and fragile condition, the majority of the footwear being worn, with signs of repair (Table 5.173). Several footwear items were collected, including a good quality women's right slip-on boot/pump with a metal cap on the outsole, and circular metal rivets visible on the outsole, probably attached to a leather or metal rand between the insole and outsole (ID1, Figure 5.127). Other footwear included two slip-on shoes (one constructed using a vertical attachment process, the other with welt: ID 2, 4, and 8), a blucher boot with signs of repair (added tacks to fasten added heel pieces) on the rear of the outsole (possibly discarded due to a blown-out toe, ID 3 and 10, Figure 5.128), a near complete right sided man's boot (ID 5), a woman's slip-on boot with wooden square pegs on the outsole – possibly indicating a vertical attachment process (ID 6), a Balmoral welted man's left boot (ID 7), and a woman's slip-on pump constructed using vertical attachment and worn on the outer side of the pump (ID 9).

Table 5.173. Table summarising the leather items collected from Context 79

Leather footwear	No.
Complete shoes	9
Soles	5
Vamp	2
Total	16
Other	No.
Unidentified	10
Total	10



Figure 5.127. Pump collected from Context 79



Figure 5.128. Blucher boot collected from Context 79

Table 5.174. Summary of style of shoe cross-referenced by gender, collected from Context 79

Shoe wear styles tabulated by size						Shoe wear styles tabulated by left or right		
Style	> 251mm Male	<180mm Young adult/infant	>181mm <250mm Women	/	Unknown	Total	Left	Right
Slip-on shoe and/or boot			3			3	1	2
Blucher	2					2	1	1
Balmoral	1					1	1	
Slip-on shoe	3					3	1	2
Total	6		3			9	4	5

5. Artefact Analysis

5.7.6 79-81 Wellesley Street West

5.7.6.1 Context 15

Context 15 (well) had a large amount of undefined leather degraded to point where it was difficult to distinguish; however, many of the identified leather related to footwear. For example, a large number of leather footwear offcuts, in tandem with other footwear items such as quarters, eyelets, and heel pieces, were collected (Table 5.175). Several harness and clothing straps were also collected (Figure 5.129). A total of 36 shoes and/or boots were collected from Context 15. Of these 17 could only be identified to be an item of near complete footwear. Some 27 had diagnostic characteristics, such as whether they were from left or right shoes/boots, their style and/or gender (Table 5.176). As shown in Table 5.176, the majority of footwear related to men and women's shoes, with one or two children's slip-on boots. The style of the boots was quite varied, with an almost even spread of Balmoral, slip-on, and Blucher boots. It seems the shoes were more diverse with a large majority of shoes identified as slip-on shoes, with some Oxford and one Derby styled shoe identified. Interestingly, a number of these footwear items were of low quality (Table 5.177). To calculate this the number of stitches/pegs/rivets per cm were measured and separated into three groups; while there were some fine and good quality shoes, the majority of these items were poor with only 1 or 2 stitches or pegs per cm (Figure 5.130). Further, repair and removal of leather for offcuts were noted across several items of footwear (Figure 5.131, and Figure 5.132). This may suggest the presence of a bootmaker and/or cobbler on site, or simply the fact that an occupant attempted to repair their own shoes.

Table 5.175. Table summarising the leather items collected from Context 15

Leather Item	No.
Leather Offcuts	30
Harness Strap	5
Belt	1
<i>Total</i>	36
Leather Footwear	
Complete Shoes	19
Eyelets	10
Heels	25
Near Complete Shoes	17
Quarter	16
Soles	59
Vamp	2
<i>Total</i>	148
Other	
Unidentified	71
<i>Total</i>	71



Figure 5.129. Types of straps collected from Context 15



Figure 5.130. Oxford shoe collected from Context 15. Inset illustrates the quality of the shoe, where 6 pegs per cm were used to fasten the midsole to the outsole

5. Artefact Analysis

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Figure 5.131. Near complete shoe collected from Context 15. The inset illustrates the repair work that occurred on the outsole (e.g. the line of rivets)

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Figure 5.132. A Blucher pump collected from Context 15. The inset illustrates how the outsole near the toe was cut at a straight edge, possibly for a piece of offcut for repair

Table 5.176. Summary of style of shoe cross-referenced by gender, collected from Context 15

Shoe wear styles tabulated by size					Shoe wear styles tabulated by left or right		
Style	> 251mm Male	<180mm Young adult/infant	>181mm <250mm Women	/ Unknown	Total	Left	Right
Slip – on boot	1	3			4	2	2
Blucher	3		1		4	2	3
Oxford			3		3	3	
Balmoral	2		1		3	3	
Derby	1				1		1
Slip-on shoe	3		3	2	7	7	1
Unidentified	2		5		7	4	3
Total	11	2	13		26	17	9

Table 5.177. Quality of the near complete to complete shoes collected from Context 15

Quality	Stitches/Rivets per cm	No.
Poor	1-2	12
Fine	3-4	5
Good	4-6	5

5.7.6.2 *Context 107*

The majority of this assemblage related to leather footwear, with one leather belt (Table 5.178). The most informative items were two near complete slip-on shoes. One was a right sided woman's shoe with copper nails occurring on the outsole twice every cm (ID 54). The other was similar except that it was left sided (ID 55).

Table 5.178. Table summarising the leather items collected from Context 107

Leather Item	No.
Belt	3
Total	3
Leather Footwear	
Complete Shoes	2
Eyelets	2
Heels	2
Near Complete Shoes	2
Quarter	4
Soles	5
Total	15
Other	
Unidentified	4
Total	4

5. Artefact Analysis

5.7.6.3 **Context 108**

The majority of leather collected from Context 108 was related to leather footwear, with one horse's saddle strap. The footwear included individual items such 4 soles, 1 quarter, 3 offcut pieces, 15 heel pieces and 11 unidentified pieces of leather.

5.7.6.4 **Context 109**

The only piece of leather collected from this context was a right sided insole.

5.7.7 **87 Wellesley Street West**

The leather collected from well Context 324 all related to footwear. As shown in Table 5.168 several leather offcuts, soles and shoes were collected. Two of these were complete shoes; one was a right sided woman's slip-on shoe (ID 51) constructed using the stitch down process, indicated by the midsole iron circular rivets; visible every twice every cm (Figure 5.133). The other shoe was similar except that it is believed to be a man's left sided shoe due to the size (270mm sole length) (ID 52).

Table 5.179. Table summarising the leather items collected from Context 324

Leather Item	No.
Leather Offcuts	4
<i>Total</i>	4
Leather Footwear	
Complete Shoes	2
Near Complete Shoes	2
Quarter	1
Soles	3
Unidentified	3
<i>Total</i>	11

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Figure 5.133. Slip-on shoe collected from Context 324

5.7.8 91 Wellesley Street West

The leather items collected from the well, Context 132, were in good stable condition due to the depositional environment of the well, allowing objects like this to survive. Several leather pieces were collected relating to footwear, including eyelet leather pieces, several leather footwear offcuts, a sole and four quarter shoe pieces (Table 5.180). Ten near complete and 12 complete shoes were collected. While the style of the near complete shoes could not be ascertained, other details were recorded. This included whether the shoe was left or right sided and the size (Table 5.181). As seen in Table 5.181 the majority of shoe styles related to slip-on boots or shoes with an even spread of men's and women's shoes, although one a right sided complete woman's Blucher boot with square wooden pegs on the inner of the insole was collected (ID 68, Figure 5.134). Two women's Balmoral pumps were also collected, possibly a pair (ID 84-85). The majority of the boots and shoes showed stitch seams and had a midsole which suggests they were constructed using a stitch down technique; further, as shown in Table 5.182 the general quality of the footwear was excellent.

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Table 5.180. Table summarising the leather items collected from Context 132

Leather Item	No.
Leather Offcuts	2
Harness Strap	4
Belt	2
<i>Total</i>	8
Leather Footwear	
Complete Shoes	12
Eyelets	7
Heels	9
Near Complete Shoes	10
Quarter	4
Soles	18
Vamp	3
<i>Total</i>	63
Other	
Unidentified	27
<i>Total</i>	27



Figure 5.134. Woman's Blucher boot collected from Context 132

Table 5.181. Summary of style of shoe cross-referenced by gender, collected from Context 132

Shoe wear styles tabulated by size					Shoe wear styles tabulated by left or right		
Style	> 251mm Male	<180mm Young adult/infant	>181mm <250mm Women	/ Unknown	Total	Left	Right
Slip – on shoe and/or boot	1	1	2		4	2	2
Blucher	1		2		3	1	2
Derby			1		1	1	
Balmoral			2		2	1	2
Slip-on shoe	1	1			2		1
Unidentified	4	1	4	1	10	4	6
Total	7	3	11	1	22	9	13

Table 5.182. Quality of the collected near complete to complete shoes from Context 132

Quality	Stitches/Rivets per cm	No.
Poor	1-2	4
Fine	3-4	0
Good	4-6	8

5.8 Fabric

Fabric items were only identified in well contexts. The wet conditions allowed for the preservation of the items, although even then the material was often quite degraded, mostly consisting of scraps or offcuts of material.

5.8.1 85 Hobson Street

The fabric items collected from Context 323 were in stable condition due to the depositional environment of the well (Table 5.183). The majority of the material recovered from this context was sacking, with a tiny quantity of rope/string, which may have related to the sacks.

Table 5.183. Table summarising the fabric items collected from Context 323

Type	Weight (Gms)
Sacking	6600
Rope/string	<1

5.8.2 97-99 Hobson Street

The fabric items collected from Context 328 were in stable condition due to the depositional environment of the well (Table 5.184). The majority of the material recovered from this context was sacking, some cloth fragments, a sock (Figure 5.135) and some netting or stocking material (Figure 5.136).

Table 5.184. Table summarising the fabric items collected from Context 328

Type	Weight (Gms)
Sacking	11800
Cloth	2300
Sock	200
Net/Stocking	100

5. Artefact Analysis



Figure 5.135. Elements of a sock recovered from Context 15



Figure 5.136. Netting or possibly a stocking recovered from Context 15

5.8.3 79-81 Wellesley Street West

The fabric items collected from Context 15 were in stable condition due to the depositional environment of the well (Table 5.185). The material recovered included large volumes of sack and cloth fragments, some wool, netting, rope or string, a portion of what appeared to be a cotton shirt, a woven bag (Figure 5.137) and a sock (Figure 5.138).

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Table 5.185. Table summarising the fabric items collected from Context 15

Type	Weight (Gms)
Sacking	12160
Cloth	14160
Wool	17
Net/cotton	28
Woven Bag	170
Sock	26
Rope/string	29
Cotton Shirt (red)	500



Figure 5.137. Elements of a woven bag recovered from Context 15



Figure 5.138. Sock recovered from Context 15

5. Artefact Analysis

5.8.4 91 Wellesley Street West

Only a small collection of fabric items was recovered from Context 132 (Table 5.186). Again, this material was mostly sacking, with some possible cotton fragments.

Table 5.186. Table summarising the fabric items collected from Context 132

Type	Weight (Gms)
Sacking	276
Cotton	18

5.9 Brick

A total of 19 bricks were collected from the various contexts, the majority of these being handmade or plain, but some with unique features such as thumb marks or straw marks or recognisable frog marks (Table 5.187). Machine wirecut brick were the next highest category, with some machine pressed bricks. Unfortunately, no maker's marks could be identified on the collected brick, making it especially difficult to date the bricks. However, the type of mortar identified on some of the bricks could aid in helping to identify phasing of walls the bricks were collected from.

Table 5.187. Types of brick collected from the NZICC site

Type	No.
Machine pressed plain	3
Machine wirecut	5
Handmade plain	6
Handmade – broad rectangle frog	1
Handmade – narrow rectangle frog	2
Handmade - sandstock	1
Handmade – heart shaped frog	1
Total	19

5.9.1 91 Hobson Street

A brick with a heart shaped frog mark was collected from the fabric of Context 325, a well.

5.9.2 97-99 Hobson Street

Two bricks were collected from Context 328 (well). One was a well sorted handmade red/orange reasonable quality brick with sand on the exterior (ID 13), the other was a red yellow poorly sorted wirecut extruded brick of poor quality (ID 14). The different types of brick collected from this context suggest that an eclectic group of bricks were used to construct the well.

5.9.3 103-107 Hobson Street

A handmade white/orange brick with occasional coarse sand inclusions was recovered from Context 329 (well), and was of low quality with evident discolouration and warping (ID 11, Figure 5.139). White plaster moulded and grooved cement was also collected (Figure 5.140), the latter sample suggesting that this well contained demolition material.

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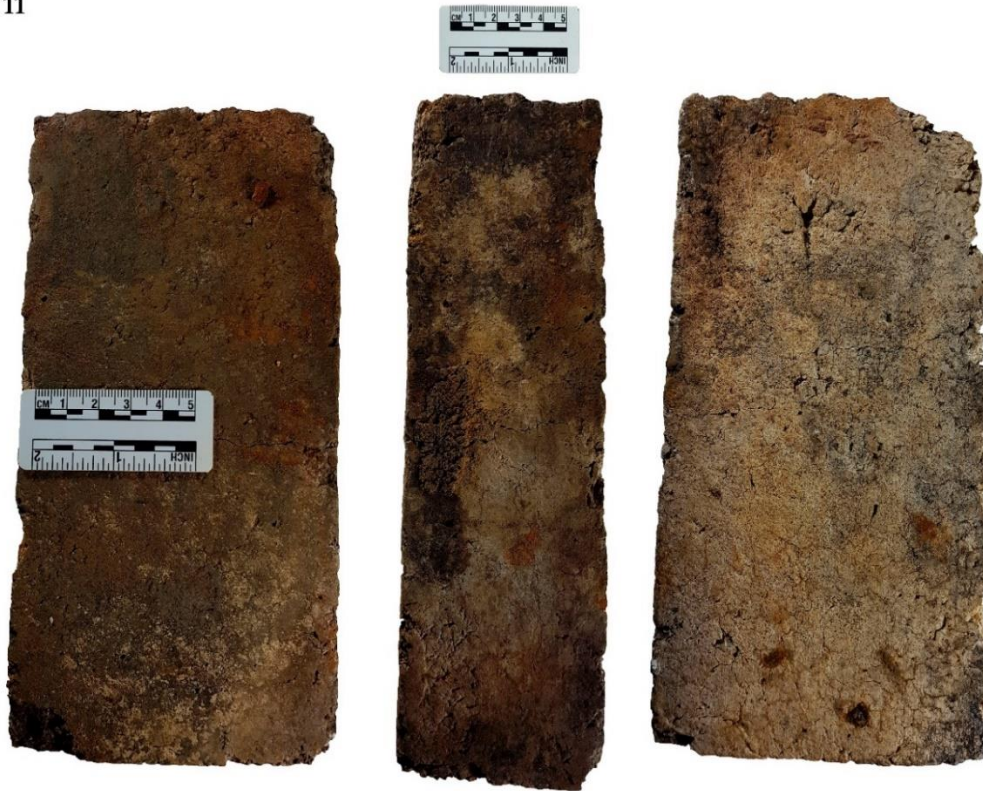


Figure 5.139. Brick collected from Context 329



Figure 5.140. Plaster and grooved cement sampled from Context 329

5. Artefact Analysis

5.9.4 109 Hobson Street

5.9.4.1 Context 203

A complete orange machine pressed brick with scoria mortar on the stretcher (ID 6, Figure 5.141) was collected from Context 203 (wall). The mortar thickness was quite variable on this brick probably due to the warped nature of the brick, and showed the workmanship of the brick layer, attempting to fill the gap between the bricks, effectively creating a strong bond.



Figure 5.141. Brick sampled from Context 203

5.9.4.2 Context 230

A large handmade yellow brick with a rectangular frog mark with occasional yellow pebble sized inclusions was collected from this context (wall cut backfill). There were some indented markings which appeared to show 'BBC'; however, the final letter, assumed to be C, was unclear and it is uncertain if a further letter was also present. Without that information this brick could not be more accurately identified (ID 15, Figure 5.142).

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Figure 5.142. Brick collected from Context 230

5.9.4.3 Context 280

A wirecut, extruded brick of fine quality with occasional scoria inclusions and a hack mark on the stretcher was recovered from this context (a wall). There was a thick grey mortar on the stretcher, which had occasional crushed shell and scoria inclusions and was generally poorly sorted (ID 21, Figure 5.143). The shell was of interest, and may have served to keep the bond dry, similar to the included scoria.

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Figure 5.143. Brick collected from Context 280

5. Artefact Analysis

5.9.4.4 Context 321

Two broken red and orange wirecut extruded bricks with occasional scoria inclusions were collected from Context 321 (a well). These were friable and generally poorly sorted (ID 19). This kind of low quality brick would have been suitable for unmortared well walls.

5.9.5 117 Hobson Street

5.9.5.1 Context 33

A broken machine pressed orange brick with red splotches was recovered from this wall. It was generally of good quality with well sorted scoria mortar attached to the header and stretcher (ID 20). Machine pressed bricks are usually of higher quality and the presence of the mortar suggests it was once bonded to a foundational wall.

5.9.5.2 Context 143

Two concrete samples were collected from this context (a surface). One was a coarse grey concrete mortar with occasional brick fragments and pebble sized (1-3cm) scoria inclusions (Figure 5.144). The other was a finer well sorted grey concrete mortar with finer particles. The presence of the brick is interesting as it would cause the bond to be quite coarse and may in this case have related to concrete pile instead of brick mortar.



Figure 5.144. Concrete sampled from Context 143

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5.9.5.3 Context 147

A sample of a coarse concrete mix with frequent scoria particles (1 to 2cm in size) was recovered from this context (a concrete surface).



Figure 5.145. Concrete sampled from Context 147

5.9.5.4 Context 149

A complete warped and discoloured poor-quality wire cut brick with concrete with sand particles mortar attached (ID 9, Figure 5.146) was recovered from this wall. The mortar in this case was quite sandy and friable and would over time have been quite a weak bond for the bricks, suggesting the quality of construction was quite low.



Figure 5.146. Brick sampled from Context 149

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5.9.5.5 Context 150

A sample of coarse scoria-concrete with red fine particles (1 to 3cm) of scoria, generally well sorted and friable (Figure 5.147), was recovered from this concrete surface.



Figure 5.147. Concrete sampled from Context 150

5.9.5.6 Context 158

A white/yellow complete wire cut extruded brick with occasional small white clay inclusions and with scoria mortar on the stretcher was sampled from this brick outhouse structure. The mortar was well sorted with fine particles (ID7, Figure 5.148). The scoria mortar bond was still quite strong.

5. Artefact Analysis



Figure 5.148. Brick sampled from Context 158

5.9.5.7 Context 167

A complete red good quality handmade brick with a straw mark and coarse grey mortar with frequent coarse sand inclusions of variable size (poorly sorted) on the stretcher was recovered from the wall (ID10, Figure 5.149). The straw mark is interesting as it was often utilised to identify brick pallets before firing.



Figure 5.149. Brick (ID 10) sampled from Context 167

5.9.5.8 Context 197

A concrete sample was collected from the basement wall. It was moderately sorted with occasional fine scoria and white and grey pebble inclusions (Figure 5.150). The inclusions were common additive in central Auckland historic sites, and the sorting of the material indicated that it might be an earlier type of mortar.



Figure 5.150. Concrete sample collected from Context 197

5. Artefact Analysis

5.9.6 79-81 Wellesley Street West

5.9.6.1 Context 15

A concrete grey brick with quartz inclusions was sampled from the well, Context 15 (Figure 5.151). This brick was not a part of the lining of the well, but deposited into it, and could represent demolition debris from a building deposited as rubbish down this well.



Figure 5.151. Concrete brick collected from Context 15

5.9.6.2 Context 42

A machine pressed well sorted yellow orange brick with plaster on the header was collected from Context 42 (wall) (Figure 5.152). The mortar was well sorted, grey and 0.8cm thick. The presence of the dressed mortar suggests it was once part of a wall that would have been visible, instead of a foundational wall.

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Figure 5.152. Machine pressed brick collected from Context 42 (ID 16)

5.9.7 83 Wellesley Street West

From Context 69 (well) a poor quality red/orange broken hand-made brick with a narrow rectangle frogmark was sampled. The brick was poorly sorted with occasional white clay inclusions (ID 18). Another complete handmade orange/red brick of fine quality with a narrow rectangular frogmark was collected, with occasional clay inclusions (ID 23). The narrow rectangular frog is rare within the assemblage, with another example recovered from Context 3, another well.

5.9.8 87 Wellesley Street West

Two brick samples were collected from Context 3 (well): a complete, rectangular, handmade, orange-reddish brick with a hack mark on the stretcher (ID 3); and a warped handmade yellow and orange brick with a narrow rectangle frog with coarse sand inclusions (ID 17, Figure 5.153). The presence of only handmade bricks of varied colours would suggest any available bricks were used to construct the outer wall of the well. This type of usage of materials was noted from other wells during the excavation.

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Figure 5.153. Brick collected from Context 3

5.9.9 91 Wellesley Street West

Context 132 (well) provided a complete red fine quality rectangular brick with a hack mark on the stretcher and sand struck on the exterior (ID5, Figure 5.154). A further two similar brick fragments were collected as well. The presence of the stretcher suggests these bricks were handmade and stacked close to each other, the hackmark forming during this process.

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Figure 5.154. Brick sampled from Context 132

5.10 Other

A large quantity of miscellaneous materials were collected from the NZICC development site (Table 5.188). The majority of this was organic; however, most of the material was in a good condition as most of it came from wells or pits. Some rare and unique pieces were collected as well, which are discussed in more detail in the respective context sections.

Table 5.188. Summary of miscellaneous diagnostic items collected from the various contexts

Context	Clothing/Footwear	Construction	Lighting/Projection	Organic	Writing	Hygiene	Toy	Smoking	Tools	Furniture	Total
1		1									1
15	8	1		185	1	4	1	1		6	207
79						4					4
107					1						1
132				10							10
325							1				1
327						1					1
328		2		2		2		2	2		10
329		1									1
Total	8	5	0	197	2	11	2	3	2	6	236

5.10.1 91 Hobson Street

Frequent grey masonry slate was sampled from Context 325 (well), with an occasional coconut shell and wood that was mostly unidentified except for one possible wood spindle. The most informative items were two rubber (possibly plastic) toy dolls. The one in better condition is seen in Figure 5.155.



Figure 5.155. Toy doll collected from Context 325

5.10.2 97-99 Hobson Street

5.10.2.1 Context 327

The miscellaneous material collected from this context (a well) consisted of Welsh purple masonry slate, a charcoal log, occasional coconut shell, unidentified wood and an occasional hairbrush.

5.10.2.2 Context 328

A cigar box lid with the words 'A/INGENUIDAD/HABANA' engraved was recovered from this context (a well) (Figure 5.156). The words relate to a type of cigar brand that began to appear in advertisements in New Zealand c.1872 (*West Coast Times*, 6 July 1872: 3). Another cigar box lid of a similar size had the words 'VASCODEGAMA/HABANA' engraved (Figure 5.157). In

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addition to the cigar boxes, a diverse spread of items were collected, including two wooden planks, two axe handles, two wooden brushes, two clothes pegs, and a roll of wood shavings.



Figure 5.156. Cigar box lid from Context 328, inset illustrating the engraved words



Figure 5.157. Another Habana cigar box collected from Context 328

5.10.3 103-107 Hobson Street

A great deal of grey masonry slate was collected from Context 329 (a well), with frequent occurrences of clothes pegs, wooden skewers, and coconut.

5.10.4 117 Hobson Street

Four brushes were collected from Context 79 (a well) (Figure 5.158).



Figure 5.158. Various brushes collected from Context 79

5.10.5 79-81 Wellesley Street West

5.10.5.1 Context 15

A large quantity of wood was collected from Context 15 (a well). This included a total of 185 fragile and waterlogged wooden clothes pegs (Figure 5.159). The range of wooden items included dowel joints, chair frames, wooden pegs and shafts, hair and brushes. Other items included a wooden hairbrush and a toothbrush (Figure 5.163), three handles, seven wooden clothing buttons, a slate writing pencil, a stone fruit seed, and a joint with a dowel point, and an occasional coconut shell.

The more diagnostic and informative items were a cigar box lid with words 'UTGALIAM/SALOV' engraved (Figure 5.160), a four sided handmade dice with the roman numerals 'I, II, III, IV' worked on each side (Figure 5.161), a hose with the words 'PATENTED SEAMLESS MOULDED HOSE' embossed (Figure 5.164) and a handmade head of a broom (Figure 5.162).

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Figure 5.159. Selection of clothes pegs sampled from Context 15



Figure 5.160. Cigar box lid sampled from Context 15



Figure 5.161. Dice collected from Context 15



Figure 5.162. Head of broom collected from Context 15



Figure 5.163. Hairbrush and toothbrush collected from Context 15



Figure 5.164. Hose collected from Context 15

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5.10.5.2 Context 107

Purple Welsh writing slate was collected from this context (a well).

5.10.6 91 Wellesley Street West

5.10.6.1 Context 1

Occasional unidentifiable wood was collected from this context (a rubbish pit) in tandem with Welsh purple masonry slate.

5.10.6.2 Context 132

Nine fragile and waterlogged wooden clothes pegs of a similar style were collected from the well on this property, Context 132, along with a coconut shell. A wooden handle for a chisel was also recovered (related to metal ID 41, Figure 5.115).

6 ENVIRONMENTAL ANALYSIS

6.1 Faunal Analysis

6.1.1 Introduction

During the excavations at the SkyCity New Zealand International Convention Centre (NZICC) a quantity of faunal material was recovered, and analysed by Bernie Larsen. It was sampled when encountered from all contexts. Faunal material was collected from 29 contexts across the area of investigation.

Subsampling of the assemblage was carried out to reduce the quantity of material analysed while maximising the comparative and quantitative potential of the material analysed. Contexts were selected for analysis using three criteria: quantity, quality and spatial context. Contexts with a large quantity of material were selected as they provided a larger range of data that could be used to derive a better interpretation of the socioeconomic behaviour reflected by the faunal remains. The quality of material relates to the condition of the faunal remains, meaning that contexts with large quantities of unidentifiable fragments were discarded for contexts with a higher proportion of identifiable material. The spatial context of the remains was also considered to ensure that the total assemblage extended across a number of areas of the development site. The allotments (Figure 6.1) were used as a subsampling tool so that comparison between allotments could be carried out and compared with the data derived from the historic research and artefactual analysis.

6.1.2 Methodology

The faunal remains were cleaned of any residual sediment to facilitate identification of taxa and taphonomic evidence and were air dried.

Bone remains were identified to the lowest taxonomic level possible: family, genus or species. The most fragmented bone which could not be assigned to a taxonomic class was put into a broad mammal or bird category. Taxonomic identification was achieved through comparison with the author's reference collection and the help of published resource material (Hillson 1992; Prummel and Frisch 1986; Schmid 1972; Sisson 1930) and online resources (<http://www.boneid.net/>).

For each bone the following information was recorded when possible: allotment, context, taxonomic identification, skeletal element, element portion and side. Butchery patterns were recorded, including incomplete sawing, sawing, incomplete chopping, and chopping, indicative of dismemberment of carcasses, cut marks that suggest skinning and filleting. Sawing and chop marks indicate dismemberment of skeletal elements into butchered units using saws and cleavers, while cut marks indicate skinning and removal of meat using a knife.



Material from each taxonomic category was then quantified to the Number of Identified Specimens (NISP), the Minimum Number of Elements (MNE), the Minimum Number of Individuals (MNI) and Minimum Number of Butchery Cuts (MNBC). MNI and MNBC values were aggregated by feature. MNBC quantifies bones in the context of the meat cut or primal the bone represents. Butchery cut definitions follow Watson (2000: Figure 3.3) for pork, beef and mutton, and Schulz and Gust (1983: Figure 1) for beef. Bones were assigned to butchery cuts to the limits possible with the available reference collections. Elements such as ribs and thoracic vertebrae are difficult to assign to a butchery cut because they can come from more than one cut and are difficult to identify to a specific location along the axial skeleton.

6.1.2.2 *Taphonomy*

Comparison of the relative quantities of breaks and recent breaks gave a rough measure of the level of fragmentation and presented a measure of the taphonomic history of the material. Modifications such as burning, carnivore gnawing, rodent gnawing and weathering were recorded as present/absent on each individual bone. A distinction was made between two types of burning, calcination and carbonization, which indicate the temperature at which the bones were burnt.

6.1.3 Results

6.1.3.1 *Taxa Diversity and Richness*

The results show the total assemblage recovered from the NZICC investigation comprised a total of 307 identified specimens reflecting 56 individual animals (Table 6.1). The assemblage had a moderate diversity with the vast majority of the taxa mammalian, and a single avian species. The three main domestic ungulates – sheep (*Ovis ares*), cow (*Bos taurus*) and pig (*Sus scrofa*) – were present with dog (*Canis familiaris*), cat (*Felis catus*), rabbit (*Oryctolagus cuniculus*) and rat (*Rattus rattus*) also identified. The single avian species identified was domestic turkey (*Meleagris gallopavo*). The assemblage showed moderate to low richness with over two-thirds of the total by MNI represented by the top three taxa. The most abundant remains were sheep (MNI: 18), with almost a third of the total, and a large quantity of turkey. Moderate quantities of cow, pig, dog and cat were present and very small quantities of unidentified mammal, cf. sheep, rabbit, rat and cf.cow.

Table 6.1. Identified taxa from total faunal assemblage

	NISP	NISP%	MNI	MNI%
Sheep	114	37%	18	32%
Turkey	46	15%	14	25%
Cow	38	12%	6	11%
Pig	29	9%	5	9%
Dog	27	9%	3	5%
Mammal	22	7%	1	2%
Cat	16	5%	5	9%
cf. Sheep	11	4%	1	2%
Rabbit	2	1%	1	2%
Rat	1	<1%	1	2%
cf. Cow	1	<1%	1	2%
Total	307	100.00%	56	100.00%

6.1.3.2 85 Hobson Street

The sample from Context 323 (well) at 85 Hobson Street had a very low diversity and low richness similar to the 109 Hobson Street sample, with the three domestic ungulates present, but differed in that a small quantity of turkey was also present (Table 6.2).

The taphonomic evidence showed moderate counts of both cultural and non-cultural modification being present (Table 6.3). The cultural modifications were evenly distributed across chopping and sawing but the non-cultural modification differed across the taxa.

Table 6.2. Identified taxa from 85 Hobson Street

	NISP	NISP %	MNI	MNI %
Sheep	6	35%	1	20%
Pig	6	35%	2	40%
Cow	3	18%	1	20%
Turkey	2	12%	1	20%
Total	17	100%	5	100%

The butchery cuts were different from the majority of the other allotments. The primal cuts reflected in the assemblage were from the moderate to low value cuts across sheep, cow and pig (see Table 6.14–Table 6.16, below). The turkey remains consisted of a single leg.

Table 6.3. Taphonomic evidence on remains from 85 Hobson Street

	Sheep	Cow	Pig	Turkey	Other	Total
Sawn	2	2	3			7
Chopped	3	2				5
Cut Marks						0
Inc. Sawn						0
Inc. Chopped						0
Recent Break			3			3
Break	3					3
Very weathered		3	2	2		7
Gnawed						0
Calcined						0

6.1.3.3 91 Hobson Street

The diversity of the 91 Hobson Street assemblage from the well (Context 325) was lower than most of the other assemblages with a low richness (Table 6.4). Again, the assemblage was dominated by sheep with turkey the second most common taxon. Very small numbers of cow, pig and unidentified mammal, were also present.

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The taphonomic results show that the material had moderate rates of natural or non-cultural and moderate to low rates of cultural modification (Table 6.5). The cultural modification included sawing, incomplete sawing, and chopping, with a large portion of the cultural modification found on the sheep remains. The non-cultural modification included a relatively large quantity of breaks compared to recent breaks, suggesting that post-depositional taphonomic processes had had a significant impact on the bones, and this is supported by the large number of heavily weathered bone. Two bones were calcined, indicative of very high temperature burning, possibly denoting incineration of rubbish.

Table 6.4. Identified taxa from 91 Hobson Street

	NISP	NISP %	MNI	MNI %
Sheep	23	55%	4	40%
Turkey	11	26%	3	30%
Mammal	5	12%	1	10%
Cow	2	5%	1	10%
Pig	1	2%	1	10%
Total	42	100%	10	100%

Table 6.5. Taphonomic evidence on remains from 91 Hobson Street

	Sheep	Cow	Pig	Turkey	Other	Total
Sawn	8		2			10
Chopped	4				3	7
Cut Marks						0
Inc. Sawn	2					2
Inc. Chopped						0
Recent Break				1		1
Break	5			3	2	10
Very weathered	9	3				12
Gnawed						0
Calcined	1				1	2

The butchery evidence showed that the sheep remains reflected all primal elements aside from the neck, scrag and hind foot (Table 6.15, below). It is possible this is evidence of the purchase of a whole carcass as head elements were found and the missing elements could be due to sample size. The relative numbers of sheep primal cuts followed the pattern of 103-7 Hobson Street and 91 Wellesley Street West. However, the cow remains were a short loin (Table 6.14), the highest value beef cut, and similarly the pig remains were also from a single high value primal (Table 6.16), the loin.

6.1.3.4 103-107 Hobson Street

The results from Context 327 (well) at 103-107 Hobson Street showed a moderate diversity comparable to the combined assemblage (Table 6.6) but a higher richness as measured by MNI. There were moderate numbers of sheep, dog, turkey, cow, cat, and pig, with a single instance of rabbit, unidentified mammal and cf. sheep. The NISP counts show the dog and cow both have higher relative NISP than MNI counts compared with the other taxa.

The taphonomic results (Table 6.7) indicate the remains had relatively low rates of cultural and non-cultural modification. The non-cultural modification included large numbers of recent breaks, breaks and heavy weathering with a small amount of gnawing also present. This suggests the bone material was left exposed for a time where the weathering and animal gnawing could occur prior to the material being deposited or covered. The cultural modification of chopping and sawing was present on three main domestic ungulates. The cow remains were mostly sawn, with sheep more often chopped.

Table 6.6. Identified taxa from 103-107 Hobson Street

	NISP	NISP %	MNI	MNI %
Sheep	38	32%	5	21%
Dog	27	23%	3	13%
Turkey	22	18%	5	21%
Cow	14	12%	2	8%
Cat	13	11%	4	17%
Pig	2	2%	2	8%
Rabbit	2	2%	1	4%
Mammal	1	1%	1	4%
cf. Sheep	1	1%	1	4%
Total	120	100.00%	24	100.00%

Table 6.7. Taphonomic evidence on remains from 103-107 Hobson Street

	Sheep	Cow	Pig	Turkey	Other	Total
Sawn	4	9				13
Chopped	8	1	2			11
Cut Marks						0
Inc. Sawn						0
Inc. Chopped						0
Recent Break	11	3		1		15
Break	4	3		1		8
Very weathered	7	7				14
Gnawed	4	2				6
Calcined						0

The butchery cuts represented in the assemblage indicate beef was from a relatively large number of primals from high value sirloins to low value neck cuts (Table 6.14). Similarly, the sheep remains were from a moderate range of mid- to upper value primal cuts with a relatively large number also in the mid-range primals (Table 6.15). All four of the main turkey sections were found in the assemblage but slightly larger numbers of leg and wing (Table 6.17), possibly indicating one whole bird and the purchase of individual legs and wings, although this may be a result of sampling.

6.1.3.5 109 Hobson Street

Context 317 (well) at 109 Hobson Street had a low diversity compared with the other allotments but had a higher richness (Table 6.8). However, the high richness was more due to the low numbers of remains identified in this allotment. The taxa identified were the three main domestic ungulates with a small amount of unidentified mammal. This was the only allotment that had no instances of turkey remains out of the entire assemblage.

Table 6.8. Identified taxa from 109 Hobson Street

	NISP	NISP %	MNI	MNI %
Cow	11	29%	1	17%
Pig	10	26%	1	17%
Sheep	8	21%	2	33%
cf. Sheep	6	16%	1	17%
Mammal	3	8%	1	17%
Total	38	100%	6	100%

The taphonomic results showed moderate amounts of both cultural and non-cultural modification (Table 6.9). Interestingly the cultural modification was concentrated on the cow and pig remains with the sheep having the majority of the non-cultural modification. The pig and cow were mostly sawn as opposed to chopped.

The butchery cuts were all from moderate to moderate-high value primal cuts across all three taxa identified (Table 6.14–Table 6.16), but the small quantity of material recovered means it is possible this was due to sample size.

Table 6.9. Taphonomic evidence on remains from 109 Hobson Street

	Sheep	Cow	Pig	Turkey	Other	Total
Sawn		8	7			15
Chopped	1		2			3
Cut Marks						0
Inc. Sawn						0
Inc. Chopped						0

Recent Break	2	2
Break	10	10
Very weathered	1	2
Gnawed		0
Calcined		0

6.1.3.6 *79-81 Wellesley Street West*

Context 107 (rubbish pit) at 79-81 Wellesley Street West had the lowest diversity and consequently high richness (Table 6.10). The two taxa identified were cat and turkey, which had equal numbers by both NISP and MNI.

The small sample size meant that modification evidence was scarce and all related to non-cultural recent breaks (Table 6.11).

The turkey remains reflected one leg and two breasts portions.

Table 6.10. Identified taxa from 79-81 Wellesley Street West

	NISP	NISP %	MNI	MNI %
Cat	3	50%	1	17%
Turkey	3	50%	1	17%
Total	6	100%	6	100%

Table 6.11. Taphonomic evidence on remains 79-81 Hobson Street West

	Sheep	Cow	Pig	Turkey	Other	Total
Sawn						0
Chopped						0
Cut Marks						0
Inc. Sawn						0
Inc. Chopped						0
Recent Break				1	3	4
Break						0
Very weathered						0
Gnawed						0
Calcined						0

6.1.3.7 *91 Wellesley Street West*

The results from Contexts 1 (rubbish pit) and 132 (well) at 91 Wellesley Street West were combined, and showed a moderate diversity and a low richness. The material from these two contexts was combined due to the low numbers of items recovered. Sheep dominated, with turkey the second

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largest taxon and small numbers of pig, cow, rat, cf. sheep, cf. cow and mammal by MNI (Table 6.12). However, the turkey showed a comparable NISP count to the other species.

The taphonomic results showed lower numbers of non-cultural modification and relatively large numbers of cultural modification (Table 6.13). The cultural modification was largely sawing with small numbers of examples of chopping on sheep and pig. Two instances of cut marks denoting defleshing were found on sheep and turkey. The non-cultural modifications were a small number of breaks and very weathered bone. This indicates that the bones were deposited and buried soon after consumption.

Table 6.12. Identified taxa from 91 Wellesley Street West

	NISP	NISP %	MNI	MNI %
Sheep	39	46%	6	35%
Mammal	13	15%	1	6%
Pig	10	12%	2	12%
Cow	8	10%	1	6%
Turkey	8	10%	4	24%
cf. Sheep	4	5%	1	6%
Rat	1	1%	1	6%
cf. Cow	1	1%	1	6%
Total	84	100%	17	100%

Table 6.13. Taphonomic evidence on remains from 91 Wellesley Street West

	Sheep	Cow	Pig	Turkey	Other	Total
Sawn	17	4	6			27
Chopped	7		4			11
Cut Marks	1			1		2
Inc. Sawn						0
Inc. Chopped						0
Recent Break	1					1
Break	5		2	1	2	10
Very weathered	2	1		1		4
Gnawed						0
Calcined						0

The butchery cuts evident were very similar to 103-107 Hobson Street for the sheep cuts, with a large range of primal cuts represented and larger number of moderate and moderate-high value cuts (Table 6.15). The small number of cow remains were from moderate value cuts (Table 6.14), while the pig (Table 6.16) showed the same pattern as the sheep – a large range of primal cuts represented from moderate-low to high value. The turkey remains were mostly legs, with a single wing (Table 6.17).

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Table 6.14. MNBC of cow remains

Allotment	Short-Loin	Sirloin	Rib or Rack	Round	Rump	Chuck	Arm	Cross Rib	Short rib	Short plate	Flank	Brisket	Neck	Leg shank
85 Hobson Street					1	1		1						
91 Hobson Street	1													
103-107 Hobson Street		1	1	1	1				2				1	
109 Hobson Street	1		1					1	1					
79-81 Wellesley Street West														
91 Wellesley Street West						1				1				
Total	2	0	1	0	0	3	2	1	3	1	0	0	0	0

Table 6.15. MNBC of sheep remains

Allotment	Head	Scrag	Forequarter	Neck	Breast	Loin	Leg	Hind-foot
85 Hobson Street			2					
91 Hobson Street	1		3		1	1	5	
103-107 Hobson Street			4		1	2	4	2
109 Hobson Street			2				2	
79-81 Wellesley Street West								
91 Wellesley Street West			7		2	2	6	1
Total	1	0	18	0	4	5	17	3

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Table 6.16. MNBC of pig remains

Allotment	Head	Jaw	Neck	Shoulder	Blade	Rib	Loin	Leg	Trotter
85 Hobson Street	1					1		1	
91 Hobson Street							1		
103-107 Hobson Street				1				2	1
109 Hobson Street				1		1	1		
79-81 Wellesley Street West									
91 Wellesley Street West				1	2	1	1	1	2
Total	1	0	0	3	2	3	3	4	3

Table 6.17. MNBC of turkey remains

Allotment	Leg	Back	Wing	Breast
85 Hobson Street	1			
91 Hobson Street	4		2	1
103-107 Hobson Street	3	1	3	1
109 Hobson Street				
79-81 Wellesley Street West	1			2
91 Wellesley Street West	6		1	
Total	15	1	6	4

6.1.4 Discussion

The faunal assemblage investigated was a moderate-sized assemblage but somewhat small, considering the extent of the project area. This was a result of the methodological approach taken to investigate a spatially extensive number of contexts to allow a broader scope of investigation rather than intensively exploring a small part of the area. The total assemblage showed a NISP count almost six times higher than the MNI, suggesting a high fragmentation rate of bone when NISP/MNI ratio is used as a measure of bone fragmentation (e.g. Campbell 2009). However, the higher NISP is more attributable to the range of elements that were present for some taxa.

Out of the six allotments which provided faunal material, five had well contexts from which faunal material was recovered and there were also two rubbish pit contexts. The wells were chosen as they had the largest and least degraded bone material. The conditions in the wells appeared to protect the material from degradation, most likely due to the water-logged conditions. Unfortunately, this means it is unclear how representative the wells were of the consumption behaviour that was carried out on these properties, as there were not enough alternative feature types from the same allotment to conduct a comparative study. Similarly, it is unclear if the deposition of the material in the wells occurred over a short or long span of time. If the well was used as a rubbish dump over a large number of years, the faunal material might reflect the average deposition of a number of consumption events.

The six allotments from which the assemblage was derived had varying diversity and richness when compared to the overall assemblage. There was a general trend for allotments with comparable richness to the overall assemblage to have low richness, whereas allotments with low diversity had higher richness. Sheep dominated all of the allotment assemblages, but interestingly turkey was often the second largest portion of the assemblage with the two other main domesticates, cow and pig, being found in smaller numbers.

A moderate number of cat and dog remains were recovered and these showed relatively large numbers of elements present. Combined with the lack of cultural modification it is safe to attribute the cat and dog to pets rather than food waste. One cat was found in 79-81 Wellesley Street West from a rubbish pit (Context 107), whereas three dogs and four cats were recovered from 103-107 Hobson Street (Context 327 upper, 327 lower) in a well.

A general trend of the remains was for the bones to be large portions, particularly in the long bones. The primal cuts were not heavily reduced, with the majority of the bones evidencing roasts with bone in, rather than chops or steaks. Choosing large bone in roasts points to a strategy of purchasing meat for large groups of people, where a large cut of meat can be cooked and then divided into smaller portions after cooking.

The reduction of primal meat cuts was carried out using both saws and sharp-edged tools, likely heavy knives and cleavers. Sawing was the most common reduction technique of cow bones to deal with the large thick bone. Sawing was also used on sheep and pig long bones with the clean cuts evident. Chopping was used on rib elements of sheep and pig as the bones are small enough to allow a clean cut with a cleaver or heavy knife. Only rarely was chopping used on long bones, suggesting a degree of care was taken to create clean cuts when creating meat cuts for retail. Butchery skill was further illustrated in the lack of incomplete sawing or chopping, where a bone is partially cut before being forcibly broken.

6. Environmental Analysis

There was potential evidence of the purchase of whole or half carcasses as head elements were found in some instances with a large portion of elements. In these cases, the missing elements were mostly the smaller skeletal elements which are more likely to be missing due to sampling method, or post-depositional effects removing the small elements from the record. It is considered unlikely that the whole carcass was purchased as the quality of butchery skill evidenced illustrates a trained specialist. It is more likely that the people of the area had access to a large range of cuts, which particularly evident in the sheep remains for most of the allotments. A large range of cuts was also evident for beef in 103-107 Hobson Street and pork in 91 Wellesley Street West. The large quantity of turkey in the majority of allotments, as well as evidence of the consumption of individual elements of the turkey separated from the whole bird, indicates the meat was sourced from a specialist supplier. As these patterns are common across the allotments, as well as seen in spatially disparate allotments, the meat was probably sourced from a small number of retailers.

6.1.5 Conclusion

All the allotments included in the faunal analysis showed a general trend of moderate to moderate-high value cuts of sheep providing the staple meat in the diet. Turkey was another major aspect of the diet with cow and pig supplementing it, often as specialty high value items possibly consumed on special occasions. The meat was purchased as large bone-in roast cuts for mammal and as whole and part bird from a special supplier. Good quality butchery was evident with clean cuts produced by sawing of long bones, allowing good presentation of meat and an absence of rough chopped bones or incomplete sawing. The butchery skill was perhaps made with an effort to ensure well-presented meat cuts.

7 DISCUSSION

The buildings investigated and recorded at 83 and 91 Wellesley Street West represent the changes in occupation over the last 150 years within this part of Auckland. The 1866 map of Auckland shows the area consisting of mixed residential private ownership as well as commercial bakers, public buildings and hotels. By 1882 the Hickson's map of the City of Auckland showed that the area had become more of a commercial area, with a decrease in private residences and an increase in commercial and public buildings. The buildings examined typified the change from residential to commercial and then back to residential mixed use before their deconstruction. The extensive renovations and modifications within the buildings had removed most of the pre-1900 decorative fabric which could otherwise have provided information regarding human agency, and socio-economic information about the people who lived in and used the buildings. These modifications had removed much of the evidence of early to mid-20th century use of the buildings as well. However, the historic research indicates that the area was of lower to middling social status by the early 20th century.

The property at 85 Hobson Street was found to have been quite heavily modified during the construction of a concrete and brick factory during the 1940s. This replaced four wooden buildings that had been built in the late 1880s. However, a well, recorded as R11/3114, was identified. Artefacts from the well primarily dated to the 1870-80s, with a single 1921 beer bottle also identified. The well was probably originally constructed for the use of the Lyceum Hall and associated house that occupied the site by the 1870s, with the well noted in an advertisement in 1879.⁴¹⁹ The well infilling may have occurred following the destruction of the hall by fire in the 1880s, or it may have remained open until the passing in 1923 of Mr Foley, a grocer, who was the long-term owner of the property. The artefact assemblage represents a general household collection, although many of the ceramic patterns were represented by a single fragment, and the glassware was heavily fragmented, suggesting secondary deposition. Alcohol bottles were particularly common and made up more than 67% of the glass component.

The property at 91 Hobson Street was noted to have been extensively modified in 1921 with the construction of a brick and concrete warehouse. The property was found to contain a well and a pit (recorded as site R11/3115). The pit held early 20th century material, while the well contained material that dated from the 1860s onwards. The depth of the level at which the well was found indicated that the upper portion of this feature had been removed during the 1920s development of the property. The upper portion of the remaining well was infilled at the same time. The lower levels contained artefacts which indicated the deposition of household items which date from the 1860s to 1880s. Historical research has shown that in 1866 a two-storey villa residence was owned by Thomas Williams, a sailmaker. In 1880 it was purchased by Captain John Nearing, a master mariner, who owned the property until his death in 1908. It seems likely that many of the artefacts date to the occupation by Nearing. The ceramic assemblage indicated primarily household consumption, with children likely to be present. Household and food bottles made up 34% and 33% of the glass assemblage respectively. A skirt lifting device and a woman's shoe were also recovered from this well, along with the faunal remains of some higher value meat cuts.

⁴¹⁹ *New Zealand Herald*, 31 July 1879, p.8.

7. Discussion

The property at 93 Hobson Street was extensively modified during 1960, with the demolition of the wooden boarding house and associated structures which had been erected from the 1860s onwards. The site was found to have a well, recorded as R11/3116. The upper levels had previously been removed. Artefacts recovered from the fill dated from the 1870s into the early 1900s. Captain Jeremiah Casey, a master mariner, purchased the property in 1862. He is noted as the occupant of the house in 1877, but he was living at another residence on the North Shore in 1881 when he passed away. From 1886 into the early 1900s the property was leased by boarding-house keepers. The well was likely to have been constructed in the 1850s and was probably infilled in the early 1900s, possibly when under the ownership of Edwin Bennett. Few artefacts were recovered, but those that were consisted of domestic household items.

The property at 97-99 Hobson Street contained a well, recorded as R11/3117. The depth at which this was identified indicated the upper levels had been previously removed, probably during the 1960s when new structures were built upon the site. Artefacts recovered were manufactured from the 1870s into the early 1900s. It is likely that the well itself was constructed in the 1850s or 1860s, and may have been infilled following a fire on the site in 1911. At that time the property was owned by Euphemia Robertson, who let the property as a boarding house known as 'Scotia House'. The artefact assemblage reflects a domestic household.

The property at 101 Hobson Street was found to have a well, recorded as R11/3118. The well was found at a depth indicating that previous excavation of the upper portion had occurred, probably during the 1960s. Analysis of artefacts indicated they were manufactured from the 1870s into the early 1900s, although deposition is considered more likely from the late 1880s onwards. It is possible that the well was initially constructed for use by the inhabitants of the earliest structure on the property, which dated from the 1860s, but must have been infilled prior to 1908. From the 1860s the Governor Hobson Hotel, and later Portland House, operated from the site. It is possible that the infilling of the well took place following the death in 1906 of the absentee owner, James Baggott. The large quantity of tableware items recovered from the well likely relate to the use of the site as a hotel or boarding house throughout the 19th century.

The property at 103 Hobson Street contained a well, recorded as R11/3119. The well was found at a depth indicating the upper 8m of the feature had previously been excavated. Analysis of the artefacts indicated they were manufactured from the 1840s onwards, but that the period of deposition was likely to have been between the late 1880s or 1890s and 1910. It is possible that the well was created in the 1860s for use by Waddell's 'City Bakery and Steam Biscuit Manufactory', and it was probably infilled in the early 20th century. It is possible that the infilling of the well took place following the death in 1906 of the absentee owner, James Baggott, at which point the Public Trust took control of his estate and sold off parts of the former bakery, including chattels, fixtures and fittings. The artefact assemblage contained no bathroom, bedroom, or general kitchenware, which reflects the use of the property as a bakery.

The properties at 109-117 Hobson Street was found to have 161 features of archaeological interest, which were recorded as R11/3123. A grouping of 68 contexts related to a block of three brick residential/commercial buildings constructed in 1880-81. A second grouping of 93 features related to Corley's Bakery complex. The complex was built in 1892-3 in brick, and replaced an earlier timber bakery with associated stables and accommodation. The trio of brick buildings were demolished during the 1960s, but many of the foundations and services to the building were found to have survived. Elements such as various surface treatments and lean-to structures were also

identified. Artefacts recovered from this area followed the pattern of a domestic assemblage, with material that was likely manufactured during the period from the 1860s through to the 1880s. It remains unknown who occupied this trio of buildings during the late 19th century as Corley had them tenanted at that time. Corley's Bakery complex was also demolished in the 1960s and the majority of the building foundations, a basement, services, wells and concrete working surfaces were found to have survived intact. The artefact assemblage dated from prior to the construction of the brick bakery complex in the 1890s, but still within the time period of the bakery's operations. Much of the material recovered can also be identified as a domestic household assemblage.

The property at 79-81 Wellesley Street West contained a group of archaeological features. These were recorded as R11/3122. Of particular interest was the excavation of three wells within this area. Artefacts from these indicated dates of manufacture from the 1850s until well into the 1900s. It appears that one of the wells was utilised at an early date, then infilled, with another dating to slightly later, while the third well continued to be in use into the 20th century. The earliest of the wells likely relates to the occupation of Mr Sanderson, while the later two were likely to relate to Mrs Letham. The contents of all three wells generally indicate domestic assemblages, although both context groups exhibited a high percentage of alcohol bottles.

At 83 Wellesley Street West, a pre-1900 building was present until it was demolished as part of the NZICC development. This building and its associated land parcel were recorded as R11/2943. The structure was a boarding house constructed in 1895-6. Prior to the construction of the brick boarding house there had been wooden structures which were erected in 1866 and demolished around 1891-3. Of archaeological interest was a well, which was found to contain material relating to the 1870s-90s period. The well must have been infilled prior to 1895, as it was situated within the footprint of the building which was constructed at around that date. The artefact assemblage reflects a domestic household, and likely relates to the period when the property was owned by Lachlan and Ann McLiver, or possibly some other persons unknown when the property was a rental in the late 1880s.

The property at 85 Wellesley Street West was found to contain a well, which has been recorded as R11/3120. The well fill contained very little artefactual material, which did not allow dating other than indicating a possible pre-1870s date, based on the presence of a Gem pattern ceramic fragment (the pattern usually being found in early contexts on archaeological sites). A residential building is known to have been on the land parcel from at least 1866 until its demolition in 1919, when a concrete workshop was built across most of the property.

The property at 87 Wellesley Street West held two features of archaeological interest, a well and an unlined well or possible long-drop. The property itself was significantly modified in 1962-3 with the demolition of the existing structures and the construction of a modern concrete building. Prior to the construction of the modern structure a wooden house had been present from at least 1877, and possibly from 1866. Analysis of the artefacts recovered indicated a date from the 1880s until the 1900s. These features were recorded as R11/3121. The artefact assemblage exhibited many of the elements of a domestic household, although many of the ceramic patterns were represented by a single fragment, suggesting secondary deposition within the well, possibly as a result of a site clean-up. Mrs Catherine Stroud owned the property as a rental from 1870 until 1896, and then from 1896 until 1905 the property was passed through five further owners.

No archaeological features were identified within 89 Wellesley Street West.

7. Discussion

The property at 91 Wellesley Street West held a pre-1900 building until it was demolished to make way for the NZICC development. This building and its associated land parcel were recorded as R11/2944. The building was a timber house that was constructed by at least 1897. Nine archaeological features were identified, including rubbish pits, open drains, postholes and a well. Analysis of artefacts recovered indicated dates of manufacture from the 1860s into the 1900s. It is likely that the well was infilled after 1891. Mr James Wilson owned the property from 1883 until 1920, during which time the house was utilised as either a boarding house or a rental.

One of the benefits of undertaking a project of this size has been the ability to examine in some detail the historical record and archaeological remains of the greater portion of a city block. Such opportunities are not commonly encountered, and in this case the results have showcased the potential for linking these two data sources together to further understand the history of these parcels of land. This information has indicated that for much of the 19th century and even into the early 20th century this area of Auckland was generally occupied by the working classes and lower middle classes. The former grouping utilised the many boarding houses that operated along these streets. The socio-economic standing of the occupants of this area contrasts with that of the Wynyard Street area reported upon in Bickler et al. (2007). The houses examined along Wynyard Street and Grafton Roads were identified as being within a suburb of middle class or higher social status, with one of the artefact indicators of this being low diversity of ceramic patterns, as whole sets were utilised and replaced as needed. In contrast, the properties examined here do have a fairly high diversity of patterns (with an average of 45 patterns per legal title), with many only represented by a single vessel. The types of patterns present are dominated by simple banded wares which were cheaply purchased. While this could be the result of economic choices, such as only buying replacement items when required or affordable, taphonomic factors would also come into play. Here the vast majority of the material assemblage was recovered from well contexts; and was often quite fragmented. This suggests that the material may have been dumped elsewhere initially prior to deposition within the wells.

8 CONCLUSION

The archaeological investigations undertaken during the New Zealand International Convention Centre (NZICC) works involved excavation across multiple legal titles, which evolved from 14 original Allotments (4-17, Section 23 of the City of Auckland), and this report has provided the archaeological results of that work combined with a history of each property based on archival research. The archaeological investigation and monitoring works were undertaken in accordance with HNZPT Authority no. 2016/415 between December 2015 and October 2016.

A range of histories are represented across the footprint of the NZICC, including areas of previous residential/domestic occupation, the locations of boarding houses, a laundry and the site of Corley's Bakery. The archaeology discussed in this report reflects those histories. Investigation of the two standing 19th century buildings at 83 and 91 Wellesley Street West demonstrated the changing history of the area from residential to commercial use, with the majority of the decorative elements removed during later period renovations.

While only small numbers of features were recorded relating to the domestic occupation within the development site, many of the allotments contained wells, which collectively revealed a very large assemblage of artefacts. These artefacts revealed elements of family life. The discarded rubbish of the occupants was typical of the period and included broken crockery, bottles of alcohol, condiments and pharmaceuticals, with clothing, shoes, and children's items revealing some of the diversity of the population living here during the late 19th century. The site of Corley's Bakery had quite substantial physical remains preserved below the modern carpark surface, revealing yet again the potential for good archaeological preservation beneath such facilities. The results of the archaeological monitoring and investigation works for NZICC help us to understand and tell the stories of the everyday life of the people working and living in this area, adding to the fascinating history of Auckland.

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APPENDIX 1 – CONTEXT RECORDS

Number	Type	Compaction	Colour	Composition	Inclusions	Length	Length orientation	Width	Width orientation	Depth	Shape	Sides	Base	Truncated	Materials	Size of Materials	Finish on Materials	Form	Notes
1	rubbish pit	firm	dark brownish yellow	silt and clay	frequent artefacts, occasional brick	1060	E-W	970	N-S	730	square	vertical	flat		n/a	n/a	n/a	n/a	rubbish pit. Situated right on the rear boundary of no. 91 WSW. Deep pit cut into natural clay.
2	foundation trench	moderate-firm	dark blackish brown	upper layer: gravel/sandy and mortar; lower layer: silt/clay and moderate artefacts	moderate artefacts, occasional brick, occasional cut timber	2200	E-W	310	N-S	min 130	linear	vertical	uneven	by over excavation on the downslope side	n/a	n/a	n/a	n/a	E-W foundation trench in no. 91 WSW. Gravel and sandy material fill the top 130mm of the trench.
3	well	moderate	dark blackish brown	mixed organic silts and clays	frequent artefacts	1150 dia	n/a	n/a	n/a	min 2500	circular	vertical	not fully excavated	no	brick		sandstock	well lining	well situated within no. 87 WSW. Ashey waste material from domestic fire present.
4	square feature	firm	mid brown	silt and clay	frequent 20 th C artefacts						square				brick				square feature in SW corner of no. 89 WSW situated right where the old front steps were so maybe part of that
5	19th century topsoil	moderate-firm	mid grayish brown	silt	occasional artefacts, brick fragments, etc	8000-10000	N-S	5000	E-W	max 150 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	19th century topsoil layer. A number of small fragmented artefacts present, especially glass and ceramic.
6	rubbish pit	firm/sticky	mixed -- some areas solid mid yellow, others mid brownish gray	silt and clay	very occasional artefacts and brick fragments	2000	NE-SW	1600	NW-SE	700	oval	stepped - fairly irregular at top and more moderate sloping lower down	concave	possibly	n/a	n/a	n/a	n/a	rubbish pit. Layer of mortar and brick dust at base of pit. Located 15m north of point and 5m east. NE-SW
7	posthole	moderate	light brownish gray	clayey silt	none	300	NE-SW	300	NW-SE	150	square	vertical	flat	no	n/a	n/a	n/a	n/a	Square posthole. Situated 13.8m north of point and 3.8m east.
8	posthole	moderate	light brownish gray	clayey silt	none	400	NW-SE	340	NE-SW	150	rectangle	vertical	flat	no	n/a	n/a	n/a	n/a	Rectangular posthole. Located 10.9m north of point and 3.6m east.
9	brick surface	very firm	orangey yellow	brick	none	2000	NW-SE	unknown		90 thick					n/a	n/a	n/a	n/a	Brick surface. Very crumbly bricks, probably sandstock.
10	mixed modern fill	firm	mid brownish gray	rock/concrete/asphalt	brick, clay, silt, artefacts, rubbish	widespread				600	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Mixed modern fill layer. Material added and compacted during and post-demo.
11	mixed modern fill at no.79	moderate-firm	dark grayish brown	clay, silty, concrete, brick, rock	none					450	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Mixed fill at rear of no. 79 WSW. Probably deposited during the demo and re-location of the buildings in the early 20th century.
12	coal dust/asphalt layer	moderate/crumbly	dark black	ashy rock (maybe coal dust)/asphalt	none					max 200 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Ashphalt and coal dust layer.
13	coal/burnt layer	moderate/crumbly	dark grayish black	burnt material, ash, coal dust	moderate oyster laid on thin base of mortar					max 300 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Coal/burnt layer at rear of no. 79 WSW.
14	natural subsoil	firm/sticky	mid yellow w/ whitish patches	clay	none	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Natural yellow clay subsoil.
15	well	soft-moderate	dark blackish brown	rocky sandy silt	frequent organic material (fine), small coal fragments, gravels, artefacts, and brick	1800 dia				min 7000 deep	circular	near vertical, narrows as descends	unknown	no	n/a	n/a	n/a	n/a	Unlined well.
16	brick wall/foundation	n/a	n/a	n/a	n/a	11000	N-S	240	E-W	min 200	n/a	n/a	n/a	n/a	brick		Steampressed	wall foundation	Brick wall/foundation running N-S in no. 79 WSW. red scoria mortar. Runs N-S

17	concrete foundation	n/a	n/a	n/a	n/a	2400	E-W	400	N-S	500	n/a	n/a	n/a	intersects with 16 and 18	concrete	pebbles, shells, rebar	foundati on	Concrete foundation at south end of no. 79 WSW. runs E-W
18	concrete foundation	n/a	n/a	n/a	n/a	3700	E-W	400	N-S	500	n/a	n/a	n/a	intersects with 16 and 17	concrete	pebbles, shells, rebar	foundati on	Concrete foundation at south end of no. 79 WSW. runs N-S
19	concrete and brick pile	n/a	n/a	n/a	n/a	1800	N-S	1800	E-W	500 (additi onal 200 further for pile	square	n/a	n/a	situated at intersectio n of 16, 17, and 18	concrete and brick	Steampress ed brick	pile	Concrete and brick pile at south end of no. 79 WSW.
20	concrete and brick pile	n/a	n/a	n/a	n/a	1800	N-S	1800	E-W	500 (additi onal 200 further for pile	square	n/a	n/a	situat e midway along 16	concrete and brick	Steampress ed brick	pile	Concrete and brick pile at south end of no. 79 WSW.
21	brick pile/founda tion	n/a	n/a	n/a	n/a	850	E-W	2 course s	N-S	2 course s	linear	n/a	n/a	n/a	brick	Steampress ed	foundati on	Brick foundation at north end of no. 79 WSW. reddish scoria/sand mortar. Runs E-W
22	brick pile/founda tion	n/a	n/a	n/a	n/a	890	N-S	690	N-S	9 course s	rectangul ar	n/a	n/a	n/a	bricks	Steampress ed brick	pile	Grey sandy mortar
23	brick foundation /wall	n/a	n/a	n/a	n/a	min 1860	N-S	min 340 max 480	E-W	min 9 course s	linear	n/a	n/a	n/a	brick	red-light orange wire cut	foundati on	Brick foundation at west end of Hobson St lots. Widens by 140 at 9.8m north of Albion. In the part that is 340 wide (at 320 north of where the wall gets thinner) is a slot for timber. This slot measures 140 N-S x 200 E-W x 100 tall. 302 is poured against 23 on 23's west side. reddish scoria/sand mortar; repairs are sandy gray. Runs N-S
24	concrete foundation	n/a	n/a	n/a	n	1960	N-S	850	E-W		linear	n/a	n/a	n/a	concrete	crumbly material, scoria and gravel present in concrete	foundati on wall for basemen t	Concrete foundation. Starts 2m north of Albion (that we can see) and ends at 3.96m north -- where it abuts a brick wall. Faces W (runs N-S but W side is the interior)
25	skylight wall EW	n/a	n/a	n/a	n/a	940	E-W	220	N-S		linear	n/a	n/a	n/a	brick and slate	Steampress ed; occasional "W Hunt" brick.	skylight wall	E-W running wall forming part of the return to the skylight. Slate water proofing on top of wall. red scoria mortar. Faces north
26	skylight wall NS	n/a	n/a	n/a	n/a	1470	N-S				linear	n/a	n/a	n/a	brick and slate	Steampress ed; occasional "W Hunt" brick.	skylight wall	N-S running wall forming the street side edge of the basement skylight. Slate water proofing on top of wall. red scoria mortar. Faces west
27	skylight wall EW	n/a	n/a	n/a	n/a	820	E-W	220	N-S		linear	n/a	n/a	n/a	brick and slate	Steampress ed; occasional "W Hunt" brick.	skylight wall	E-W running wall forming part of the return to the skylight. Slate water proofing on top of wall. red scoria mortar. Faces south
28	basement interior wall EW brick	n/a	n/a	n/a	n/a	600	E-W			2100 from top of concrete to basem ent floor	linear	n/a	n/a	n/a	brick	Steampress ed; white washed	interior wall	Interior E-W wall situated inside the basement and abutting the concrete exterior wall (Context 24). Situated 3.3m north of Albion. Faces S and N
29	basement interior wall NE-SW	n/a	n/a	n/a	n/a	min 239	NE-SW				linear	n/a	n/a	n/a	brick	Steampress ed; white washed	interior wall	Interior wall in basement abutting concrete wall (Context 24) and brick skylight (Context 25) and other interior wall (Context 28). Situated 3.52m north of Albion. Faces NW

30	recorded twice -- see Context 83																		
31	concrete surface	n/a	n/a	n/a	n/a	340	N-S	340	E-W	60		n/a	n/a	n/a	concrete	smooth finish	floor	concrete surface situated southeast of 30/83	
32	concrete surface	n/a	n/a	n/a	n/a	min 3300	N-S	min 3200	E-W	140	rectangle	n/a	n/a	n/a	concrete	gravel and river pebble mix; smooth surface w/ rebar	surface	Concrete surface. At 2.9m north of 83 is a drainage channel running E-W. It's 18cm N-S and 40mm deep.	
33	basement wall EW	n/a	n/a	n/a	n/a	850	E-W				linear	n/a	n/a	n/a	concrete, brick, mortar, and slate	brick over mortar w/ slate on rough cut concrete	basement wall	Concrete basement wall running E-W, adjacent to the Albion.	
34	brick-lined well at no. 83 WSW	loose	dark brownish black	organic silt w/ clay	artefacts, rock	gravel,	1200 dia			2400	circular	vertical		later ceramic pipes alongside have modified and covered the feature with clean clay fills	brick	orange wire cut (poor quality)	brick-lined well	Brick-lined well.	
35	concrete basement wall EW	n/a	n/a	n/a	n/a		E-W	650	N-S	1000	linear	n/a	n/a		red scoria concrete		basement wall	Concrete basement wall running E-W.	
36	concrete foundation EW	n/a	n/a	n/a	n/a		E-W	400	N-S	350	linear	n/a	n/a	n/a	concrete (with red paint?)	red paint?	foundation	Concrete foundation running E-W.	
37	brick pile	n/a	n/a	n/a	n/a	450	N-S	min 300	E-W	300		n/a	n/a	n/a	brick	light orange - dark red; steampressed	pile	Brick pile. red scoria mortar	
38	brick rubble fill w/ asbestos	loose	light grayish brown	rock debris	sandy modern	brick and other building materials				600 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Brick rubble fill at back/north end of no. 79-81 WSW.	
39	19th century topsoil	moderate	mid grayish brown	silt	frequent artefacts, occasional and gravels	coal				300 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Fill w/ historic material (from lengthy time period) at back/north end of no. 79-81 WSW.	
40	brick wall	n/a	n/a	n/a	n/a	10500	E-W	210	N-S	1400	linear	n/a	n/a	n/a	brick and mortar set on gray concrete foundation and slate	combination of yellow orange steampressed and reddish orange bricks; river pebbles and scoria inclusions in concrete; waterproofing slate visible in some areas	brick wall	Brick wall at back/north end of no. 79-81 WSW. grayish sandy mortar; mortar has been applied liberally with no pointing (except the easternmost 3.2m). Faces south	
41	cut for modern pile																		

42	brick wall -- EW at no. 79-83 WSW		n/a	n/a	n/a	n/a	min 9500	E-W	220; 2 courses	N-S	1050; min 14 courses	linear	n/a	n/a	n/a	brick, mortar, slate	22x10.5x8; 22x10.5x8.5; 22x10.5x8	orangey yellow steampressed bricks; purplish gray slate	foundati on	Brick foundation running E-W. Waterproofing layer of purplish gray slate along near top of context. Sits on a weakly bonded red scoria concrete (Context 49). Lots of artefacts found along south side. min 14 courses high x 2 courses wide; 2 foundation steps - top steps out 4cm, bottom steps out 6cm; steps down to follow contour of land; coursing changes above Contexts 51 and 53 (random little brick fragments) . light pinkish gray sandy mortar, although changes to mid brown sandy mortar above Contexts 51 and 53. runs E-W
43	gravelly sand fill		loose-moderate	mid grayish brown	slightly silty gravelly sand	bricks, building material, glass, automotive things, metals	n/a	n/a	n/a	n/a	850 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Fill below brick rubble (Context 38) along the south side of Context 42.
44	silty sand layer		moderate	dark brownish black	silty sand	none	n/a	n/a	n/a	n/a	50 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Fill layer at back/north end of no. 81 WSW.
45	silt layer		moderate	dark brown	silt	small brick chunks of	n/a	n/a	n/a	n/a	30-50 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Silty fill at back/north end of no. 79-81 WSW.
46	clay lens		firm	mid yellowish brown	clay	none	n/a	n/a	n/a	n/a	30 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Yellowish brown clay at back/north end of no. 79-81 WSW.
47	scoria and silt layer		loose	red and grayish brown	scoria and a little silt	none	n/a	n/a	n/a	n/a	30 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Scoria and silt layer at back/north end of no. 79-81 WSW.
48	silty sand layer		firm	dark brownish black	silty sand	gravel, artefacts, coal, shell	n/a	n/a	n/a	n/a	50 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Silty sand layer
49	reddish scoria concrete		very firm, except on edge where it is loose	reddish gray	scoria concrete	none	5100	E-W			320 thick	n/a	n/a	n/a	n/a	red scoria concrete				Red scoria concrete below brick wall (Context 42).
50	ceramic drain pipe		n/a	n/a	n/a	n/a	750	E-W	600	N-S	350		n/a	n/a	n/a	ceramic pipe, brick, mortar	ceramic pipe is 1.75cm thick; brick is 22x8.x?	salt glazed ceramic; steampressed bricks	outlet for toilet	Ceramic pipe outlet for toilet. Abutts (truncates?) Context 42. light pinkish gray mortar. Faces south
51	concrete skinned brick square		n/a	n/a	n/a	n/a	1230	N-S	1140	E-W	100	rectangular	n/a	n/a		bricks, concrete, mortar	brick: 22x10.5x8cm; concrete: 0.75cm thick	Steampressed bricks	paving/surface	Concrete-skinned brick surface. mid brown sandy mortar
52	brick wall		n/a	n/a	n/a	n/a	1160	E-W	340	N-S	100	linear	n/a	n/a		brick and mortar	brick: 22.5x10x8cm; mortar: 2cm thick	Steampressed	wall	Brick wall abutting Context 51 (brick surface). light gray sandy mortar; mid brown sandy mortar between Context 52 and Context 51. Runs E-W
53	brick wall		n/a	n/a	n/a	n/a	1250	N-S	280	E-W	300	linear	n/a	n/a		brick and mortar	23x11x8.5cm; 23x10.5x8cm	Steampressed	wall	Brick wall running along the east side of Context 51, perpendicular to Context 52. 5 courses high x 2 courses wide x 3 courses tall. light gray sandy mortar. Runs N-S
54	foundations of no. 83 WSW																			
55	topsoil/fill layer		moderate	mid grayish brown	silt and gravel	artefacts						n/a	n/a	n/a		n/a	n/a	n/a	n/a	Topsoil/fill layer at back/north end of no. 83 WSW.
56	square posthole		moderate	mid brown	silty soil	re-deposited yellow clay clumps	400	N-S	350	E-W		square			no	n/a	n/a	n/a	n/a	Square posthole (unexcavated?) at back/north end of no. 91 WSW.

57	rectangular posthole	moderate	mottled gray/brown /yellow	silty soil	clay	400	N-S	350	E-W		rectangle			no	n/a	n/a	n/a	n/a	Rectangular (unexcavated?) at back/north end of no. 91 WSW.
58	triangular posthole	moderate	dark grayish brown	silt	wooden pile	290	N-S	270	E-W	250	triangle	near vertical	flatish	no	n/a	n/a	n/a	n/a	Rounded triangular posthole with partial pile intact. N-S
59	round posthole	moderate	dark brownish gray	silt	bits of wood	200	N-S	200	E-W	220	circular	near vertical	flat	no	n/a	n/a	n/a	n/a	Circular posthole.
60	posthole	moderate	dark grayish brown	silt	corroded iron, ceramic sherd	240	N-S	160	E-W	240	half circle	near vertical	flat	no	n/a	n/a	n/a	n/a	Half circle-shaped posthole. N-S
61	posthole	moderate	reddish grayish brown	sandy silt	rocks	200	E-W	170	N-S	240	oval	near vertical	flat	no	n/a	n/a	n/a	n/a	Oval-shaped posthole. E-W
62	posthole	moderate	reddish grayish brown	silt	artefacts	200	E-W	160	N-S	210	roughly circular	near vertical	flattish, slight slope to NW	no	n/a	n/a	n/a	n/a	Circular posthole. E-W
63	posthole	moderate	mid-dark brown	slightly sandy silt	wood	210	E-W	150	N-S	300	oval	near vertical	flat	no	n/a	n/a	n/a	n/a	Oval-shaped posthole. E-W
64	posthole	moderate	mid brown	slightly sandy silt	wood	180	N-S	150	E-W	250	oval	near vertical	slightly concave	no	n/a	n/a	n/a	n/a	Oval-shaped posthole. N-S
65	linear feature	loose-moderate	mid grayish brown	slightly silty sand	artefacts, oyster shell, rocks	1350	N-S	350	E-W	50	linear			no	n/a	n/a	n/a	n/a	Linear feature. N-S
66	drain	moderate	mid brownish gray	sandy silt	shell, rock	3000	N-S	450	E-W	90	linear	near vertical on west side, sloping on east side	slopes east to	no	n/a	n/a	n/a	n/a	Linear feature -- drain? N-S
67	fill layer -- oyster	moderate-firm	dark grayish brown	sand/fine gravel	on top of oyster shells						n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Fill layer.
68	buried topsoil	moderate-firm	gray/brown	silty soil	charcoal, degraded rock; glass, ceramic, metal pressed into surface						n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Buried topsoil.
69	well	moderate; upper fill is firm, lower fill is very sticky	mid blackish gray	silt and clay; lower fill is mixed clay, very waterlogged	a few pieces of leather and some bark at base of excavation	1200 dia				min 2800	circular			no	bricks		hand-made	brick-lined well	Brick-lined well.
70	well	moderate	mid brownish yellow	mixed clays	occasional brick and timber fragments	c. 1000 dia				min 1800	circular			no	n/a	n/a	n/a	n/a	Unlined well.
71	brick wall and concrete foundation	n/a	n/a	n/a	n/a							n/a	n/a		brick, mortar, concrete	concrete foundation: 350mm wide x 770mm high	red scoria concrete; yellow-pale orange steampressed	wall	Diagonal brick wall. two courses of brick at NW end stepping to three at c.4.8m from northwest end and four courses c.7.2m from northwest end. First course is two bricks wide. The concrete steps up 1 brick course in height at 2.7m. gray sandy crumbly mortar . Runs NW-SE
72	salt glazed pipe set in concrete	n/a	n/a	n/a	n/a	800	NE-SW	600	NW-SE		linear	n/a	n/a		salt-glazed pipe and concrete	concrete: 600 wide x 800 long	pipe: salt-glazed	drain?	Salt-glazed pipe set in concrete associated with corrugated iron building (on 1908 plan). NW-SE
73	brick pile	n/a	n/a	n/a	n/a	510	NE-SW	380	NW-SE	min 2 courses	rectangular	n/a	n/a		brick and mortar		yellow-light orange steampressed	pile	Brick pile abutting and on south side of Context 71 at northwest end of Context 71. Laid over top of Context 71. Clay backfilled around pile is gray/light gray above level of concrete of Context 71. min 2 courses. gray sandy mortar
74	brick pile	n/a	n/a	n/a	n/a	600	NE-SW	510	NW-SE	min 2 courses	square	n/a	n/a		brick and mortar		yellow-light orange steampressed	pile	Brick pile located over point where the concrete of Context 71 steps up 1 course. min 2 courses. gray sandy mortar

75	brick pile	n/a	n/a	n/a	n/a	600	NE-SW	490	NW-SE	650	rectangul ar	n/a	n/a		brick and mortar	yellow-light orange steampress ed	pile	Brick pile. 7 courses. gray sandy mortar	
76	posthole		grey/brown	gravel	remnant of wooden post										n/a	n/a	n/a	n/a	Posthole set into Context 71, on north side of Context 71 opposite Context 74.
77	posthole		grey/brown	gravel	remnant of wooden post										n/a	n/a	n/a	n/a	Posthole. Identical to Context 76.
78	concrete foundation for 23	n/a	n/a	n/a	n/a					600	linear	n/a	n/a		red scoria concrete	large basalt boulder inclusions, medium basalt inclusions, small red scoria inclusions, metal pipe 100mm below bricks	wall foundati on	Concrete foundation for Context 23. Runs N-S	
79	chimney base	n/a	n/a	n/a	n/a	1300	N-S	500	E-W		rectangul ar	n/a	n/a		brick, concrete skin (at north end)	Steampress ed	lower surface of chimney structure	Base of chimney set within the southwest corner of Context 81. This context is one brick course lower than Context 81. Its base is very slightly concave. At south end of feature there are two courses that have been set at a slope of about 30 degrees. hard light gray mortar (possible cement inclusion) over bricks at north end. Runs N-S	
80	chimney base ash fill	moderate, except in northern 20cm which was compressed ash	dark reddish brown	ashy sand/fine gravel	coal, brick, degraded metal	1300	N-S	500	E-W	100	rectangul ar	n/a	n/a	no	n/a	n/a	n/a	n/a	Ashy fill sitting within Context 79. The northern portion was very hard -- compressed ash.
81	brick surface	n/a	n/a	n/a	n/a	400	N-S	280	E-W			n/a	n/a	by modern ceramic pipe along eastern edge	brick and mortar	Steampress ed	surface	Brick surface. 1 course for most part but 3 courses around Context 79. moderately hard pinkish gray sandy mortar	
82	concrete foundation for brick surface (Context 81)	n/a	n/a	n/a	n/a	400	N-S	280	E-W			n/a	n/a	by modern ceramic pipe along eastern edge	concrete	crumbly grayish red scoria concrete	foundati on for brick surface	Concrete foundation for Context 81 (brick surface).	
83	brick EW wall	n/a	n/a	n/a	n/a	3100	E-W	1120	N-S	min 4 course s	linear	n/a	n/a	on north edge by Context 31	brick and mortar	22x10.5x8c m; 22x11x7.5c m	Steampress ed	wall	Brick wall. min 4 courses high. moderately firm gray sandy mortar. Runs E-W
84	brick and concrete sump	n/a	n/a	n/a	n/a	850	E-W	660	N-S	850	rectangul ar	n/a	n/a		concrete and brick	concrete: 120mm thick	"JJ CRAIG" frog	modern brick and concrete drainage feature	Modern drainage feature. bricks stacked along west and south sides of concrete box
85	ceramic pipe	n/a	n/a	n/a	n/a	min 4000	N-S				linear	n/a	n/a		concrete and ceramic	grey concrete	drain	Ceramic pipe set in concrete. N-S	
86	brick structure	n/a	n/a	n/a	n/a	3500	N-S	800	E-W			n/a	n/a		brick, mortar, and slate	bricks: steampress ed, except step which has red;	foundati on?	Brick structure -- foundation? at 6.6m from western edge steps up a course and has purple slate. light gray sandy mortar	

																		slate: purple	
87	concrete structure	n/a	n/a	n/a	n/a	1550	N-S	240	E-W			n/a	n/a		concrete, brick	concrete: 20cm thick	concrete: scoria inclusions	foundati on	concrete foundation
88	brick pile	n/a	n/a	n/a	n/a	360	N-S	240	E-W	180		n/a	n/a	no	brick and mortar		Steampress ed	pile	brick pile 2 courses high. hard gray mortar with concrete inclusions
89	concrete surface	n/a	n/a	n/a	n/a	2250	N-S	min 450	E-W	min 70 thick		n/a	n/a		concrete		pebble inclusions	surface	concrete surface
90	concrete wall	n/a	n/a	n/a	n/a	700	NW-SE	300	NE-SW	100 thick	linear	n/a	n/a		concrete		scoria and brick inclusions	foundati on	Concrete foundation. Probably poured at same time as Context 87, but on other side of brick pile (Context 88). Possibly Contexts 90 and 87 are only one context.
91	posthole and post	soft	dark brown	organic silt	sand; post	wooden	240	N-S	190	E-W	min 600	triangle	near vertical	unknown -- not fully excavated	n/a	n/a	n/a	n/a	Triangular posthole with wooden post in situ. Post measures 60cm in length.
92	brick pile	n/a	n/a	n/a	n/a	470	N-S	420	E-W			n/a	n/a	no	brick and mortar		Steampress ed	pile	Brick pile. min 2 courses tall. light brown sandy mortar
93	brick pile	n/a	n/a	n/a	n/a	340	N-S	340	E-W		square	n/a	n/a	no	brick and mortar		Steampress ed	pile	Brick pile. 3 courses tall. light brown sandy mortar
94	brick pile	n/a	n/a	n/a	n/a	260	N-S	230	E-W		square	n/a	n/a	no	brick and mortar	22x11x8cm ; 22x10.5x8	Steampress ed	pile	Brick pile. min 2 courses. light brown sandy mortar
95	brick pile	n/a	n/a	n/a	n/a							n/a	n/a		brick and mortar		Steampress ed	pile	Brick pile.
96	modern pile cut/fill	firm	yellow mottled w/ brownish gray	clay	building material	230	N-S	180	E-W		circular	unknown	unknown	no	n/a	n/a	n/a	n/a	Modern pilehole cut and fill.
97	posthole	soft-moderate	dark brown	silt	wooden post	340	E-W	160	N-S	400	triangle	near vertical	flat	no	n/a	n/a	n/a	n/a	Triangular posthole with wooden post in situ.
98	constructio n cut for 40	loose	dark grayish brown	silty gravel	rusted glass bottles, scoria, mortar and brick fragments	min 12200	E-W	230	N-S	900	linear	vertical - near vertical	unknown	no	n/a	n/a	n/a	n/a	Construction cut and fill for brick wall (Context 40). "Udolfo Wolfe" bottle. E-W
99	brick wall	n/a	n/a	n/a	n/a	18700	E-W				linear	n/a	n/a	by modern concrete piles	brick and mortar		reddish orange (look relatively modern)	wall	Brick wall of 107 Hobson St (dates 1920s). Runs along the back/north of Context 40. wall and mortar poorly constructed -- gaps between bricks and overflow of mortar. very solid whitish gray sandy mortar. Faces south, runs E-W
100	cut for 92	moderate	dark grayish brown	sandy silt	gravel	400	N-S	400	E-W		rectangle	unknown	unknown	no	n/a	n/a	n/a	n/a	Cut for 92. Unexcavated.
101	cut for 93	moderate	dark grayish brown	sandy silt	gravel	440	E-W	420	N-S		rectangle	vertical	unknown	no	n/a	n/a	n/a	n/a	Cut for 93. Unexcavated. E-W
102	cut for 94	moderate	dark grayish brown	sandy silt	gravel	350	E-W	300	N-S		rectangle	unknown	unknown	no	n/a	n/a	n/a	n/a	Cut for 94. Unexcavated. N-S
103	cut for 95	moderate	dark grayish brown	sandy silt	gravel	440	N-S	430	N-S		rectangle	unknown	unknown	no	n/a	n/a	n/a	n/a	Cut for 95. Unexcavated.
104	upper fill of 107	soft	dark brownish black	silt, ash, charcoal	moderate-frequent artefacts, moderate coal, moderate rusted metal, occasional brick, occasional	2800	E-W	2100	N-S	min 100 deep	amorpho us	n/a	n/a	truncated by Context 98 (cut for Context 40)	n/a	n/a	n/a	n/a	Upper fill of Context 107 (large rubbish pit), but extends outside the actual cut.

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117	cut for 92	loose	dark brownish gray	gravelly silt	ceramic, shells, oyster charcoal flecks	530	N-S	500	E-W	unknown	square	vertical	unknown	no	n/a	n/a	n/a	n/a	Cut for Context 92 (brick pile). Unexcavated. N-S
118	cut for 93	moderate-loose	grayish brown	silty clay	small quantities of gravel and charcoal	510	N-S	490	E-W	unknown	square	vertical	unknown	no	n/a	n/a	n/a	n/a	Cut for Context 93 (brick pile). Unexcavated. N-S
119	cut for 96	moderate-loose	greyish brown	silty gravel	gravel, charcoal						square	vertical	flat	no	n/a	n/a	n/a	n/a	Cut for Context 94 (brick pile). N-S
120	tree																		
121	open drain	loose-moderate	reddish brown	gravelly silt	clay artefacts, rusted bone	3400	generally E-W, but turns NW	450	N-S	180	curving linear	sloped	flat	by modern pile hole to east	n/a	n/a	n/a	n/a	Drain. generally E-W
122	timber pile	moderate	dark grayish brown	silt and timber pile	none	260	E-W	200	N-S	170	roughly circular	near vertical	concave	no	timber pile	n/a	n/a	n/a	Timber pile. E-W
123	pile hole	moderate	dark grayish brown	silt	wood, charcoal, oyster shell	240	E-W	230	N-S	110	rectangular	near vertical	flatish	no	n/a	n/a	n/a	n/a	Pile hole. E-W
124	timber pile	moderate	mid reddish brown	sandy gravelly silt	none	350	N-S	300	E-W	90	triangular	near vertical on north and east sides, sloped on southeast side	generally concave, but irregular surface	by modern pile hole on its east side	timber pile	n/a	n/a	n/a	Timber pile. N-S
125	pile hole	moderate	mid-dark grayish brown	sandy silt	1 ceramic sherd	160	E-W	150	E-W	150	oval	near vertical	concave	no	n/a	n/a	n/a	n/a	Pile hole.
126	pile hole	moderate	mid grayish brown	sandy silt	roots, coal, shell	300	E-W	200	N-S	unknown	roughly circular	unknown	unknown	no	n/a	n/a	n/a	n/a	Pile hole. Unexcavated. E-W
127	open drain	moderate	mid grayish brown	sandy clay	charcoal, artefacts	3300	E-W	460	N-S	140	linear	sloped	flat	no	n/a	n/a	n/a	n/a	Drain. Runs E-W
128	pile hole	moderate	dark slightly reddish brown	silt	none	90 dia				210	circular	near vertical	concave	no	n/a	n/a	n/a	n/a	Posthole.
129	20th century cut/fill for services	moderate	dark blackish brown	sandy gravelly silt	frequent and occasional bricks and glass	1400	E-W			min 800	linear				n/a	n/a	n/a	n/a	20th century fill. Runs E-W
130	ceramic pipe	n/a	n/a	n/a	n/a	6300	N-S	400	E-W	260 thick	linear	n/a	n/a	no	concrete: gray w/ gravel inclusions		gravel inclusions in concrete	concrete-covered ceramic pipe	Concrete-covered ceramic pipe. Partly under Context 129. Runs N-S
131	ceramic pipe cut/fill	moderate	mid grayish brown	gravel and sand	none (except the pipe itself)	7000	N-S	280	E-W	150	linear	near vertical	concave	no	ceramic pipe	14cm inner dia x 2cm thick x min 7m long	salt glazed	ceramic drain pipe	Drain -- ceramic pipe, its cut, and fill. Runs N-S
132	brick lined well in no. 91WSW	moderate	mid grayish brown	gravelly topsoil/ silt		1130 dia					circular	vertical		by Context 131	brick		dark orangey red	well	Brick-lined well.
133	cut/fill of service trench	moderate	dark reddish gray	scoria	mussel shells	1100	E-W	min 10000	N-S		linear	sloped	unknown		n/a	n/a	n/a	n/a	Services cut and lower fill. Cut initially lined with timber and scoria mix placed on surface, Context 129 later put on top. Runs N-S
134	drain	moderate	mid-dark grayish brown	sandy gravelly silt	occasional artefacts, clay, rocks, oysters	7300	E-W	630	N-S	180	linear	gentle boss at top and base	concave-flattish	no	n/a	n/a	n/a	n/a	Drain. Runs generally E-W
135	concrete surface	n/a	n/a	n/a	n/a	4400	N-S			110		n/a	n/a	n/a	concrete	4.4m (N-S) x ? (E-W) x 11cm thick	rough surface scoria and gravel mix	surface	Concrete surface. Sits on a base of reddish brown scoria that is 1-4cm thick. Bakery.

136	mixed demo rubble	moderate-firm	mid grayish brown	sandy gravelly silt	brick, concrete chunks	4500	N-S			250 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Mixed demolition rubble fill.
137	mixed demo rubble	moderate-firm	mid grayish brown	sandy silt	brick, iron pipe (in fill? In situ?)	3500	N-S			350 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Mixed fill from demolition rubble fill.
138	buried topsoil	moderate	mid brownish gray	clayey silt	occasional artefacts						n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Buried topsoil situated at back of no 79-81 WSW.
139	brick rubble fill	moderate-loose	brownish gray	gravely silt	brick, concrete, other building materials, clumps of clay					200 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Brick rubble fill at 109 Hobson St
140	mixed mortar fill layer	moderate	light brownish gray	slightly silty sand	gravel, brick fragments, artefacts	6400	E-W	1650	E-W	30-40 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Mixed fills. Ashy/mortar layer. 109 Hobson St.
141	mixed fill capping layer	moderate-firm	mixed -- black burnt areas over yellow clay	predominantly clay w/ some silt	moderate sand/gravels; occasional charcoal, slate, artefacts	1650	N-S			600	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Mixed fill capping layer. 109 Hobson St.
142	buried topsoil	moderate-firm	mid grayish brown	clayey silt -- buried topsoil	occasional rootlets and charcoal					100 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Buried topsoil. 109 Hobson St.
143	concrete surface	indurated	mid gray	concrete	rounded river pebbles and shells	3000	E-W	1500	N-S	50-80 thick	n/a	n/a	n/a	Along north side y later construction. At west end by Context 145.	n/a	n/a	Lipped up to south -- against what is unknown. Lipped up east side against brick wall.	n/a	Concrete surface at rear of 109 Hobson St.
144	concrete and timber pile	indurated	mid gray	concrete	timber inset -- measures 120 (N-S) x 30 (E-W), angular rock	280	E-W	220	N-S	70		n/a	n/a	n/a	n/a	n/a	n/a	n/a	Concrete and timber pile.
145	cesspit	indurated	concrete is mid gray; bricks vary from pale to moderate orange	brick and concrete	ceramic drain pipes	940	N-S	800	E-W	550	n/a	n/a	n/a	n/a	brick and concrete		Steampressed bricks -- at least 2 are "J J CRAIG", concrete skin on interior	cesspit	Concrete cesspit. Wet concrete has been poured in at some point to block up various pipes.
146	cut for cesspit	n/a	n/a	n/a	n/a	1050	N-S	1000	E-W	min 600	rectangular	vertical	not observed	On north side by modern excavation	(see Context 145)			cut for cesspit	Cut for Context 145 (cesspit). Runs N-S
147	concrete surface	indurated	mid reddish gray	scoria concrete	none	min 6350	E-W	min 2600	N-S	various -- up to 40 thick		n/a	n/a	none	concrete		mid reddish gray	concrete surface	Concrete surface.
148	brown soil	soft-moderate	mid brown w/flecks of yellow and gray	silt	very occasional fine gravel/sand and clay; likely organic inclusions	3500	E-W	2400	N-S	240	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Brown soil. A late soil build up.
149	brick wall	n/a	n/a	n/a	n/a						n/a	n/a	n/a	On north side by modern excavation	brick and mortar	22x11x8cm	wire cut	3 sides of a structure	Brick walls -- 3 sides of a structure. course sandy gray mortar
150	concrete surface	indurated	mid gray	concrete	angular gravels	min 1400	N-S	1180	E-W	70		n/a	n/a		concrete			surface	Concrete surface inside Context 149 (brick structure)
151	concrete field tile	indurated	orange brown	ceramic and concrete	scoria	2400	E-W	100 dia pipe			linear	n/a	n/a	n/a	ceramic and scoria concrete			ceramic field tile	Ceramic field tile.

152	mixed layer	fill	moderate and sticky	mid grayish brown	clayey silt	frequent artefacts, mortar moderate chunks	bricks, dust; clay	8000	N-S	min 3000	E-W	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Mixed fill layer. Possibly dumped as a leveling deposit just prior to construction of the 1880s bakery construction		
153	brick/concrete/timber pile		indurated	mid orange and gray	brick and concrete skin and timber inset	none		365	N-S	255	E-W	min 110		n/a	n/a	n/a	brick and concrete skin and timber inset		pile	Brick/concrete/timber pile. Rear/west of no. 109 Hobson St. Lean-to structure.		
154	brick and (109 Hobson)	wall pile	n/a	n/a	n/a	n/a		min 1600	N-S	350	E-W	290	linear	n/a	n/a	by drainage cut on southern end	brick and mortar	22.5x11.5x7.5cm	dark orangey red	wall	Brick wall. Southern end missing some bricks. Southern end is truncated by drainage (?) cut. No concrete underneath -- sits directly on the clay. 3 courses tall. soft sandy light brownish gray mortar. Runs N-S	
155	brick wall		n/a	n/a	n/a	n/a		min 430	E-W	350	N-S		linear	n/a	n/a		brick and mortar and slate		dark orangey red	return wall	Return E-W wall between no. 109 and 111 Hobson St. min 2 courses high. soft sandy light brownish gray mortar	
156	timber beam(?)		hard	mid brown	timber	none		min 370		150		90	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Possible timber beam. Very heavily rotted.		
157	mortar-based fill layer	fill	moderate	light brownish gray	sand (mortar)	small fragments	brick	1200	N-S	800	E-W	200	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Fill around Contexts 154-156.		
158	brick building (8-shaped)		n/a	n/a	n/a	n/a		2650	N-S	2070	E-W		8	n/a	n/a		brick and mortar	22.5x11x7.5	light orangey yellow wire cut	walls	Walls of 8-shaped building. Most likely an outhouse. The southeast portion of the wall is not present. Only the light red scoria is present for the southern wall. Remaining walls are 1 brick wide. 1 course high. moderately hard dark red scoria mortar	
159	fill of 158		firm	light brownish gray	silty gravelly sand	occasional artefacts, brick fragments, scoria		2070	N-S	1650	E-W	min 100 deep	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Fill in Context 158.		
160	ceramic tiles in 158 - pipe		n/a	n/a	n/a	n/a							n/a	n/a	n/a	no	ceramic and concrete	inner 9cm	dia	glazed	pipes	Ceramic pipe network associated with (inside and outside) Context 158 (brick building/possible outhouse). very hard mid brownish gray concrete (or mortar mixed with concrete)
161	cut/fill of modern service trench	of	compacted	dark grayish black	rock and asphalt and bitumen(?)	occasional brick		8500	E-W	600	N-S	min 400	linear	vertical	not observed	no	n/a	n/a	n/a	n/a	Cut and fill of modern service trench. Runs E-W	
162	concrete surface		indurated	mid reddish gray	scoria concrete	none		4200	N-S	3200	E-W	40		n/a	n/a	by Context 163 (cut for water pipe)	concrete		undulating surface	surface	Concrete surface in rear yard of no. 111 Hobson St.	
163	cut/fill of waterpipe	of	moderate	dark brownish black	clayey silt	moderate gravels, iron pipe		3300	NE-SW	120-170	NW-SE		linear	uneven		by Context 101	ceramic pipe	2cm dia	n/a	n/a	Cut and fill of iron water pipe. Runs NE-SW	
164	concrete and brick foundation		n/a	n/a	n/a	n/a								n/a	n/a	by Context 161	concrete and brick		Steampressed brick on concrete w/ a very fine rock (almost like McCullum chip)	foundation and wall	Concrete foundation with brick. A reinforcing iron bar is present. 2 skin(?) bricks laid on edge with concrete. E-W running, with a small section of the N-S wall truncated by Context 161	
165	gully trap		n/a	n/a	n/a	n/a							n/a	n/a	n/a		iron, ceramic, concrete	c. 200mm dia pipe	smooth finish on the concrete	gully trap	Gully trap. Partially covered by Context 164 -- although this may be a layer concrete pour at this end as it appears different in quality.	

166	concrete pile	n/a	n/a	n/a	n/a	350	N-S	300	E-W	270	n/a	n/a		concrete w/ McCullum chip		damaged	pile	Concrete pile. Abutting Context 154. A couple of straight edges where it is possible bricks were set.	
167	brick wall N-S	n/a	n/a	n/a	n/a	6000	E-W	min 4000	N-S	400	linear	n/a	n/a	at south end by cut for Context 182	brick, mortar, slate	orange wire cut	wall	Brick wall. Probably part of same wall as Context 154 but truncated by Context 161. firm mid grey sandy mortar, runs N-S	
168	concrete and brick wall E-W	n/a	n/a	n/a	n/a	3170	E-W	700	N-S	320		n/a	n/a		concrete, brick, mortar	McCullum chip concrete and yellow wire cut bricks	wall	E-W concrete and brick wall. A reinforcing bar is present. Concrete overpoured on south side. bricks laid on bed -- one wide, slightly set into the concrete. gray mortar	
169	concrete pile	n/a	n/a	n/a	n/a	200	N-S	200	E-W	min 70	square	n/a	n/a	no	concrete	200x200xm in70mm	McCullum chip	pile	Concrete pile.
170	concrete pile	n/a	n/a	n/a	n/a	200	N-S	200	E-W	min 60	square	n/a	n/a	no	concrete	200x200xm in60mm	McCullum chip	pile	Concrete pile.
171	concrete pile	n/a	n/a	n/a	n/a	200	N-S	200	E-W	min 80	square	n/a	n/a	no	concrete	200x200xm in80mm	McCullum chip; slot formed in top for timber beam	pile	Concrete pile with slot for timber. Abuts an E-W party wall between no. 111 and 113 Hobson St. Bea(...?)s N-S running and joists E-W running.
172	concrete pile	n/a	n/a	n/a	n/a	200	N-S	200	E-W	min 50	square	n/a	n/a	no	concrete	200x200xm in50mm	McCullum chip; slot formed in top for timber beam	pile	Concrete pile with slot for timber.
173	brick and concrete pile	n/a	n/a	n/a	n/a	310	N-S	260	E-W	min100		n/a	n/a	no	concrete and brick	upper part is 260mm E-W x 210mm N-S; lower part is 310mm N-S x 260mm E-W; min 100 deep; slot on top is 400mm wide	McCullum chip; slot formed in top for timber beam	pile	Concrete and brick pile.
174	concrete surface	n/a	n/a	n/a	n/a	2400	E-W	1000	N-S	min 30	rectangular	n/a	n/a	no	concrete	1m N-S x 2.4m E-W x min 30mm deep	poor quality undulating scoria concrete	surface	Concrete surface. No. 111 Hobson St.
175	concrete surface	n/a	n/a	n/a	n/a	2150	E-W	1650	N-S	50	rectangular	n/a	n/a	no	concrete	1.65m N-S x 2.15m x E-W x c. 50mm deep	moderate quality scoria and gravel concrete	surface	Concrete surface. Some blackish staining on the scoria. No. 113 Hobson St.
176	levelling layer	firm	mid brownish gray	mixed silt, clay, gravels	moderate artefacts	3800	E-W	2100	N-S	10-140	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Levelling fill layer in side no. 113 Hobson St. A piece of iron fence was recovered from boundary of Contexts 176/174.
177	mortar/gravel surface	firm	light whitish gray	mortar and gravels	fine shell	min 2100	N-S					n/a	n/a	n/a	n/a	n/a	n/a	surface	Compacted mortar/gravel surface. No. 113 Hobson St.
178	ceramic drain tile	indurated	n/a	n/a	n/a	1000	N-S	180	E-W	min 100	n/a	n/a	n/a	at south end by modern cut for Context 182	ceramic	1m N-S x 180mm x min 100 deep	salt glazed	drain pipe	Ceramic drain tiles. E(...?) drain pipe on back wall of no. 113 Hobson St. concrete haunching

179	brick party wall E-W	n/a	n/a	n/a	n/a	1700	E-W	470	N-S	min 100		n/a	n/a	no	brick, mortar, slate		wire cut bricks	wall	E-W running party wall between no. 111 and 113 Hobson St. sandy and shell gray mortar. runs E-W	
180	concrete pile	n/a	n/a	n/a	n/a	250	N-S	250	E-W	min 100	square	n/a	n/a	no	concrete	250x250x100mm	McCullum chip, smooth finish on top; N-S running slot through the centre of the pile measuring 3cm (E-W) x 3cm deep	pile	Concrete pile.	
181	concrete pile	n/a	n/a	n/a	n/a	260	E-W	250	N-S	min 50	square	n/a	n/a	no	concrete	250x260xm in50	McCullum chip; smooth finish on top; slot for (possibly vertical) timber measuring 40mm (E-W) x 210mm (N-S) x 40mm deep	pile	Concrete pile.	
182	modern gravel fill	well compacted	dark reddish brown	silty gravels	moderate fragments	brick	2200	E-W	1700	N-S	min 200	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Gravel fill of modern cut. A fairly modern well-compacted gravel.	
183	compacted gravel surface	compacted	dark grayish brown	gravel and scoria	moderate and fragments	brick mortar	4200	N-S	1150	E-W	min 70	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Compacted gravel surface. Gravel pathway to rear of no. 109-113 Hobson St and really observable at rear of the 8-shaped building.	
184	modern gravel fill of service	moderate-loose	dark brownish red	scoria	none		5400	E-W	400	N-S	min 100	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Modern scoria fill of service trench.	
185	cut for concrete pile	(see Context 157?)					350	N-S	260	E-W	200	squarish	varies -- near vertical to moderate slope	unknown	original concrete pile removed(?)	n/a	n/a	n/a	n/a	Cut for a concrete pile. Poured over lowest course of the brick wall (Context 167). Removed brick from 2nd lowest course. Runs N-S
186	compacted surface mixed materials	very compacted	varies -- mid reddish brown to mid yellowish brown	mixture silt, clay, mortar, ash, charcoal, slate, gravel, brick			3000	E-W	1100	N-S	unknown	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Compacted surface of mixed material.	
187	gravelly fill base course layer	moderate	dark grayish brown	silty gravels	occasional brick and artefacts						50-100 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Gravelly fill layer.	
188	localised topsoil buildup	soft	dark grayish brown	clayey silt	moderate charcoal						35 thick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Localised topsoil build up at rear of no. 109 Hobson St. Some glaying of the soil.	
189	posthole	moderate-loose	dark grayish brown	sandy silt	brick fragments, scoria, glass		300	E-W	220	N-S	min 540	rectangular	near vertical, except on east side	stepped and concave	no	n/a	n/a	n/a	n/a	Posthole.
190	concrete surface	indurated	mid whitish gray	concrete and McCullum chip	red steel reinforcement bars		5500	N-S			150		n/a	n/a	no	concrete, steel	5.5m (N-S) x ? (E-W) x c. 150mm thick	red McCullum chip; steel reinforcing bars	surface	Concrete surface. Modern concrete slab.

191	concrete foundation /wall for basement	n/a	n/a	n/a	n/a	2300	E-W	650	N-S	350	n/a	n/a	no	red scoria concrete	65cm (N-S) x 230cm (E-W) x min 35cm tall	top 10cm is not very defined; below that a smooth flat face is visible on inside (south edge) which is partly where the concrete has been poured over the brick; poured against timber boxing	basement wall/foundation	Concrete foundation wall of basement (north side). faces south, runs E-W	
192	metal pipe	n/a	n/a	n/a	n/a	min 3800				200 dia	n/a	n/a	n/a	possibly on east end	metal	2cm dia x min 380cm long	pipe	Metal pipe. Probably second of same size that ran parallel -- an imprint is visible over c. 2m adjacent to the bakery basement. Runs alongside Context 193, but it's not clear if they are contemporaneous. runs E-W	
193	metal pipe	n/a	n/a	n/a	n/a	630	E-W			500 dia	n/a	n/a	n/a	possibly on east end	metal	5cm dia x 630 long	pipe	Remnants of iron pipe. Only an indentation with rusted metal covering it is all that is left of eastern 380cm, but pipe itself is visible most of the western 250cm. runs E-W	
194	cut for pipes	n/a	n/a	(see Contexts 192 and 193)	n/a	min 16000	E-W	400-500	N-S	160-190	linear	near vertical - moderate slope	flatish	by modern cut	n/a	n/a	n/a	n/a	Cut for Contexts 192 and 193. Runs E-W
195	brick wall/light wells in basement	n/a	n/a	n/a	n/a	2650	E-W	max 90	N-S	min 3 courses		n/a	n/a	no	brick and mortar	23x11x8cm ; 23x11x8cm	Steampressed. On parts of the faces there is a very thin white substance - paint?	basement wall with light wells	Basement wall with light wells. dark red moderately hard scoria mortar. Faces south, runs E-W
196	cut for basement	n/a	n/a	n/a	n/a			variable, min 6500		c. 2m	complex (follows alignment of basement)	near vertical - vertical	unknown	by modern pile and capping beam	n/a	n/a	n/a	n/a	Construction cut for basement of bakery.
197	concrete foundation /wall for basement	n/a	n/a	n/a	n/a	6400	N-S	850	E-W	prob c. 2m		n/a	n/a		red scoria concrete	640cm (N-S) x 85cm (E-W) x 2.1m (from top of concrete)	poured against timber boxing (200mm wide)	basement wall	Concrete foundation of basement. Along the western wall of the basement there is a step/buttress that projects c. 450mm into the room (east). It's been truncated on south side by pile cut but was a min 1150mm (N-S). Purpose unclear -- maybe structural support, maybe fireplace. Not positioned in centre in wall, unless it extended much further.
198	fill for 194	firm	dark yellow	sandy clay	frequent brick, bluestone	rock, gravel, (see 196)					n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Backfill for construction cut (Context 196)
199	fill of pipe cut	moderate-loose	mid brown	gravelly sand	slightly silty	rock, fragments	brick (see 192)				linear	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Backfill for pipe cut (Context 192 and 193)

200	concrete foundation	n/a	n/a	n/a	n/a	min 6100	E-W	500	N-S	360	n/a	n/a	at eastern end by modern pile cut	red scoria concrete	bricks 350mm wide (N-S); foundation 500mm (N-S); min 6100 (E-W)	really fine mixed scoria	wall foundation	Base concrete for brick diving wall. Cut is only c. 1cm larger than foundation. 3300mm north of interior wall of basement. runs E-W	
201	cut for services	fill moderate; fill 1: moderate; fill 2: firm	fill 1: mid brownish gray; fill 2: mid grayish yellow	fill 1: fine grained scoria gravel mix; fill 2: mixed clay		min 18000	E-W	360	N-S	fill 1: up to 200m m deep	linear		no	n/a	n/a	n/a	n/a	Cut for services. runs E-W	
202	cut for brick wall	(brick wall)	n/a	n/a	n/a	min 5800	E-W				linear	near vertical and stepped	unknown	no	n/a	n/a	n/a	Cut for brick wall (Context 203). runs E-W	
203	brick wall	n/a	n/a	n/a	n/a	min 6000	E-W	360	N-S	min 2 courses	linear	n/a	n/a	no	brick and mortar	Steampressed yellow	wall	Brick wall running E-W. min 2 courses tall. dark red moderately hard scoria mortar	
204	fill of 202	moderate	mid grayish brown	gravelly sand	slightly silty	frequent fragments	brick			min 150 deep	(see Context 202)	n/a	n/a	n/a	n/a	n/a	n/a	Fill of construction cut (Context 202) for brick wall (Context 203).	
205	brick wall	n/a	n/a	n/a	n/a	5520	E-W	700	N-S	min 3 courses	linear	n/a	n/a		brick and mortar	22.5x11x7.5cm	ranges from light yellow - dark orangey red; wire cut	wall	Brick wall. Abuts Context 206. Concrete foundation -- red scoria mix, 300mm deep. Return wall section 500mm deep x 600mm wide. Cut straight into clay. steps out on north and south sides; lintel on south face, west of 206. moderately hard mid brown sandy mortar; there is some of the red scoria mortar globbed on the sides and where it steps out in a few places, but between the bricks is the brown mortar. Faces south, runs E-W
206	brick wall	n/a	n/a	n/a	n/a	4740	N-S	630	E-W	min 3 courses	linear	n/a	n/a	by modern pile hole in middle	brick and mortar		light yellow - mid orange yellow; wire cut; also there is a concrete skin on a few bricks at the south end, starting where 206 meets 207.	wall	Brick interior dividing wall. steps out on both east and west sides; min 3 courses. top course at north end has some mid brown sandy mortar as 205 but everywhere else has the dark red scoria mortar. runs N-S
207	brick wall	n/a	n/a	n/a	n/a	2230	E-W	450	N-S	min 3 courses	linear	n/a	n/a		brick and mortar		light orange yellow - orange; probably wire cut; slate visible on 2nd course	wall	Brick wall running parallel to and abutting Albion. steps out on 2nd and 3rd course down; min 3 courses, red scoria mortar. Runs E-W
208	brick wall	n/a	n/a	n/a	n/a	2100	N-S	1900	E-W	min 2 courses	n/a	n/a	n/a		brick and mortar	23.5x11x7.5cm	light orange yellow; wire cut	walls and buttress	Brick wall and buttress. 2 courses high. dark red scoria mortar. Faces south

209	concrete surface	n/a	n/a	n/a	n/a	1700	E-W	1120	N-S	max 150 thick	n/a	n/a	n/a		concrete	112 (N-S) x 170 (E-W) x max 15cm thick	red scoria concrete; concrete was poured along the south edge of Context 208 and extended over top of Context 208 in a thin layer (c. 3cm)	surface	Concrete surface.
210	fill	moderate	dark red	mortar (red scoria)	frequent fragments	brick				70 thick	n/a	n/a	n/a	no	n/a	n/a	n/a	n/a	Construction fill. Appears to be fill from construction (mortar and brick fragments). The concrete (Context 209) was poured directly on top of it.
211	ceramic gully trap	n/a	n/a	n/a	n/a	330	N-S	320	E-W	460	square	n/a	n/a		ceramic	33 (N-S) x 32 (E-W) x 46cm deep/tall x 3.5cm thick	glazed, some stamps	gully trap	Ceramic gully trap. Truncates Context 208 and 205. Faces north
212	brick wall	n/a	n/a	n/a	n/a	1800	N-S			220		n/a	n/a	part way along E-W section by pile hole w/ south end removed entirely by the damage	brick and mortar	23.5x11.5x 7cm	orange wire cut bricks and reddish scoria mortar	wall	Brick wall. red scoria mortar
213	concrete foundation	n/a	n/a	n/a	n/a	440	E-W			200		n/a	n/a		scoria concrete		rough surface	foundati on	Reddish scoria concrete foundation for Context 212.
214	bluestone slab	indurated	dark gray	bluish	bluestone	concrete haunching	1330	E-W	330	N-S	220	rectangul ar	n/a	n/a		blueston e	1330 (E-W) x 330 (N-S) x 220mm deep	stone doorstep	Large bluestone slab used as a door step, with concrete haunching. Runs E-W
215	bluestone flagstone	indurated	dark gray	bluish	bluestone		510	E-W	460	N-S		rectangul ar	n/a	n/a	no	blueston e	460 (N-S) x 510 (E-W)	flagstone	Bluestone flagstone inside building immediately adjacent to doorway stair. Runs E-W
216	concrete surface	n/a	n/a	n/a	n/a	6040	E-W	1400	N-S	100		n/a	n/a		concrete w/ scoria	min 1.4m (N-S) x 6.04m (E-W) x c. 100 deep	moderate-rough	floor	Concrete surface. Surface is fairly undulating.
217	clayey silt layer	soft	mid gray	bluish	clayey silt	occasional charcoal, artefacts, fragments				70	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Clayey silt layer.
218	concrete patch repair	n/a	n/a	n/a	n/a	530	E-W	430	N-S	30		n/a	n/a	n/a	concrete		smooth	floor	Concrete patch repair.
219	brick wall	n/a	n/a	n/a	n/a	4840	N-S	360	E-W	190	linear	n/a	n/a	no	brick and mortar		wire cut bricks	wall	Brick wall running E-W. 3 courses tall, scoria mortar. Faces north
220	asphalt	firm	dark and whitish yellow	black mid	asphalt and sandy/shell mortar		1150	E-W	680	N-S	40		n/a	n/a	no	asphalt and mortar		surface	Asphalt w/ shelly mortar. Surface possibly for bricks or maybe timber.
221	brick wall	n/a	n/a	n/a	n/a	5540	N-S	710	E-W	230	linear	n/a	n/a	no	brick and mortar		wirecut	wall	Brick wall. No. 115 Hobson St. Wall and bldgs 2 and 3. centre 2 x rows EW, outside 1 x NS. scoria mortar. N-S

222	gray clay	silty	moderate	gray	silty clay	ceramic, clay pipe	glass,					1600	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Gray silty clay. Directly below wall (Context 221) however on interior of building (under floor) sits below mixed fill layer (Context 223) and above (Context 14).	
223	mixed layer	fill	moderate-soft	mixed	gravelly silty clay	artefacts -- ceramics, pipe, stoneware	glass, clay nails,					140	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Mixed fill layer. Interior of building underfloor. Overlays Context 222.	
224	concrete flooring		hard	gray/red	concrete w/ red chip			min 2000	N-S	min 1600	E-W	110	n/a	n/a	n/a	n/a	concrete	min 1.6m (E-W) x min 2m (N-S) x 110 deep	red chip	surface	Concrete flooring interior building 3.
225	brick wall		n/a	n/a	n/a	n/a		min 1300	E-W	min 600	N-S	min 540		n/a	n/a		brick and mortar		wire cut	wall	Brick wall running E-W. South wall of bldg 3. Sits on scoria concrete foundation (Context 226). Tied into Context 221. alt E-W and N-S; max 6 courses
226	concrete foundation for 225		n/a	n/a	n/a	n/a		1000	E-W	min 200	N-S	500	linear	n/a	n/a		scoria, concrete /mortar			foundati on	Foundation for brick south wall bldg (Context 225); cuts through Contexts 223 and 14. minimal cement/mortar; loose bond. Runs E-W
227	brick wall for building 3		n/a	n/a	n/a	n/a		4200	E-W	740	N-S	255	linear	n/a	n/a	no	brick and mortar		wire cut	wall	E-W brick wall for building 3. scoria mortar
228	brick wall		n/a	n/a	n/a	n/a		5200	E-W	570	N-S	40	linear	n/a	n/a		brick and mortar		wire cut	wall	E-W brick wall. 3 courses under a slate damp proof course w/ at least 1 above. A grey mortar (20mm thick) was laid down below the slate layer. scoria mortar
229	concrete wall foundation for 228		n/a	n/a	n/a	n/a		1500	E-W	1200	N-S		L-shaped	n/a	n/a		concrete		moderate	foundati on	Concrete wall foundation L-shaped.
230	backfill against 228/206		loose	mid brown	sandy soil and brick	frequent moderate artefacts	gravel,			c. 150 thick			n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Backfill against Contexts 228 and 206.
231	brick pile abutting 228		n/a	n/a	n/a	n/a		5400	E-W	370	E-W	25		n/a	n/a	no	brick and mortar		wire cut	pile	Brick pile abutting Context 228. Context 232 is poured over Context 231. red scoria mortar
232	concrete poured over 231		n/a	n/a	n/a	n/a		1030	E-W	720	N-S	220		n/a	n/a		concrete	1030 (E-W) x 720 (N-S) x 220mm	red scoria	pile?	Concrete poured over Context 231 -- part of pile? pretty crumbly -- loosely bonded
233	brick pile		n/a	n/a	n/a	n/a		240	N-S	240	E-W	min 240	square	n/a	n/a	no	brick and mortar		wire cut	part of pile	Bricks part of pile. I think Contexts 231, 232, and 233 are all part of the same pile. min 3 courses, red scoria mortar
234	ceramic drain pipe		n/a	n/a	n/a								n/a	n/a	n/a		ceramic pipe	inner 95mm dia	salt glazed finish	drain pipe	Ceramic drain pipe. set into modern concrete w/ red chip inclusions
235	ceramic drain pipe		n/a	n/a	n/a	n/a							n/a	n/a	n/a		ceramic pipe	c. 175mm dia	salt glazed finish	drain pipe	Ceramic drian pipe. Part of complex of drain pipes. Looks like a vertical pipe that has been filled or capped with concrete. set into modern concrete w/ red chip inclusions
236	ceramic drain pipe		n/a	n/a	n/a	n/a							n/a	n/a	n/a		ceramic pipe	170mm dia	salt glazed finish	drain pipe	Ceramic drain pipe. set into modern concrete w/ red chip inclusions

237	unclear concrete/brick/mortar structure	n/a	n/a	n/a	n/a	860	E-W	320	N-S	min 230		n/a	n/a		concrete, brick, and mortar	brick: 225x110x75mm	yellow steampressed brick; gray sandy mortar; some set on concrete foundation w/a limited amount of red chip poured directly over water pipe	unclear	Unclear. Abuts the drain pipe, abuts Contexts 212 and 214, and overlays drain pipes. Quite late. 3 courses of bricks, sandy gray mortar, faces north
238	unclear brick structure	n/a	n/a	n/a	n/a	920	E-W	250	N-S	unknown		n/a	n/a		brick and mortar	225x108x?mm	yellow steampressed bricks set into concrete w/ water pipe emerging on southern end b/t Contexts 238 and 219	unclear	Unclear brick structure. sandy gray mortar. Faces north
239	ceramic drain pipe	n/a	n/a	n/a	n/a							n/a	n/a		ceramic pipe and concrete	inner dia 110mm	salt glazed finish	drain pipe	Ceramic drain pipe. One outlet heading east, one outlet heading west. concrete w/ red chip
240	gully cesspit	n/a	n/a	n/a	n/a	external: 1200; internal: 450	E-W	external: 950; internal: 660	N-S	800	rectangular	n/a	n/a		brick and mortar	bricks: 205x105x?mm;	dark orange wire cut	cesspit	Gully cesspit. Variable width on exterior. gray concrete like mortar
241	concrete set against 219	n/a	n/a	n/a	n/a	2200	N-S	min 2000	E-W	230		n/a	n/a		concrete	2.2m (N-S) x min 2m (E-W) x 230mm	concrete w/ red chip, moderately smooth	foundation slab for course of yellow steampressed bricks	Concrete set against Context 219. Abuts Contexts 219 and 220. faces north
242	concrete floor surface	n/a	n/a	n/a	n/a	1050	N-S	900	E-W	50		n/a	n/a		concrete	1050 (N-S) x 900 (E-W) x 50mm thick	smooth finish	floor surface	Concrete floor surface. Clearly late addition to the building, probably the most recent part of the building. Abuts Context 222.
243	concrete floor surface	n/a	n/a	n/a	n/a	min 4700	N-S	unknown	E-W	200		n/a	n/a		concrete	4.7m (N-S) x ? X 200mm	red chip; relatively smooth	floor surface	Concrete floor surface. Overlaid by Context 242.

244	brick/concrete/bluestone foundation	n/a	n/a	n/a	n/a	min 1900	E-W	min 700	N-S	550	n/a	n/a	brick, concrete, bluestone	min 1.9m (E-W) x min 700mm x 550mm deep	near black concrete mix which is not very strong (turned black from firing -- weekend material); on south side concrete poured up against timber boxing structure; mix of different bricks (wire cut, possibly steampressed, one with glazed finish)	foundation	Foundation. Looks like bricks placed in concrete after pour. They're sort of aligned but there are big gaps and not exactly straight.
245	concrete surface	n/a	n/a	n/a	n/a	750	E-W	600	N-S	10	n/a	n/a	concrete	600mm (N-S) x 750mm (E-W) x 10mm deep	smooth finish, sandy concrete matrix	floor surface	Concrete surface.
246	construction fill	loose	mid brown	sandy soil	frequent scoria and gravel; large basalt blocks (250mm), wire cut brick, large fire brick packed against Context 244; moderate large inclusions at top of layer; frequent ceramic; rare glass; frequent faunal					330 max depth; 440 to top of large basalt block	n/a	n/a	n/a	n/a	n/a	n/a	Construction fill of either Context 244 or foundation of Context 227.
247	concrete	moderate-firm	gray	gravel concrete	poor sorted gravel					180 max depth		n/a	concrete				Concrete. Located to west of Context 244. Limited in extent to west half of overlying concrete slab, continues to north and west of trench next to Context 244.
248	concrete	moderate-firm	brown-red	moderately sorted gravel concrete						220 max thickness		n/a	concrete				Concrete. Poorly cemented concrete used as fill.
249	bluestone slab doorstep	n/a	n/a	n/a	n/a	660	N-S	350	E-W		n/a	n/a	bluestone	660mm (N-S) x 350mm (E-W) x ? Deep	fine (fire?) finish	step	Bluestone slab door step.
250	bluestone door slab	n/a	n/a	n/a	n/a	760	N-S	350	E-W		n/a	n/a	bluestone	760mm (N-S) x 350mm (E-W) x ? Deep	fine (fire?) finish	door step	Bluestone door slab.
251	concrete floor surface	n/a	n/a	n/a	n/a	min 5000	N-S	c. 4800	E-W	160	n/a	n/a	concrete	c. 4.8m (E-W) x min 5m (N-S) x 160 deep	smooth finish	floor surface	Concrete floor surface set into scoria base course.

252	cut/fill in concrete surface	soft	mid orangey brown over black	clayey silt/sand	frequent gravels	8300	N-S	100	N-S	40	linear	near vertical	concave		n/a	n/a	n/a	Possible service cut/fill in concrete surface. Possible open drain to take water away to northwest. running to NW	
253	brick wall	n/a	n/a	n/a	n/a	min 1300	N-S	340	E-W			n/a	n/a	brick and mortar	340mm (E-W) x min 1.3m (N-S)	wire cut	wall	Brick wall running N-S. gray sandy mortar	
254	concrete foundation	n/a	n/a	n/a	n/a	min 2000	N-S	270	E-W	180		n/a	n/a	concrete	270mm (E-W) x min 2m (N-S) x c. 180mm deep	moderate finish	foundati on	Concrete foundation situated on exterior of wall. Modern concrete type. Faces east	
255	brick wall	n/a	n/a	n/a	n/a	min 7000	E-W	min 5200	N-S			n/a	n/a	brick, mortar, slate		wire cut bricks; slate as waterproofing	wall foundati on	Brick wall foundation. Probably right on northern boundary of the block. Faces east. sandy whitish gray mortar	
256	concrete pile	n/a	n/a	n/a	n/a	370	E-W	340	N-S	160		n/a	n/a	no	concrete w/ heavily degraded timber present in timber slot	pile: top: 200x200x100, base: 340 (N-S) x 370 (E-W); timber slot: 140 (N-S) x 40 (E-W)	top part smooth finish, bottom part rough finish	pile	Concrete pile w/ timber slot; heavily degraded timber present in slot.
257	concrete pile	n/a	n/a	n/a	n/a	340	E-W	320	N-S	160		n/a	n/a	n/a	concrete w/ heavily degraded timber present in timber slot	pile: top: 200x200x100, base: 340 (E-W) x 320 (N-S) x 160 deep; timber slot: 140 (N-S) x 40 (E-W)	top part smooth finish, bottom part rough finish	pile	Concrete pile w/ timber slot; heavily degraded timber present in slot.
258	concrete pile	n/a	n/a	n/a	n/a	400	E-W	360	N-S	170		n/a	n/a		concrete w/ timber slot	pile: top: 200x200x110, base: 400 (E-W) x 360 (N-S) x 170 deep; timber slot: 200x40x40	top part smooth finish, bottom part rough finish	pile	Concrete pile w/ timber slot; no timber present.
259	concrete pile	n/a	n/a	n/a	n/a	400	E-W	360	N-S	170		n/a	n/a		concrete w/ heavily degraded timber present in timber slot	pile: top: 200x200x130, base: 400 (E-W) x 360 (N-S) x 170 deep; timber slot: 200x40x35	top part smooth finish, bottom part rough finish	pile	Concrete pile w/ timber slot; heavily degraded timber present in slot.

260	concrete pile	n/a	n/a	n/a	n/a	400	E-W	400	N-S		n/a	n/a	top part broken off	concrete w/ heavily degraded timber present in timber slot	base: 400x400	only base present -- rough finish; red chip inclusions; timber slotting of 2 vertical lines intersecting w/ 2 horizontal lines	pile	Damaged concrete pile w/ timber slots; heavily degraded timber present in slots.
261	concrete pile	n/a	n/a	n/a	n/a	360	E-W	320	N-S		n/a	n/a	top part broken off	concrete w/ timber slot	base: 360x320	only base present -- rough finish; red chip inclusions; timber slotting of 2 vertical lines intersecting w/ 2 horizontal lines	pile	Damaged concrete pile w/ timber slots; no timber present in slots.
262	concrete pile	n/a	n/a	n/a	n/a	400	N-S	320	E-W	unknown	n/a	n/a	top part broken off	concrete	base: 400x320xunknown depth	only base present -- rough finish	pile	Damaged concrete pile.
263	concrete pile	n/a	n/a	n/a	n/a	400	N-S	300	E-W	unknown	n/a	n/a	top part broken off	concrete	base: 400x300xunknown	only base present -- rough finish; red chip present	pile	Damaged concrete pile.
264	concrete pile	n/a	n/a	n/a	n/a	370	E-W	340	N-S	140	n/a	n/a		concrete w/ timber slot	top: 205x200x120; base: 340x370x140; timber slot: 205x45x35	top part smooth finish, bottom part rough finish; red chip present	pile	Damaged concrete pile w/ timber slot; no timber present in slot.
265	concrete pile	n/a	n/a	n/a	n/a	350	N-S	350	E-W	150	square	vertical		concrete -- missing		no concrete present	pile (just the hole)	Concrete pile, but pile hooked out -- no pile present.
266	concrete pile	n/a	n/a	n/a	n/a	340	E-W	330	N-S	unknown	n/a	n/a		concrete	330x340xunknown	red chip	pile	Damaged concrete pile.
267	concrete pile	n/a	n/a	n/a	n/a	420	E-W	240	N-S		n/a	n/a		concrete w/ timber slot	top: 200x200x100; base: 420x240xunknown; timber slot: 200x40x30	top part smooth finish, bottom part rough finish	pile	Concrete pile w/ timber slot; no timber present.
268	concrete pile	n/a	n/a	n/a	n/a	400	E-W	300	N-S	unknown	n/a	n/a		concrete w/ timber slot	top: 265x230x60; base: min400xmin300; timber slot:200x40x30	top part smooth finish, bottom part rough finish	pile	Concrete pile w/ timber slot; no timber present.

269	modern concrete pile	n/a	n/a	n/a	n/a	740	N-S	405	E-W	min 100		n/a	n/a		concrete	405x740xm in100	smooth finish, rebar coming through	pile	Modern concrete pile.
270	interior brick wall	n/a	n/a	n/a	n/a	1710	E-W	470	N-S	min 200		n/a	n/a	by pile cap trench at eastern end	brick, mortar, slate		orange wire cut	interior wall	Interior brick wall. min 3 courses deep, runs E-W, sandy gray mix mortar
271	brick wall	n/a	n/a	n/a	n/a	240	N-S	1400	E-W	160		n/a	n/a		brick and mortar		wire cut	wall	Brick wall. One width of bricks adjacent to main par wall (Context 155). min 2 courses deep, runs E-W, sandy gray mix mortar
272	pile hole	n/a	n/a	n/a	n/a	340	N-S	100	E-W	130	rectangul ar				concrete -- missing			pile	Concrete pile hole -- concrete missing.
273	concrete pile	n/a	n/a	n/a	n/a	330	N-S	300	E-W			n/a	n/a		concrete		red chip	pile	Damaged concrete pile.
274	brick pile	n/a	n/a	n/a	n/a	240	E-W	230	N-S		rectangul ar	n/a	n/a		brick and mortar		dark orange wire cut	pile	Brick pile. whitish gray sandy mortar
275	posthole	soft	mid brown w/ darker brown	clayey silt w/ organic	gravels	240	E-W	210	N-S	40	rectangul ar	unknown	concave		n/a	n/a	n/a	n/a	Posthole.
276	ceramic drain pipe/cut	indurated		glazed ceramic drain pipe and silty clay	frequent artefacts; moderate charcoal gravels and	2100 (to branching)		470		min 200	linear	vertical	unknown		ceramic pipe			drain pipe	Ceramic drain pipe, cut and fill. Down pipe at eastern end. Extends under wall and probably connects w/ drain at either end. One branch (western) extends to inspection chamber; other one probably goes to end of property.
277	concrete pile	n/a	n/a	n/a	n/a	290	N-S	210	E-W			n/a	n/a		concrete w/ timber slot	29x21cm; timber slot: 140x30	smooth on top; slot for timber; red chip	pile	Concrete pile w/ timber slot; timber still present.
278	cut for drain	moderate	mid grayish brown	sandy clay	moderate fragments	brick	2100	E-W	450	N-S	unkno wn	linear	unknown	unknown	n/a	n/a	n/a	n/a	Cut for drain; runs into inspection chamber. runs E-W
279	concrete foundation for 86	n/a	n/a	n/a	n/a	min 4900	N-S	700	E-W			n/a	n/a		scoria gravel	490x70cm	red scoria gravel mix	wall foundati on	Concrete foundation for Context 86. Looks like Context 279 was poured then Context 82 was laid down up to Context 279. runs N-S
280	brick wall abutting 203, joined with 167	n/a	n/a	n/a	n/a	7430	E-W	600	N-S			n/a	n/a		brick and mortar	600x7430m m	dark reddish orange wire cut	wall	Brick wall. Abuts Context 203, joins Context 167. runs E-W, soft brownish gray sand mortar
281	ceramic drain pipe/cut	indurated	pipe in x-section is gray-orange	ceramic pipe and light gray concrete	concrete: pebble, red chip	min 2000	NW-SE				linear	unknown	unknown		ceramic and concrete	150mm inner dia	ceramic: orange-gray in x-section; concrete: pebble inclusions and red chip	drain pipe	Ceramic drain pipe. concrete haunching. NW-SE
282	ceramic drain pipe/cut	indurated						300		280	linear				ceramic and concrete	98mm inner dia	ceramic: glazed, yellow in x-section; concrete: gray w/ red chip	drain pipe	Ceramic pipe. Lost the gully trap, probably for the corner of the building. concrete haunching
283	ceramic drain pipe/cut	indurated									linear				ceramic and concrete	96mm inner dia	ceramic: glazed, gray in x-section; concrete: red chip	elbow joint/drain down pipe	Ceramic drain down pipe/elbow joint. concrete haunching. runs NW-SE

284	pile hole	moderate-firm	mid grayish brown w/ yellow	sandy clay (brown) and clay (yellow)	rock, scoria, chunks	gravel, concrete	320	E-W	280	N-S	50	square	near vertical on south and east sides; sloping on north and west sides	slopes toward southeast corner		n/a	n/a	n/a	n/a	Pile hole w/ rock and clay packing. Probably was brick pile.
285	concrete foundation	n/a	n/a	n/a	n/a		min 3000	N-S	600	E-W	min 90		n/a	n/a		concrete	600mm min 3m x min 90	degraded concrete mix; rough/crumbly	foundation	Concrete foundation.
286	pile hole	loose	yellow	clay	bits of yellow clay mixed w/ a little sand and tiny pieces of brick		300	E-W	260	N-S	30	square	near vertical on south side, sloping on other sides	concave		n/a	n/a	n/a	n/a	Square pile hole.
287	brick pile	n/a	n/a	n/a	n/a		255	N-S	250	E-W	70		n/a	n/a		brick and mortar		yellow steampressed w/ red scoria mortar	pile	Brick pile. red scoria mortar
288	concrete pile	n/a	n/a	n/a	n/a		900	E-W	70	N-S	min 100		n/a	n/a	by modern service trench	concrete	70mm c.900mm x min 100mm deep	McCullum chip	pile	Concrete pile. Appears truncated by modern service trench.
289	buried topsoil	moderate	mid grayish brown	clayey silt	very occasional artefacts						min 100 deep	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Buried topsoil.
290	yellow clay	firm	mid brownish yellow	clay	moderate frequent artefacts, especially fragments	silt; brick	3400	E-W	min 2000	N-S	min 130	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Yellow clay levelling fill.
291	gravel surface	firm	dark blueish brown	gravel	moderate artefacts		min 3000	E-W	min 2000	N-S	min 20	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Gravel surface. Artefacts impacted into the surface.
292	modern ? (can't read writing)	moderate	dark reddish brown	scoria, concrete, brick	moderate chunks	clay	2100	E-W	1600	N-S	min 200	rectangular	near vertical	unknown		n/a	n/a	n/a	n/a	Modern ? Runs E-W
293	scoria gravel layer	moderate	dark red	scoria	none		min 3800	E-W	min 1500	N-S	20	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Scoria gravel layer situated under concrete pad and just above the layer of mortar/concrete with brick imprints. Probably associated with concrete pad.
294	base of brick surface (concrete? mortar?)	firm indurated	-		none		4100	E-W	min 1500	N-S	max 20		n/a	n/a		concrete	150x410xm x2cm thick	brick imprints; surface is undulating; The underside of the concrete is pretty rough -- looks like it was poured directly on top of the concrete below.	base of brick surface	Concrete (mortar?) base of brick surface. This surface meets Context 23 (brick wall) at its west end. Wall does not have Context 294 above it. Relatively hard mid brownish gray sandy concrete (mortar?)
295	concrete surface foundation	n/a	n/a	n/a	n/a		4100	E-W	min 1500		max 80		n/a	n/a		concrete	150x410x8 cm thick	pink scoria concrete; very crumbly	surface foundation	Pink scoria concrete surface foundation.

296	clay fill w/ historic artefacts	moderate	mid grayish brown mottled w/ yellow	silty clay	moderate fragments and charcoal; occasional artefacts; four large vesicular basalt cobbles	brick	4000	E-W	1500	N-S	min 350	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Clay fill with historic artefacts. Only extends out as far as the 2 walls (Contexts 297 and 23) and is only between them.	
297	brick wall N-S	n/a	n/a	n/a	n/a		1550	N-S	550	E-W			n/a	n/a	on northern end	brick and mortar	22.5x11x7cm	light orangey yellow - dark reddish orange wire cut	wall	Brick wall running N-S. moderately hard light brownish gray sandy mortar
298	concrete foundation for 297	n/a	n/a	n/a	n/a		1260	E-W	750	E-W	min 230		n/a	n/a	on northern end	concrete	min 126x75xmin 23cm	pinkish brownish gray concrete w/ scoria and gravel inclusions; pretty crumbly	wall foundation	Concrete foundation for Context 297. runs N-S
299	cut for 23	moderate-firm	mid grayish brown	scoria	brick fragments		1350	N-S	320	E-W		linear	unknown	unknown	on northern end	n/a	n/a	n/a	n/a	Cut for Context 23. runs N-S
300	drain cut	moderate-firm	dark grayish brown	sandy ashy silt	organics (timber), cockle, ceramic, charcoal, brick fragments		290	N-S			70	linear	sloping on south, vertical on north (because of truncation)	concave	on northern end	n/a	n/a	n/a	n/a	Drain cut. runs E-W
301	drain cut	hard	dark red	scoria gravels	none		280	N-S				linear	unknown	unknown		n/a	n/a	n/a	n/a	Drain cut. runs E-W
302	modern concrete	indurated					1100	N-S	530	E-W	249	rectangular	n/a	n/a		concrete	111x53x24cm	n/a	n/a	Modern concrete.
303	clayey silt fill	soft	mid gray mottled w/ yellow	clayey silt	moderate-occasional organics, charcoal, artefacts	high shell,						n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Fill.
304	clayey organic fill	soft	dark blackish brown	clayey silt	organics		min1500	E-W	min850	N-S	min150	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Clayey organic fill. Organic silt layer. Developed in situ. Looks like it takes up a large part of the interior of the bakery area.
305	gravel layer	moderate	mid brown gray	silt matrix	poorly sorted angular-subangular gravels						max70	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Gravel layer.
306	gravel layer	moderate-firm	dark-mid brown	scoria gravel	charcoal, ash, moderately sorted gravels, glass						max30	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Gravel surface.
307	base course for 216 concrete	moderate-loose	various browns and gray	sand/fine gravel	brick fragments						10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Base course for Context 216 concrete. Ends at western extent by clay lens (?) to Context 308
308	clay fill	moderate	yellow-gray	clay	brick fragments						80	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Clay fill. Leveling layer prior to concrete pour Context 216.
309	fill in basement of bakery	moderate	reddish orange	brick, mortar, rubble (bricks: steampressed, W HUNT, and Avondale)	timber, concrete fragments, iron							n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Fill in basement of bakery.
310	pile hole	very soft	mid grayish brown	silty clay mix	charcoal		3000	N-S	2500	E-W	165	rectangular	near vertical	flatish		n/a	n/a	n/a	n/a	Pile hole.
311	silty clay fill	soft	mid grayish yellow	silty clay	metal, ceramic		1400	E-W	1200	N-S	60	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Clay fill. Mostly just under Context 304, although it extends a little bit further around the circumference of Context 304.

312	brick pile	n/a	n/a	n/a	n/a	300	N-S	300	E-W	160	square	n/a	n/a	brick and mortar	orange, probably wire cut	pile	Brick pile. Capped by rubble layer. 2 courses high, red scoria mortar	
313	pile hole	n/a	n/a	n/a	n/a	300	N-S	280	E-W			n/a	n/a	scoria		pile	Pile hole w/ some scoria left at base.	
314	brick pile	n/a	n/a	n/a	n/a	350	N-S	330	E-W			n/a	n/a	brick and mortar	yellow steampressed	pile	Brick pile. hard sandy mortar; light brownish gray concrete inclusions	
315	brick pile	n/a	n/a	n/a	n/a	330	N-S	320	E-W			n/a	n/a	brick and mortar	yellow steampressed	pile	Brick pile. hard sandy mortar; light brownish gray concrete inclusions	
316	brick pile	n/a	n/a	n/a	n/a	220	N-S	220	E-W			n/a	n/a	brick and mortar	yellow-orange steampressed	pile	Brick pile. hard light brownish gray sandy mortar	
317	well cut	(see below)				c. 17500 dia				min 3000	oval	near vertical	unknown	n/a	n/a	n/a	n/a	Well cut. 6 fills -- see below.
	well fill 1	moderate	mid grayish brown	sandy silt	frequent oyster shell, artefacts, charcoal					0-500 deep	(see above)			n/a	n/a	n/a	n/a	Fill 1 (uppermost) of well.
	well fill 2	soft	mid gray	sand	rare artefacts; moderate oyster					500-1500	(see above)			n/a	n/a	n/a	n/a	Fill 2 of well.
	well fill 3	soft	yellow	clay	occasional artefact					1500-2500	(see above)			n/a	n/a	n/a	n/a	Fill 3 of well.
	well fill 4	soft sand, hard sandstone	sand: grayish brown; sandstone: dark brownish yellow	sand and sandstone	occasional artefacat					2500-3000	(see above)			n/a	n/a	n/a	n/a	Fill 4 of well.
	well fill 5	moderate-soft	mid brown	topsoil w/ organic material	frequent artefact					pockets w/in sandstone fill	(see above)			n/a	n/a	n/a	n/a	Fill 5 of well (pockets within Fill 4).
	well fill 6	soft (but not sticky)	mid gray	bluish clay	bottle, leather work					3000-35000	(see above)			n/a	n/a	n/a	n/a	Fill 6 of well.
	well fill 7	very sticky	mid yellow - dark bluish gray	clay and sandstone	occasional moderate artefacts, very occasional organic					3500-7000	(see above)			n/a	n/a	n/a	n/a	Fill 7 of well.
318	brick surface/capping over 317	n/a	n/a	n/a	n/a	800	N-S	360	E-W	70		n/a	n/a	brick	mid orange - yellow wire cut	surface? Capping for well?	Brick surface or capping partially covering well Context 317. No mortar present	
319	pile hole	soft	mottled yellow w/ pockets of organics	clay and large brick fragments	1 piece ceramic, a few oyster shells	350	N-S	320	E-W	310	rectangular	near vertical	concave	n/a	n/a	n/a	n/a	Pile hole filled w/ brick fragments and re-deposited clay.
320	well (on 1908 map)	well compacted	dark brownish black	mix of clayey silt, ash, mortar, and scoria gravel	frequent brick fragments and mortar chunks; occasional artefacts, shell, river-rolled pebbles and cobbles; a few pieces of possible asbestos	1200 dia					circular			n/a	n/a	n/a	n/a	Well. On 1908 map.
321	well	(see below)				1200	E-W	1050	N-S		oval			n/a	n/a	n/a	n/a	Well. Identified 1m below modern ground surface. Base not reached.
	well fill 1	moderate	mid reddish brown	silts, scoria, concrete fragments	frequent brick fragments					2500 deep	(see above)			n/a	n/a	n/a	n/a	Fill 1 of well (uppermost fill).
	well fill 2	soft and sticky	yellow	redeposited clay	rare plant/wood					1500-2000 thick	(see above)			n/a	n/a	n/a	n/a	Fill 2 of well.

	well fill 3	soft sticky	and	gray	clay	1 piece leather					min 1500 thick	(see above)			n/a	n/a	n/a	n/a	Fill 3 of well.
322	inspection chamber	n/a		n/a	n/a	n/a	1200	E-W	1050	N-S	500	rectangular	n/a	n/a	brick and mortar				Brick inspection chamber. Recorded on last day. Not on Bernie's plan, but looks like it may be on 1908 map. Along Wellesley, maybe 20m or so from Albion.
323	well	soft		Dark greyish brown	Silt with a high amount of organics	moderate pebbles, brick and fragments artefacts	1200 dia				6000	circular	Vertical						The upper most portion of this has previously been excavated.
324	well	soft		Dark grey	Silt with a large amount of water present throughout the matrix	Occasional artefacts and wood frags	940 dia				Min 2300 deep	circular	Vertical						The upper most portion of this has previously been excavated.
325	well	Moderate to loose		Dark blackish grey	silt	Occasional artefacts. Top 2m filled with brick, blue stone and red scoria blocks and metal pipe and bars. This portion appears fairly modern	1080 dia				Min 4800 deep	circular	Vertical	concave					The upper most portion of this has previously been excavated. Bricks have a heart shaped frog mark
326	Rubbish pit	moderate		Mid reddish brown	Clayey silt	Frequent iron artefacts, metal bars, springs and engine parts	300 diam				200	oval	Moderately sloped	concave					Modern rubbish pit, appears to have previously been truncated by excavation.
327	well	Moderate to loose		Dark grey	Silt	Moderate artefacts	950 diam				Min 3000								The upper most portion of this has previously been excavated. Handmade bricks
328	Well	Loose		mid greyish brown	Ashy clayey silt with high organic component	Moderate artefacts and pebbles	1400	EW	1200	NS	Min 3000	oval	Vertical	Concave					The upper most portion of this has previously been excavated.
329	well	soft		Dark greyish brown	Silts and gravels	Frequent artefacts	1200 dia				Min 1800	circular	Vertical	Concave					The upper most portion of this has previously been excavated – estimated to be 8m previously removed, with just the base cut into the sandstone remaining. No bricks were present, possibly previously removed.

APPENDIX 2 – CONTEXTS LISTED BY PROPERTY

Number	Address	Number	Address	Number	Address	Number	Address
1	91 Wellesley Street West	45	79-81 Wellesley Street West	89	109-117 Hobson Street	133	89 Wellesley Street West
2	91 Wellesley Street West	46	79-81 Wellesley Street West	90	109-117 Hobson Street	134	79-81 Wellesley Street West
3	87 Wellesley Street West	47	79-81 Wellesley Street West	91	79-81 Wellesley Street West	135	109-117 Hobson Street
4	89 Wellesley Street West	48	79-81 Wellesley Street West	92	79-81 Wellesley Street West	136	109-117 Hobson Street
5	91 Wellesley Street West	49	79-81 Wellesley Street West	93	79-81 Wellesley Street West	137	109-117 Hobson Street
6	91 Wellesley Street West	50	79-81 Wellesley Street West	94	79-81 Wellesley Street West	138	79-81 Wellesley Street West
7	91 Wellesley Street West	51	79-81 Wellesley Street West	95	79-81 Wellesley Street West	139	109-117 Hobson Street
8	91 Wellesley Street West	52	79-81 Wellesley Street West	96	79-81 Wellesley Street West	140	109-117 Hobson Street
9	79-81 Wellesley Street West	53	79-81 Wellesley Street West	97	79-81 Wellesley Street West	141	109-117 Hobson Street
10	79-81 Wellesley Street West	54	83 Wellesley Street West	98	79-81 Wellesley Street West	142	109-117 Hobson Street
11	79-81 Wellesley Street West	55	83 Wellesley Street West	99	107 Hobson Street	143	109-117 Hobson Street
12	79-81 Wellesley Street West	56	91 Wellesley Street West	100	79-81 Wellesley Street West	144	109-117 Hobson Street
13	79-81 Wellesley Street West	57	91 Wellesley Street West	101	79-81 Wellesley Street West	145	109-117 Hobson Street
14	79-81 Wellesley Street West	58	79-81 Wellesley Street West	102	79-81 Wellesley Street West	146	109-117 Hobson Street
15	79-81 Wellesley Street West	59	79-81 Wellesley Street West	103	79-81 Wellesley Street West	147	109-117 Hobson Street
16	79-81 Wellesley Street West	60	79-81 Wellesley Street West	104	79-81 Wellesley Street West	148	109-117 Hobson Street
17	79-81 Wellesley Street West	61	79-81 Wellesley Street West	105	79-81 Wellesley Street West	149	109-117 Hobson Street
18	79-81 Wellesley Street West	62	79-81 Wellesley Street West	106	79-81 Wellesley Street West	150	109-117 Hobson Street
19	79-81 Wellesley Street West	63	79-81 Wellesley Street West	107	79-81 Wellesley Street West	151	109-117 Hobson Street
20	79-81 Wellesley Street West	64	79-81 Wellesley Street West	108	79-81 Wellesley Street West	152	109-117 Hobson Street
21	79-81 Wellesley Street West	65	79-81 Wellesley Street West	109	79-81 Wellesley Street West	153	109-117 Hobson Street
22	109-117 Hobson Street	66	79-81 Wellesley Street West	110	79-81 Wellesley Street West	154	109-117 Hobson Street
23	109-117 Hobson Street	67	79-81 Wellesley Street West	111	79-81 Wellesley Street West	155	109-117 Hobson Street
24	109-117 Hobson Street	68	79-81 Wellesley Street West	112	79-81 Wellesley Street West	156	109-117 Hobson Street
25	109-117 Hobson Street	69	85 Wellesley Street West	113	79-81 Wellesley Street West	157	109-117 Hobson Street
26	109-117 Hobson Street	70	87 Wellesley Street West	114	79-81 Wellesley Street West	158	109-117 Hobson Street
27	109-117 Hobson Street	71	79-81 Wellesley Street West	115	79-81 Wellesley Street West	159	109-117 Hobson Street
28	109-117 Hobson Street	72	79-81 Wellesley Street West	116	79-81 Wellesley Street West	160	109-117 Hobson Street
29	109-117 Hobson Street	73	79-81 Wellesley Street West	117	79-81 Wellesley Street West	161	109-117 Hobson Street
30	109-117 Hobson Street	74	79-81 Wellesley Street West	118	79-81 Wellesley Street West	162	109-117 Hobson Street
31	109-117 Hobson Street	75	79-81 Wellesley Street West	119	79-81 Wellesley Street West	163	109-117 Hobson Street
32	109-117 Hobson Street	76	79-81 Wellesley Street West	120	79-81 Wellesley Street West	164	109-117 Hobson Street
33	109-117 Hobson Street	77	79-81 Wellesley Street West	121	79-81 Wellesley Street West	165	109-117 Hobson Street
34	83 Wellesley Street West	78	79-81 Wellesley Street West	122	79-81 Wellesley Street West	166	109-117 Hobson Street
35	109-117 Hobson Street	79	109-117 Hobson Street	123	79-81 Wellesley Street West	167	109-117 Hobson Street
36	109-117 Hobson Street	80	109-117 Hobson Street	124	79-81 Wellesley Street West	168	109-117 Hobson Street
37	109-117 Hobson Street	81	109-117 Hobson Street	125	79-81 Wellesley Street West	169	109-117 Hobson Street
38	79-81 Wellesley Street West	82	109-117 Hobson Street	126	79-81 Wellesley Street West	170	109-117 Hobson Street
39	79-81 Wellesley Street West	83	109-117 Hobson Street	127	79-81 Wellesley Street West	171	109-117 Hobson Street
40	79-81 Wellesley Street West	84	109-117 Hobson Street	128	79-81 Wellesley Street West	172	109-117 Hobson Street
41	79-81 Wellesley Street West	85	109-117 Hobson Street	129	89 Wellesley Street West	173	109-117 Hobson Street
42	79-81 Wellesley Street West	86	109-117 Hobson Street	130	89 Wellesley Street West	174	109-117 Hobson Street

43	79-81 Wellesley Street West	87	109-117 Hobson Street	131	91 Wellesley Street West	175	109-117 Hobson Street
44	79-81 Wellesley Street West	88	109-117 Hobson Street	132	91 Wellesley Street West	176	109-117 Hobson Street

Number	Address	Number	Address	Number	Address	Number	Address
177	109-117 Hobson Street	221	109-117 Hobson Street	265	109-117 Hobson Street	309	109-117 Hobson Street
178	109-117 Hobson Street	222	109-117 Hobson Street	266	109-117 Hobson Street	310	109-117 Hobson Street
179	109-117 Hobson Street	223	109-117 Hobson Street	267	109-117 Hobson Street	311	109-117 Hobson Street
180	109-117 Hobson Street	224	109-117 Hobson Street	268	109-117 Hobson Street	312	109-117 Hobson Street
181	109-117 Hobson Street	225	109-117 Hobson Street	269	109-117 Hobson Street	313	109-117 Hobson Street
182	109-117 Hobson Street	226	109-117 Hobson Street	270	109-117 Hobson Street	314	109-117 Hobson Street
183	109-117 Hobson Street	227	109-117 Hobson Street	271	109-117 Hobson Street	315	109-117 Hobson Street
184	109-117 Hobson Street	228	109-117 Hobson Street	272	109-117 Hobson Street	316	109-117 Hobson Street
185	109-117 Hobson Street	229	109-117 Hobson Street	273	109-117 Hobson Street	317	79-81 Wellesley Street West
186	109-117 Hobson Street	230	109-117 Hobson Street	274	109-117 Hobson Street	318	79-81 Wellesley Street West
187	109-117 Hobson Street	231	109-117 Hobson Street	275	109-117 Hobson Street	319	109-117 Hobson Street
188	109-117 Hobson Street	232	109-117 Hobson Street	276	109-117 Hobson Street	320	79-81 Wellesley Street West
189	109-117 Hobson Street	233	109-117 Hobson Street	277	109-117 Hobson Street	321	109-117 Hobson Street
190	109-117 Hobson Street	234	109-117 Hobson Street	278	109-117 Hobson Street	322	109-117 Hobson Street
191	109-117 Hobson Street	235	109-117 Hobson Street	279	109-117 Hobson Street	323	85 Hobson Street
192	109-117 Hobson Street	236	109-117 Hobson Street	280	109-117 Hobson Street	324	93 Hobson Street
193	109-117 Hobson Street	237	109-117 Hobson Street	281	109-117 Hobson Street	325	91 Hobson Street
194	109-117 Hobson Street	238	109-117 Hobson Street	282	109-117 Hobson Street	326	91 Hobson Street
195	109-117 Hobson Street	239	109-117 Hobson Street	283	109-117 Hobson Street	327	101 Hobson Street
196	109-117 Hobson Street	240	109-117 Hobson Street	284	109-117 Hobson Street	328	97-99 Hobson Street
197	109-117 Hobson Street	241	109-117 Hobson Street	285	109-117 Hobson Street	329	103 Hobson Street
198	109-117 Hobson Street	242	109-117 Hobson Street	286	109-117 Hobson Street		
199	109-117 Hobson Street	243	109-117 Hobson Street	287	109-117 Hobson Street		
200	109-117 Hobson Street	244	109-117 Hobson Street	288	109-117 Hobson Street		
201	109-117 Hobson Street	245	109-117 Hobson Street	289	109-117 Hobson Street		
202	109-117 Hobson Street	246	109-117 Hobson Street	290	109-117 Hobson Street		
203	109-117 Hobson Street	247	109-117 Hobson Street	291	109-117 Hobson Street		
204	109-117 Hobson Street	248	109-117 Hobson Street	292	109-117 Hobson Street		
205	109-117 Hobson Street	249	109-117 Hobson Street	293	109-117 Hobson Street		
206	109-117 Hobson Street	250	109-117 Hobson Street	294	109-117 Hobson Street		
207	109-117 Hobson Street	251	109-117 Hobson Street	295	109-117 Hobson Street		
208	109-117 Hobson Street	252	109-117 Hobson Street	296	109-117 Hobson Street		
209	109-117 Hobson Street	253	109-117 Hobson Street	297	109-117 Hobson Street		
210	109-117 Hobson Street	254	109-117 Hobson Street	298	109-117 Hobson Street		
211	109-117 Hobson Street	255	109-117 Hobson Street	299	109-117 Hobson Street		
212	109-117 Hobson Street	256	109-117 Hobson Street	300	109-117 Hobson Street		
213	109-117 Hobson Street	257	109-117 Hobson Street	301	109-117 Hobson Street		
214	109-117 Hobson Street	258	109-117 Hobson Street	302	109-117 Hobson Street		
215	109-117 Hobson Street	259	109-117 Hobson Street	303	109-117 Hobson Street		
216	109-117 Hobson Street	260	109-117 Hobson Street	304	109-117 Hobson Street		
217	109-117 Hobson Street	261	109-117 Hobson Street	305	109-117 Hobson Street		
218	109-117 Hobson Street	262	109-117 Hobson Street	306	109-117 Hobson Street		

219 109-117 Hobson Street
220 109-117 Hobson Street

263 109-117 Hobson Street
264 109-117 Hobson Street

307 109-117 Hobson Street
308 109-117 Hobson Street

