

SCIENCE AND RESEARCH INTERNAL REPORT NO. 91

**SLUMS AND SELF-IMPROVEMENT.**

**THE HISTORY AND ARCHAEOLOGY OF THE MECHANICS INSTITUTE,  
AUCKLAND, AND ITS CHANCERY STREET NEIGHBOURHOOD**

Vol. 1: The Site (R11/1589)

By Sarah Macready and James Robinson

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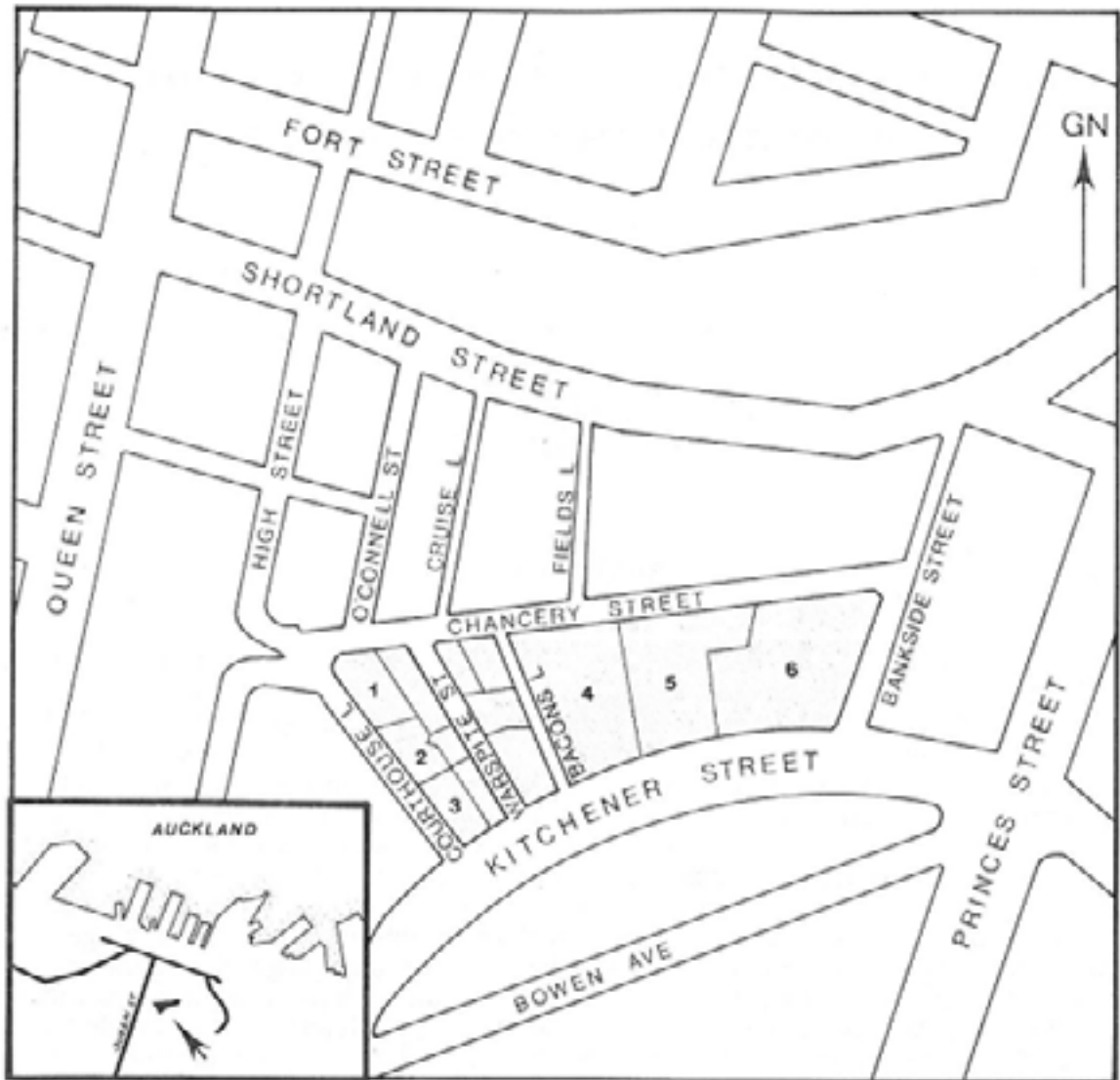
#### **ABSTRACT**

Redevelopment of three city blocks on the south side of Chancery Street provided the opportunity to undertake a detailed archaeological and historical investigation of one of Auckland's earliest areas of European settlement, dating from the first land sale of 1841. Excavations uncovered structural evidence of the Mechanics Institute (1843-79), established for the education of the working classes, but which also served as the meeting place for many other early organisations. Evidence of early timber cottages dating back to the 1840s was also recovered, including the workshop and initially the residence of William Bacon, Auckland's first ginger beer brewer. Analysis of a large assemblage of 19th century artefacts found during the excavations, including many directly associated with the ginger beer brewery, provided much new information on the range of manufactured goods available to early Aucklanders. Documentary research into the social and topographical history of the site enabled histories of ownership, and often tenancy and use, to be established for the many individual buildings and allotments, and revealed the Chancery Street area as one of the worst slums in Auckland until its redevelopment at the turn of the century.

#### **1.0 INTRODUCTION**

In 1987 the Auckland Regional Archaeology Unit of the NZ Historic Places Trust (from March 1988 part of the Department of Conservation, Auckland) became aware of plans by NZI to develop a major area in the inner city (Fig. 1). Three blocks, bounded by Kitchener St, Chancery St, St and Courthouse Lane, were to be demolished to make way for a triple tower development which would also involve the removal of the two streets dividing the blocks - Warspite St and Bacons Lane.

Since the site lay within the earliest European settlement area and was considered to be of great historic and possibly archaeological interest, research was undertaken to establish whether there were likely to be any archaeological remains which merited investigation before their destruction during building work.



- 1- Chamber of Commerce Building
- 2- Jason House
- 3- Nagel House
- 4- James Sarten Carpark
- 5- Whitcoulls Building
- 6- James Sarten Carpark

0 150m

FIG. 1. Location map. Site R11/1589 shaded.

This research indicated a number of areas of archaeological interest within the site, which was recorded as R11/1589 in the NZ Archaeological Association Site Record File. However, for reasons of cost and time only a few of the more historically significant areas were recommended for investigation.

The NZI Corporation agreed to finance the archaeological investigation of these areas as a condition of their Authority to Modify the Site (no. 1987/25 granted by the NZ Historic Places Trust). Six areas (Areas A-F, Fig. 2) were excavated in December 1987 and in March and May 1988 under Permit Nos. 1987/25, 1988/7.



**FIG. 2.** Location of excavation areas on site R11/1589.

### **1.1 The Urban Archaeology Programme**

The investigation resulted from an ongoing survey project initiated in 1986 and funded by the Regional Committee of the NZ Historic Places Trust in response to the rapid rate of destruction of historic buildings and archaeological sites in the inner city through development. The survey was originally designed to locate and record archaeological sites of the first decade of settlement (1840-1850) which were of sufficient historic importance to merit investigation if threatened by development. This survey was part of an overall programme of investigation into the origins and development of early Auckland, involving both archaeological investigation and historic research. The programme was later extended to include relevant sites of later date.

The survey enabled a system of priorities for archaeological investigation to be worked out. Sites considered to merit detailed archaeological investigation included early public buildings (especially those associated with Auckland's years as the colony's capital), and a selected sample of early residential, industrial and commercial buildings which would illustrate the social and economic growth of the town during its formative years. .

Prior to the survey only two archaeological sites of the historic period had been excavated in Auckland: a well in Albert Park, from which quantities of artefacts relating to the early military barracks were recovered (Nichol 1979), and the supposed site of John Logan Campbell's house (Maingay 1983) (see Fig. 3, below).

Since the survey project was initiated, it has led to the rescue excavation of several sites which were to be destroyed by development work (Fig. 3, below). The first major excavation was of early courthouse and gaol on Queen St/Victoria St West in June 1987 (Best 1987), followed by those of an early house on bankside St (Macready and Coates 1987; Macready 1987); the General Assembly Building on Parliament St (Smith 1988); the Acclimatisation Society Fishponds in the Domain (Robinson 1988; not shown on Fig. 3); Fort Ligar on Federal St (Smith 1989; Brassey 1989); Brown's Mill on Durham Lane (Brassey 1990); the Albert Barracks guardhouse (Coates 1990); and most recently the Victoria Hotel on Fort St (Brassey and Macready 1989).

Eventually it is hoped to extend the programme beyond the inner city boundaries to include industrial and other sites which are equally relevant to Auckland's socio-economic development. One important example has already been investigated: Daniel Pollen's brickworks and potteries on the Whau peninsula (Best and Clough 1988).

## **1.2 The Chancery St Site (R11/1589)**

The initial historic research established the importance of this site in the context of early Auckland. Although set back from the waterfront, which was originally along Fort St, and from the early town's main streets (Shortland St and later Queen St), it was one of the first areas to be sold and settled. Within it were 12 of the earliest buildings recorded in Auckland (see below, Section 2.3.2). The Mechanics Institute, which hosted most of the town's public meetings for many years, also had its permanent rooms on the site from 1844.

The site covered three blocks and comprised Allotments 19-26 of City Section 4 under the original land division scheme of 1840. Allotments 19-25 were auctioned in the first land sale of 19 April 1841, and Warspite St and Bacons Lane, originally part of Allotments 24 and 25, were created shortly afterwards when the owners of those allotments subdivided them for resale. Allotment 26 was held by the Crown until August 1843, when the northern half was granted to the Trustees of the Mechanics Institute (see Section 2.3).

The Mechanics Institute maintained its premises on Allotment 26 until 1879, but most of the remaining allotments were subdivided and resold fairly rapidly, the deeds of ownership recording a succession of tradesmen and others (Appendix 1). Later city plans of 1866 and 1882 showed a proliferation of mainly buildings along Chancery St, Bacons Lane and Warspite St. But like the buildings on the 1842 plan their function and occupants could not always be established from the documentary sources (see Section 2.3).

While the NZI development could have provided a unique opportunity to excavate a large and little known section of the early town in its entirety, this was clearly not feasible in terms of the time and costs involved. Instead, a programme of research was undertaken in order to establish a detailed social and topographical history of the site as a whole and to provide the contextual framework for the archaeological investigation of a limited number of areas within the site.

Priority was given to the investigation of the Mechanics Institute (Fig. 2, Area F), the earliest buildings recorded on the 1842 plan (Areas A, B and D), and two small subdivisions which the records indicated might have been used as an early bakery (Area C) and a blacksmith's forge (Area E). The latter two areas were selected in the hope of recovering evidence of some of early minor trades, since bakeries and forges might be expected to leave structural remains (in the form of ovens or hearths) that would distinguish them from shops or private dwellings and provide clear confirmation of site use.

The aims of the excavations were to recover structural evidence of the former buildings and any associated artefactual material. It was hoped that the use of the various buildings (with the exception of the Mechanics Institute, whose use was known) might be determined from the archaeological remains, that building materials and methods of construction might be identified, and that the accuracy or otherwise of the various plans could be ascertained. Ceramics and other artefactual remains would provide evidence of the manufactured goods used by and available to Aucklanders in the early period of European settlement, and might provide additional dating evidence for the construction and occupation of the buildings.

An inspection of the site had indicated reasonable conditions for the survival of archaeological evidence. Little modern development had taken place and few of the existing buildings had basements which might have been expected to cut into the archaeological deposits. However, the records showed that Chancery St had been widened on the south side by c.3m west of Fields Lane c.1900, and by c.2.5 m east of the lane in 1939, so that only part of the buildings which fronted the street in the 19th century were expected to have survived. The original site of the Mechanics Institute appeared from 19th century sketches and photographs to have been on a slight spur which no longer existed, and it was not clear whether or not any archaeological features would have survived. Also, since the site sloped from east to west and from south to north, there had been downcutting to provide level floor areas. The extent of damage to archaeological deposits by later construction work could not be accurately gauged before the removal of the modern buildings, and provision was made with NZI to abandon any areas after brief exploratory tests if insufficient evidence was found to have survived.

By arrangement with the developers, the archaeological investigations were carried out in three phases to accommodate the contractor's demolition programme, as follows:

#### 1.2.1 Phase 1. Block East of Bacons Lane

The possible bakery and 10 of the 12 buildings marked on the 1842 plan originally lay within this block. Limited excavations were carried out to locate the (?) bakery in Area C and as many of the 1842 buildings as possible in Areas A, B and D (Fig. 2). The excavations were carried out between 7 and 22 December 1987 under Permit No. 1987/25 issued by the NZ Historic Places Trust. Excavations of Areas B, C and D were directed by S. Macready and that of Area A by Wynne Spring-Rice.

### 1.2.2 Phase 2. Block between Bacons Lane and Warspite St.

The site of the possible blacksmith's premises in Area E (Fig. 2) was excavated between 8 and 15 March 1988 under Permit No. 1988/7. At Fletcher's request this phase was carried out while the buildings were still standing. The excavation was directed by Wynne Spring-Rice.

### 1.2.3 Phase 3. Block West of Warspite St

The site of the Mechanics Institute (Area F, Fig. 2) was investigated in May 1988 under Permit No. 1988/7. The excavated area lay towards the rear of the Mechanics Institute site on Courthouse Lane, since inspection after the demolition of the existing buildings confirmed that the northern part of the site had been cut down during previous construction work and all archaeological deposits destroyed. The excavation was directed by James Robinson.

In addition to the archaeological excavations the site as a whole was intermittently monitored during the contractor's excavations for sub-ground levels and foundations, and any additional evidence was recorded.

## 2.0 THE HISTORICAL RECORD

### 2.1 Auckland in the Nineteenth Century

The origins and growth of Auckland, from its foundation in 1840 in what was, for Europeans, virgin territory to the thriving city evident by the end of the century, make a fascinating study. Selected by Governor Hobson to be the capital of the new colony by virtue of its central position and other natural advantages (Barr 1922: 35-7), it remained the seat of government until 1865, when the capital was moved to Wellington.

Initially no more than 'a handful of houses and a handful of people only, all peeping out at each other from amongst the scrub and six feet high fern all around' (Logan Campbell 1881: 337), the future town was soon subdivided into streets, city sections and allotments. The first of these went on sale on 19 April 1841 to widespread dissatisfaction among the hopeful settlers, as the limited number of allotments offered for sale raised prices beyond the means of many (Platts 1971: 33, 38; Stone 1982: 93-4). Speculators, both immigrants and Australians, bought up many of the properties, intending to subdivide them at a profit, a practice which would result in overcrowding and slum conditions in areas such as Chancery Street (see below, Section 2.3).

Auckland in its early years was very much a 'crude, frontier colonial town' (Palmer 1978: 2). Daily life was on a makeshift basis, and supplies of most agricultural and manufactured goods were limited or unavailable. An economic depression in the years 1842-45 threatened the survival of the small town (Stone 1982: 99, 102, 110-111), and without the support of the Maori population it is unlikely that the venture would have succeeded (Phillips 1966: 101).

The Maori provided cheap food to sustain the European population, spent their money in the town and built raupo houses for many of the earliest settlers. In the beginning the Ngatiwhatua of Okahu were one of the main suppliers, but many other groups arrived to make the most of the new trade opportunities, in what has been described as 'a Maori colonisation of the isthmus proceeding at the same time as the European' (Phillips 1966: 28).

From 1845 there was a noticeable upturn in the fortunes of the town, once the depression had been weathered. In that year the population had reached 3574, after a fall in the years 1842-44 (McLean 1989; Phillips 1966: 68). All the houses in the commercial and official districts were now built of wood, or occasionally brick or stone, rather than raupo (McLean 1989). Supplies of imported goods were available on a more regular basis as retail stores began to acquire them direct from Sydney and elsewhere (Stone 1982: 111, 121). Churches and self-improvement societies, the most prominent of which was the Mechanics Institute (see below), were able to make some headway against 'the ubiquitous public houses and their attached billiard rooms' which seem to have provided the form of recreation up to this point (Stone 1982: 127).

The population continued to rise, receiving a significant boost in 1847-9 when ex-army pensioners and their families were established at villages in Howick, Panmure, Otahuhu and Onehunga. Known as the Royal New Zealand Fencibles, these veterans were to protect the capital against possible Maori attack (Stone 1982: 132; Phillips 1966: 69). At the same time immigrants from Sydney and to a lesser extent Britain continued to pour in. It has been estimated that by 1853 over 50% of population came from Sydney (Phillips 1966: 72-3). There was also a strong Irish element not seen in other parts of the country, probably attributable to the presence of the pensioners (a large number of whom were Irish), making up an estimated 31.3% of the population (Phillips 1966: 72-3).

The history of the town in its early years (1840-65) and the pioneer settlers who helped to shape it have been described in detail by Una Platts (1971), who stresses the youth of the population and the relatively successful mingling of the Maori and European races. Towards the end of the period, however, this easy relationship began to break down as Auckland expanded and the demand for more Maori land, by purchase or appropriation, increased. The ensuing Waikato wars in the 1860s and the bitterness which remained on both sides destroyed any hope of a return to the friendly relations of the early years (Platts 1971: 235-43).

The transfer of the capital to Wellington and the withdrawal of the majority of the troops in 1865 depressed the economy and caused widespread unemployment. By the 1870s, however, prosperity had returned and during these years a move away from the colonial era and towards the 'modern' period has been (Barr 1922: 143).

The population at the start of the decade was now well over 12,000 (Barr 1922: 141). Improvements in communications by water, road and rail (the Auckland-Onehunga line was the first to open in 1873) linked the town commercially and socially to a far wider region than before (Linge 1959: 155; Barr 1922: 103). Local manufacturing steadily increased, as did the volume of overseas trade (Linge 1959: 157). The problem of the town's inadequate water supply, previously obtained from the small Domain reservoir and from private wells and tanks, was solved by the purchase of Western Springs in 1875 (Elphick 1974: 4-5). Gas lighting had been introduced in 1865 and by the early seventies was supplied to many households in areas such as Ponsonby (Elphick 1974: 110). The majority of the buildings in the town's main thoroughfares were now of more durable materials than wood (Ban 1922: 166).

Much was still primitive even by 19th century standards, however. Visitors in the seventies commented on the almost complete lack of architecturally acceptable public buildings. There was no town hall, public library or art gallery; and the city and provincial councils were housed in rented or delapidated buildings (Elphick 1974: 8-10). The Mechanics Institute, still one of the foremost community buildings, was little more than a collection of wooden huts (see below). Even the General Assembly Building, which served New Zealand's parliament until 1865 and continued in use as government and then university buildings, was a crude wooden affair described disparagingly as the 'Shedifice' (Platts 1971: 214; Smith 1988; Smith and Goodwyn 1990).

Another notable omission was the lack of adequate sewage facilities. Most people relied on sewage collection by nightly soil carts. The city's main sewer was still a partially open channel down Queen St which deposited its waste directly into the harbour and whose stench caused frequent complaints (see below). A high proportion of infant deaths resulting from diarrhoea and 'debility' was recorded and can probably be attributed to the lack of adequate sanitation (Elphick 1974: 7-8, 136). No comprehensive sewage and drainage system for the city was established until the early 20th century (Barr 1922: 203). (Although it should be pointed out that some large British towns were not far ahead in providing adequate sewage systems (Phillips 1966: 145-6)).

Despite a severe economic depression in the 1880s, 19th century Auckland continued to develop. By the turn of the century the population was almost four times that of the early seventies and manufacturing had increased by well over 100% (Barr 1922: 239; Linge 1959: 157). Commercial and public buildings more appropriate in style to New Zealand's largest city were not long in coming, although the Town Hall was not built until 1908 (Barr 1922: 205).



In the central city a considerable number of the buildings in place in the late 1950s were already there by the century's end (Armstrong 1958: vi). Now, sadly, the accelerated pace of redevelopment over the last 20 or 30 years has involved the demolition of the vast majority, and the process is continuing. This redevelopment is making it even more difficult to trace the early layout of the town, which was situated in the area of today's central business district, but continuing historical and archaeological research is gradually allowing a more complete picture to emerge.

## **2.2 The Early Layout of the Town**

The earliest town bore little resemblance, topographically, to the central city today. Fig. 3 shows the original shoreline superimposed on the modern street plan. Three adjacent bays marked off from each other by ridges of higher ground ending in cliffs or points formed the nucleus of the town. The main harbour was Commercial Bay, set between Point Stanley (later Smales Point) and Point Britomart, and was intended from the first to be the mercantile centre of the town. To the east Official Bay was reserved for public officers and gentry, and Mechanics Bay (modern Parnell) was occupied by sawyers and other artisans. A fourth bay to the west, Freeman's Bay (now Victoria Park), was also settled by sawyers, but appears to have been of less importance (Platts 1971: 19 ff., 55; Barr 1922: 43 ff.). In Commercial Bay the original beachline was along Fore (now Fort) St, and the Chancery St site was therefore only two streets back from the waterfront.

A plan of Auckland compiled in January 1842, just 16 months after its foundation, shows the layout of Commercial and Official Bays at this period (Fig. 4). Buildings were most concentrated along Shortland Crescent (now Street), which to begin with was the town's main thoroughfare. Queen St, already fairly developed along its western side, soon rivalled it in importance. On the west side of Queen St was the Horotiu stream, which debouched into the sea just south of the present Fort St/Queen St junction. This stream was known to the early settlers as the Ligar Canal and served as the town's main sewer. It was not completely covered over until the last quarter of the 19th century, before which it was a foul-smelling hazard to passers-by, filled with all sorts of excrement and waste, including butcher's offal and dead dogs from the city's pound (Platts 1971: 43, 218; Best 1987; Stone 1982: 126; Jefferson 1980). Not surprisingly, it generated a steady stream of complaints to the newspapers of the time.

Most of the official buildings (the barracks, administrative offices, post office, bank and Government House) lay east of Shortland Crescent on the Princes St ridge between Commercial and Official Bays. The exceptions were the gaol and courthouse, situated on the south-west corner of the Victoria St/Queen St junction at the edge of town.

As the town grew, major changes were made to the landscape as gradients were reduced, depressions infilled, and inconvenient spurs cut down. The full extent of these changes is still not clear, though archaeological excavation and the accompanying historical research have provided fresh information in a number of locations (e.g. the gaol site, Best 1987; Fort Ligar, Smith 1989; and see below, this volume). The Ligar Canal, which was such a prominent feature of the town for so long, underwent a series of modifications which are only now beginning to be understood (Jefferson 1980; Best 1987).



FIG. 3. Approximate position of Auckland's original shoreline, based on Felton Mathew's 1841 proposed plan of the new town. Showing the Chancery St site (shaded) and other excavated sites.

# PLAN of Auckland

As it stood in January 1842



FIG. 4. Plan of Auckland in January 1842. Copy by R.S. Fletcher of an original held at the Auckland Institute and Museum (B32.12bje 1842, MS 412, Acc. no. 65/23). Identification of buildings 1-3 added.

The most obvious change, however, has been the obliteration of the original shoreline through a series of reclamation works. The first was in 1859, when a 9-acre area east of Queen St, from Fort St to Customs St, was filled in, and this was followed in the 1870s and 1880's by works which took the waterfront up to Fanshawe St and Quay St (west of Official Bay), and involved the cutting down of Smales Point and Point Britomart. Other reclamations followed, and were still being carried out in the 60s of this century (AHB E851.9; Barr 1926: 150-3; Duder, Winstone and Warren 1969).

### 2.3 The Chancery St Area

Although the broad outlines of Auckland's development during the 19th century are well understood, the detailed history of a specific location such as the NZI site is harder to establish. Secondary sources (e.g. Platts 1971; Barr 1922) provide some information, but inevitably this relates to the more important buildings and events. The NZI site, although one of the earliest to be settled, was always one of the poorer, more crowded parts of town and, with the exception of the Mechanics Institute, there is little published information on it. It was therefore necessary to undertake detailed research into the primary sources. These include title deeds, city plans, photographs, engravings, paintings, street directories, police censuses and newspapers (see Griffen and Griffen 1985).

What is clear from the various historical sources is that the Chancery St area developed into a slum as early as the mid to late 1840s. Set well back from the two main streets of the commercial district, Shortland Crescent and Queen St, it can never have been seen as a prime location. Most of the allotments were snapped up by speculators during the first land sale and soon subdivided, often into tiny lots served by narrow lanes never envisaged by the first town planners.

As early as December 1841 complaints were being voiced about the narrowness of the streets around the Chancery St area and the living conditions they encouraged: 'sly grog shops, receiving houses, and skittle grounds are therefore numerous and will continue for many years to come' (*NZ Herald & Auckland Gazette*, 29 Dec. 1841, cited by Phillips 1966: 278). The January 1842 plan (Fig. 4) does not show these streets clearly, though there is already some indication of overcrowding in the many small buildings along Chancery St and in the block between it and Shortland Crescent. It is likely, however, that the three lanes later recorded on the north side of Chancery St - Fields Lane, Thompsons (later Cruise) Lane and O'Connell St - (Fig. 2), were already in use.

This pattern of subdivision and the accompanying creation of narrow lanes can be clearly traced on site R11/1589, on the south side of Chancery St. Figure 5 shows the eight allotments and their subdivisions. (The original positions and dimensions of the allotments and subdivisions have been taken from the deeds themselves. Modern master plans of streets and properties held by the Department of Survey and Land Information often show incorrect boundaries for the original allotments since many have been obscured or altered by later buildings. However, the measurements in the deed plans proved to be remarkably accurate. An outline plan of the original dimensions of the site was constructed based on a recent survey of the site (DOSLI, DP 119328 and SO 60326) with the addition of sections known to have been taken in the past for road widening (see Fig. 6). The allotments were plotted onto the original site outline from the



**FIG. 5.** Site R11/1589. Allotments and subdivisions recorded in the title deeds. Lettering of subdivisions in order of sale or lease. Exact location of P on Allotment 24 east of lane unknown. Shading indicates areas unaccounted for by the measurements recorded in the deeds.

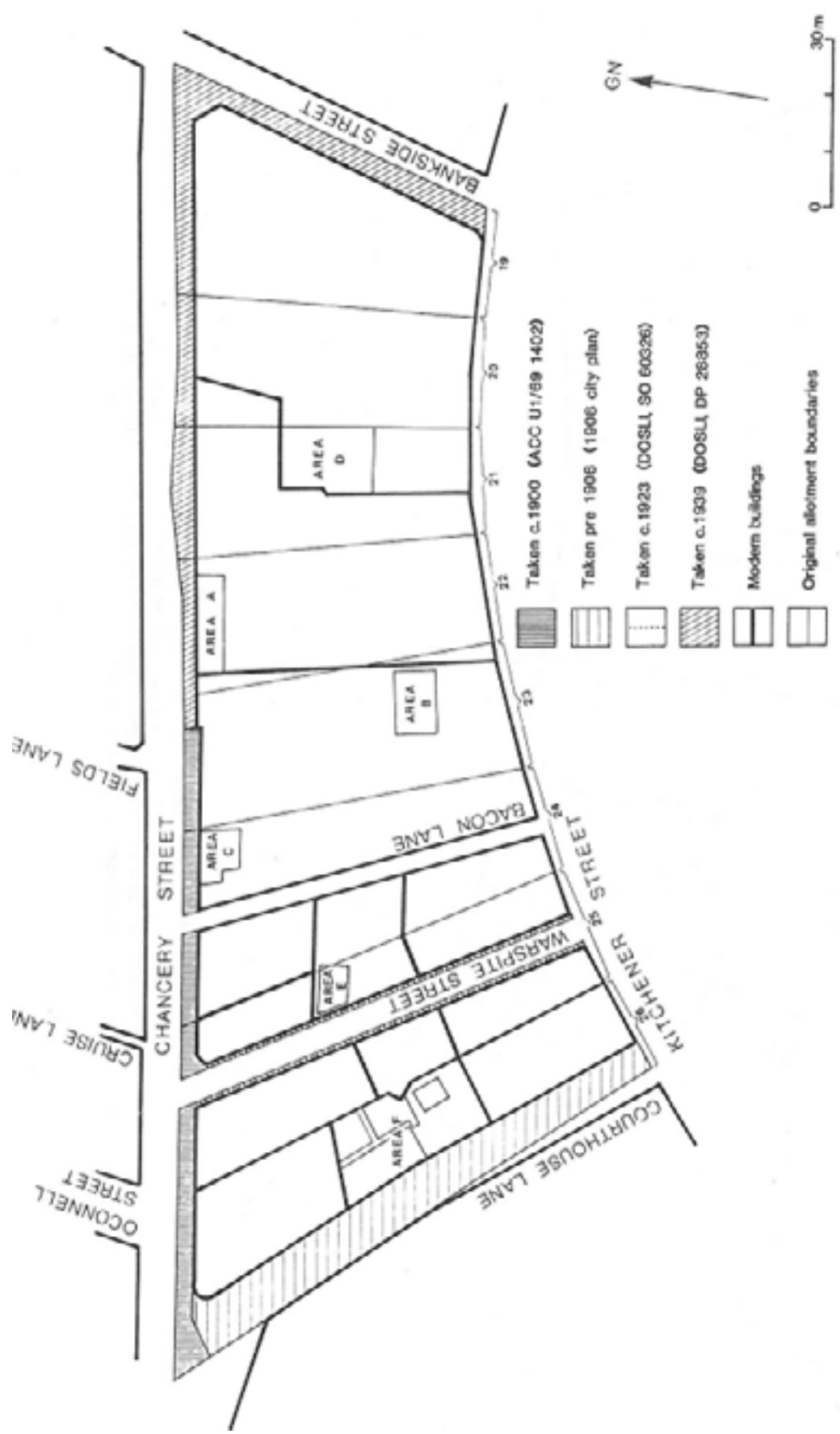


FIG. 6. Site R.11/1589, showing modern and original boundaries, sections taken in the past for road widening, and the location of excavation areas.

dimensions given in the deeds and were found to fit almost perfectly, except for 2 m unaccounted for somewhere on the boundary (Fig. 5). Within the allotments the various subdivisions were plotted from the locations and dimensions given in the deeds and also fitted well, except for a small section on the western half of Allotment 24.

Of the eight allotments which made up the site (see Fig. 5), seven (Allotments 19-25) were auctioned during the first land sale of 19-20 April 1841. Allotments 19 and 20 were bought by John Lord and Thomas Brown of Sydney, chief among the property speculators who forced prices up in the land sale (McLean 1989: 3). Allotment 21 went to Samuel Marks (merchant) and William Kendall (trader), 22 to Francis Hamilton (gentleman), 23 to Edward Costley (settler), 24 to Charles O'Neill (publican) and 25 to James Coutts Crawford Esq. Allotment 26 was retained by the Crown until August 1843, when Part A was granted to the of the Mechanics Institute. (See Appendix 1 Part 1 for references and details of their subsequent ownership).

All except Allotment 23 were resold and/or subdivided within seven years. O'Neill divided Allotment 24 into 12 (Fig. 5), served by a small lane only 12 ft (3.66 m) wide, initially known as Chancery Lane (1866 plan) but later renamed Bacons Lane. Crawford was even more ambitious, dividing Allotment 25 into at least 21 lots (Fig. 5), the smallest (Part L) measuring only 11 ft by 27 ft (3.35 by 8.22 m). The lane serving them was 16-17 ft. wide (4.8-5.2 m). Originally known as William St (1866 plan) it was renamed Warspite St during World War 2. The subdividing of these allotments is recorded in the deeds as having taken place in 1843 and 1847 respectively (see Appendix 1 Part 1) but probably occurred some time before this, as the sketches of existing buildings on the deed plans, and in many cases identical sale dates to a number of different purchasers (hinting at confirmation of existing agreements), appear to indicate.

Unpaved roads and lack of provision for drainage and sewage were common problems in early Auckland, but nowhere more so than in the Chancery St area. In 1845 the *New Zealander* described its streets as

'left to repose in all the beauties of mud and filthiness. Nearly surrounded by slaughterhouses, the poor inhabitants of that locality "live, move and breathe", in an atmosphere filled with the odiferous perfume exhaling from the steaming streams of pig's blood, garbage etc.' (*New Zealander*, 21 June 1845, cited by Phillips 1966: 162).

Presumably in response to such complaints, and a petition by the inhabitants of Chancery St to the Colonial Secretary in the following year complaining about the lack of drainage (Phillips 1966: 147), some improvements were made, though what form they took is unclear:

'CHANCERY STREET. - We are glad to that the Mounted Police are, for the present at least, employed in a manner more useful than strutting about in front of the Post Office. They have commenced improvements in Chancery-street, opposite to their barrack, and we of course conclude, that they will continue their operations through the whole length of the thoroughfare.' (*New Zealander*, 25 July 1846: 2 (4)).

These improvements took place at the western end of Chancery St, since the police barrack appears to have been situated on Allotment 24 J (see below, 'William Bacon'). Evidently they had little effect, since in 1850, launching a diatribe on the general condition of the 'highways and by-ways' of Auckland, the *Southern Cross* commented:

'In sober sadness it is dismal to reflect upon the miseries which the coming winter, especially should it prove a severe one, will entail upon our townfolk. Not one common sewer, not one surface drain to drain off the washings of the streets, which, for want of other vent, effect a noisome lodgment in the cellars and underground stores of the luckless inhabitants. On the unguarded rear of Shortland and Chancery streets the water pours in foaming cascades down the shelving banks of the Ordnance ground [Albert Barracks in Albert Park], sapping foundations and ruining the goods and merchandize through which it soaks.' (Souhern Cross, 26 Feb. 1850: 3).

The area, with its closely packed housing and unhealthy atmosphere, was populated in the 1840s-60s mainly by manual workers (labourers, sailors, butchers, carpenters, etc) who rented rather than owned their dwellings (see Appendix 1 Part 2). By the 1870s however, the district appears to have degenerated considerably, as buildings fell into disrepair and vagrants, prostitutes and criminals came to inhabit it. An article entitled 'Auckland at Midnight' in *The Weekly News* of 24 August 1872 describes a reporter's guided tour of the area by (it is implied) a law officer:

'In a by-thoroughfare off Chancery-Lane is a small cluster of mined dwellings, the walls crumbling away from age and neglect, the window-panes shattered, and the doors hanging loose upon their hinges. It is a solitary lane, and not a sound is to be heard. There is no drunken revelry, no brawling, or the voices of women or men raised in anger or in the fury of mad intoxication, such as was known to the locality in times gone by and before we had an efficient police and more stringent enactments.'

In one house they found

'a bare room; not a chair or a table, or the cheapest piece of furniture; not so much as an upturned packing-case or box to a seat is present, but on the floor lying in rags and covered with rags are two men asleep and two awake, these latter smoking from short foul-looking pipes. The one that opens the door stands shivering and all but nude. With scarcely a word, and without ceremony, we pass into a back room, and here lying on a miserable mattress, covered with little more than her outer clothing, is a woman, haggard, unclean, unkempt, and so terribly woe-begone of look that my blood almost curdles within me as I look upon her hugging to her bosom to give it warmth a sickly-looking child -it may be two or it may be three years of age.'



The woman had had numerous convictions for prostitution, vagrancy, larceny, etc; the men were described as 'a hawker of oranges, ... a notorious petty predator, ... a woman's bully and a drunkard, ... a pensioner receiving Government rations.' Other buildings revealed similar occupants, including an old woman apparently living off the immoral earnings of her teenage granddaughter. Finally the reporter left, hoping to find a neighbourhood 'if not so pure as I could wish it, at least not so pestilential as Chancery-lane, Chancery-street, and the streets and lanes and thoroughfares thereto adjoining.'

The article ends on a mysterious note, with an earnest plea to its readers:

'not on any account; not for any inducement which can be held out to them; not for the love of anything, or the hate of anything - to eat SHEEP'S TROTTERS. Don't ask me why; don't ask me any questions concerning them; but for the love of everything beautiful in this world, and for the hate and detestation of all that is vile and ugly, I implore - I beseech - I entreat - no one in this city of Auckland to buy or eat sheep's trotters. Some day I may breathe my reasons to the world. But not just now - not just now, on any consideration.'

Whether from a desire to put an end to revolting and arcane practices involving sheep's trotters, or because the area was generally seen as an irredeemable slum, the Auckland Improvement Commissioners made plans in the 1870s to redesign the whole area. The narrow lanes were to be suppressed, Chancery St widened, and a broad road would connect Shortland St with Kitchener St (then Victoria quadrant/Coburg St), running through the part of Allotment 25 and the rear of the Mechanics Institute on Allotment 26 (1873 plan issued by the AIC).

The deeds show that the Commissioners began to buy up land (Allotment 25 K in 1874, J in 1878 - see Appendix 1 Part 1), but in the end nothing came of the plan. The Commission was disbanded in 1879 (Bush 1971: 165-7) and in 1880 the Mayor drew attention to the fact that some of the buildings on one part of the site through which it had proposed to put the road were being pulled down, while another part was being built on. The City Council did not have the money to buy the property, and the plan for the new road would have to be abandoned. (*New Zealand Herald*, 10 Oct. 1880: 6 (4)).

### 2.3.1 History of Site R11/1589

Attempts to establish the history of the Chancery St site in detail in terms of ownership, occupation and general topography were only partly successful. Although a complete list of owners of the various allotments and subdivisions for the period 1841-1870 (and often beyond) could be retrieved from the title deeds (see Appendix 1 Part 1), it was unusual for owners to occupy their properties in this area and rare for rent arrangements to be officially recorded (see Appendix 1 Part 2). Only for the years 1845, when the police census recorded both owners and tenants, and 1866, when the street directory included a detailed list of the occupants of the area, could an accurate picture of site occupancy be established (Appendix 1 Part 2).

Topographically, a number of early plans and photographs of the area have survived which give valuable information on the nature and location of buildings and the original lie of the land at various periods. In most cases the pictorial evidence can be correlated with information from title deeds and street directories to attribute individual buildings to recorded owners, and in some cases establish the use of the building. However, the pictorial record is incomplete and often inaccurate.

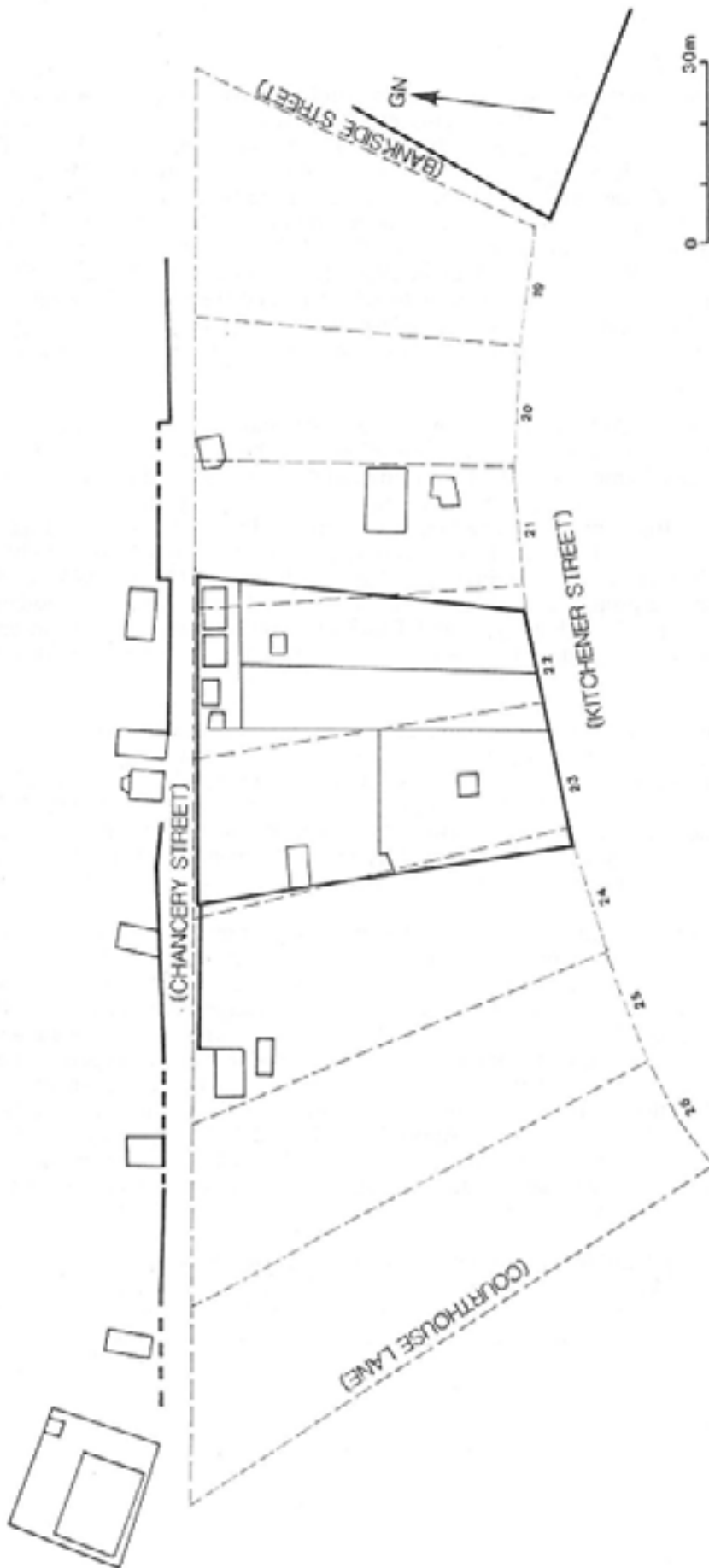
### 2.3.2 Site Use in the 1840s

The initial purchase of the eight allotments which made up the site (see above) was quickly followed by the construction of modest cottages along Chancery St.

The 1842 plan shows the earliest recorded buildings on the site and is therefore worth examining in detail. Outlines of some allotment boundaries and streets are indicated on the plan, which allows it to be approximately superimposed on the plan of the original allotments (Fig. 7). Although sketchlike, the 1842 plan was drawn to scale and the number and positions of buildings within allotments are probably reasonably accurate, though only excavation could confirm this. However, a number of different copies of the plan exist, showing minor differences, and it is difficult to know which was the original version. The version in Fig. 7 shows 12 buildings on the site, while another in the Auckland Institute and Museum shows only 11 (see Fig. 4). Since buildings and other details are more likely to be omitted than added during copying, the version with 12 buildings is probably more correct.

Of the 12 buildings shown on the site, five were on Allotment 22, at this stage still officially owned by Francis Hamilton. Allowing for a slight skew to the east, the western two buildings apparently lay within Part A (compare Fig. 5), sold in January 1843 to James Gamble (shoemaker). The two central buildings were therefore situated on part B, sold on the same day to Andrew Rooney (shoemaker), and the eastern on part D, retained by the family until 1862. As on Allotments 24 and 25 (see above) it seems that sales not officially recorded until some time later had already been made, since the 1842 police census lists Gamble and Rooney as owners under Chancery St, confirming that they were already in possession of parts A and B. It is not known whether these owners occupied the properties in 1842, but Rooney and Gamble probably did as they are listed as Chancery St residents in 1844 (Jury List) and 1845 (census) respectively. By 1845 the census shows Rooney and Hamilton letting their property, while Gamble both occupied and let parts of his. (See Appendix 1 Parts 1 and 2 and Table 1). Area A was excavated in an attempt to locate some of these early buildings (see below, Section 4).

Two buildings lay within Allotment 21 B (compare Figs. 7 and 5). This was owned by Richard Large (carpenter), but by March 1842 he had officially agreed a joint tenancy with Alfred James (master mariner), and the presence of two buildings may indicate that the agreement was already in place by January. In 1845 both were letting out their properties. (Appendix 1 Parts 1, 2 and Table 1). It was hoped that these buildings might be located in Area D (see below, Section 7).



**FIG. 7.** Detail from the 1842 plan (APL C995.1101 gmb 1842 NZ maps 104) showing the buildings recorded on site R.11/1589, with the original allotment boundaries superimposed.

The most eastern building on the site appears to lie in Allotment 20 C or 21 C. Allowing for the skew to the east, Allotment 21 C seems more probable. (Allotment 20 C can probably be excluded since its owners are not listed in the 1842-45 census, which record no buildings on the site). Allotment 21 C was almost certainly owned by John Moore, a printer from Hobart, though the purchase was not recorded at the time. The 1842 census lists him as an owner in Chancery St, with one wooden building, uninhabited (McLean 1989: 10) -perhaps the building marked on the map. The 1843 census records 5 buildings on this property, containing 9 occupants (McLean 1989: 10) and the 1845 census, which gives more detail, lists the five heads of household who tenanted them (see Appendix 1 Part 2 and Table 1). Moore appears to have made maximum use of his property, and finally sold it in 1851. (Appendix 1 Part 1). This area could not be investigated for reasons of site safety.

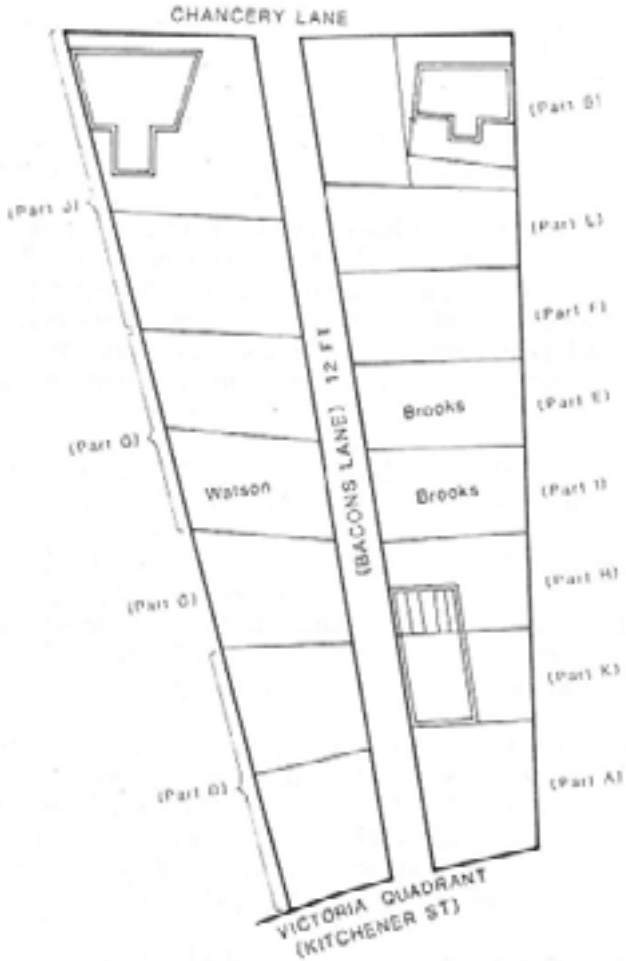
There are two buildings on Allotment 23, one in the north and one in the south half. Although the plan shows a boundary dividing the allotment, this was never an official arrangement. The whole allotment remained with Edward Costley until 1852 and was not subdivided by later owners. Since in 1842 he only owned property in Chancery St (census, McLean 1989: 70), he probably lived on the allotment, but may have leased half the site on an unofficial basis. However, the census only records one raupo building in his ownership (one of only three raupo buildings listed under Chancery St). By 1845 he is recorded as owning several properties and leasing his Chancery St site with two wooden buildings to tenants. (Appendix 1 Parts 1, 2 and Table 1). Area B was excavated in an attempt to locate the southern building (see below, Section 5), but the northern could not be investigated for reasons of site access.

The two remaining buildings were in Allotment 24 J. This was still owned officially by Charles (publican), but was sold to Adam Chisolm (butcher) in September 1843. Eight other properties on this allotment were also sold in September, which may indicate confirmation of earlier sale agreements. If Chisolm was the owner, it is not clear whether or not he occupied the premises, since he also owned property in St (1842 census, McLean 1989: 70). By 1845 he had certainly let it. (Appendix 1 Parts 1, 2 and Table 1). Unfortunately this area was not available for archaeological investigation.

In January 1842, therefore, 12 buildings stood on the site. At least one was built of raupo, the remainder of wood. Two were owned by James Gamble (shoemaker); two by Edward Costley (settler); two probably by Adam Chisolm (butcher); and one each by Francis Hamilton (gentleman), Andrew Rooney (shoemaker), Richard Large (carpenter), Alfred James (master mariner), and John Moore (a printer from Hobart). However, only James Gamble and Andrew Rooney are known to have occupied their own property, the remaining buildings almost certainly being let to tenants. The identity of these tenants in 1842 is not known, but they may have included some of the same individuals as the various tenants listed in the 1845 census (Appendix 1 Part 2 Table 1). These were predominantly manual workers (5 labourers, 3 sailors, 2 butchers, a carpenter, a shoemaker, a woolcomber, a brickmaker, a tailor, a servant and a bookbinder), but also included a constable, a soldier and a publican.

Three (or four) other early buildings on Allotment 24 are illustrated in the margins of two deeds dated September 1843 recording the sale of Parts C, H and I (Fig. 8, traced from the original). The subdivisions shown do not match very well with those recorded in the deeds, where dimensions and distances from the street frontage and other

properties are recorded and found to be substantially correct (see above). Two owners are named on the plan, but Watson in fact owned Part C not Part G, while Brooks was the owner of Parts I and H, not I and E as here.



**FIG 8.** Tracing of a plan of Allotment 24 appearing in the margins of two title deeds dated 13 and 18 September 1843 (L&DR 2D 173 and 174)

One large building on Part J has replaced the two on the 1842 plan. Part J was sold only a few days later to Adam Chisolm, who may already have been in possession before the deed was drawn up (see above).

Another building, with a fenced yard, is shown on Part B, owned by William Bacon who is described in his title deed as a baker, but in later sources as a ginger beer brewer. Area C was investigated in an attempt to locate the building and establish its use (see below, Sections 2.5 and 6).

It is not clear who owned the building or buildings on Parts K and H. Part H belonged to Thomas Brooks (a cooper), but the building appears to be joined to that in Part K, which may have been owned by Edward Costley (he sold it in 1852, but the purchase date was never recorded). (Appendix 1 Part 1).

No other pictorial evidence of early buildings on the site has survived, but buildings were clearly being put up at a fairly rapid rate. Twenty-six wooden buildings were recorded in the 1845 census, an increase of over 100% in three years (Appendix 1 Table 1).

One building not mentioned in the census but known from other sources to have been built in October 1843 was the Mechanics Institute on Allotment 26. The Institute had previously been housed in a cottage on the north side of Chancery St, and its presence made Chancery St the focus of many of the town's community activities, despite the state of the neighbourhood (see below, Section 2.4 and Appendix 2). Area F was excavated in order to investigate the remains of this important building (see below, Section 9).

At least one of the buildings on the site served as a public and boarding house in 1842. The *Auckland Times* (12 Sept. 1842: 4 (4)) carried the following advertisement:

'White's "Mechanics" House of Call", Chancery St. The best house in Auckland for a constant draught, and consequently the best supply of Wine, Spirits, Ale, Beer, &c, &c in Auckland - at the very lowest prices. Wholesale customers will find it in their interest to send their orders here. Excellent accommodations in the way of Board and Lodging'.

This stood on Allotment 23, since the 1845 census records that Edward Costley leased it to Robert White, publican, and Moses Ward, butcher (see Appendix 1 Table 1). A 'Mechanics House of Call' still occupied the site in the 1870s (see below), though this was a larger building under new ownership. (White also owned Allotment 24 G from 1843 (and possibly earlier - see discussions above) to 1849, but this was not on Chancery St itself and would have been a less suitable location for a public house.)

The general picture that emerges for the 1840s is of absentee landlords who let out property to the poorer sections of the community. Conditions must have been cramped, especially in the smaller properties along Warspite St and Bacons Lane, while even on Chancery St John Moore managed to build five houses on a section measuring 12.6 m by 27 m. Drainage and sewage facilities were inadequate or completely lacking, and residents at the lower (western) end of the street received all the accumulated waste from the slaughterhouses and other buildings higher up the hill. In the midst of all this stood the Mechanics Institute, its mission to improve the lot of the working man through education. It was not overly successful in this, as the discussion below reveals, and the Mechanics House of Call a little further up the street may always have been a more popular venue.

### 2.3.3 The 1850s

There is little information on the site in the 1850s. The owners are known from the deeds, but as in the previous decade would for the most part have let rather than occupied their properties (see Appendix 1 Part 2 and Table 2). There are no plans of the site, and although a street directory for 1856 has survived, none of the relevant streets are listed in it.

However, a watercolour by P.J. Hogan dated 1852 (Pl. 1) and a photograph thought to date to 1857 have survived (Pl. 2). The watercolour shows the Wesleyan Chapel just off the site on a ridge of high ground and in front of it a small cottage which can be identified as the Mechanics Institute. The rest of the site is covered with vegetation and no other buildings can be made out, although several would have lined Chancery St, tucked away in a hollow behind the buildings in the centre foreground.

The 1857 photograph only shows the west end of the site. Again, the Wesleyan Chapel on Allotment 27 dominates the picture. To the east of this is the Mechanics Institute, a far from impressive building consisting of three adjoining wooden structures and two small outbuildings. A path runs between the Mechanics Institute and the Wesleyan Chapel, which later became Courthouse Lane. The photograph clearly shows the Institute positioned on a spur elevated to quite a height above Chancery St. East of the Institute a row of wooden cottages, one of which has two storeys, lines the west side of Warspite (William) St. There are fewer buildings on the east side of the street. Bacons (Chancery) Lane, which was much narrower, can just be made out to the east again, flanked by rows of tightly packed wooden buildings. Some of the buildings appear quite neat, with fenced-off yards. Kitchener St (Victoria Quadrant) is little more than a track running around the perimeter of the Albert Barracks (later Park) reserve. A lamppost is positioned opposite the entrance to Warspite St.

### 2.3.4 The 1860s

The picture is clearer in the sixties. Street directories listing Chancery St and Victoria Quadrant (Kitchener St) are available for 1863 and 1866-7, and the latter for the first time includes all heads of household rather than tradesmen alone. This allows owners and recorded residents to be compared, but out of 38 heads of household living on the site in 1866, only five were owner occupiers. The occupations listed in the directory still show a high proportion of manual workers (labourers, shoemakers, butchers, fishermen, a carter, a bushman, a ship's carpenter, an oysterman, a cabinetmaker, a saddler), but there is a greater trend towards small businesses or businessmen, with two hotels (the Odd Fellows Arms and the Lion and Lamb), two 'general dealers' and a printer. (See Appendix 1 Part 2 and Table 2).

A city plan of 1866 shows the buildings on the site at this date and provides an excellent complement to the information gained from deeds and directories (Fig. 9). Its value is much enhanced by Martin's recent discovery of the key in the Library, which lists the use and construction materials of the various buildings (a copy is now held at the Auckland Public Library).

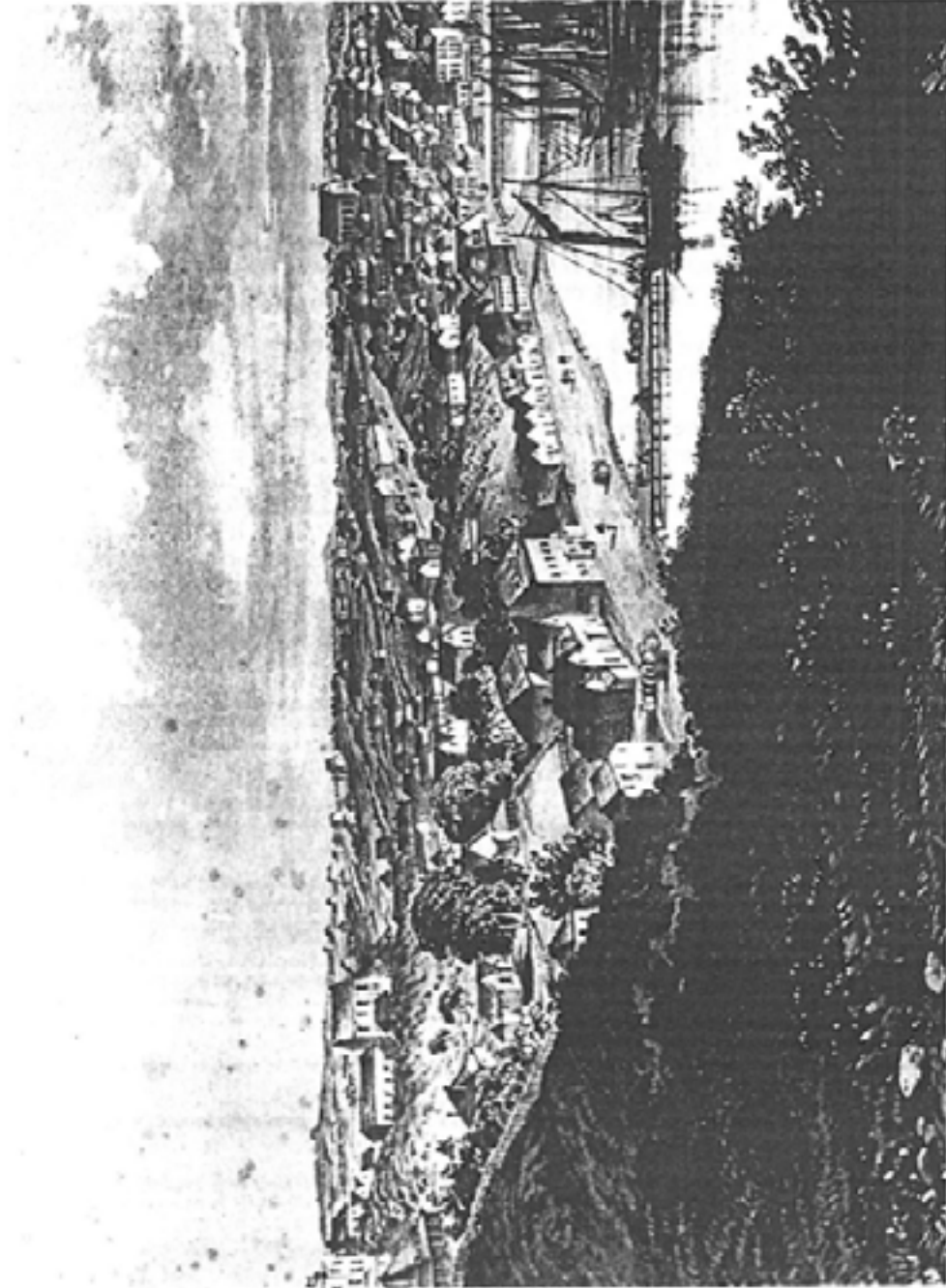


PLATE I. Commercial Bay looking southwest. Watercolour by P.J. Hogan 1852 (Auckland Public Library neg. A10315, reproduced from an original in the Alexander Turnbull Library). The tall building on a ridge to the left of the picture is the Wesleyan Chapel, the smaller building directly in front of it the Mechanics Institute.



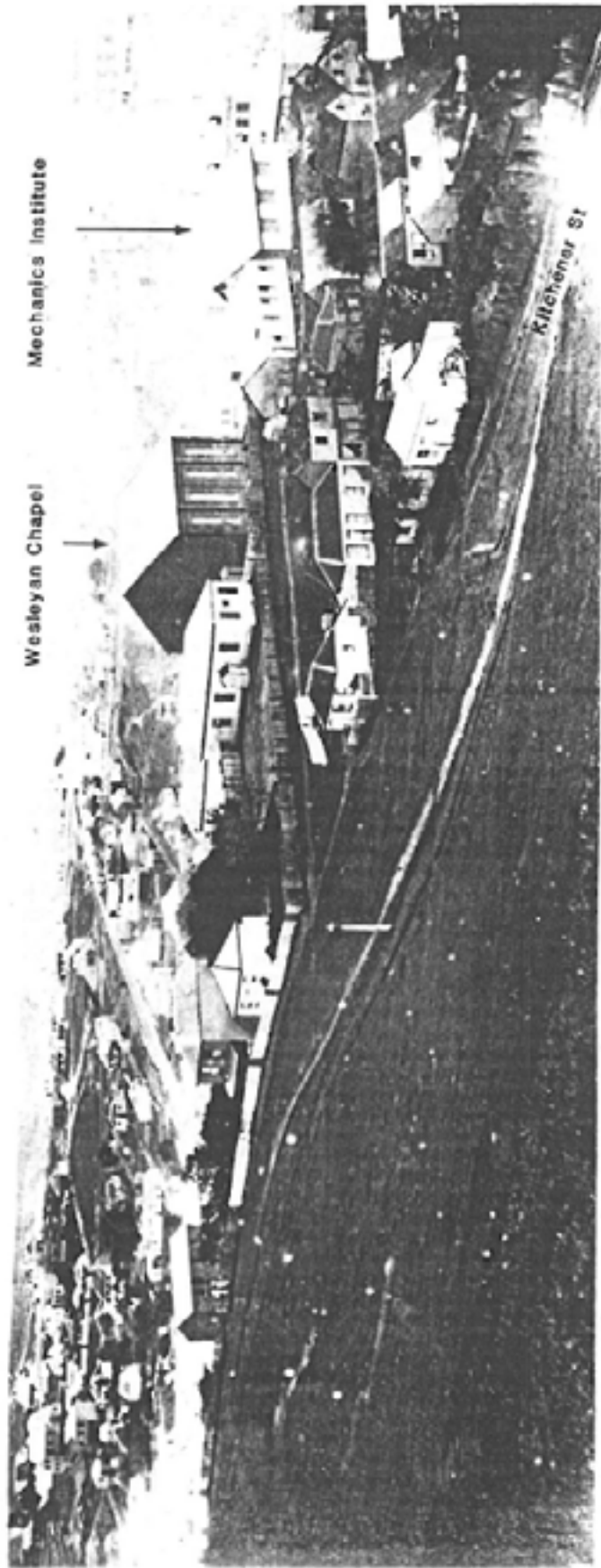


PLATE 2. Photograph taken c.1857 looking northwest, showing the western part of site  
R11/1589 (Auckland Public Library neg. 1040).

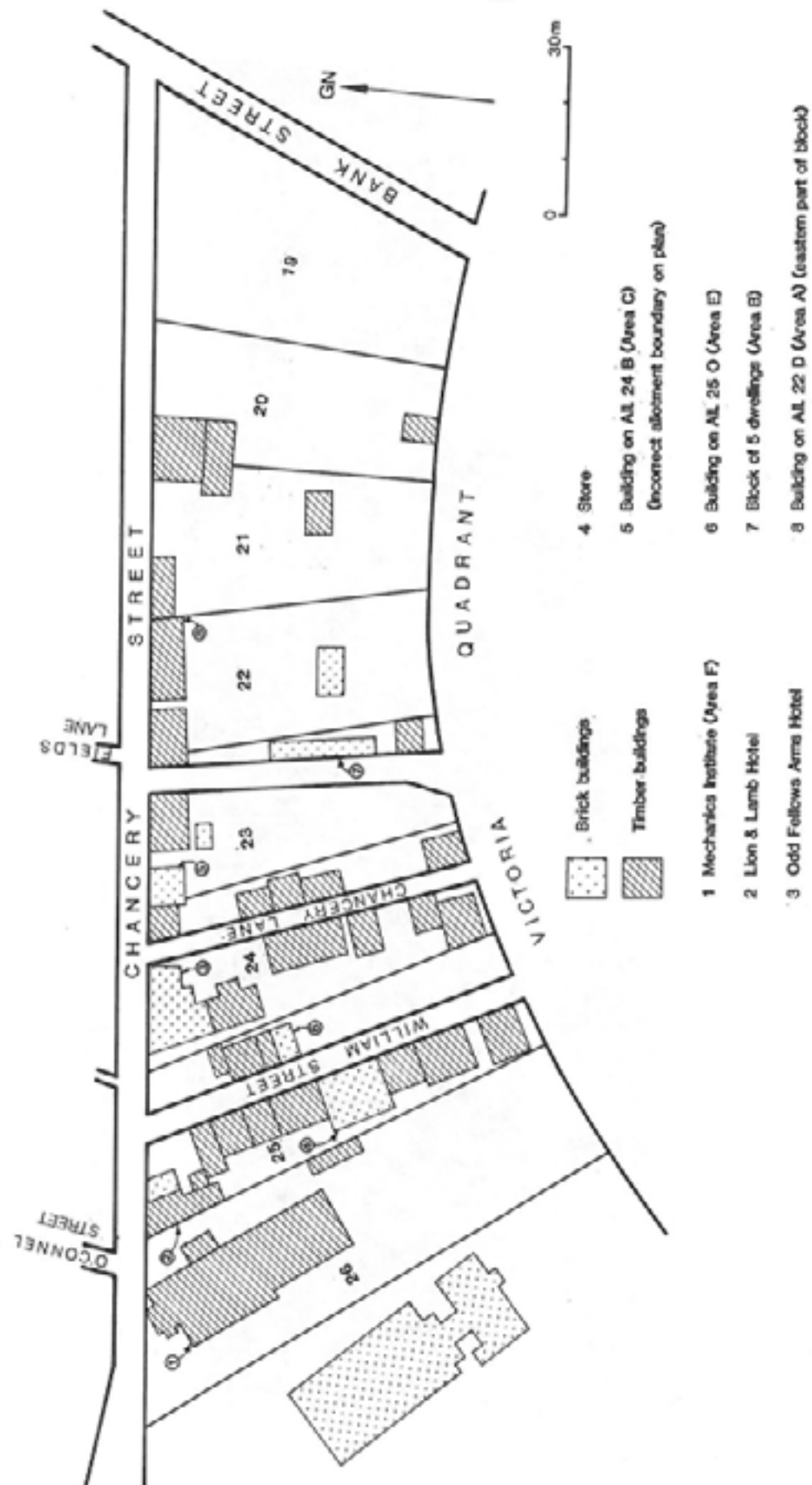


FIG. 9. Tracing from the 1866 plan showing the buildings recorded on site R.11/1589. The main buildings referred to in the text are identified.

The plan shows buildings clustered along Chancery St, William (Warspite) St and Chancery (Bacons) Lane, with the greatest concentration along William St. All are listed as dwellings, except the Mechanics Institute, the Lion and Lamb Hotel on Allotment 25 C and A, the Odd Fellows Arms Hotel on Allotment 24 J, a brick store halfway down west side of William St on what is probably Allotment 25 N and S, and a shed on Allotment 25 D. The proprietor of the Lion and Lamb was John Clarke, and of the Odd Fellows Arms T. Mounce, who leased the property off William Bacon (see Appendix 1 Part 2). The brick store was owned by William Morrin, who owned several properties on the site (see Appendix 1 Part 3 index) and elsewhere in the town.

Neither the key nor the plan are always accurate. For example, the eastern five buildings along Chancery St are listed in the key as brick, whereas a photograph clearly shows four of them to have been wooden. The direction of shading on the original plan also indicates wooden buildings (but note that different shading conventions have been used in the traced version, Fig. 9, for reasons of clarity). The allotment boundaries are also wrongly positioned in relation to the buildings in some cases, since the square brick building shown on Allotment 23 actually belongs to Allotment 24 B (see discussion below, Section 6). The key describes this as a two-storey building which includes two dwellings.

The photograph taken c.1864 and another of c.1869 (Pls. 3 and 4) show the site shortly before and after the plan was made. The 1864 photograph corresponds very closely to the plan. In the centre the square brick building on Allotment 24 B can be seen clearly and, to its east, at least four wooden buildings fronting Chancery St. To its west, the other side of a tree, is the large Odd Fellows Arms Hotel, described in the plan key as a two-storey brick building with a single-storey wooden extension to the rear. Only the backyard of the Mechanics Institute is visible. On the Kitchener St (near) side the building on the southwest corner of Warspite St with its neat fence is clearly the same as that in the 1857 photograph (Pl. 2), though others are less easy to match up since the two photographs are taken from different angles. One structure of particular interest is the long brick building on Allotment 23 (Fig. 9) which can be seen on the photograph to consist of four adjoining structures stepped down the slope. Part of this building may have been located in Area B (see below, Section 5). The key to the 1866 plan identifies it as five dwellings. It and the whole of Allotment 23 belonged to Peter McArthur, who in 1863 occupied at least part of the allotment since the street directory describes him as the proprietor of a general store. Also of interest are the numbers of carts and drays left standing just south of Kitchener St. Stabling for horses must have been a major requirement, and various stables are known to have occupied parts of the site in later years (see below).

The view taken c. 1869 (Pl. 4) shows several changes. The square brick building on Allotment 24 B is still visible towards the left of the picture, though slightly obscured by a tree. But all the timber buildings along Chancery St on Allotments 23 and 22 have been demolished except for a small cottage with a rear extension at the extreme east of Allotment 22. Instead a large brick hotel or public house has been built immediately adjacent to the square brick building on Allotment 24 B. Lettering on the side is difficult to read but identifies it as Chancery's Call (or some very similar name). Peter McArthur was still the owner of the allotment. There is also another brick building on Allotment 22 adjoining the wooden cottage. The cottage itself was located in Area A (see below, Section 4).

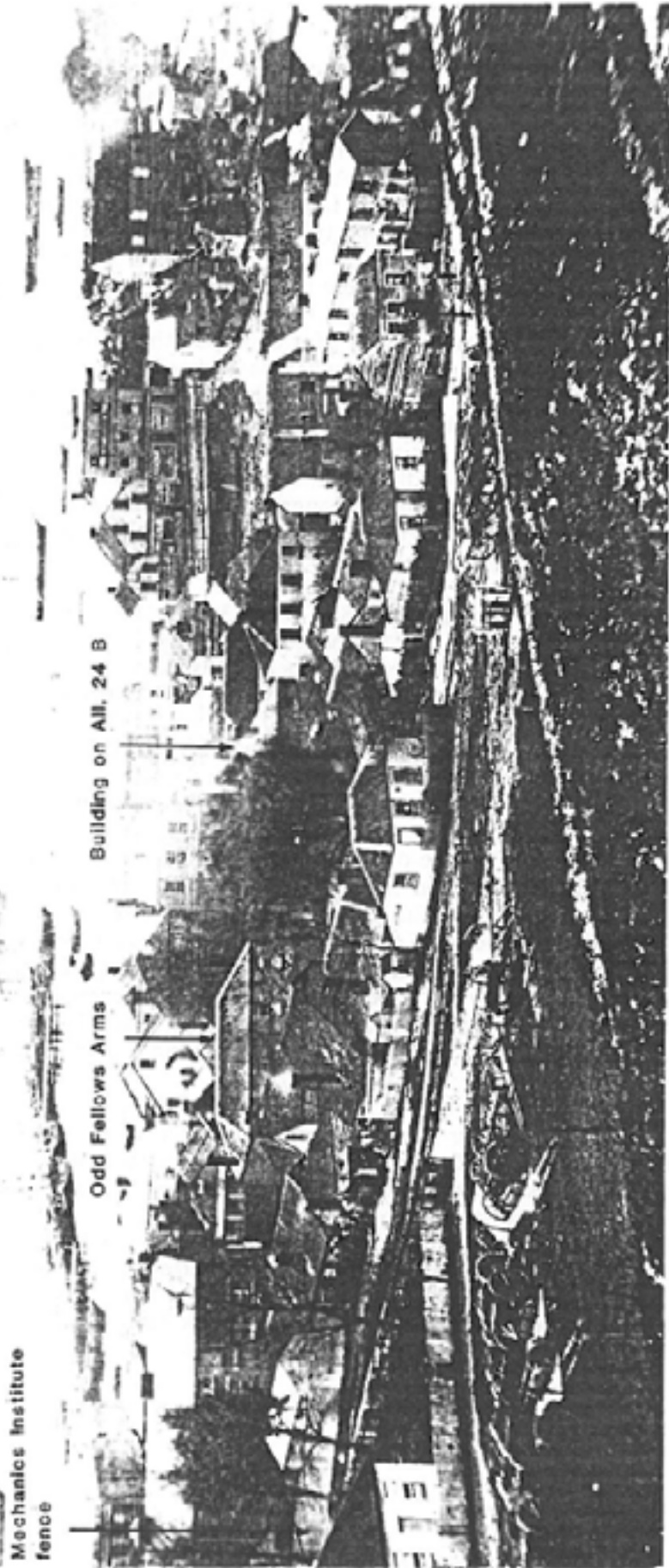


PLATE 3. Photograph of site R11/1589 taken c.1864 looking north (Auckland Public Library neg. A5474).

Building on All. 24 B

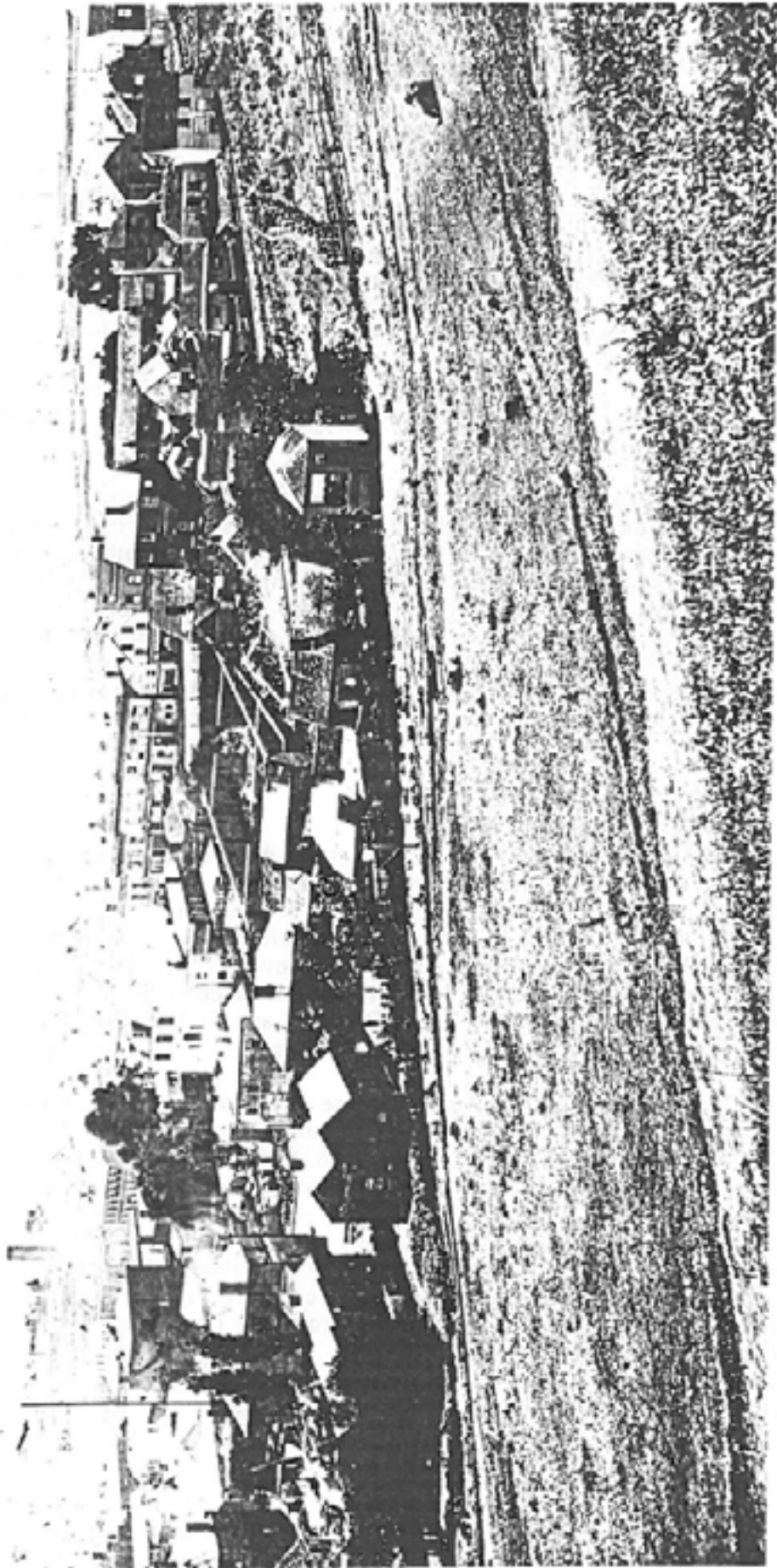


PLATE 4. Photograph of site R11/1589 taken c.1869 looking northwest (Auckland Public Library neg. 3389).

More of the eastern end of the site is visible on the 1869 photograph. The small wooden building towards the eastern end of Kitchener St is clearly the same as the building shown on Allotment 20 in the 1866 plan (Fig. 9). From its central position in the allotment this would have been on part B, owned by George Edward Hunter, a printer, and his wife. Street directories confirm that Hunter lived here in 1863 and 1866. Surprisingly in view of its size, the key identifies it as a one-storey wooden building containing two dwellings. To the east of this building the rest of Allotment 20 and Allotment 19 (fenced off) were empty of buildings. The four adjoining brick buildings are still in place, and to their east the brick building marked on the 1866 plan on Allotment 22 can now be seen as two adjoining structures. They probably stood on part A, though their position is clearer in the photograph than the plan, in which case they would have belonged to the Gamble family. The 1866-7 street directory lists a John Gamble, shoemaker, living on Victoria Quadrant, two down from George Hunter, and this was presumably his house (and possibly workshop, although the key to the 1866 plan describes it as a two-storey building comprising one dwelling).

The general pattern of occupation on the Chancery St site was not very different in the 1860s to what it had been in the 1840s, although the density of occupation had increased. There were still few owner-occupiers, the majority of residents being manual workers who rented their homes and lived in fairly cramped conditions. The 1845 police census listed 26 wooden buildings (27 including the Mechanics Institute) occupied by 25 heads of household and their dependants. The 1866-7 plan and street directory, however, list 39 dwellings plus the Mechanics Institute, Lion and Lamb Hotel, Odd Fellows Arms Hotel and a store, occupied by 38 heads of household. By the end of the decade, though, there are signs of redevelopment along Chancery St itself, with most of the wooden buildings demolished to make way for brick buildings.

### 2.3.5 The 1870s

Little information can be gained from the two street directories available for this decade. St and Bacons Lane are unlisted and only five names appear under Chancery St in the 1873-4 directory. Only two can be tied to the south side of the street - the Mechanics Institute and Alexander Drummond, general dealer, who owned Allotment 24 B from 1869 to 1878 (Appendix 1 Parts 1 and 3). However, the 1872-3 national directory also identifies Peter McArthur as the proprietor of the Mechanics House of Call hotel. A plan attached to the 1873-4 directory shows Bacons Lane, and confirms that the name had been officially changed from Chancery Lane by this date.

It is not clear why street directories should cease to list the residents of the area, but the same lack of information is evident in the 1880s directories (see below). Buildings were clearly still in use; as a photograph taken c.1875 showing washing hung out to dry indicates (Pl. 5). Perhaps it was not considered worth recording the occupants of such an impoverished area.

Plate 5 provides a view of the whole site, except for Allotment 19 and parts of Allotment 20, which were in any case empty of buildings (compare Fig. 11 below). To show the detail more clearly a tracing has been made from the photographs to produce a line drawing (Fig. 10). The large two-storeyed brick building on Allotment 23 carries a sign identifying it as the Mechanics House of Call, which according to the street directory (see above) was a hotel under the proprietorship of the owner Peter McArthur. Tucked

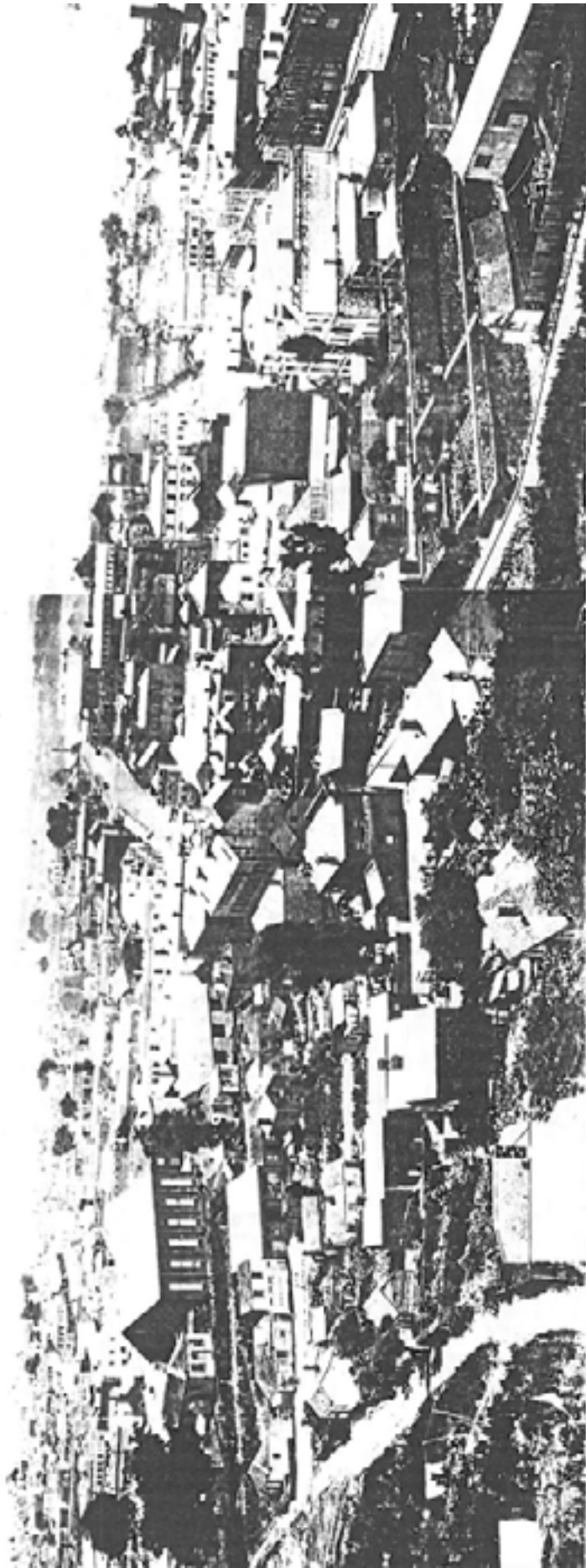
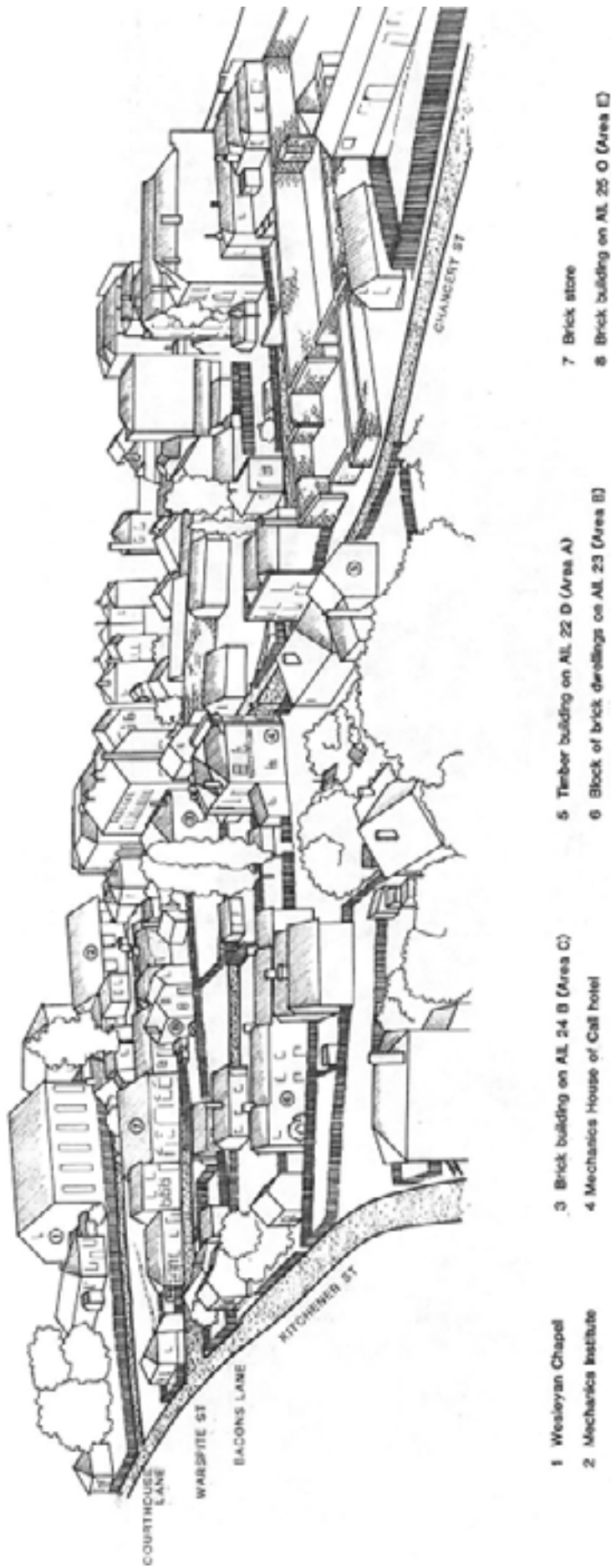


PLATE 5. Photographs of site R11/1589 taken c.1875 looking east (Auckland Public Library negs. 1038 and 1376).



- 1 Wesleyan Chapel
- 2 Mechanics Institute
- 3 Brick building on AL 24 B (Area C)
- 4 Mechanics House of Call hotel
- 5 Timber building on AL 22 D (Area A)
- 6 Block of brick dwellings on AL 23 (Area B)
- 7 Brick store
- 8 Brick building on AL 25 O (Area E)

**FIG. 10.** Tracing of a photograph of site R11/1589 taken c.1875 (Pl. 5), identifying the streets and main buildings referred to in the text.



behind it to the west the brick and timber buildings on Allotment 24 B can just be made out (cf. Fig. 9). One or both of these was occupied by Alexander Drummond, the general dealer. Further to the west the large brick building known as the Odd Fellows Arms Hotel in the 1860s is still standing on Allotment 24 J. To the east of the Mechanics House of Call, the brick building and timber cottage visible in the 1869 photograph (Pl. 4) are still standing, but another timber building, then adjoining the cottage on its eastern side, has been demolished. All the other buildings recorded in the 1860s photographs and plan on Allotments 20-23 are still standing, but some along Bacons Lane have disappeared. Warspite St is still crowded, and in the centre of the western side the brick store is clearly visible, with its large central doorway. It was still standing in 1963 (APL photo neg. no. A503). Finally, the Mechanics Institute with its three main buildings, various extensions and outbuildings can be seen partially obscured by a tree, just below the Wesleyan Chapel.

### 2.3.6 The 1880s

A city plan compiled in 1882 (Fig. 11) shows that little had changed since 1875, the only difference being that the wooden cottage on Allotment 22 has been demolished. As with the 1866 plan, the allotment boundaries have not been very accurately located, though here the brick building on 24 B is clearly shown within that allotment.

The Mechanics Institute appears to have been shorn of some of its outbuildings, but this merely reflects lack of detail in the plan (Appendix 2). In 1879 it had been handed over to the City Council for use as a free public library, and a photograph taken in 1880 provides one of the best views of this somewhat inelegant structure (Pl. 6a). A more romantic view was painted by the artist W. Wright (Pl. 6b), sometime between 1880 and 1901 (Appendix 2). Considerable artistic license has been used, since the building is shown running parallel to Chancery St rather than at an angle to it.

Again, although most of these houses must have been occupied there is no clue to the identity of their occupants in the street directories for most of this decade, which omit both lanes and under Chancery St list only the City Council offices and Police station, which were on the opposite side of the road near High St. In 1889, however, the Jubilee Kindergarten School, which took over the Mechanics Institute buildings from the public library in 1887 (see Appendix 2), is listed, as is J. Dickins, a blacksmith, to the east along Chancery St. Some residents listed under Victoria Quadrant (Kitchener St) may also have lived on the site rather than further to the west, and include a waterman, a labourer, a shipwright, an engineer and a messenger for the Royal Magistrates Court. The Magistrates Court now occupied the former Wesleyan Chapel and Courthouse Lane was later named after it.

It is more difficult to establish the ownership of the various properties at this date (see Appendix 1 Table 2), since many have been registered under the new Torrens system following the Land Transfer Act of 1870 and the information is no longer available without considerable expenditure (see Appendix 1 Part 1). However, a clear trend towards the amalgamation of properties can be seen. William Morrin's heirs owned chunks of Allotment 25 (parts A-D, R and S at least); the land agent William Aitken owned Allotment 24 C and Allotment 25 E, I and M; Alfred Porter and James Hardie, ironmongers, owned Allotment 25 G, H, L and O. The Improvement Commissioners, as mentioned above, owned Allotment 24 J and 25 K and perhaps some of the others whose ownership has not been traced.



FIG. 11. Tracing from the 1882 plan showing the buildings recorded on site R.11/1589. The main buildings referred to in the text are identified.



(a.) Photograph taken c.1880, looking north (Auckland Public Library neg. 257).



*Walter Wright  
Painted for the Auckland Public Library  
1891*

(b) Painting by Walter Wright executed between c.1880 and 1901 (Auckland Public Library neg. 675), looking southeast.

PLATE 6. The Mechanics Institute.

### 2.3.7 Post 1890

As signalled by the block buying of properties, the site saw considerable redevelopment in the late 19th and early 20th centuries. The 1873 plan to widen Chancery St (see above) was finally put into effect just after 1900, when the south side of the street was widened by about 3 m west of Fields Lane (see Fig. 6). All the street front buildings needed to be demolished or modified, and a building plan of 1908 shows that most of the site had been completely rebuilt (Fig. 12).

The first major change came when all the subdivisions of Allotment 24 east of Bacons Lane were bought up and merged with Allotment 23 by Eliza Jane Paterson, the wife of a grain merchant in the early 1890s (see Appendix 1 Part 1). By 1894 a two-storey brick building used as stables covered the whole property (1893-4 street directories and 1897 plan). Only five years later Mrs Paterson was required to sell a 3 m strip along the road frontage to the City Council (Appendix 1 Part 1, Allotment 24 B), and rebuild part of the front wall to allow for the widened road (see Fig. 12). This building was essentially the same as the western James Sarten building (cf. Fig. 1) demolished during the recent redevelopment. Although rebuilt in 1936, the original walls were reused (DOSLI DP 26197). The building continued in use as a stables until at least 1908, but after 1910 changed with the times and a motor garage. This use continued until the when it appears to have been used as a factory. (Information from various street directories, see lists deposited in site archive; also DOSLI DP 2482, and Pl. 7b).

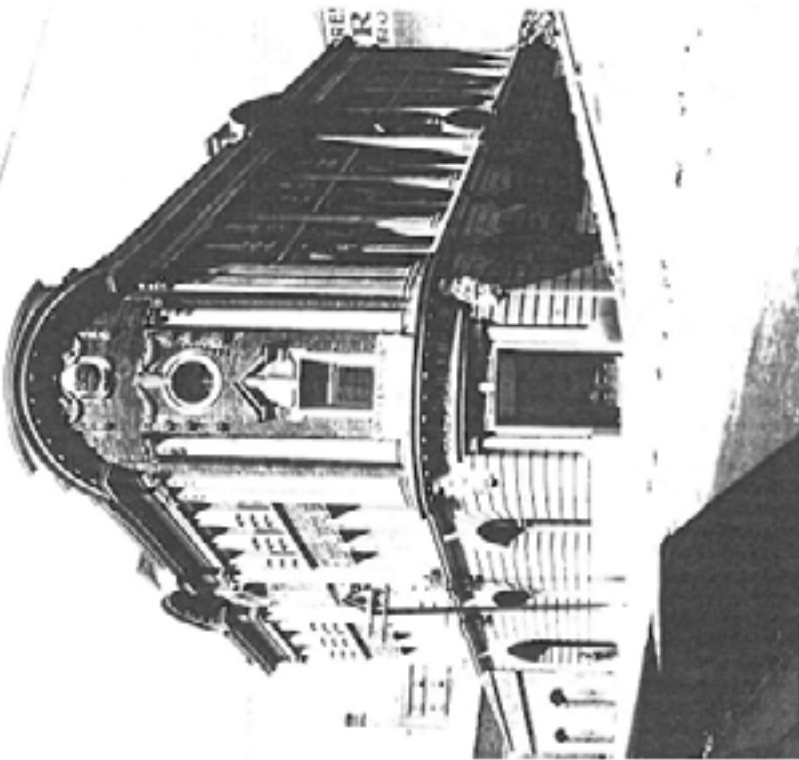
At the eastern end of the site another large building and its timber yard occupied Allotments 19, most of 20 and part of 21 (Fig. 12). This was the DSC and Cousins & Cousins furniture factory built in 1903-4, and its distinctive chimney stack was a prominent feature of Auckland's skyline for many years (Pl. 7a, and APL photos negs. W1037 and W1072). It was extended slightly in 1936 and in 1939 the interior was demolished by fire, but in essence it survived to become the eastern James Sarten carpark (DOSLI SO 29199 and 30181, DP 28853 and 29390; cf. also Figs. 1 and 12).

Between the two, on Allotments 22, most of 21 and part of 20, the 1908 plan (Fig. 12) shows a jumble of small buildings. None of these appears to be the same as the buildings on the 1882 plan and all must therefore have been built after that date. Some of them can be identified from street directories and a plan of 1897 (DOSLI DP 1850) as Hellaby's stables and salt store, which survived until at least 1915. By the 1920s these had become R. & W. Hellaby Ltd, corned beef store and stables, and by the 1930s motor engineers had moved in. The recently demolished Whitcoulls building which replaced them had its origin in 1936, when a new concrete building was erected by the Bycroft firm (DOSLI SO 29199, DP 28853).

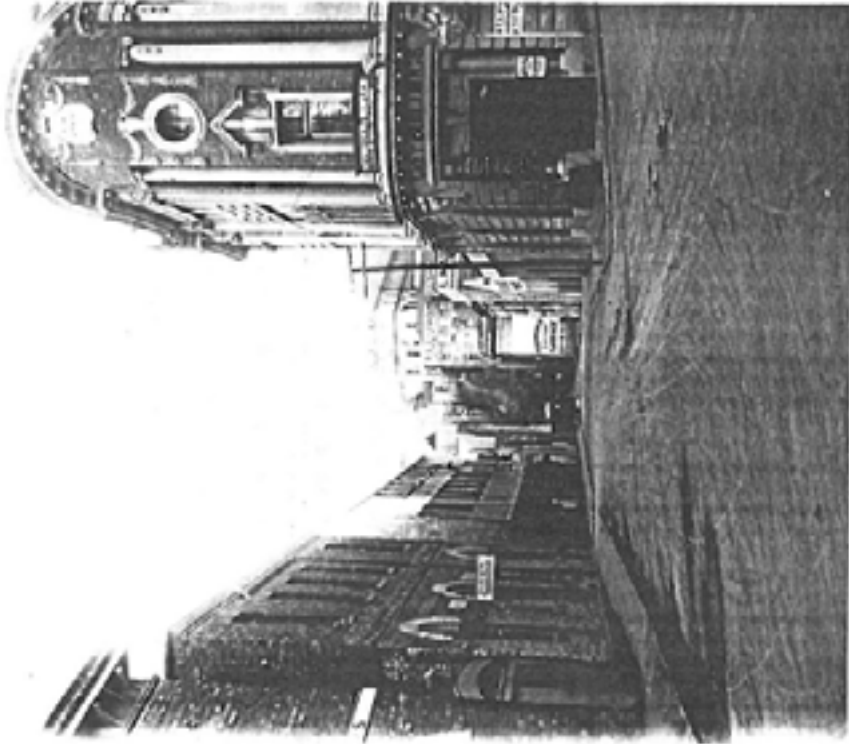
In the block between Bacons Lane and William (Warspite) St none of the 1882 buildings survived in 1908 (cf. Figs. 11 and 12). At the southern end was a new one-storey brick building whose use cannot be established. At the north end the buildings appear to have housed a blacksmith (F. & F. Evans), a manure store (Yates & Co.), and perhaps the L.D. Nathan & Co Canning factory (1908 directory).



**FIG. 12.** Tracing from the 1908 plan showing the buildings recorded on site R11/1589.  
 The main buildings referred to in the text are identified.



(a) Photograph of the Grey (later Chamber of Commerce) Buildings at the corner of Courthouse Lane and Chancery St, looking east. Taken November 1912 (Auckland Public Library neg. W1546). Note date plaque, DSC chimney stack, and premises of E. Porter & Co.



(b) Similar view taken May 1919 (Auckland Public Library neg. 1774). Note widened street and Hennings locker garage on Allorment 23.

PLATE 7

On the western boundary of the site Courthouse Lane is now clearly marked on the 1908 plan (Fig. 12), though when exactly it was established is not clear. The former Mechanics Institute buildings, used until c.1900 as the Jubilee Kindergarten School, are still in place but disused. In 1912 they were demolished to make way for the Chamber of Commerce (formerly Grey) Buildings (Pl. 7). The photographs show that the prominence on which the Mechanics Institute buildings stood has been completely cut away, and Courthouse Lane now slopes down more sharply to merge with Chancery St.

At the south end of Courthouse Lane a four-storey block (later Nagel House) housed the NZ Express Co store and stables, and at the north-west corner of William St, in a brick building with an iron rear extension, stood E. Porter & Co's wholesale ironmonger's store (Pl. 7a and 1908 directory). Behind Porter & Co in the middle of the western side of Warspite St stood the brick store built in the 1860s (or earlier) which survived into the 1960s (see above). Apart from the Mechanics Institute this is the only building shown on the 1882 plan which survived until 1908.

Other changes followed. William (Warspite) St was widened in 1923, and the upper part of Chancery St and Bankside St in 1939 (Fig. 6). Jason House was erected between the Chamber of Commerce Building and Nagel House c.1919 (see Appendix 2). But on the whole the site retained much of its turn of the century character until the redevelopment of the 1980s.

## **2.4 The Mechanics Institute**

The Mechanics Institute was one of the oldest and largest of the literary and intellectual societies and institutions that proliferated in early Auckland, and was active for 38 years (Elphick 1974: 6; Barr 1922: 75). In general the Institute aimed to provide a forum for self improvement in the days before universal education was available, along the lines of the tried and proven mechanics institutes in Britain.

'It has for its sole the instruction of the working classes by means of schools of various descriptions, when lectures will be given by gentlemen of ability ... [and] a library will be formed' (Colgan 1980: 12).

For the first two years of its existence the Institute held its meetings, debates and lectures at the Exchange Hotel and the premises of Hoggard and Pollen and Campbell and Brown, while Cruikshank's cottage was rented for use as a library (Fig. 4 and Appendix 2). However, from 1843/4 until 1879 the Institute operated out of permanent rooms on Allotment 26 on land granted to them by the Crown.

Up to the early 1850s the Institute also provided a forum for other organisations. For example, the Total Abstinence Society and the Association for Suppression of Intemperates held meetings there, along with groups pushing for a lunatic asylum and for cheap bread to be made available to the public. Nor did all the classes originate within the Institute: the Wesleyan day school held classes here until its new building on Allotment 27 was completed in 1848. By the mid 1850s other organisations, such as the Independent Order of Oddfellows and the Independent Congregation, had also found rooms of their own (Colgan 1980: 18-19). Clearly the Institute's position as a focus for public meetings was coming to an end.

Although Auckland has been described as being characterised during its first 30 years by a voracious appetite for reading material, and for intellectual self-improvement through group activities (Elphick 1974: 6), the history of attendance at lectures put on by the Institute does not appear to bear out the latter claim.

Examples of lectures held in the 1840s included Edward Ashworth's talk on Grecian architecture and William Brown's discussion of phrenology (Colgan 1980: 18-19). Neither topic could be described as a technical subject of advantage to 'mechanics' (skilled workers). The resulting lack of popularity both in delivering and attending lectures was apparent in 1853, when only two lectures were given. A total failure of classes in 1856 reflected a general lack of interest in the Institute's activities which was apparent as far back as 1846, when a newspaper described the Institute as being in a 'state of death like indifference' (*New Zealander* 26 July 1846). For example, in 1850 the artist P.J. Hogan was retained to give lessons in etchings, watercolours and architectural drawing. Lack of interest in his classes, even though of a practical nature, quickly led to their demise. Even the highly popular lecture in 1859 by Ferdinand von Hochstetter, the eminent Austrian geologist (Colgan 1980: 22), merely highlighted the lack of interest that the working classes had in the general lecture programme.

The failure of the lecture programme was due in part to a chronic lack of money to fund it and partly to increasing dominance of the membership by basically middle class people of high social standing over the tradesmen and artisans (Griffen and Griffen 1985: 136; Elphick 1974: 19). Compared to the mechanics class, this group had quite different intellectual and educational aspirations, which may have led to an emphasis on subjects irrelevant to most 'mechanics'.

In the 1870s questions by tradespeople appeared in the newspapers, asking about the lack of evening classes and the failure of the Institute to educate the masses (Elphick 1974: 6), which led to a temporary revival. A reform committee was set up in 1872 and launched classes in technical subjects (Elphick 1974: 7). Despite this rally, the ongoing and interrelated problems of low membership and chronic lack of money ensured the Institute's eventual dissolution in 1879.

The library and reading rooms, however, were popular with the public from the beginning, despite the low calibre and quick turnover of the resident librarians (Colgan 1980: 18). This may have been due to the choice of books available. Unlike booksellers and circulating libraries who, through commercial necessity, focused their book stock on popular works, and unlike the libraries run by groups such as the YMCA, whose smaller range of books reflected their Christian message, the Mechanics Institute library had no commercial or religious restraints and so its bookstock contained in comparison a wide assortment of literary material (Elphick 1974: 4).

Aside from the library, lectures and classes, the Institute did make some efforts to combat public indifference and to increase its revenue. For example, it allowed chess and draughts to be played on the premises in 1853, and in 1860 dancing and the sale of refreshments (Colgan 1980: 20). Clearly this was a case of too little too late since the appeal of games, dancing and ginger beer could hardly compete with the billiard saloon, the theatre and the pub.



In hindsight, then, the Mechanics Institute did not succeed in its stated aim of educating the masses since its lectures and classes were intermittent and for the most part unpopular. Despite this, the Mechanics Institute indirectly played a significant role in Auckland's social development. For example, the main hall of the Institute was from 1843 to the 1850s the only public forum available for meetings, aside from public rooms in hotels whose trade and clientele were not suited to the business of groups such as the Total Abstinence Society.

Therefore more by default than intent, the hall was for a few years the intellectual and social centre of the city (Colgan 1980:6, 25), and in it many of the city's institutions and societies (such as the Auckland Savings Bank) were formed. For a few months in 1863 it even became a focus for the military, being rented to General Cameron as a hospital when it was feared that the Waikato Maoris might attack Auckland (Colgan 1980: 24).

One final indirect benefit came when the ongoing financial problems eventually led to the demise of the Institute in 1879. As the sole condition for handing over the Institute's assets to the City Council it was agreed that the library be carried on under the auspices of the Public Libraries Act 1869. Thus the Mechanics Institute library, along with the Provincial Council Library, became the nucleus of the present extensive library system.

## **2.5 William Bacon**

Out of over 130 recorded owners of property on the Chancery St site (Appendix 1 Part 3), the majority are only known by their names and occupations recorded in the title deeds. Any contribution they may have made to Auckland's early development remains unrecorded, and it is not even known where in the city they lived, since the majority were absentee landlords.

William Bacon is an exception. Although his name does not feature in accounts of the prominent citizens of the time (e.g. Platts 1971), research has shown him to be one of Auckland's more successful entrepreneurs, a baker turned ginger beer brewer and then publican and hotel owner. He lived and worked on his property in Chancery St, the remains of which were located in Area C (see below, Section 6).

Born in 1821, he arrived in New Zealand on the *Tuscan* in 1842 (Craig 1893: 24). He bought his first property on Allotment 24 B in the same year, though the sale was not recorded until 1843 (1842 census, 1989: 70, and Appendix 1 Part 1). Jury lists and police censuses compiled in the years when this was his only property in Chancery St (1842-46) confirm that he lived there. On the title deed and in the 1844 Jury List he is described as a baker, presumably the trade he had practised before his arrival. It is likely that he continued in this trade during his first two years in Auckland, though excavations on his property in Area C found no evidence of a bakery (see below). By 1845, however, he had set up in business as Auckland's first ginger beer brewer in Chancery St, obviously with some success as the business continued in operation until he sold the property in 1858 (McLean 1989: 39; 1845 JL; 1858 and subsequent ER, and Appendix 1 Part 1).

Some minor problems were encountered, as a newspaper advertisement reveals (*New Zealander*, 13 Dec.1848: 1 (2)):

## BOTTLES! BOTTLES!

The Undersigned, having been much inconvenienced of late, by the loss of a great portion of his stock of Ginger Beer Bottles, occasioned by many of his kind patrons, whom he supplies with Ginger Beer, lending the Bottles to their customers, who, although they quite *forget* to return them again, do *not* forget to dispose of them to others concerned in the same trade - would therefore inform all persons having Ginger Beer Bottles for sale, that he will pay cash, and the highest market price for any quantity which they may deliver at his Store, Chancery-street.

W. Bacon.

N.B. - No questions asked.

A large and varied assortment of ginger beer bottles was recovered from Area C (see below), three of which carried Bacon's own name (see Vol. 2, Section 3, S9), so evidently the request for bottles from any source with no questions asked received an adequate response. Ginger beer was generally popular in 19th century Auckland, as the number of bottles recovered from archaeological sites testifies. A seemingly innocuous soft drink, its main use was probably as a mixer for alcohol - a very popular Australian drink of the time was a mixture of brandy and ginger beer known as a 'stone fence' (Phillips 1966: 273).

Bacon also acquired Allotment 24 J on the opposite side of what was originally Chancery Lane. It was probably referred to locally as Bacons Lane for many years before official recognition came, some time between 1866 and 1873 (see above). The deed of title to the new property was not drawn up until March 1847, but a notice in the newspaper implies that he was already the owner in the previous year:

'CHANCERY STREET. - We are glad to observe that the Mounted Police ... have commenced improvements in Chancery-street... Mr. Bacon's large house, we understand, has been hired as a barrack for this new force - their present guard-room, or watch-house, or whatever they call it, being found incommodious.' (*New Zealander*, 25 July 1846: 2 (4)).

The building on Allotment 24 B, shown on Fig. 8 and located in Area C (see Section 6) could not be described as a large house suitable for a police barracks, while that on 24 seems far more appropriate. Since it was common for sales to occur before the title deed was drawn up (see above), it seems almost certain that the mounted police were lodged temporarily on Allotment 24 J.

This second property was identified in the 1860s (see above) as the Odd Fellows Arms Hotel, a large two-storey brick building with a wooden rear extension. It had its origins much earlier, as an unsuccessful attempt by William Bacon to acquire a license for it in 1850 indicates. Later attempts were also turned down and the Odd Fellows Arms did not receive its license until 1853 (*New Zealander*, 1850: Ap. 21 p. 3 (2); 1851: Ap. 9 p. 2 (4), Ap. 16 p. 4 (2); 1852: Ap. 14 p. 2 (4), Ap. 21 p. 3 (3); 1853: Ap. 9 p. 2 (4), Ap. 20 p. 3 (1)). Bacon did not sell the property until 1878, but in the 1860s preferred to lease the business and live in (see above, also 1863 and 1874-5 ER). He retained an interest in the area, however, and in 1864 was voicing complaints about nuisance suffered by Chancery St residents (Auckland City Board of Commissioners. Report of Proceedings 1863-4, 1 (21)).

Between 1853 and 1878 he owned a third property on Allotment 25 E, two properties to the west along the Chancery St frontage, but it is not clear what use this was put to (Appendix 1 Part 1). No buildings are shown there on the 1866 or 1882 plans.

Other information is scarce, but some details of his personal life are known. His first wife Marianne accompanied him on the *Tuscan*, but died in 1845. Four years later he married Mary, formerly Mrs Gribble *née* McInnis, and in 1892 at the Jubilee Reunion of Old Colonists had nine dependants, at the age of 71. One of these was his daughter Mary Ann, born in 1851, who went on to become New Zealand's first woman stockbroker. (Craig 1893: 24; St Paul's register: 204 and 114; APL Provincial History Index; *NZ Herstory* 1984: 49; *New Zealand Herald*, 17 Aug. 1920).

The few details of William Bacon's life that can be pieced together reveal a considerable success story. Arriving in the country in 1842 as a baker, within three years he had established a successful ginger beer brewing business - initially the only one in Auckland. By the 1850s he had expanded his business interests to become the owner of the Odd Fellows Arms Hotel, and during the following decade was able to leave the day to day to others, removing himself from the noise and filth of Chancery St to the more salubrious neighbourhood of Remuera. These changes in fortune brought with a considerable change in social status, from lower class to upper. In the freer social climate of Auckland 'the possession of wealth, rather than the trade in which it was accumulated, was what was important. Wealthy publicans were part of the Auckland gentry' (Phillips 1966: 77). His prominent role in the Chancery St area of early Auckland, although forgotten in this century, is reflected in the name Bacons Lane.

### **3.0 THE EXCAVATIONS**

#### **3.1 Methods and Constraints**

The NZI development covered c.10,550 square metres, but only small areas of this could be investigated because of the costs and time available (Fig. 13, areas A-F). Even in these small areas, excavation time was strictly limited. Only 66 person days were allowed for the excavation of Areas A-D and 26 for Area F.

Because of time limits it was often necessary to make use of the contractor's earthmoving machinery both for initial clearance of the areas and at times during their excavation. Smooth-edged rather than toothed buckets were fitted to the traxcavators for all work except the breaking up and removal of concrete to minimise the damage to the site, and deposits were removed a few centimetres at a time, so that any features or changes in stratigraphy could be observed.

Another constraint was the contractor's site safety and access requirements, since the archaeological excavations took place while the buildings were being demolished and excavation and building work were being carried out on the rest of the site. This meant that on occasion access to parts of the areas intended for excavation was impossible. And as is often the case on urban sites, disturbance from later phases of building had destroyed almost all the earlier evidence in some areas (eg Area E and parts of Areas A, C and F).

Another recurring problem was the activities of bottle hunters, who visited the site at night, causing damage to the excavated areas. Once this danger became apparent all evidence was fully recorded in section and on plan the day it was excavated, but some information was lost on the first occasion and had to be reconstructed from sketch plans in the site notebook (see Area C, Section 6, Figs. 17 and 18).

#### **3.2 The Site (Fig. 13)**

The site lay on the slopes of the original Point Britomart/Albert Park ridge which dips down towards Queen St, flattening out towards the western end of the site onto what was once a terrace or shelf c. 12 m above the Queen St valley floor (von Hochstetter 1867: 233). It comprised the entire area bounded by Chancery St, Courthouse Lane, Kitchener St and Bankside St. Two streets, Warspite St and Bacons Lane, cut through the site from north to south. The site sloped down steeply east-west, from Bankside St to Bacons Lane on the south side, rising slightly from there to Courthouse Lane. On the north side the gradient levelled out midway between Bankside St and Bacons Lane. The ground sloped more gently from south to north, along Bankside St and along most of the length of Courthouse Lane.

Excavation areas A-D, in which it was hoped to locate the remains of some of the buildings marked on the 1842 plan and William Bacon's house/bakery, lay in the block east of Bacons Lane. This bore three large buildings: the two James Sarten carparks and the Whitcoulls building, used for carparking and storage (cf. Fig. 1). None of these buildings had full basements, but their floors had cut into the existing ground surface where necessary to provide a level base. The floor level of the Sarten carpark, however, on the steepest part of the site, was raised 5.6 m above that of the Whitcoulls building by brick and concrete retaining walls with clay.

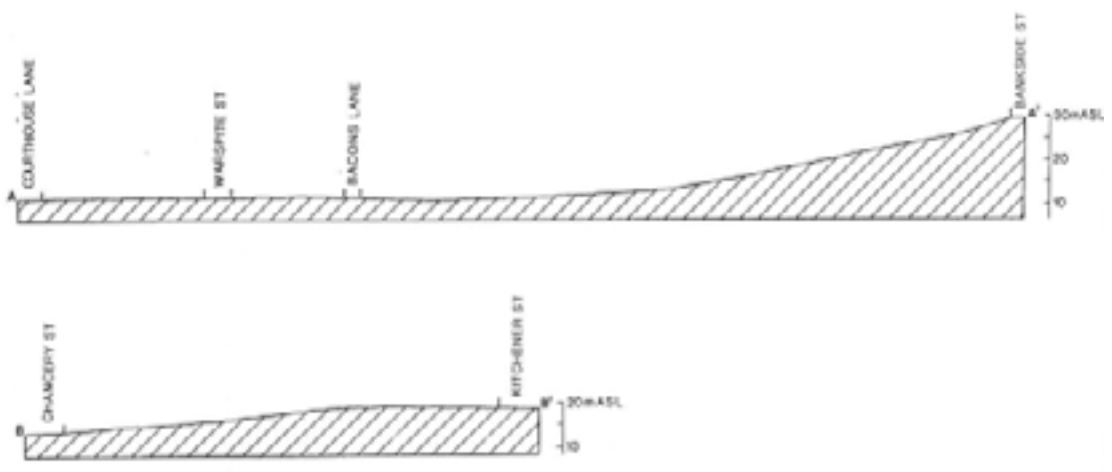
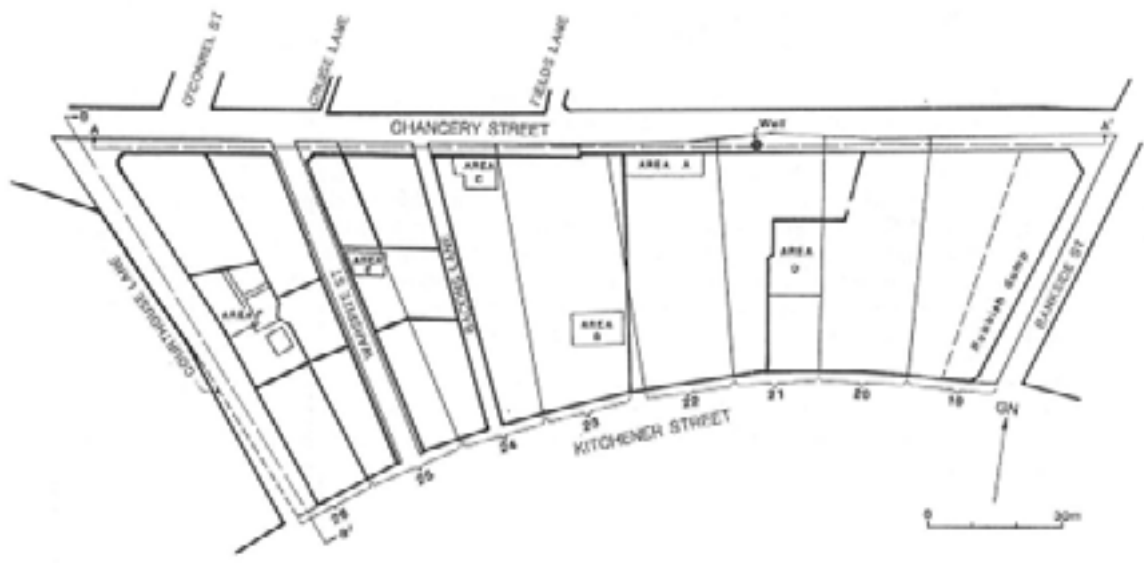


FIG. 13. Plan of site R11/1589 showing excavation areas and features observed elsewhere, allotment boundaries, and sections showing the ground slope (provided by Beca Carter Hollings & Ferner Ltd, consultant engineers).

Area E, thought possibly to be the site of an early blacksmith's forge, lay in the block between Warspite St and Bacons Lane in an area occupied by a small carpark. In this block only one building on the Kitchener St frontage had a proper basement.

Area F, sited to locate the remains of the Mechanics Institute, lay in the block between Warspite St and Courthouse Lane. Early pictorial records showed that the northwest part of this block, until recently occupied by the Chamber of Commerce building, had been considerably cut down before its construction in 1912 (see Section 2.3.7). The ground floor of the building was also cut back into the remaining hillslope to provide a level surface. Area F was therefore located on the site of Jason House to the rear, where less downcutting had taken place. Although the northwest corner of the building had included a loading bay cut into the subsoil, the remaining foundations consisted of a large concrete pad raised above the level of the adjacent building foundations, and it was hoped that archaeological deposits would have survived beneath it.

The records also showed that this side of Chancery St had been widened by c.3 m between Fields Lane and High St shortly after 1900, and other street widening had occurred at later dates (see Fig. 6), so that any evidence of early structures within these strips was inaccessible.

#### **4.0 EXCAVATION OF AREA A**

This area was sited in Allotment 22, where the January 1842 plan showed four small buildings along the street frontage and one to the rear (Figs. 4 and 7). Descriptions of the houses in Chancery St given in the police censuses taken from 1842 to 1845 indicated that all were timber built (McLean 1989). Although c.2.5 m of the frontage had been taken for street widening in 1939 (see Fig. 6), it was hoped that remains of some of these early buildings might have survived.

#### **4.1 Results of the Excavation**

An area c.19 m east-west by 5.5 m north-south was initially opened up, bordered on the north and west by the external walls of the Whitcoulls building and extending over almost the whole width of Allotment 22 (Fig. 13). The area could not be extended further because of the contractor's accessway to the east.

The concrete was broken up and removed by machine, except where large concrete foundations made this impossible (see plan, Fig. 14). After the removal of the underlying rubble a mixed deposit of dark soil containing quantities of artefacts, bone, shell and charcoal was encountered, which appeared to cover the entire area. The soil matrix was quite varied, but predominantly dark. Since no individual layers could be traced within it and since joining fragments of artefacts were found scattered at some distance from each other the whole deposit was treated as one layer (and see Vol. 2, Section 2.1). From its mixed nature it appeared to be redeposited rubbish, probably placed as fill.

About 2 m from the eastern edge of the excavated area the top course of a brick feature and further west the top of a concrete wall projected above the fill layer (see section and plan, Fig. 14).

To the west of the concrete wall the area had been considerably disturbed by later concrete piles and a feature (perhaps a soakhole) surviving as a jumble of large basalt rocks. The western 8 m of Area A was therefore abandoned and has not been included on the plan (Fig. 14).

The fill layer was removed by hand from the remaining area. All cultural material was kept, except from the area west of the concrete wall, which was sampled only.

The concrete wall was found to be c. 300 mm high, consisting of a crude rubbly conglomerate. It rested on the natural subsoil, a yellow-brown clayey silt, and partially covered two postholes, one 390 mm deep on its west side, the other only 60 mm deep on its east (Fig. 14). Five other shallow postholes (between 60 and 130 mm in depth) were located east of the wall, all covered by the layer of fill. Occasionally fragments of ceramics from the postholes could be joined to others found elsewhere in the fill layer.

The brick feature to the east proved to be the remains of a rectangular fireplace opening to the west. It consisted of six courses of bricks at the south end and seven at the north (Pl. 8). Within it other bricks had been laid on their sides, apparently forming a base, although the bricks in the centre seemed to have been removed. These internal bricks were laid over small scoria cobbles, and larger scoria boulders appeared within the mouth of the fireplace.

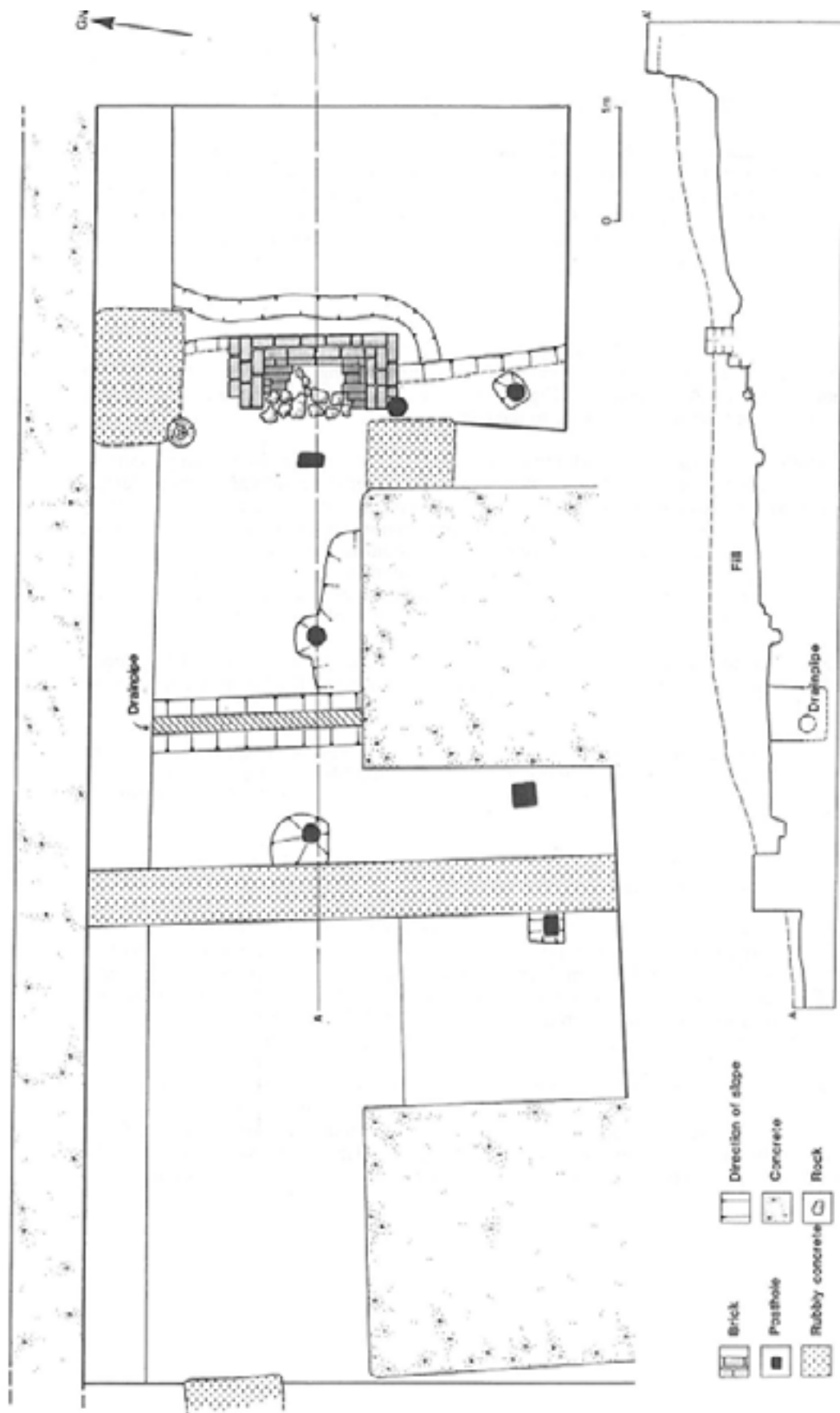


FIG. 14. Excavation of Area A: plan and section. N.B. Western 8 m of Area A not shown owing to disturbance.





(a) Area A fireplace, looking east.



(b) Area A fireplace, looking south, with some of the bottles still in place.

PLATE 8

No charcoal was found in the fireplace itself, but a large spread lay just to the west, tipping down the natural groundslope at this point. Inside and extending just to the west of the fireplace was a c.150 mm layer of white 'pipeclay' covering a group of almost complete black glass 'beer' and square case gin bottles, and one or two sauce bottles (Pl. 8b). This layer appeared to have been deliberately deposited to protect the bottles and was evidently still soft when deposited, as deeply embedded artefacts from the fill layer above showed. It was not clear why this should have been done. The clay was not local. The fill close to the fireplace contained many brick fragments which may originally have derived from it.

The fireplace itself was constructed from a mixed assortment of brick types, all hand-made. Some were marked with one or two thumbprints, and others with patches of green-gray glazing. At least half of them were incomplete, and they were held together with a mixture of mud and fragmented shell (see Vol. 2, Section 9).

Behind the fireplace was a shallow drain, cut into the natural subsoil. Further west, and parallel to the concrete wall, a trench for a more recent drain had also been cut into the subsoil, and contained a brown-glazed ceramic drainpipe 150 mm (6 in.) in diameter set in yellow clay. The fill layer sealed this feature.

Two large blocks of crude rubbly concrete similar to that used for the wall lay to its west, close to the fireplace, and a third to its east (Fig. 14). Massive concrete foundations either side of the wall were part of the Whitcoulls building (Fig. 1), the concrete used being a finer mix. Artefacts from the fill layer were embedded in the lower few centimetres of these foundations, which had been poured *in situ* into a trench cut through one of the earlier concrete features and covering the drain.

## 4.2 Discussion

The remains excavated in Area A represented at least three phases of building activity

### 4.2.1 Phase 1. Timber Buildings

The earliest activity was represented by the postholes, fireplace and shallow drain, which were set into the natural yellow-brown clayey subsoil and covered or cut by later features and deposits. There was no buried soil horizon to indicate the original ground surface, and presumably the area had been cleared of vegetation down the subsoil prior to building.

The six shallow postholes east of the concrete wall were aligned with each other and the fireplace and were interpreted as the remains of a single structure. The postholes would have held foundation posts to support the outer frame and a raised timber floor, presumably at the level of the base of the fireplace. Since the subsoil east of the fireplace lay above this level and contained no postholes, the structure did not appear to have extended beyond the fireplace (see section, Fig. 14). These features therefore appeared to represent a narrow timber cottage c.4 m wide, set lengthways towards Chancery St and with a chimney stack on its eastern side. The shallow drain immediately east of the fireplace was probably intended to carry run-off from the roof towards Chancery St. Other rows of postholes would have lain outside the excavated area to the north if the building fronted the original street, and perhaps also to the south.

It was not clear whether the posthole west of the concrete wall belonged to this or an adjacent building. No other postholes were located west of the wall, but here the area was very disturbed by later activity (see above). However, because it was deeper than the other postholes and not ideally spaced in relation to them, it seems more likely to relate to an adjacent building.

There was no artefactual evidence to provide an initial date for the Phase 1 timber building with the fireplace, all the cultural material deriving from the layer of mixed fill which overlay its remains. However, since this was the earliest building located within the area it seems highly likely that it represents one of the four buildings shown in the plan along the Chancery St frontage. It certainly had the character of one of Auckland's earliest buildings, being small and fairly crudely built. The use of both square and round posts (Fig. 14), and the construction of its fireplace from a varied assortment of bricks held together with a mud and shell 'mortar', indicates that it was constructed of whatever materials could most easily be obtained, and presumably for the lowest cost. This must have been a common feature of the earliest years of settlement, but especially so in the poorer quarters of town such as the Chancery St area.

It is possible to identify the building more precisely in later years from photographs and plans of the area dating from the 1860s on. Figure 15 collates this information. Three photographs showing the area and dating from c.1864, 1869 and 1875 have been traced (for clarity) and can be compared with city plans drawn up in 1842, 1866, 1882 and 1908 (see Figs. 7, 9, 11, 12, and Pls. 3-5 above for the complete versions). In the tracings from photographs brick buildings are indicated; the remainder are timber.

The positions of the relevant allotments and excavation areas A-C have been overlaid on the city plans. It can be seen that although the 1842 and 1908 plans appear to be fairly accurate as regards allotment boundary positions, the 1866 and 1882 plans do not (see above, Section 2.3).

From the 1866 plan and 1864 photograph it can be seen that the four small 1842 buildings on Allotment 22 have been replaced by two timber buildings. In the plan they are shown as one block, but the plan key describes this as containing two dwellings. (They are also mistakenly described as brick, though the plan shading and photograph clearly indicate wooden buildings).

The eastern of the two buildings on 22 is a small timber cottage with a sloping back extension and a chimney stack on its eastern wall, and in both size and position it corresponds extremely well with the archaeological remains of the Phase 1 building. Although the Phase 1 structure was not found right on the supposed eastern Allotment 22, it was close enough allowing for distortions through historical record (see above) to support this identification.

It also appears highly likely that this was the same timber cottage shown on the eastern part of Allotment 22 in the 1842 plan. In both the plan and the 1864 photograph the easternmost building appears to occupy the same amount of street frontage (approximately one quarter), which probably indicates that these buildings were the same.

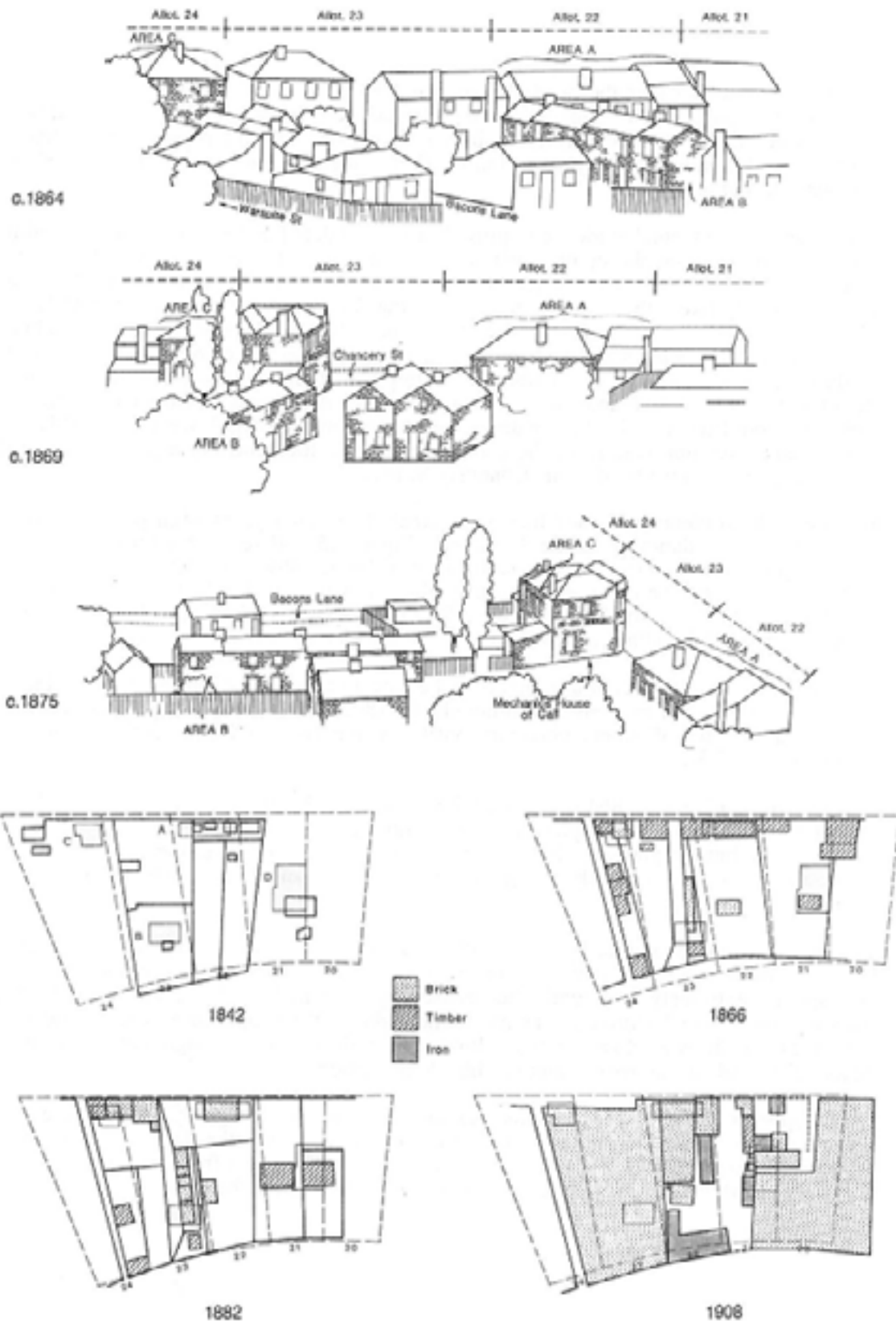


FIG. 15. Pictorial evidence of buildings which occupied Allotments 20-24 (up to Bacons Lane) between 1842 and 1908. The top three views are traced from photographs taken c.1864, 1869 and 1875 (Pls. 3-5). Below are details from the city plans of 1842, 1866, 1882 and 1908 (see Figs. 7, 9, 11 and 12). Original allotment boundaries and excavation areas superimposed.

The main Phase 1 building therefore stood on Allotment 22 D from January 1842 or before until some time between 1875 and 1882, as the plan and photograph on Fig. 15 indicate. It was initially owned by Francis Hamilton, gentleman, and sold in 1863 by his heir to John Cromwell, a baker, who sold it to William Moores, settler, the following year (see Appendix 1 Part 1). It remained in Moores' possession until at least 1870, after which date its ownership is not known. It was unlikely to have been occupied by Francis Hamilton, who in 1845 is recorded as leasing a wooden building in Chancery St to Isaac Fowles, a labourer, and in the later forties and fifties as living successively in Mt Albert, Titirangi and Panmure (1847-54 JL). Nor does Moores' name appear in a full list of residents in the 1866-7 directory. It therefore probably remained a rented labourer's cottage throughout its life.

The photographs and plans of the 1860s show another wooden building adjoining the cottage on its eastern side, but no signs of building foundations were revealed archaeologically. It does not appear to have extended as far south as the Phase 1 building on Allotment 22 D, and may have lain entirely outside the excavation area.

The seventh posthole, west of the later concrete wall, appeared to relate to a separate structure (see above). It must have belonged either to the neighbouring cottage marked on the 1842 plan, which lay on Allotment 22 B, or to a larger timber building which had replaced it by c.1864 (Fig. 15).

Allotment 22 B belonged to Andrew Rooney, a shoemaker, from 1842 to 1855, when it was sold to Michael Kilfoyle, settler. In 1861 it passed to Francis Kilfoyle, a messenger, and in 1870 to Martha Ann Burke and later her husband Alfred James Lindsay, a labourer. (See Section 2.3 and Appendix 1 Part 1). However, the large timber building in place by c.1864, and a brick structure which replaced this some time between 1866 and 1869 (see Fig. 15) extended into Allotment 22 A, owned by the Gamble family. The buildings may have been erected and managed jointly by the two owners, or probably one had leased property to the other under an unrecorded agreement.

Again it is difficult to establish whether any of these owners occupied the property themselves. Andrew Rooney may have, as a jury list of 1844 records him as a shoemaker in Chancery St, but by 1845 he had let the property to Thomas Clarke, a brickmaker (Appendix 1 Table 1). One of the Kilfoyles may have lived there, as a labourer by that name is recorded living in Chancery St the year before they officially acquired the property (1854 ER). Both of the small timber cottages which initially occupied Allotment 22 B and D seem therefore to have served as accommodation for labourers.

#### 4.2.2 Phase 2. Brick Building

The second phase of activity was represented by the concrete wall foundation, three blocks of very similar rubbly concrete, the drain cut parallel to the wall and the layer of rubbish tipped over the area (Fig. 14).

The wall foundation and the two western concrete blocks overlay or cut into the features of both Phase 1 timber buildings and therefore postdated them. The similarity in the concrete mixture used for the blocks and the wall indicated that they derived from the same building. They cannot therefore have been part of the early brick structure shown in the 1869 and 1876 photographs and 1882 plan (Fig. 15), since this lay adjacent to the main Phase 1 timber cottage and was at one stage contemporary with it. This building was apparently demolished leaving no archaeological trace within the area investigated.

The concrete features must have belonged to the only other brick building recorded in this position between the demolition of the timber buildings and the erection of the concrete Whitcoulls building (see Phase 3 below). This was the eastern of two double-storey brick buildings fronting Chancery St on Allotment 22 and shown on the 1908 plan (Fig. 15). A Deposited Plan of 1897 shows it already in place (DOSLI, DP and it is identified there and in street directories as Hellaby's stables and salt store. It appears in the directories by 1894.

The ceramic drain was laid beneath this building prior to its construction, and was probably intended to service it. It was constructed of hard brown-glazed ceramic pipe more characteristic of the later 19th century than the earlier, when unglazed drains were common (see Vol. 2, Section 9).

Quantities of rubbish were spread over the entire area some time after the demolition of the Phase 1 buildings, tipping into the fireplace and empty postholes. The drain was also covered by this material and therefore pre-dated its deposition. This dumping of rubbish must have at the same time as a similar event in Area C (see below), where several layers of fill were dumped over the remains of earlier buildings, since part of a pie-dish from Area C was found to join another fragment from the Area A fill (see Vol. 2, Section 2.1). The rubbish deposits therefore derived from the same source and must surely have been dumped at the same time. In Area C this occurred in 1893/4 as the fill layers were sealed by the construction of a brick building datable to that period by documentary evidence (see Section 6.2). In Area A, therefore, the rubbish deposit was also in place by 1894. It must predate the construction of Hellaby's stables and salt store (Fig. 12), which were built by 1894 and remained on Allotment 22 until at least 1908.

The fill from both areas was very mixed. It contained a wide range of material manufactured in the period 1820s-1890s with the majority dating to the 1850s and especially the 1860s. Relatively few of the datable items could be assigned dates later than c.1870. (See Vol. 2). The assemblage has all the characteristics of the contents of a rubbish dump accumulated over a period of time, from the earliest period of settlement in the 1840s to the 1890s.

The source of the material cannot be established with certainty, but it may well have been brought in from elsewhere on the site. It may have been necessary to cut down the higher ground to the south to provide a level surface for the new brick buildings, in which case the fill would comprise soil and rubbish pushed down from the rear of the allotments being redeveloped (22-24). Or extra material may have been brought in from elsewhere to cover the remains of demolished buildings and raise the ground level near Chancery St. If so the source may have been no further away than Allotments 19 and 20. These remained largely unbuilt on until this century, and it was common practice in the

Chancery St area to convert open spaces into rubbish tips from the earliest times (Curson 1974: 109, cited by Palmer 1978: 11). Allotment 19 was certainly used as a general dumping ground throughout the period of accumulation (1840s-1890s) and beyond (see below, Section 10.1). With such a convenient source of filling material close at hand, and in an area required for clearance and redevelopment, it would seem unnecessary to import material from further afield.

Whatever purpose the dumping served, the fact that two separately owned areas received material from the same source at the same time may indicate a joint development of much of the area east of Bacons Lane.

#### 4.2.3. Phase 3. Concrete Building

The final phase of building was the construction of the Whitcoulls warehouse and carpark, a concrete-floored structure supported on massive concrete blocks (see Fig. 14) poured into trenches dug through the fill layer. This was recorded as under construction in 1936 and was originally owned by the firm of Bycroft (DOSLI, SO 29199 and DP 28853).

### 4.3 Conclusion

Area A was excavated in the hope of recovering the remains of four buildings recorded on Allotment 22 in the 1842 plan. Although over half the area was found to be too disturbed by later activity for the archaeological deposits to have survived, parts of two early timber buildings were revealed.

The structure on Allotment 22 D comprised a narrow timber cottage c.4 m wide with a chimney stack on its eastern wall which could be clearly correlated with a building shown on a plan and photographs of the 1860s and 1870s. Since this building appeared to be the same size and to occupy the same position as that on the 1842 plan it was concluded that they were one and the same.

Structurally the building was not impressive. Its foundation posts were a mixture of shapes and sizes, and the fireplace was cobbled together from an assortment of mainly broken bricks held together by a mud and shell mortar. Even so it survived for over-30 years before it was demolished, some time between 1875 and 1882.

During its life it had three recorded owners: Francis Hamilton 1841-63, John Cromwell 1863-4, and William Bushell Moores 1864-70+. There is no evidence that any of them lived in it, and it was probably always rented out as a labourer's cottage. Only one tenant's name is known - Isaac Fowles, a labourer, in the year 1845.

Adjacent to this building, on Allotment 22 B, a single posthole represented another of the buildings recorded in 1842 and/or a larger timber structure which had replaced it by 1864. The original owner of this property, a shoemaker called Andrew Rooney, may have lived there briefly, but by 1845 had let it to a brickmaker called Thomas Clarke. Between 1855 and 1870 it was owned by the Kilfoyle family, one of whom (a labourer) may have occupied it initially. In its early years at least, this property also seems to have provided accommodation for manual workers.

The large timber building was in turn replaced by a brick building some time between 1866 and 1869, but no trace of this had survived.

The allotment was redeveloped during the 1890s, with a more modern drainage system and double-storey brick buildings lining Chancery St. Concrete foundations on the eastern part of the allotment were identified as the remains of Hellaby's stables and salt store, built before or during 1894.

As part of the redevelopment quantities of rubbish and soil from the same source were spread over both Areas A and C, indicating a joint development of neighbouring properties. The purpose of this dumping was either to cover the remains of earlier buildings and to raise the ground level in relation to Chancery St or to dispose of material cut down from the higher ground to the south. This material was accumulated during the period 1840s-1890s, and if not taken from the south of Allotments 22-24 was probably brought in from elsewhere on the Chancery St site, where vacant lots were used as general dumping grounds.

The 19th-century artefacts recovered from this fill included a wide range of types, many of which had not previously been recorded. The assemblage is therefore of considerable value in reconstructing the range of goods available in Auckland in the 19th century, and in particular to the less advantaged inhabitants of the Chancery St area (see Vol. 2).



## 5.0 EXCAVATION OF AREA B

An area on the southern part of Allotment 23 was excavated in the hope of recovering evidence of a building marked on the 1842 map (Figs. 4 and 7). This was owned, but not necessarily occupied, by Edward Costley (see above, Section 2.3.2). Owing to doubts about the accuracy of the plan, a large area was initially marked out for excavation to ensure that the site of the early building would fall within it, but in the event the excavation could not be extended as far south as originally hoped owing to the contractor's safety requirements.

### 5.1 Results of the Excavation

An area 10.75 m east-west by 8 m north-south was excavated c.1.25 m west of the original boundary between Allotments 23 and 22 (Fig. 13). The concrete floor of the recently demolished Sarten carpark was broken up and carefully cleared away by machine. It came away cleanly over most of the area, exposing what appeared to be a brick pavement or floor.

Careful cleaning revealed that the bricks had in fact been removed, leaving only brick and mortar ghostmarks on a concrete base (Fig. 16). This base extended from the edge of Area B for c.7 m, and for the whole length of the area from north to south. Set into it were ten 500 mm square scoria stone blocks which projected c.10-20 mm above the surrounding concrete base. The blocks were arranged in three rows running north-south, the distance between each row being 2.25 m. The eastern two rows each consisted of four blocks evenly spaced 1.25 m apart, but the western row contained only two blocks c.3.3 m apart. One of these had a piece of slate laid on top of it. Between the western and central row the ghostmarks showed that the bricks had been laid in a north-south direction, but between the central and eastern rows they had been laid east-west. Beyond the eastern row there were no visible ghostmarks, and the concrete base was very crumbly and degraded compared to that elsewhere.

The concrete base came to an end at the row of stone blocks, which projected slightly beyond it. Towards the south at this point the edge was clearly defined by a thicker strip of concrete c.300 mm wide and slightly higher than the rest of the floor, but to the north the edge of the concrete was crumbling away. It appeared to cover the two western stone blocks.

West of the concrete base was a featureless hard brownish-yellow subsoil of clayey silt, which had occasional bits of rocks stamped into the surface in no discernible pattern. This lay immediately beneath the concrete floor of the Sarten carpark.

Towards the south of Area B, near the centre of the paved area, was a round ceramic drainpipe set vertically into the ground, enclosed at the surface by three bricks and the edge of one of the stone blocks. It was 600 mm deep and contained a sludgy fill in which were found an unidentifiable metal object, a fragment of brown-glazed Staffordshire ware and a few fragments of wood (later identified as kauri (*Agathis australis*)). These were the only finds from Area B. The drainpipe itself was a buff-coloured ware with a brown mottled glaze. There was no evidence of a horizontal drain leading from it, or of any slope on the surface of the concrete floor that might have directed water towards or away from it, and since the subsoil was fairly impermeable it was not clear how this drain would have functioned.

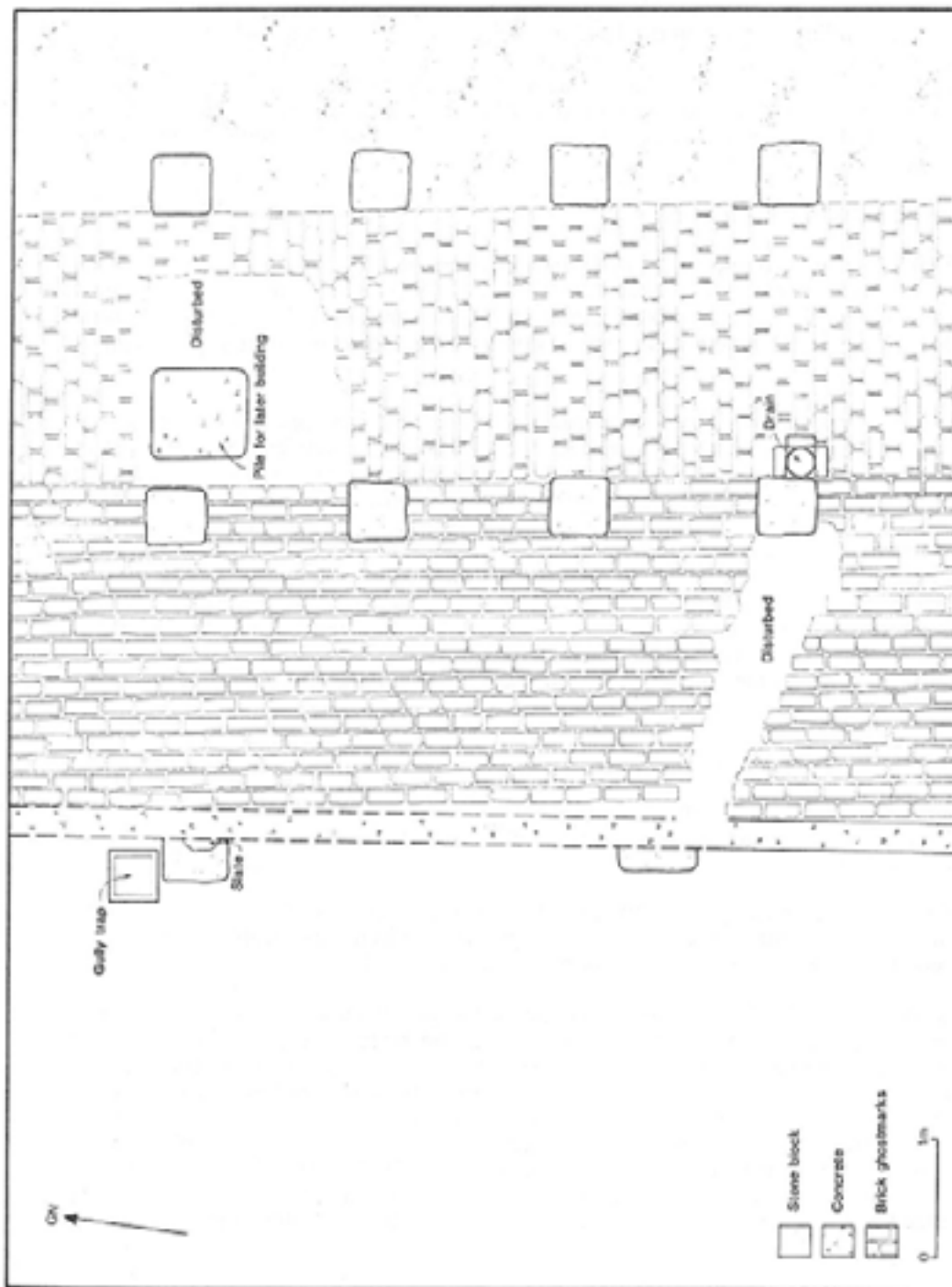


FIG. 16. Excavation of Area B: plan.

A gully trap of similar ceramic material was located to the west of the brick-paved structure. It consisted of a round curved pipe topped by a square mouth, with an internal ledge. It contained rubble which had been concreted in and could not be removed, but again there was no horizontal continuation to carry off accumulated water.

There were two areas of disturbance (Fig. 16), the one caused by the setting in of a large concrete pile for the Sarten building, the other a result of damage during clearance by the machine.

Part of the concrete base was excavated manually and found to consist of a pinkish rubbly conglomerate c.120 mm thick, set hard at the surface but crumbly below. It rested directly on clean natural subsoil of yellow-brown clayey silt.

The remaining concrete was cleared away by machine in the hope of locating earlier features, but only featureless subsoil was revealed. The scoria blocks were found to be c.200 mm deep, set on top of a c.900 mm square by 100 mm deep block of concrete of similar composition to that of the surrounding base.

## **5.2 Discussion**

The structural remains uncovered in Area B related to a much more substantial building than the wooden cottage marked on the 1842 map. Only part of the structure was exposed, the remainder continuing to the north, south and east. It had a partial brick floor laid on a concrete base into which were set three rows of stone blocks.

The building lay directly on clean undisturbed subsoil which carried no evidence of an original ground surface or earlier structures. Originally the ground at this point would have sloped down from south to north (see above, Section 3.2 and Pl. 1), and the area had clearly been cut down to provide a level surface for the brick-floored building. Any remains of earlier buildings would have been removed during this operation.

Plans and photographs of the site from the 1860s to the early 19th century (Fig. 15) show that the small 1842 structure had been demolished and was replaced by two successive structures. The second of these survived (with major interior remodelling in the 1930s) until the redevelopment of the 1980s (see above, Section 2.3.7). Unfortunately it was not entirely clear which of the two structures was represented by the archaeological remains.

The first, in place by c.1864 and surviving until at least 1882, was a long narrow two-storeyed brick building towards the rear of Allotment 23. The photographs (Fig. 15) show that the building consisted of four adjoining brick structures stepping down the hill, similar in width to the cottage on the eastern of Allotment 22 which may have been no more than c.4 m wide (see Section 4.2). However, at one stage these four structures are known to have housed five dwellings (key to 1866 plan, see Fig. 9).

Throughout its recorded existence it was owned by the McArthur family. Peter McArthur bought the whole of Allotment 23 in 1852. In 1876 it passed to his son and wife and in 1892 from them to Eliza Jane Paterson (see Appendix 1 Part 1). McArthur owned other buildings on the Chancery St frontage of Allotment 23, and it was there that he carried out his business, as the proprietor of a general store in the 1860s, and of the Mechanics House of Call in the 1870s (see Section 2.3). The terrace of houses to the rear was probably let out as low-cost accommodation for the working classes, as seems to have been general practice in the neighbourhood. Some of 38 heads of household listed in the 1866 street directory presumably lived here, but it is not possible to identify which ones occupied the five dwellings contained within the building.

Peter McArthur established a lane to the west of the building providing access to Chancery St and Victoria Quadrant (Kitchener St) (Fig. 15, 1866 and 1882 plans). Its name is not recorded, however, and it did not survive the redevelopment of the 1890s.

By 1894 the row of terraced houses had been replaced by a large two-storey brick building covering the whole of 23 and the half of Allotment 24, up to Bacons Lane. These were identified on the 1897 plan as the Paterson stables, and their appearance can be dated by street directories to 1894. Eliza Jane Paterson, the wife of William Paterson, a grain merchant, bought Allotment 23 in 1892 and over the next few years acquired most of the remaining properties between it and Bacons Lane. Figure 12 shows the extent of the building, while photographs taken in 1902 and 1921 (APL 995.1101 negs. W031 and W468) show the roofing arrangement - three adjoining gable roofs of equal width running the whole length of the building. By 1910 the stables had been converted to garages. The outer walls of the building were retained until its demolition in the 1980s, but the remainder was rebuilt in the 1930s (see above, Section 2.3.7). It is not clear to what extent this rebuilding would have included the replacement of the floor.

The position of the archaeological remains in Area B, confined to the eastern half of Allotment 23, with the excavation area stopping c.1.25 m short of the eastern allotment boundary, seem more appropriate to the earlier terrace of brick houses, which occupied precisely this position (Fig. 15, 1866 and 1882 plans). The 1894 building, on the other hand, extended over the whole allotment (Fig. 15, 1908 plan), but there was no archaeological evidence of structural remains on the western half of the allotment below the level of the recent concrete floor. The construction details, however, seem less appropriate to the earlier building. There was no adequate foundation to support the external wall of a brick building, only a 300 mm wide concrete strip on the west of the structure, which would seem better suited to supporting a frame wall. If it did support an external wall it is not clear what purpose the two western stone blocks would have served. One carried a slate, probably a damp-proofing device.

The drain and gully trap had machine-made bases and were of a type probably not made until c.1870 or 1880 (see Vol. 2, Section 9). They were therefore manufactured some time after the terraced building was erected (although they could have been later additions to an existing building).

The use of concrete for the floor base might also suggest a later construction date. The concrete was certainly very crude and degraded, but although the use of concrete in the 1870s seems to have been fairly common, it is not known to what extent it would have been used in the previous decade (Jeremy Salmond, pers. comm.).

However, if the brick paved floor was the part of the 1894 stables, there seems no explanation for the absence of structural remains on the part of Allotment 23. The 1908 plan and 20th century photographs (see above) show a single building covering the whole allotment and continuing up to Lane. Early photographs (Pls. 3-5) and information from boreholes drilled at various points on the site (report by Beca Carter Hollings and Ferner) show no evidence of a rise in the original ground level towards the west of the allotment, which might have accounted for a higher floor level at this point. Nor was there any evidence of a floor slope towards a drain, which would be a normal feature of stables.

The stone blocks were fairly substantial, and almost twice as large at the base as on the surface. They were presumably intended to be load-bearing, and the eastern two rows, which were regularly positioned down the length of the building and exactly central between the eastern boundary of Allotment 23 and the western edge of the structure, probably posts which supported an upper storey. They would also have been suitably spaced to serve as stall dividers, if they did belong to the stables, being just under 2 m apart within the rows, which were set 3 m from each other. The suggested layout would therefore be two rows of stalls c.2 x 2.5 m in size down the eastern and western sides of the structure, with a 3 m wide passageway in the middle.

Whichever building the archaeological remains represented, there remain some puzzling structural features. One is the western row of stone blocks, since these were spaced much further apart than in the other rows and appeared to be covered by a thicker strip of concrete, either a foundation for a frame wall at this point or an edging to the brick-paved area. The concrete was of one build with the rest of the floor and not a later addition. If the blocks supported posts, these would seem to have been set on top of the concrete strip.

Another is the function of the gully trap and drain. Both were set vertically into impermeable subsoil with no provision for carrying accumulated water away. Either they were not built according to specification, or there may have been surface channels at or above the level of the brick paving which have left no trace.

### **5.3 Conclusion**

No evidence of the small cottage recorded on the 1842 plan was recovered. Excavation revealed that the original ground surface had been cut down to provide a level platform for the construction of a brick building, removing any trace of an earlier structure.

It was not clear whether the brick building represented by the archaeological remains was part of a narrow two-storey terrace of houses of unusual design and containing five dwellings, recorded in this area between c.1864 and 1882, or a brick stables built c.1894. The earlier building was owned by Peter McArthru, at various times a storekeeper and the proprietor of the Mechanics House of Call hotel, and the later by William Paterson, a grain merchant, and his wife Eliza Jane.

While the location of the archaeological remains seemed more appropriate to the earlier building, some of the structural details did not. Unfortunately, no diagnostic artefacts associated with the use of the building were recovered.

## 6.0 EXCAVATION OF AREA C

In this area it was hoped to find remains of the early building belonging to Bacon recorded in a deed dated September 1843 (above, Sections 2.3.2 and 2.5) and establish whether or not it was used initially as a bakery. The deed plan (Fig. 8) shows the building on the half of 24 B on the east corner of Chancery St and Bacons Lane. The subdivision originally measured 50 ft 6 in on the north by 40 ft east and west by 47 ft south (= 15.4 m x 12.2 m x 12.2 m by 14.3 m). The original position of the building on such a small area could thus be pinpointed with greater accuracy than the buildings recorded on the 1842 plan and investigated in Areas A, B and D.

The northern c.3 m of the allotment was known to have been taken for road widening in (see Fig. 6), but it was hoped that the rear of the building would have survived.

### 6.1 Results of the Excavation

The concrete floor of the James Sarten building was broken up and cleared away by machine, initially exposing an area c.18 m square in its north-west corner. Immediately below the concrete, about 14.5 m east of Bacons Lane, a substantial north-south wall of irregular basalt rocks was encountered. From its position this was taken to be a boundary wall dividing Allotments 23 and 24, and it was therefore established as the eastern edge of the excavation area. During the course of the excavation a brick and concrete wall c.9 m to the west and massive concrete foundations set through the archaeological deposits to the south and south-west limited the excavation to the area shown in Fig. 13, approximately 9 m east-west by 7.5 m north-south.

Test pits revealed that below the concrete and underlying rubble a thin layer of dark soil (Fig. 17, Layer 1) and a sandy layer interspersed with patches of clay and containing brick and stone debris and some artefacts (Layers 3, 4) overlay a distinctive layer of loose dark brown soil filled with artefacts, including many complete bottles (Layer 5). Since this appeared to be loosely dumped fill the decision was made to remove it carefully by machine, first clearing off the layer of sandy debris and then taking down Layer 5 a few centimetres at a time, extending back 2-3 m from the north wall of the Sarten building. A reasonable sample of the cultural material was collected by sorting through the spoil as it was removed. The bottle dump layer proved to be c.200-500 mm thick and overlay a more compacted brown soil containing fewer artefacts (Layer 6). This was also removed by machine until a stone surface was encountered and manual excavation was resumed.

#### 6.1.1 The Stone-Walled Structure

The stone surface proved to be a pavement or floor of sub-rounded vesicular basalt cobbles c. 100-200 mm in diameter (Figs. 17 (upper cobble layer) and 18; Pl. 9a). The cobbles extended from the eastern boundary wall for c.6.75 m until they met a north-south wall of larger basalt rocks, which will be referred to as the west wall. About 3.3 m south of the north wall they came up to an east-west wall (referred to as the south wall) which formed a corner with the west wall and abutted the eastern boundary wall (Fig. 18). In the south-east of the area enclosed by these walls the cobbles disappeared. In a couple of places bricks appeared to have been used to patch the cobbled surface, or appeared beyond it in a loose jumble. The cobbles were set on a mottled yellow clay (Layer 7, Fig. 17) at the west end of the enclosed area and a brown soil containing artefacts towards the east (Layer 8).

In approximately the centre of the enclosed area was a patch of softer soil apparently edged by a slightly curved line of bricks. This contained a three-legged metal cauldron tipped at an angle and projecting a few centimetres above the level of the cobbles, and two complete stoneware ginger beer bottles stamped with the maker's names Field and Fowler (Vol. 2, Section 8, M35; Section 3, S1 and S5) placed upside down in the soil beside it (Fig. 18).

A concrete block c. 500 mm square and 500 mm deep had been set into a pit dug through the cobbled surface and projected a centimetre or two above it (Figs. 17, 18). The concrete was a conglomerate of fairly coarse rubble and the pit fill contained brick debris and some cobbles.

The areas to the west and south of the walled structure were then investigated, partly by hand and partly by machine where appropriate.

#### 6.1.2 West of the Stone-Walled Structure

A different stratigraphy was apparent (Fig. 17). The concrete and rubble overlay the same thin lens of dark soil (Layer 1), but below this was a layer of clean red-brown scoria gravel (Layer 2). The layer of sandy brick-filled debris (Layer 4) overlay the west wall but did not extend beyond it. However, below the scoria was a continuation of the distinctive 'bottle dump' layer (Layer 5) within the walled structure. It met the west wall, covering the yellow clay (Layer 7) which supported it. Below Layer 5 was a more compacted layer of red-brown clayey soil containing a few artefacts (Layer 10), which gave way to the natural subsoil, an undisturbed hard red-brown clayey silt, without any clear interface. 'There was no evidence of a buried topsoil.

Layer 10 appeared to represent subsoil modified during use of the site. Unfortunately, before the layer could be excavated it was disturbed by bottle hunters who came and pulled material from Layer 5 out of the western section below the brick and concrete wall, trampling it in. No artefacts could therefore be securely attributed to Layer 10 in this area.

Two postholes were found just beside the west wall (PH 26 and 27 on Fig. 18), set into the yellow clay (Layer 7) which lay beneath the wall and projected slightly beyond it. They penetrated Layer 10, but not the undisturbed subsoil. They clearly postdated the west wall since they were aligned on it and set through its clay base. Posthole 27 still contained a post c.600 mm long, but unfortunately this was removed by the bottle hunters before it could be drawn or identified. The posthole remained to show its position, and it has been sketched in on the plan and section (Figs. 17 and 18). The remains of PH 26 were destroyed at the same time, but again its approximate position could be reconstructed from the site notebook. Three other postholes were set on the same (PH 23) and a parallel (PH 24, 25) alignment into Layer 10 and the undisturbed subsoil beneath. All five postholes were interpreted as representing a timber building adjacent to the walled structure. PH 24 contained the remains of a kauri post (*Agathis australis*).

Also dug into Layer 10, just outside the west wall, was an irregular-shaped hole into which a large stoneware flagon was wedged (Vol. 2, Section 3, S21).

The excavation area was not extended further west because of machine access requirements and ended at a north-south brick wall set on a concrete base which rested on Layer 5 (Fig. 17).

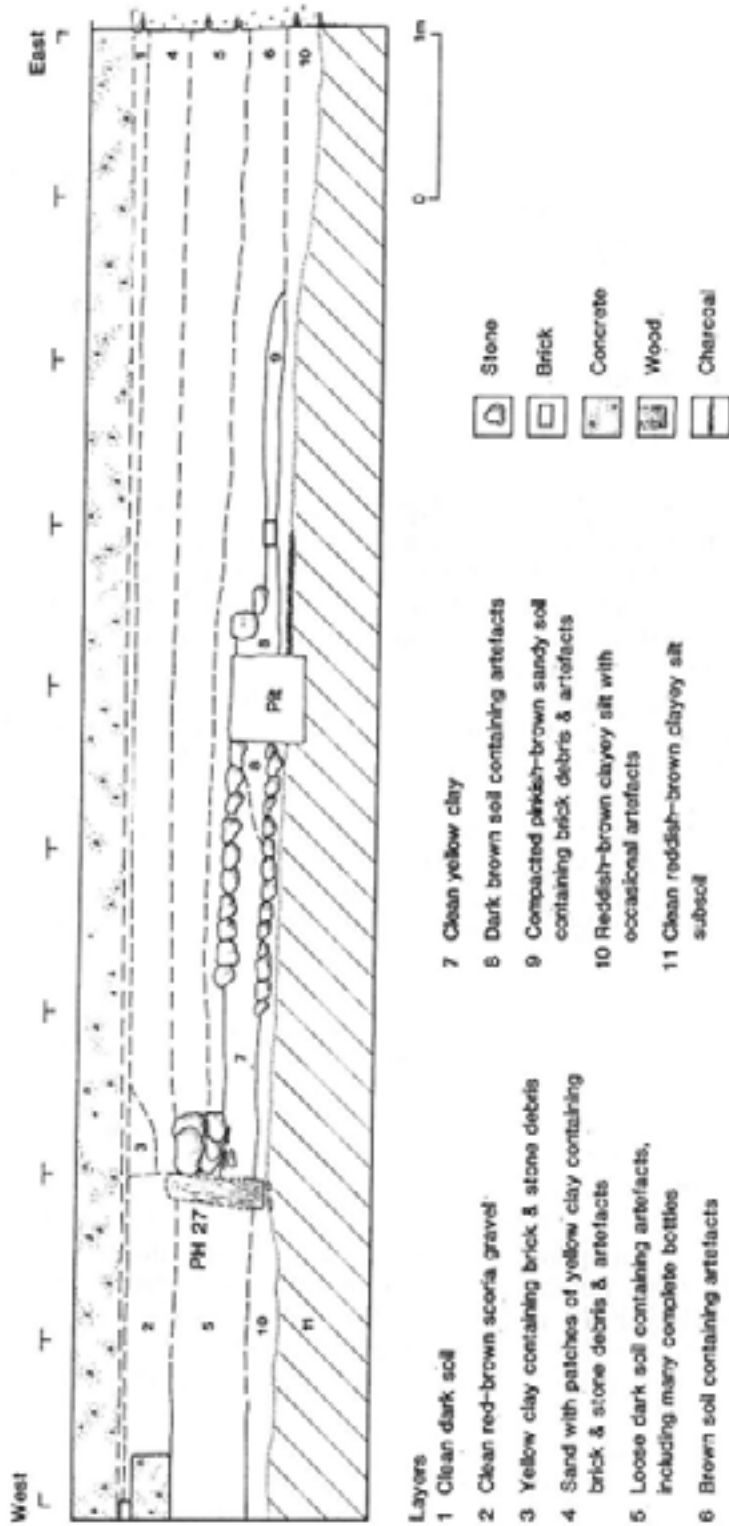


FIG. 17. Excavation of Area C: east-west section. Dotted lines indicate layer interfaces reconstructed from a notebook sketch of a standing section near the north wall, destroyed by bottle hunters before it could be drawn (see Fig. 18). Solid lines indicate features and interfaces recorded in situ slightly to the south of the original section (see Fig. 18).



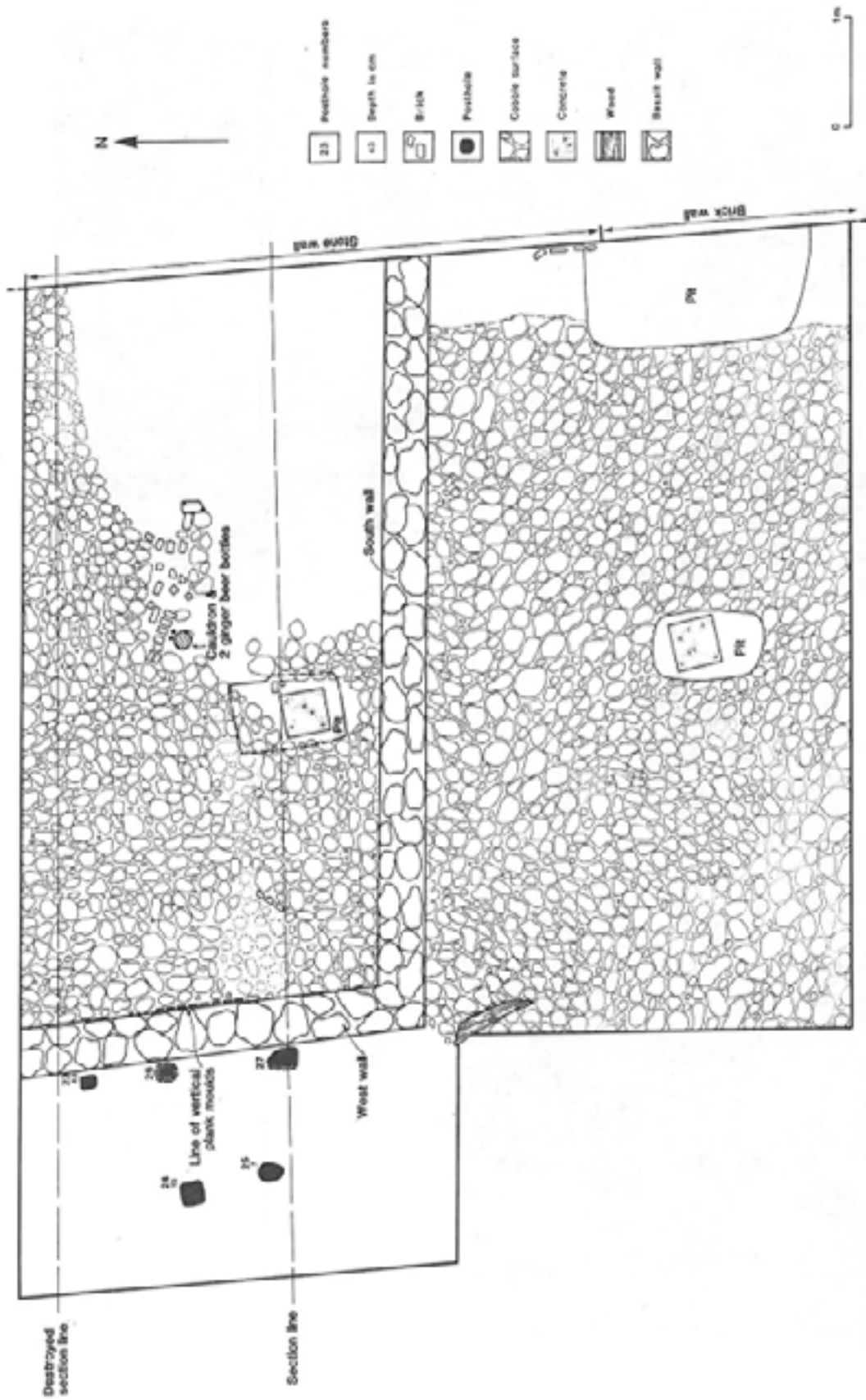


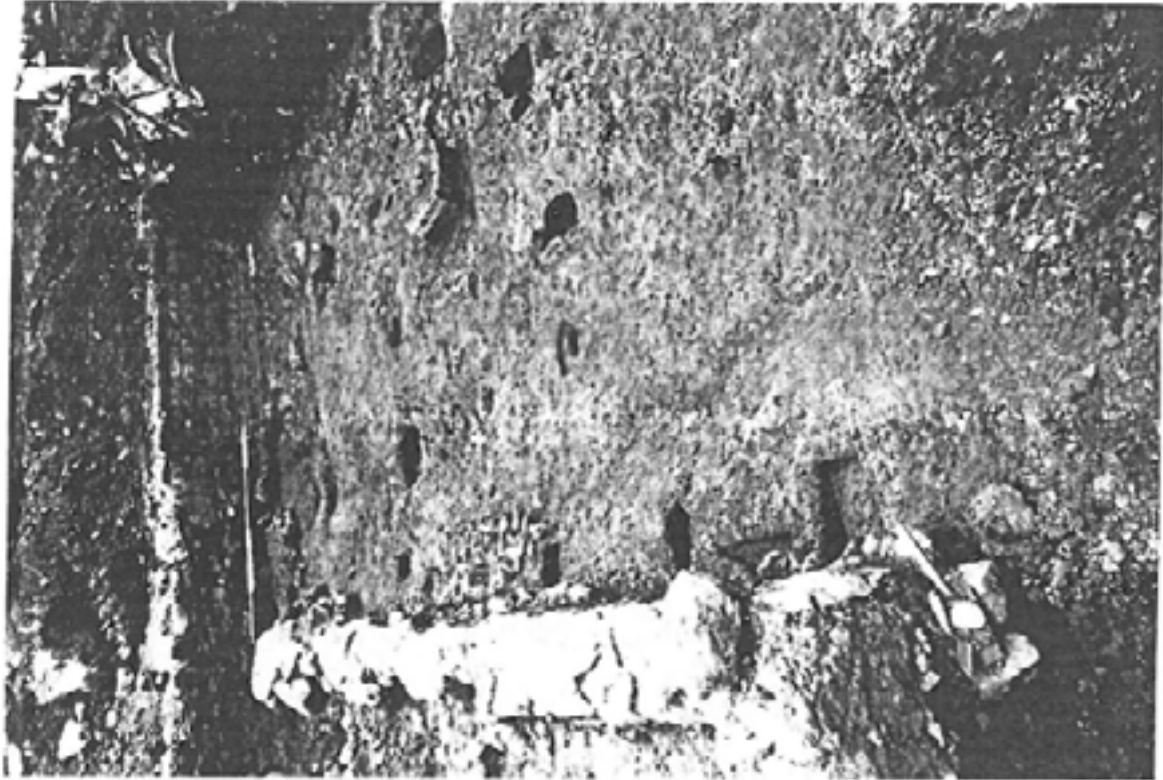
FIG. 18. Excavation of Area C: plan, showing upper cobbled surfaces and stone walls, the postholes of an adjacent timber structure, and three later pits dug through the cobbles. (See section, Fig. 17).



a

**PLATE 9**

- (a) Area C looking northwest, showing upper cobbled surface and west and south walls. Area south of walled structure unexcavated.
- (b) Area C looking east. Area south of the walled structure after removal of cobbled surface, showing postholes, south wall and later concrete block. Note also the change from stone to brick construction in the eastern boundary wall.



b

### 6.1.3 South of the Stone-Walled Structure

The bottle dump (Layer 5) did not extend south of the wall. Instead, below the concrete and its underlying rubble was a looseish mixed fill interspersed with patches of yellow clay and the occasional loose cobble near the eastern boundary wall. It contained some cultural material which was sampled during its removal by machine. Approximately 0.85 m below the concrete another cobbled surface was reached, at about the same level as the surface within the walls.

This was cleaned by hand and found to extend over almost the entire excavated area (Fig. 18), which could not be continued further to the south or west because of the presence of massive concrete piles which had supported the floor of the James Sarten building. The cobbles were of sub-rounded vesicular basalt similar to those within the walls, but appeared to be slightly larger on average. They disappeared a metre or so from the eastern boundary wall. A large pit filled with brick and rubble had been cut through the cobbled surface close to the wall, which probably related to the construction of a brick extension to the eastern boundary wall at this point (Fig. 18; 9b). The brick wall was an addition to the stone wall, since the bricks overlapped the stone courses.

The cobbles continued beyond the excavated area to the south and west, but it is not known how far. Cut through the cobbled surface was a pit containing a concrete block identical to and aligned with the block north of the south wall.

The cobbled floor south of the wall was removed by machine and the excavation continued by hand. Over most of the area the cobbles lay on the same red-brown modified subsoil encountered to the west of the walled structure and identified as Layer 10. Again it differed from the natural subsoil in that it was slightly softer and contained a few artefacts. There was no clear interface between the two.

Immediately below the cobbles seventeen postholes, some timber slots and a few stakeholes relating to an earlier structure(s) were set through Layer 10 and the undisturbed subsoil (Fig. 19; Pl. 9b). Several possible alignments of postholes could be observed (PH 3 to 7, PH 14 to 17, PH 2-5-8-11/12, etc), and in roughly the centre of the area were six postholes which seemed to a group (PH 5 to 10). Some postholes, however, were much shallower than the rest (PH 11, 13, 16 and 17). Three (PH 10, 14, 15) still contained the remains of wooden posts, identified as kauri (*Agathis australis*). Posthole 3 had been filled with rocks and a stoneware gin bottle (Vol. 2, Section 3, S19) before the cobbles were overlaid.

Three timber slots c.70-80 mm deep and PH 1 continued beneath the south wall and were set into modified subsoil. They were surrounded by a compacted sandy deposit stained pinkish-brown, perhaps by brick dust as a jumble of brick fragments which may originally have formed a more regular surface rested on the sand beneath the eastern slot and PH. The three slots contained degraded wood, but enough survived in the westernmost slot to be identified as pohutukawa (*Metrosideros excelsa*). A thin plank lying up against the eastern boundary wall was also identified as pohutukawa.

Two irregular shaped pits south of PH 5-10 did not appear to have held posts, nor did a rectangular feature between PH 14 and 15.

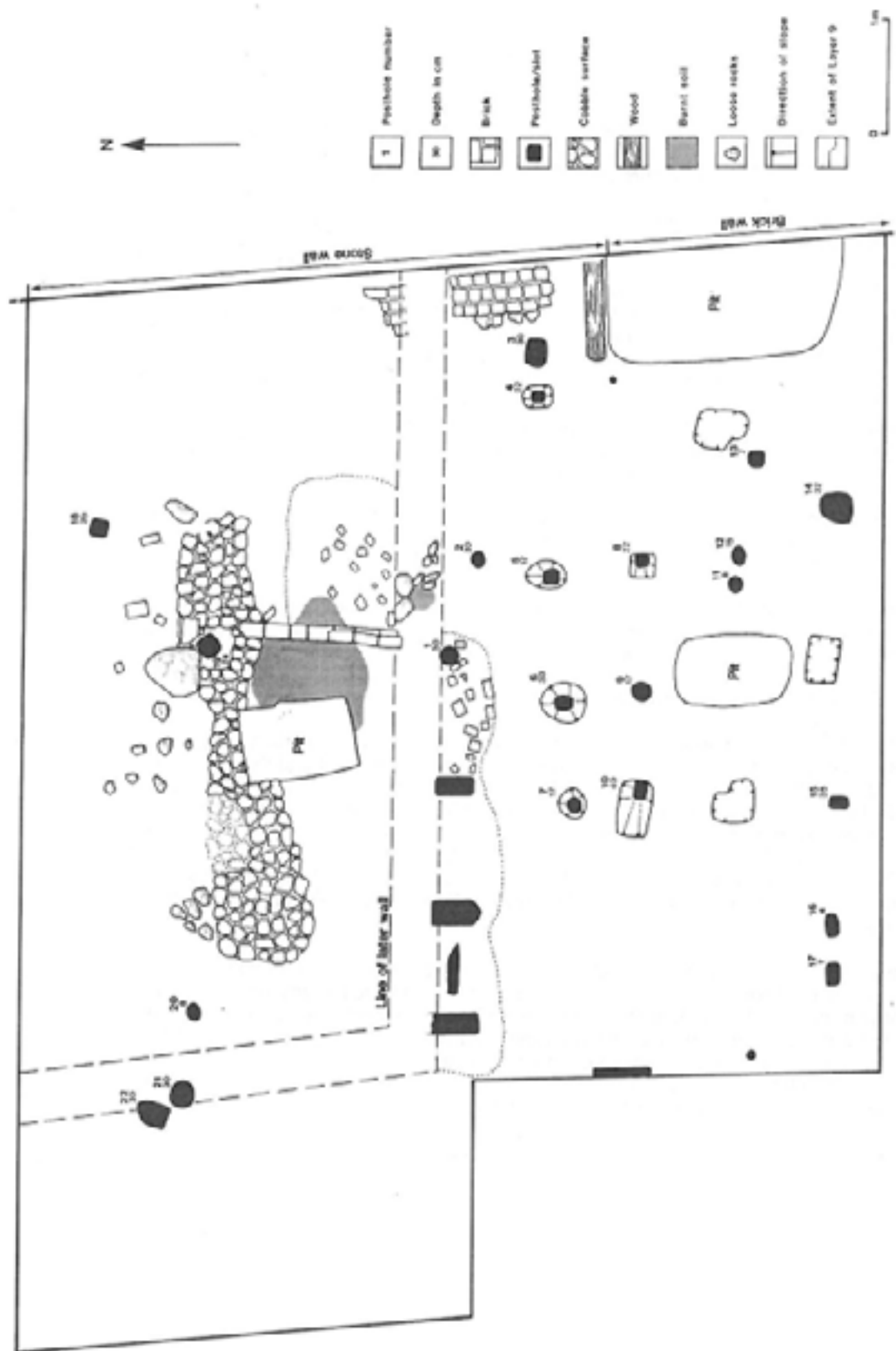


FIG. 19. Excavation of Area C: plan showing the remains of earlier features beneath the upper cobbled surfaces and stone walls shown in Fig. 18. The three pits are later intrusions.

The remains of what appeared to be a brick path were located by the boundary wall. It consisted of four rows of regularly laid half bricks, roughly broken. These were bedded on a pinkish-brown sandy deposit similar to that surrounding the timber slots. The deposit was laid over Layer 10 and covered a patch of charcoal containing fragments of kauri (*Agathis australis*) and pohutukawa (*Metrosideros excelsa*).

#### 6.1.4 Within the Stone-Walled Structure

The south and west walls and the cobbled surface they enclosed (Fig. 18) were removed by hand. The walls were c.300-500 mm high built of rough basalt rocks up to 400 mm wide between which were the remains of a crude 'mortar' consisting of mud and fragmented shell (similar to that used in the fireplace of Area A, above). The wall was c.400 m wide and extended south from the northern edge of the excavated area at a slight angle for c.3.3 m before turning to the east to meet the eastern boundary wall. There was no bedding trench for the east wall on the side within the excavation area, and it was not immediately clear whether it pre- or post-dated the south wall. It was different construction, using similar basalt rocks but with larger and more evenly matched blocks and a better quality coarse sandy mortar.

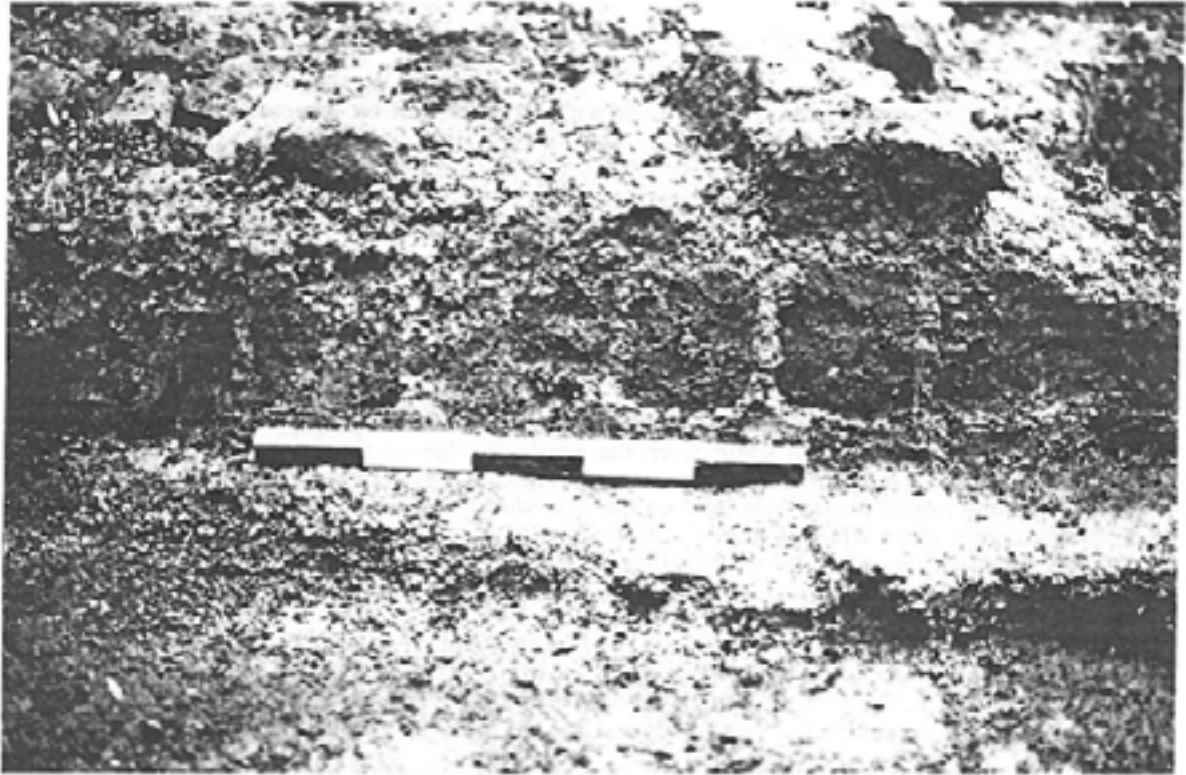
The west and south walls were of one build with the cobbled surface, since some of the cobbles extended under it and both were set on a bed of yellow clay (Layer 7, Fig. 17) at the western end. In the eastern part of the walled structure the south wall and cobbles were laid on a brown soil containing artefacts (Layer 8), which partly underlay Layer 7.

At the junction of the west wall with the cobbled floor casts of the bases of several vertical timber planks c.100 mm wide and 10 mm deep showed up in the yellow clay (Fig. 18, 10a). These were interpreted as the remains of wooden panels lining the interior of the walled structure.

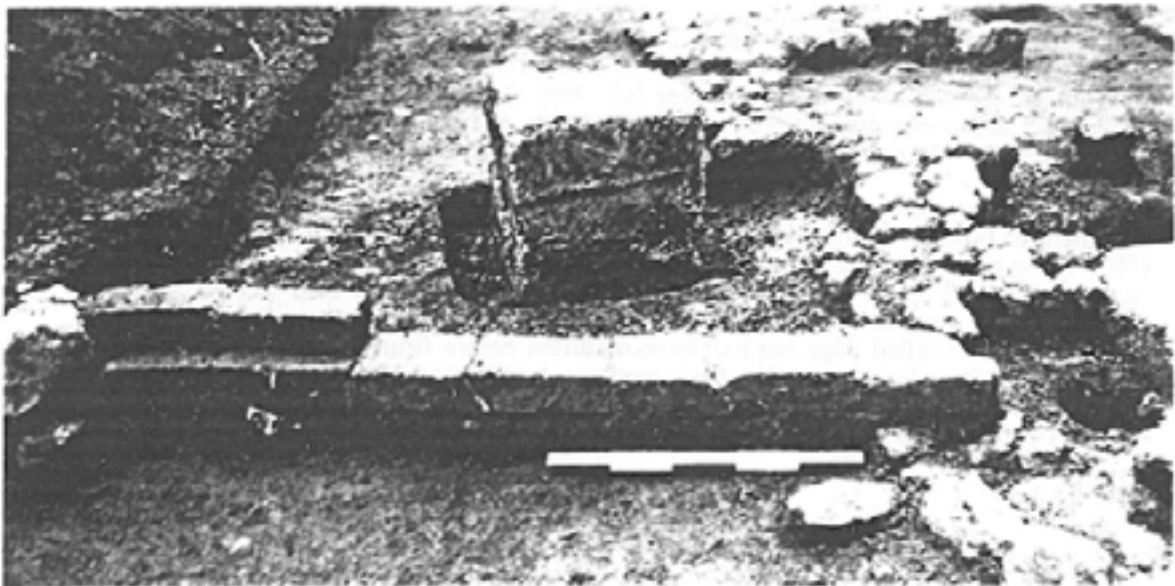
It was necessary to remove the clay (Layer 7) by machine, but the remainder of excavation was carried out by hand.

Below the yellow clay and brown soil (Layers 7 and 8) supporting the cobbles a second layer of cobbles appeared (section, Fig. 17, lower cobble layer, and plan, Fig. 19). This was not as extensive as the upper layer (cf. Fig. 18), and occupied a more or less rectangular area centrally within the walled structure. A few stray cobbles occurred elsewhere, some in a group below the south wall next to a small patch of charcoal.

Partly overlying this lower cobbled surface, and underlying the south wall, was an alignment of broad (140 mm wide) handmade bricks with bevelled ends (see Fig. 19). Three narrower (100 mm wide) handmade bricks had been placed on top as part of an upper course originally aligned with the western edge but slightly displaced. They had been 'mortared' together with compacted clayey soil. The northernmost brick in the line did not have a bevelled edge but had been modified before firing by a notch cut in one corner and a triangular section sliced off another. An identical brick could be seen c.400 mm to the north, positioned roughly at right angles to the alignment, firmly set onto the cobbles with clayey soil. (See Vol. 2, Section 9, Fig. 32 a and b).



(a) Area C looking east, showing timber plank moulds in yellow clay (Layer 7) at the junction of the west wall and upper cobbled floor (compare Fig. 18). After removal of west wall.



(b) Area C looking west, showing lower cobbled surface, brick alignment and later concrete block. After removal of upper cobbled surface and walls.

PLATE 10

The cobbles and the brick alignment were firmly bedded on and in the same reddish-brown clayey silt encountered to the south and west and identified as Layer 10. It contained some cultural material, but there was no clear interface between this and the undisturbed subsoil, a hard red-brown clayey silt. To the east of the brick alignment were some very jumbled brick fragments on and in a compacted pinkish-brown sandy deposit very similar to that found in the area surrounding the timber slots and beneath the brick 'path'. All three spreads of sandy material are referred to as Layer 9 (see Fig. 19).

North of the brick alignment a gap in the lower cobble layer was filled with much softer soil. It was edged on three sides by cobbles and on the fourth by a very large stone, an area c.360 mm square. Dug into Layer 10 below this soft soil was a substantial posthole (PH 19), and from their positions both the large stone and the brick placed on the cobbles to its east may have been placed to support the post it once held. Another of the broad bevelled bricks lay to the north, but was not *in situ*, and a few other bricks, all hand-made and including one with a sliced-off corner and two thumbprints, lay scattered around.

Four other postholes were found in this area, two (PH 21 and 22) below the west wall, one (PH 18) in the north-east of the area, set at an angle, and a shallow one close to the west wall (PH 20) which penetrated Layer 10 but not the undisturbed subsoil. Post remnants were found in PH 22 (*puriri*, *Vitex lucens*) and PH 21 (an exotic broadleaf species). PH 26 and 27 (Fig. 18) clearly postdated PH 20 and 21, being set through the clay layer (7) which supported the west wall overlying them.

At the bottom of Layer 10, mainly to the west of the brick alignment but continuing beneath and to the east of it, was an extensive patch of burning (Figs. 17 and 19). It lay c.70 mm below the alignment and clearly predated its construction. The burnt area did not continue below the lower cobble layer and was on a level with the base of the cobbles. It was therefore interpreted as being contemporary with the cobbles, the brick alignment being added later.

In the south-east corner of the area a continuation of the brick path found to the south was seen partly to underlie the south wall. Most of the bricks beneath the wall had been removed, however, leaving traces of the compacted sandy deposit (Layer 9) beneath.

## 6.2 Discussion

The excavation revealed evidence for four main phases of building activity in the eastern half of Allotment 24 B.

### 6.2.1 Phase 1. Timber Building

The first structure (or structures) on the eastern part of Allotment 24 B was represented by postholes 1-22, Layer 9 with its overlying brick scatters and brick path, the lower cobbled surface, the brick alignment, and the timber slots. All these features were subsequently covered over or cut into by the Phase 2 building and were therefore broadly contemporary (Fig. 19). All were laid directly on or into the subsoil. Since no former topsoil was evident, it had either been completely removed during clearance for the new building, or was thoroughly trampled into the subsoil during the subsequent use of the building. The top c.100 mm of subsoil (Layer 10) was of a softer consistency and contained fragments of cultural material, indicating modification during the construction and use of the building.

The correlation between the archaeological remains of this early structure and the 1843 deed plan was surprisingly close, and confirmed that the Phase 1 features were the remains of the house on the deed plan (Fig. 20). Although this was initially assumed to be a rough sketch, it seems in fact to have been a reasonably accurate measured drawing.

The deed plan shows a small building set slightly back from the original street line, measuring c. 7 m east-west by c.3.7 m north-south, with an extension c.1.5 m by 2.3 m at the rear and a fenced backyard. (cf. Fig. 8 above; the scale was calculated from the known width of the allotment).

Comparison with the excavated evidence indicates that postholes 1-2 and 5-10 and the three timber slots represent the line of the south wall and the back extension. The slots would presumably have been used as footings to support posts, the two perhaps indicating a doorway at this point.

Postholes 3-4 may have been on the south wall line, but seem set a little too far to the south. Postholes 14-17 were probably part of the fenceline and postholes 18 and 21 part of the north and west walls of the building. Postholes 24 and 25 lay on a line dividing Allotment 24 B into two. It is not clear whether this line represented an actual fence or merely a proposed subdivision (which in fact was never officially made), and the two postholes, with PH 23, are more likely to relate to a later timber building on the western part of 24 B (see Fig. 18 and below, Phase 2a).

The lower layer of cobbles was presumably an internal floor surface. It may originally have covered more of the interior if, as seems likely, the remaining cobbles were removed when the building was demolished. Postholes 19 and 20 would not therefore have represented internal supports for a raised timber floor, but probably supported the roof or an upper storey.

There must originally have been other posts but traces of these have not survived. Posthole 20 was very shallow (see Fig. 19), and others may have been equally so, their traces destroyed when the building was demolished. It is also possible that some posts may have been set on timber slots similar to the three on the south wall line. Since they rested on the ground surface they could have been easily removed.

It was not clear whether PH 22 was part of the building. Although it underlay the later stone wall it was far closer to PH 21 than would have been structurally necessary if it were part of the same building. It may have been a replacement post.

The back extension was represented by postholes 1-2, 5-10 and the eastern timber slot. There was no sign of cobbles here and the placing of the internal posts (1 and 6) indicates that they were supports for a raised wooden floor. This may therefore have been a dry storage area for perishable goods, reached by steps from the main building.

A brick path bedded onto a sandy base ran up the east side of the building and must originally have continued north to Chancery St. Little care seemed to have been taken over it as all the bricks used were broken fragments. The remaining bricks were removed, probably when the Phase 1 building was demolished. The entrance to the backyard may be indicated by the pohutukawa plank, and posthole 3 or 4, if not part of the building's south wall, could have carried a post to support a gate at this point.



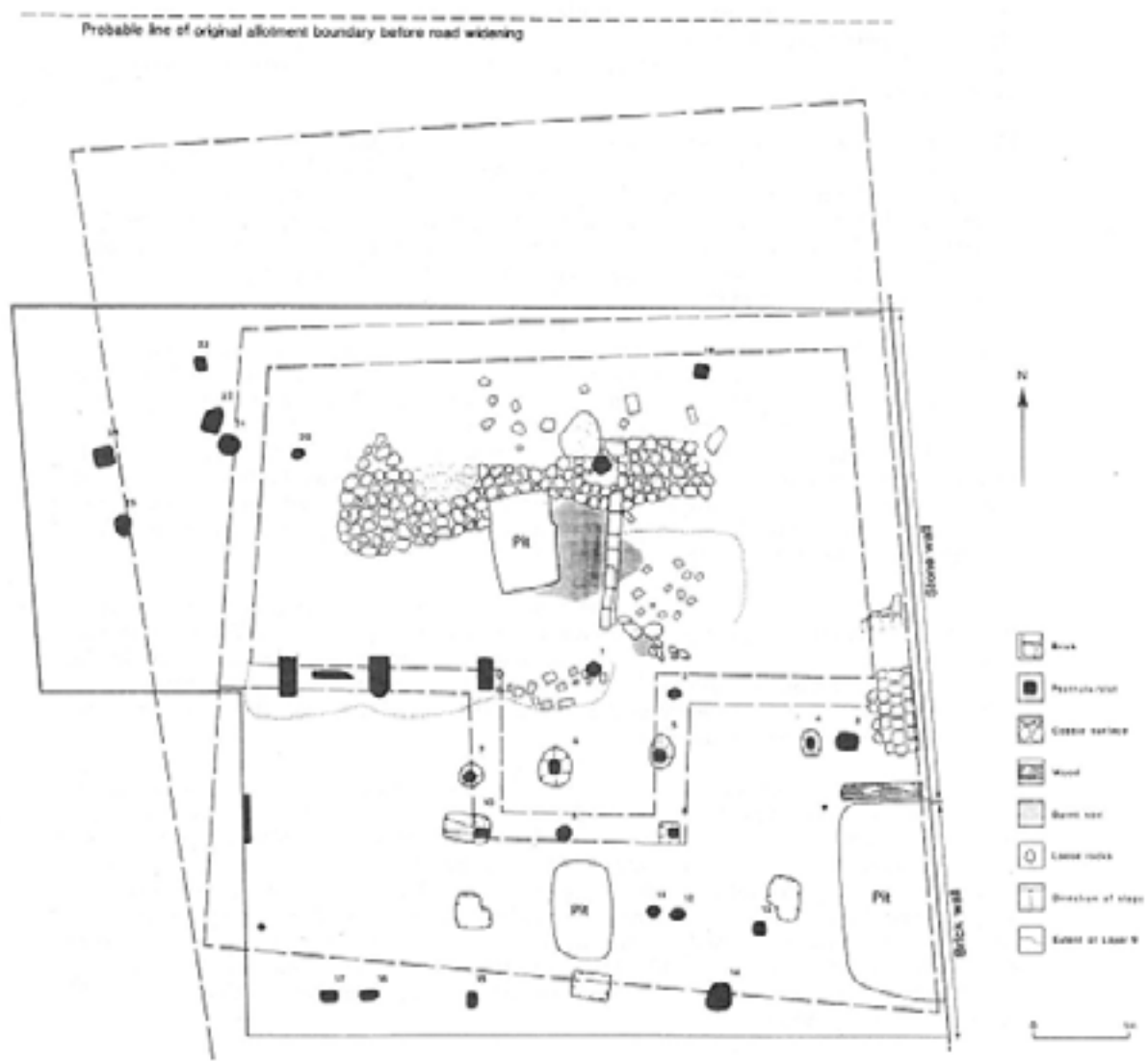


FIG. 20. Excavation of Area C: plan showing the Phase 1 features with the 1843 deed plan superimposed. Postholes 23-25 probably represent a later structure (Phase 2a). The three pits are later intrusions.

There may have been another brick surface within the building (adjacent to the brick line) and a third just south of it near the possible doorway indicated by the western two timber slots, since here were identical deposits, possibly stained with brick dust, to that which underlay the path (Layer 9). However, it is not clear why this would have continued beneath the back extension.

Not all the Phase 1 features were contemporary. The brick path and brick alignment (and by association the other Layer 9 deposits) appear to have been later additions. Sealed directly beneath the was part of a green majolica ware plate and beneath the latter a piece of willow pattern thought not to have been manufactured before the 1860s (see Vol. 2, Section 2.5.2). The dates are estimates supplied by a ceramics specialist and are based on stylistic criteria (see Vol. 2). They cannot be taken as absolute, but such dating has proved generally reliable in other contexts of known date.

The stratigraphy also indicates that these features were later additions. The brick alignment and the Layer 9 deposit to its east clearly postdated the large patch of burnt charcoal beneath them (see above, and Fig. 17). The area of burning probably represents the remains of a fireplace within the building just to the north of the back extension. Although little remains of the brick structure represented by the alignment, it seems likely that it was the remains of a second fireplace in the same position as the first, its back wall roughly aligned with the centre of the rear extension. It was bedded onto subsoil, which was also used to hold the bricks in place. It may have opened to the west, as indicated by the charcoal scatter of the earlier fireplace.

The lower course of the brick alignment was constructed of specially shaped bricks probably manufactured in the period 1840s-1860s and perhaps of Australian manufacture (see above and Vol. 2, Section 9). Their unusual design cannot be explained in the context of the Phase 1 building and they probably represent recycled bricks of a convenient size and shape to serve as the base course for the fireplace. The three bricks of the upper course were of similar date.

In addition to the use of recycled bricks for the path and probably the fireplace, a variety of wood types and sizes and shapes of posts was evident in the construction of the building, indicating a fairly basic structure built of whatever materials happened to be available (as in Area A, above). Three post fragments were kauri (PH 10, 14, 15) and a fourth (PH 21) was an exotic broadleaf species. Pohutukawa was used for the timber slot supports and the plank by the boundary wall, and if PH 22 represented part of the structure puriri was also used. While kauri and puriri are both hard-wearing timbers suitable for the construction of buildings (puriri particularly so for foundations, being easy to split and resistant to rot), the use of pohutukawa footings is unusual (Salmond 1986: 51 and pers. comm. 1989).

No pictorial record of the building's appearance has survived, but Fig. 21 shows a hypothetical reconstruction based on the known ground plan and archaeological features. Weatherboard rather than slab-built timber houses were the rule in Auckland, as photographs of this area (Pls. 2-5) and elsewhere in the city attest. The roof space may have been utilised as an upper storey, although there is no proof of this, and the placement of doors and windows can only be guessed at. Most timber buildings had shingled roofs (Salmond 1986: 55).

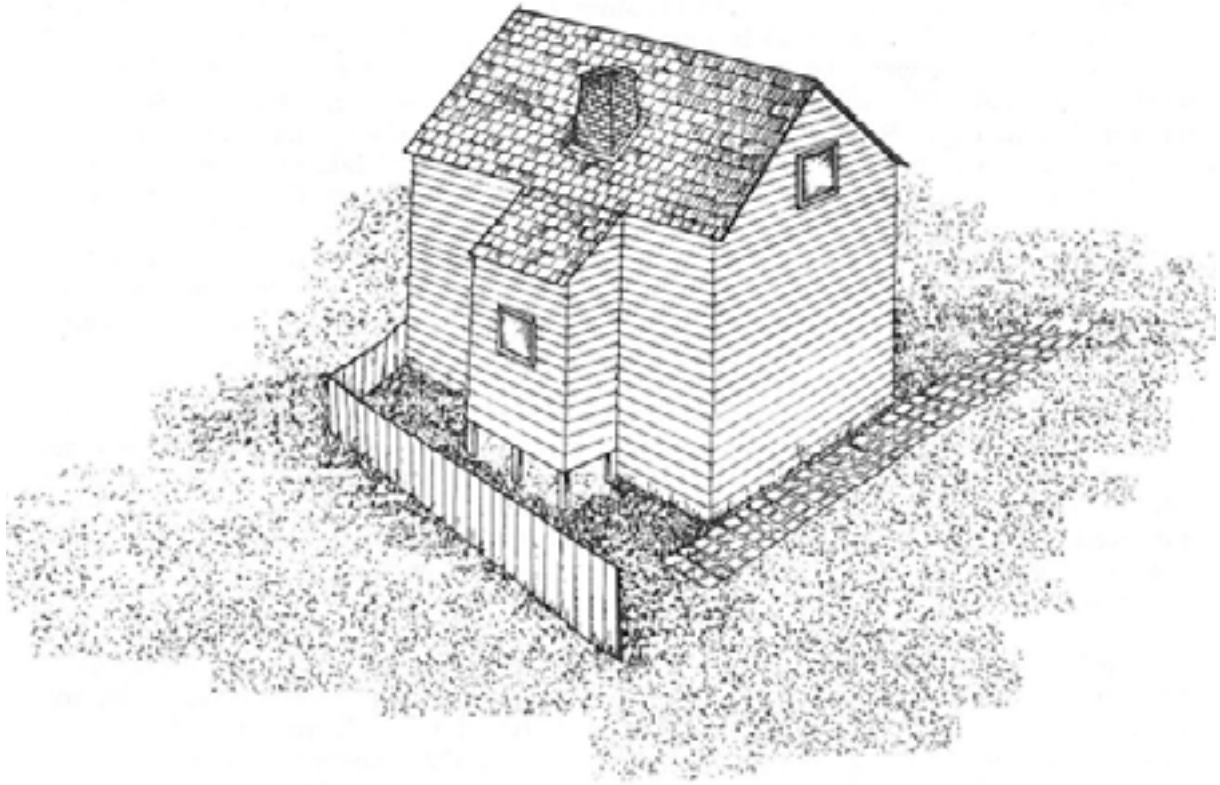


FIG. 21. Imaginative reconstruction of the Phase 1 building based on the 1843 deed plan and excavated features.

No structural evidence was recovered to indicate the precise use of the building, but with its uneven and hard-wearing cobbled floor, it had more the character of a work area than a dwelling. If so, accommodation could have been supplied by an upper storey, as suggested in Fig. 21.

William Bacon owned Allotment 24 B from 1842 to 1858 and is recorded as living there, at least in the early years. During 1843 and 1844 he was officially described as a baker (see Section 2.5). It is not known whether he actually worked as a baker during these years, either from his own premises or for someone else, or like many immigrants found no demand for his particular trade and turned his hand to something else. Although there was no clear archaeological evidence that this building had been used as a bakery, it cannot be ruled out. In the 1840s it was common practice to keep the cooking areas separate from the timber buildings because of fire risk (Platts 1971: 23). Allotment 24 B could not be completely investigated (see above) and it is possible that ovens/cooking facilities were present in the unexcavated area. However, the whole of the fenced backyard area shown on the 1843 plan was available for excavation, and revealed no trace of an oven or cooking area.

By 1845, however, the police census records that Bacon had set himself up in business as a ginger beer brewer resident in Chancery St. Three years later he was on record asking that ginger beer bottles be returned to his store in Chancery St. (See Section 2.5). The Phase 1 building on Allotment 24 B must have served as his brewery/store since in 1845 this was the only property he owned. The building had a cobbled workshop floor, and most significantly part of a ginger beer bottle bearing William Bacon's name was recovered from Layer 9 within it (Vol. 2, Table 5). Two other ginger beer bottle tops stamped with his name were found in Layer 8, a deposit of fill laid over the demolished Phase 1 building to support the floor of a new brick building (see Fig. 17 and below). Since bottles bearing his name were not found on other parts of the site (and have not been recorded elsewhere in Auckland), these examples probably also derived from Allotment 24 B, presumably from a backyard rubbish dump later spread over the foundations of the demolished building. The presence of a large number of other ginger beer bottles within this fill layer supports this interpretation (see Vol. 2, Section 3.4).

In 1858 Bacon sold the property to Leigh Dines Halstead, a veterinary surgeon (Appendix 1 Part 1). He remained in business as a ginger beer brewer until that date (1858 ER), but was not recorded as such subsequently and presumably retired from the business with the sale of this property. The building itself survived for a few years more, since improvements may have been made to it as late as the 1860s (see above). By however, a photograph shows it to have been replaced by a brick building (Fig. 15 and see Phase 2, below).

The artefacts associated with the Phase 1 building are of particular interest, since some of them were securely sealed from later intrusions and must have been deposited during the life of the building itself. The majority derived from Layer 10, the top c.100 mm of subsoil which had been trampled and modified during the construction and use of the building. In the backyard area, although much of the artefactual material probably related to the use of the building, it would have been possible for some later items to have fallen through the overlying cobbles of the Phase 2 building's backyard. (This was confirmed by the presence of two potsherds found to join others from later fill layers laid over the demolished Phase 2 building -see Vol. 2, Section 2.1). However, within the area of the timber building a thick layer of sterile yellow clay was laid over the Phase 1 remains as a foundation for the later building (Layer 7, Fig. 17), and sealed Layer 10 off from any later intrusions. Artefacts found directly beneath the brick alignment and path could also be securely assigned to Phase 1. The provenances given for the artefacts in Vol. 2 therefore distinguish between the sealed sections of Layer 10 and the backyard, with its possible intrusive material.

Layer 9 was fairly compacted, but received at least two sherds of intrusive pottery from the overlying Layer 8 and wall foundation, since they were found to join other pieces from those contexts (Vol. 2, Section 2.1). The material from Layer 8 itself, however, probably accumulated during the use of the building (see above), and if so the intrusive material would be contemporary with the Phase 1 building.

The sealed portion of Layer 10 therefore comprises an undisturbed occupation layer dating to pre-c.1864, when a brick building was constructed over the remains of the demolished Phase 1 timber building. This occupation layer is unique on site R11/1589, since the vast majority of the artefact-bearing layers consisted of redeposited fill. The contents of this layer have therefore been described in some detail in Vol. 2. Layer 9, though not as securely sealed, is unlikely to contain any material postdating the Phase 1 building.

The sealed artefacts from Layer 10 included fragments of a porcelain cup and over sixty earthenware vessels, among which were at least two sets of the ubiquitous willow pattern dinnerware (Vol. 2, Section 2.5.3). On the basis of stylistic dating criteria, some can be assigned to William Bacon's period of ownership: a set of white plates with blue edgework and moulded rims, a willow pattern plate, a plate with a blue pattern of previously unrecorded design ('Young Piper': C17), 'Japan' style cups, and others. There were at least six ginger beer bottles, while three carrying Bacon's name came from Layers 9 and 8, together with a quantity of other bottles almost certainly used by him (Vol. 2, Section 3, Table 5). There were several clay pipe fragments, including one made by the Coghill firm in Glasgow (1826-1900), and another possibly made by John Ford of London (1810-65) from Layer 9 (Vol. 2, Section 4, Tables 7 and 8). Glass finds were relatively few, but included fragments of beer bottles, medicine vials, pickles bottles, a wine glass and a torpedo-shaped aerated water bottle (Vol. 2, Section 5, Table 10). Metal finds included three trouser buttons from Layer 10 (Vol. 2, Section 7, B21, B24, B25) and an early copper farthing of Queen Victoria (1838-49) from Layer 9 (Vol. 2, Section 6).

### 6.2.2 Phase 2. Brick Building

The timber building was demolished leaving only postholes and slots (in a few cases with remains of posts broken off inside them), part of the base of what was probably the fireplace, a rectangular area of cobbles and a section of brick path.

A more substantial structure was built directly over the first (Fig. 18). In the northern part of the area the site was built up slightly, with brown soil containing artefacts to the east (Layer 8) and with solid yellow clay (Layer 7) to the west (Fig. 17). A cobbled surface and wall foundation (the west and south walls) were laid on top of this, the wall held together with a crude mud and shell mortar. The cobbles extended as far as the eastern boundary wall, at least to the north. They may originally have covered the whole area, some being removed when the Phase 2 building was demolished. To the south of the building was a cobbled backyard, but here the cobbles were laid directly onto Layers 10 and 9. The cobbles either side of the south wall were at approximately the same level, the natural south-north ground slope having been levelled out by the fill north of the wall. The cobbles apparently extended beyond the excavation area to the south and south-west, but not west of the west wall, and may therefore have continued to provide a backyard for an adjacent timber building represented by postholes 23-27 (see Phase 2a, below).

Inside the building the walls appear to have been timber lined, with 100 mm wide planks set vertically into the clay subsoil along the inner face of the wall foundation. Near the centre of the floor area was the three-legged metal cauldron flanked by two upside-down ginger beer bottles set into a recess edged by a line of bricks (see above). They appeared to be *in situ* and may represent household utensils in a kitchen area.

Various artefacts were recovered from the foundations of this building, both from Layer 8 which was deposited to build up the ground level beneath the cobbled floor of the interior and from the cavities of the wall foundation (Vol. 2, Tables 1 to 10). As argued above, the Layer 8 material probably derived from backyard rubbish deposits within the property (Allotment 24 B). Much of the cultural material from this layer may therefore also have been accumulated during the use of the Phase 1 building. If so, it cannot be clearly identified since later artefacts could have fallen between the cobbles and been incorporated into the layer, either during the use of the Phase 2 building or from the deposits of fill laid over it after its demolition (see Phase 3, below). The latter would also apply to material found within the wall foundation cavities.

The structure represented by the Phase 2 remains appears on the 1866 and 1882 plans as a brick building (Fig. 15), while the key to the 1866 plan describes it as a two-storey building with a slate roof containing two dwellings. It is clearly shown in two photographs of c.1864 and 1869 (Fig. 15), where it appears as a square building with a near central chimney, and a back door set towards its western side.

The archaeological evidence matches well with the documentary, but reveals additional details. The house was not completely square, but offset slightly, following the original allotment boundaries. The brick walls were set onto what appeared to have been very inadequate stone foundations of undressed rock held together by a mud and shell mixture. Inside, although some degree of comfort was provided by a timber wall lining, the rough cobbled floor seems inappropriate for a residential building.

The eastern boundary wall, built of better-quality stone and held together with a sand-based mortar, must have formed the west wall of the large neighbouring building shown in the 1869 and 1875 photographs, and identified on the latter as the Mechanics House of Call (Fig. 15). The 1882 plan shows that it projected south beyond the adjacent Phase 2 brick building on Allotment 24 B and the archaeological evidence confirmed this, since the eastern wall extended a further c.1.3 m beyond the brick building's south wall. However, the Mechanics House of Call was built after the Phase 2 building, as the 1864 photograph and 1866 plan show (Fig. 15). Since the south wall of the Phase 2 building extended right up to the eastern boundary wall, which both buildings therefore shared, it appears that the original east wall of the Phase 2 building was demolished so that it could share an improved party wall with the later building, and perhaps adjust an incorrect boundary line.

The owners of the building are known. The vet Leigh Dines Halstead bought Allotment 24 B from William Bacon in 1858 and kept it until 1869 (Appendix 1 Part 1). Since improvements to the Phase 1 building may have been carried out as late as the 1860s (see above), he was presumably responsible both for these and the construction of the new brick building by c.1864. He may never have lived there himself, since he is recorded as living in Wakefield St during the period of his ownership (1866-7 street directory).

From 1869 to 1879 the property was owned by Alexander Drummond who ran his business from it (1873-4 street directory). His son David, a sailor, sold it in 1880 to Charles Thomas, a 'contractor', who retained it until 1884, when it was sold to a chemist called James Charles Harry Thomas King (Appendix 1 Part 1). It is not clear whether these owners occupied the building or rented it out. It was still standing in 1882, as the plan shows (Fig. 15), but by 1894 had been replaced by the building shown on the 1908 plan (Fig. 15 and see below, Phase 3).

### 6.2.3 Phase 2a. Adjacent Timber Building

At some stage a timber building represented by postholes 23-27 was erected immediately adjacent to the Phase 2 structure (Fig. 18). Since postholes 26 and 27 were set into the yellow clay projecting out from under the west wall they must have been placed in position after the construction of the Phase 2 building. Posthole 23, on the same alignment, and postholes 24-25, on a parallel alignment, are clearly part of the same structure. A c.600 mm high foundation post survived in PH 27. Other than these postholes no structural details survived archaeologically and the area was too disturbed by bottle hunters (who also removed the post from PH 27 before it could be analysed) for any artefacts to be attributed to its period of use.

The building can, however, be identified from plans and photographs as a narrow two-storey structure with a single-storey rear extension (Fig. 15). It was in place by 1866, as the plan of that year shows, appears on the 1869 and 1875 photographs, and was still standing in 1882 (see plan). It had the same history of ownership as the Phase 2 building, and since the key to the 1866 plan indicates that it contained two dwellings it was presumably also built by Halstead as rental accommodation. It was probably demolished at same time to make way for the Phase 3 structure, which was in place by 1894 (see below).

### 6.2.4 Phase 3. Filling and Redevelopment

During this phase a number of activities were indicated by the archaeological evidence. The Phase 2 brick building was demolished down to the level of its cobbled floors and wall foundations. The adjacent Phase 2a timber building was dismantled, leaving one of its foundation posts *in situ*.

Three pits were dug through the cobbles of the Phase 2 building (Fig. 18). A large brick and rubble filled pit lay beside the eastern boundary wall. Its purpose is unclear, but it may have received some of the demolition material from the Phase 2 building. It may also have had some connection with the building of a brick extension to the existing stone wall at this point, although it was clearly not a foundation trench.

The two smaller pits, one north and one south of the Phase 2 building's south wall, contained blocks of rubble concrete on the same alignment. Soil and demolition rubble, including cobbles from the Phase 2 floor, filled the remainder of the pits. Again, their purpose is unclear, and they were soon covered by layers of rubbish laid down as fill (see Fig. 17 and below). They did not relate to any identifiable structure and may have been used as foundations for machinery required during redevelopment (a tentative suggestion from J. Salmond, pers. comm. 1989).

Layers of rubbish were tipped over the remains of the Phase 2 and 2a buildings and the later three pits. North of the south wall some of these layers appeared quite distinct, in particular Layer 5, filled with dark soil and a quantity of complete bottles, but south of it the backyard fill showed no clear stratigraphy. However, analysis of the ceramic artefacts revealed joining potsherds between Layers 4 and 5 and between Layers 5 and 6 of the wall, and between Layers 4-6 and the backyard fill (Vol. 2, Section 2.1). Since the backyard fill was excavated on a separate occasion to the deposits north of the wall, this cannot be due to inadvertent mixing of different layers during machine excavation, and indicate a connection between all these deposits.

The various layers were therefore deposited in one operation and derived from the same general source, and the cultural material they contained has accordingly been grouped together for purposes of analysis (see Vol. 2, Tables 2 to 15). Similar material was deposited at the same time in Area A, as indicated by joining sherds between the two areas. Its purpose in both areas was presumably to cover the earlier foundations and raise the ground level in preparation for the construction of new buildings, or to dispose of material cut down from the higher ground to the south. The nature of the artefactual assemblage and its possible source has been discussed above (Section 4.2).

After this filling operation a concrete base and brick wall were built at the western edge of the excavated area, immediately over Layer 5. Like the brick extension to the eastern boundary wall, it was probably built as a foundation for the new two-storey brick building which covered the whole of Allotment 23 and Allotment 24 up to Bacons Lane (see 1908 plan, Fig. 15). But unlike that wall it would not have been an efficient load bearer, since the Layer 5 soil beneath it was extremely loose.

This new building was erected by the Paterson family for use primarily as stables. Eliza Jane Paterson, the wife of William Paterson, a grain merchant, acquired Allotment 23 and parts A and K of Allotment 24 in 1892 (Appendix 1 Part 1). The Paterson stables were in operation by 1894 (street directories), and a plan dated 1897 shows the building, identifying it as a 'brick stables' (DOSLI, DP 1850).

At this stage, however, some of the properties on Allotment 24 east of Bacons Lane were still in the hands of other owners (Appendix 1 Part 1). Allotment 24 B remained with James King, the chemist, until 1898, in which year it (with Part F) was sold first to Edward Charles Pilkington and Thomas Sinclau, seedsmen, and then to Mrs Paterson. It is not clear when parts E and I changed hands, but part H remained with the Foley family until 1916. Presumably the Patersons had come to some unrecorded arrangement with the owners of properties which made up parts of the new building.

In 1899 Mrs Paterson was forced to sell 3 m along the Chancery St frontage of Allotment 24 B to the Auckland City Council for road widening (Appendix 1 Part 1). The results can be seen in the 1908 plan (Fig. 15), which shows a large recess cut into the four-fifths of the building.

The brick building of 1894 survived in part into the 1980s as the James Sarten carpark. It was rebuilt in 1936, but a deposited plan records that the original walls were reused (DOSLI, DP 26197). Recent aerial views of the site held by the NZI corporation showed that the new building was in fact built inside the earlier walls, which were freestanding on the perimeter. It was not clear whether the original concrete floor had been left *in situ* during the rebuilding, but if it had been replaced this was done without disturbing the pre-1894 deposits of fill (Layers 4-6).

### 6.3 Conclusion

Area C, on the eastern side of Allotment 24 B, was excavated in the hope of locating the remains of a building marked on a deed plan of 1843, establishing whether or not it had been used as a bakery by its owner, William Bacon, and tracing its subsequent history.



Evidence for four successive phase of building activity was revealed in this area.

The earliest structure (Phase 1) on the eastern half of Allotment 24 B, was represented by foundation postholes, timber foundation slots, a rough internal cobbled floor, and two later additions: the base of a brick fireplace and an external brick path. A variety of timbers had been used and the bricks were reused and/or broken.

From its shape and position this structure could be clearly identified as the building marked on the 1843 deed plan. This had been built by September of that year and belonged to William Bacon, who in documents dated 1843 and 1844 was described as a baker. There was no evidence that the building had been used as a bakery, but the possibility cannot be ruled out in view of the facts that only part of Allotment 24 B could be excavated and that in the 1840s it was common practice to build ovens and cooking areas separately from the timber houses to reduce fire risk.

From 1845 to 1858 the building was used as a brewery and store for William Bacon's ginger beer business. No structural evidence of this remained, except perhaps for the rough cobbled floor more suitable for commercial than residential use, but ginger beer brewing would require little or no permanent plant. However, three ginger beer bottles carrying Bacon's name, together with an unusually large number of other ginger beer bottles, were recovered from this area in contexts associated with the building and this, in combination with the documentary evidence, allows the Phase 1 building (rather than any of Bacon's other properties on Chancery St) to be identified as his brewery and store. It also served as his residence, at least in the early years, and domestic rubbish probably datable to his period of ownership was recovered.

In 1858 Bacon retired from the ginger beer business and sold his property to Mr Halstead, a vet, who was apparently responsible for some modifications to the building in the early 1860s. These included the fireplace and a brick path running along the side of the building.

By c. 1864 Halstead had demolished the timber building and replaced it with a two-storey brick house containing two dwellings (Phase 2), which he presumably let out since he was recorded as living elsewhere. This building had a cobbled backyard and (unusually for a residence?) interior, and the brick walls were set on rather crude stone foundations held together with a mud and shell mortar. Inside, the walls were apparently lined with vertical timber panelling, and a kitchen storage area was possibly indicated by a metal tripod cauldron and two ginger-beer bottles placed in a brick-lined recess in the floor. The east wall of the building was apparently demolished and replaced by a superior stone-based party wall when a large hotel (later the Mechanics House of Call) was built beside it by c.1869.

A second timber building, represented by five postholes set in two parallel alignments, was built to the west of the brick building on Allotment 24 B (Phase 2a). Documentary evidence shows this to have been a two-storey building with a single-storey rear extension containing two dwellings, in place by 1866. The archaeological evidence indicated that it was built after the Phase 2 brick building and shared a cobbled backyard with it, and it must therefore also have been built by Halstead as rental accommodation.

Some time between 1882 and 1894 the Phase 2 brick and Phase 2a timber buildings were demolished. The stone party wall on the allotment boundary was extended in brick, and two concrete piles were set through the Phase 2 cobbled floors. Their function is unclear, since they were unrelated to any observable structure, and may have supported machinery used in the general redevelopment of the area.

This occurred between 1892, when Mrs Paterson acquired most of the surrounding property, and 1893/4, when a large two-storey building housing the Paterson stables was erected over Allotment 23 and all the properties on Allotment 24 east of Lane (Phase 4). In preparation for this the ground level was raised c. 800 mm by spreading quantities of soil and discarded artefacts, probably carted in from elsewhere on the R11/1589 site, over the remains of the Phase 2 and 2a buildings. A brick and concrete wall was laid over this material on the western edge of Area C and, like the eastern wall, probably served as a foundation for the new building. The Phase 3 building survived in modified form until the 1980s, since although it was rebuilt in the 1930s the 1890s walls were reused.

The artefacts recovered from Area C are of particular interest, since some derived from a sealed occupation layer built up during the use of the Phase 1 building. The artefacts are therefore closely datable, having been deposited in the period 1843-1864, and must include a high proportion of items owned and used by Bacon himself (see above and Vol. 2, *passim*). Other deposits could also be related to the use of the building, but contained some intrusive material from later activities.

The remaining artefacts were deposited during various filling operations and cannot be so closely dated or attributed to known individuals. They were accumulated in the period 1840s-1890s and although they include various items manufactured before this period (see Vol. 2, Section 2.5.2) none can have been made after 1894, when the Paterson stables sealed the Area C archaeological deposits. The fill and the artefacts it contained probably derived from vacant properties elsewhere on the site (see above). In combination with the artefacts from related deposits in Area A they comprise an unusually large and varied group of objects which give a good indication of the range of manufactured goods used by the inhabitants of the Chancery St area in the 19th century.

## **7.0 EXCAVATION OF AREA D**

It was hoped that in Area D the remains of a large building marked on the January 1842 plan on Allotment 21 part B might be located (cf. Figs. 5 and 15). However, this lay just inside a 5.6 m high retaining wall supporting the floor of the eastern James Sarten carpark building on the steepest part of the site. Since the building had not been demolished below this level, it proved difficult to gain access to the original ground surface.

### **7.1 Results of the Excavation**

An area c.17 m north-south by 12 m east-west was initially marked out for excavation in the general area indicated by the 1842 plan (Fig. 15), and the concrete removed. Starting in the northern half of the area clay infilling behind the retaining wall was removed by machine down to c.4.8 m below the concrete floor of the upper carpark, at which point a layer of black soil containing brick debris appeared. Five small test pits were dug to investigate this deposit, which revealed c.200-400 mm of dark soil containing cultural debris overlying the natural clayey silt, but no structural features.

Attempts to continue the excavation in the southern half of Area D were made difficult by the presence of thin internal brick foundation walls which were in danger of collapsing once the deep clay fill supporting them was removed. Since this was the last area to be examined during Phase 1 of the excavations and little excavation time remained, it was thought best to abandon the area because of safety and access problems and to devote the remaining time to completing the excavation of Area C (see previous section).

However, some time later during the demolition of the rest of the James Sarten building by the contractor, the remains of a brick structure built of early hand-made bricks bonded with a coarse shell mortar was observed c.4 m below the concrete floor within the southern part of Area D. Many of the bricks were marked with two thumbprints in opposite corners, others had some firing glaze and many had soot-marked edges. Pottery, bone, glass and metal fragments, including lead-headed nails, lay over the top, and above this was the infilling beneath the floor of the carpark. The brick feature extended to the south for a distance of at least 10 m (Dr S. Best, consultant archaeologist, DOC, pers. comm.).

### **7.2 Discussion**

The southern half of Area D, in which the building marked on the 1842 plan probably lay (Fig. 15), could not be excavated for reasons of safety and access, and no structural remains were discovered in the northern part.

Some of these buildings is available in the documentary record. Allotment 21 B on which the building stood was owned at the time the plan was compiled by Richard Large, a carpenter, though he may already have reached a joint tenancy agreement with Alfred James, master mariner (see above, Section 2.3.2, and below, Appendix 1, Part 1). In 1847 Large transferred his share in the property to James, who apparently retained it until at least 1870, since no further deed was recorded before the Land Transfer Act of that year.

As with many of the other buildings on the site (see above, Section 2.3), the official owners appear to have let their property to tenants and lived elsewhere. In 1845 Large is recorded as letting his property in Chancery St to James McIntosh, a labourer, and Thomas Brimmer, a wool comber, while James let his to Duncan Carmichael, a carpenter (Appendix 1 Part 2 Table 1). It is not known which of the two buildings marked on the 1842 plan (Fig. 15) was occupied by which tenants. Both buildings were wooden (Appendix 1 Table 1). By 1866 the smaller building to the south had disappeared (see plan, Fig. 15), but both the 1866 and 1882 plans show a wooden building in the same location and of approximately same size as the larger building in the 1842 plan. It is possible, then, that the same building survived during these 40 years.

The nature of the brick structure observed in the southern half of Area D and beyond during the contractor's excavations was not clear. It was built of early hand-made bricks at the level of the original ground surface and was covered by c.4 m of clay fill which supported the ground floor of the James Sarten carpark building. Although this was built in the 1930s, it incorporated the existing retaining wall and ground floor platform of the DSC and Cousins & Cousins furniture factory built in 1904, as early 20th century photographs show (see above, Section 2.3.7). Since no brick buildings are recorded in this area before the erection of the DSC and Cousins & Cousins building, the early brick feature must relate to the timber building of 1842-82+. It extended over 10 m or more and may have been part of a brick path leading towards Kitchener St.

### **7.3 Conclusion**

Area D was excavated in order to locate the remains of a large timber building owned by Richard Large, a carpenter, and Alfred James, a master mariner, in the 1840s. Documentary sources indicated that it was built in 1841/42, survived until at least 1882, and comprised one or two dwellings rented out by the owner(s).

The original ground surface in this area proved to be between 4 m and 4.8 m below the raised floor of the carpark building, and the excavation had to be abandoned before the building was located owing to access problems and the danger of wall collapse. An early brick feature extending from the south of the area towards Kitchener St for a distance of at least 10 m was briefly observed during later demolition work and may have been part of a brick path leading from the timber building.

No other buildings were recorded in this area between 1882, when the timber building was shown still to be in place, and the erection in 1904 of the brick DSC and Cousins & Cousins factory, whose high retaining wall and raised floor formed the base of the James Sarten carpark.

## **8.0 EXCAVATION OF AREA E**

Area E, on Allotment 25 O between Warspite St and Bacons Lane (cf. Figs. 5 and 13), was excavated during Phase 2 of the investigations on site R11/1589 (see above, Section 1.2.2). This small property, measuring 8.2 m east-west by 5 m north-south, was owned by a blacksmith called William Wilson between 1847 and 1864, and it was hoped to establish whether or not a forge had been built here during this period.

### **8.1 Results of the Excavation**

A two-tier carpark was built over Area E and at the contractor's request the excavation took place within it prior to demolition. The concrete floor of the lower tier, which sloped down from east to west to a level c.2.5 m below the surface of St, was removed by machine, together with an underlying layer of fine scoria c.150 mm deep, exposing an area c.8.6 m east-west by 5.4 m north-south (Fig. 22).

In the higher, eastern part of the site a sandy silty clay soil containing 19th century cultural material was revealed, overlying compact red clay natural subsoil which sloped down towards the west. Cut into this subsoil were a shallow pit c.1 m square and 200 mm deep, and two postholes (Fig. 22). The northern posthole was 180 mm in diameter and 160 mm deep, and its fill contained brick, glass and oyster shell fragments. The other was 300 mm square and contained the base of a post of exotic hardwood.

About 3 m out from the eastern edge of the excavated area the natural subsoil dropped away and a 0.5 m test trench established that the ground had been cut away in preparation for the carpark foundations, which included a large concrete pad with load-spreading walls extending to the north and south-west (Fig. 22), surrounded by loose rock and scoria fill.

Towards the west of the excavated area the natural subsoil consisted of scoria rocks and cobbles c.100-200 mm across in a yellow crumbly clay and at the extreme west was a very clay. No other archaeological features were encountered.

Since later foundations had removed most of the archaeological deposits in Area E the excavation was abandoned.

### **8.2 Discussion**

Very little archaeological evidence had survived in Area E, most of which had been cut into for the foundations of the carpark. On the eastern pan of the site, however, a 19th century cultural layer directly overlying the natural subsoil had survived, as had a pit and two postholes. These were sealed by loose scoria gravel laid as a base for the concrete floor of the carpark.

There was insufficient evidence to indicate what structure the postholes and pit might have belonged to. The pit and cultural layer contained fragments of at least 46 earthenware vessels thought to have been manufactured in the period 1830-1860 (Vol. 2, Section 2.5.2, and Table 2) and a Doulton Co stoneware jar which might have been made as early as 1858 (Vol. 2, Section 3, S36). These items were appropriate in date for Wilson's period of ownership (1847-64). However, the cultural layer also contained an aerated water bottle marked 'J. Grey Sons', made between 1880 and 1902 (Vol. 2, Section 5.3.4), which was clearly deposited at a later period. Allowing for a period of time to elapse between manufacture and discard of artefacts, many (if not all) of the items of earlier date may also have been deposited after 1864.

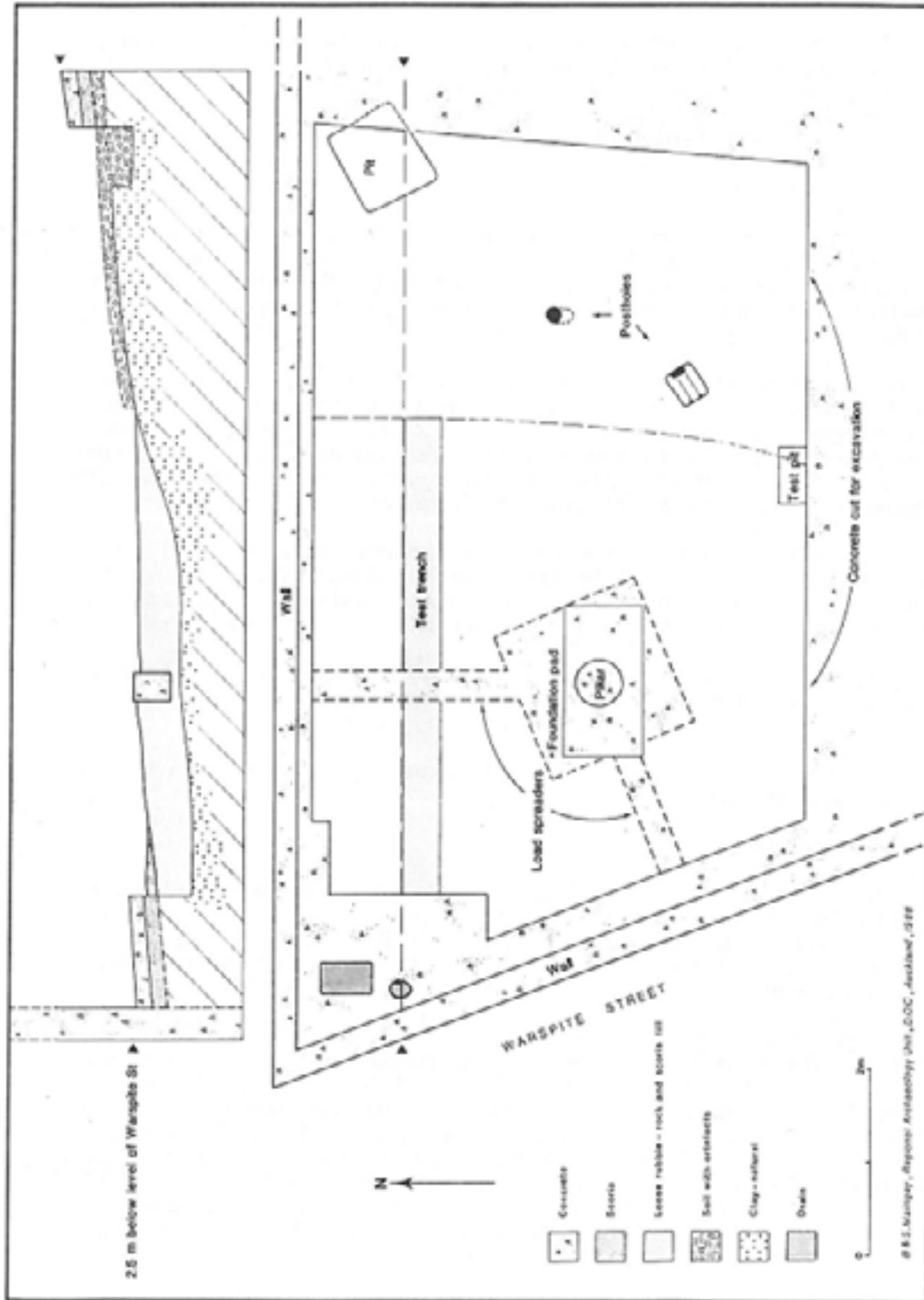


FIG. 22. Excavation of Area E: plan and section.

By 1866 a brick building occupied Allotment 25 O (plan, Fig. 9). The key to the plan describes it as a single-storey building containing one dwelling. At this date it belonged to John Savory, a labourer, and his wife (Appendix 1 Part 1). They may have lived in it since John Savory was listed as a Chancery St resident in the 1866 street directory, but they also owned other property in the area (Appendix 1 Part 3).

The building survived until at least 1882 (see plan, Fig. 11), during which year it was sold to the ironmongers Alfred Porter and James Hardie. Porter's ironmonger's store stood on the opposite side of Warspite St in the early 20th century (Fig. 12), and he owned several other properties on the site (Appendix 1 Part 3). However, the brick building was demolished, and had not been replaced by 1908 (plan, Fig. 12).

There was no record of an earlier building and the postholes and pit may well have related to the brick building which occupied the site between (at least) 1866 and 1882. The postholes may have held foundation posts supporting an internal wooden floor, and the rubbish-filled pit would presumably have been outside the building. The 1866 plan shows a gap between the building and the Allotment 25/24 boundary, where rubbish may have been dumped (Fig. 11). The 1882 plan (Fig. 12) does not, but has been shown to be less accurate in some of its building detail (e.g. in its portrayal of the Mechanics Institute - see Appendix 2). Some (perhaps all) of the artefacts found in Area E would have been deposited during the period of use of the brick building (see above).

### **8.3 Conclusion**

It was hoped that excavations in Area E would establish whether or not Allotment 25 O, owned by the blacksmith William Wilson between 1847 and 1864, was the site of an early forge.

However, most of the archaeological deposits were found to have been destroyed by 20th century construction work and the excavation was soon abandoned.

The only archaeological features to have survived were two postholes, a rubbish pit and a layer of soil containing 19th-century cultural material in the eastern part of Area E. The dating evidence provided by the artefacts from these features indicated a probable association with a one-storey brick dwelling which stood here between 1866 and 1882 and perhaps longer. It was owned and perhaps occupied by John Savory, a labourer, and his wife Jane. The postholes may have held foundation posts for a wooden floor, while the rubbish pit was probably located in the backyard.

There was insufficient archaeological evidence to establish whether the brick house had been preceded by an earlier structure or whether a blacksmith's forge had ever stood here.

## 9.0 EXCAVATION OF AREA F

This area was sited on Allotment 26 in order to locate any remains of the Mechanics Institute that might have survived. Originally the Mechanics Institute lay on the part of the site occupied until recently by the Chamber of Commerce and the Jason buildings (Fig. 1), and during its 36 years of occupation it gradually expanded from a single cottage erected in 1843 to three adjoining buildings with at least two smaller sheds or outbuildings (see Appendix 2). It was later used, with minor modifications, as a public library (1879-87) and a kindergarten (c.1889-1900). It was then unoccupied until the site was redeveloped and the Chamber of Commerce and Jason buildings erected in 1912 and c.1919 respectively.

It was clear from the pictorial records that the Mechanics Institute had originally occupied a spur which had been cut away to allow the construction of the Chamber of Commerce building. Preliminary site examination confirmed that this had removed all archaeological features. The construction of Jason House, however, appeared to have involved less disturbance of the original ground surface. It was founded on a concrete pad level with Courthouse Lane to the west, but raised on the north, south and east sides above the base levels of the surrounding buildings. This area, which once carried the rear of the Mechanics Institute and some of its outbuildings, was therefore selected for investigation since its archaeological levels were less likely to have suffered damage.

The investigation was carried out in two stages. A preliminary excavation was undertaken in Area F1 (Fig. 23) to establish whether any archaeological features of the Mechanics Institute had survived. All features in the corner of Area F1, where the rear of the Mechanics Institute itself would have been situated, were found to have been destroyed by the construction of a loading bay with deep foundations. However, in the rest of the area (the backyard of the Mechanics Institute) features of an appropriate date including a possible oven/fireplace and a rubbish pit (see below), were encountered, and an additional investigation in Areas F2-F4 was made. The excavation could not be extended further south because of the placement of a drilling platform by the building contractors.

### 9.1 Results of the Excavation

Four areas were investigated, F1 (c.15 x 9 m), F2 (c.6 x 5 m), F3 (6 x 5 m) and F4 (7 x 4 m) (see Fig. 23). After removal of the concrete by traxcavator, the exposed areas were excavated by hand, with the exception of Trenches 1 and 2, which were machine excavated.

#### 9.1.1 Stratigraphy

In Area F1, a natural subsoil of scoriaceous volcanic material thought to be tuff was encountered just below the general disturbance left by the machine. It varied in colour from grey to brown to red, and examination of the profile left along the south side of the loading bay after its removal showed that it was at least 1 m deep. It was overlaid by an intermittent layer of brown soil up to 10 mm thick, within which occasional brick, glass and ceramic fragments occurred.

Trenches 1-4 were dug across the part of Area F to investigate the stratigraphy at these points (Fig. 23).



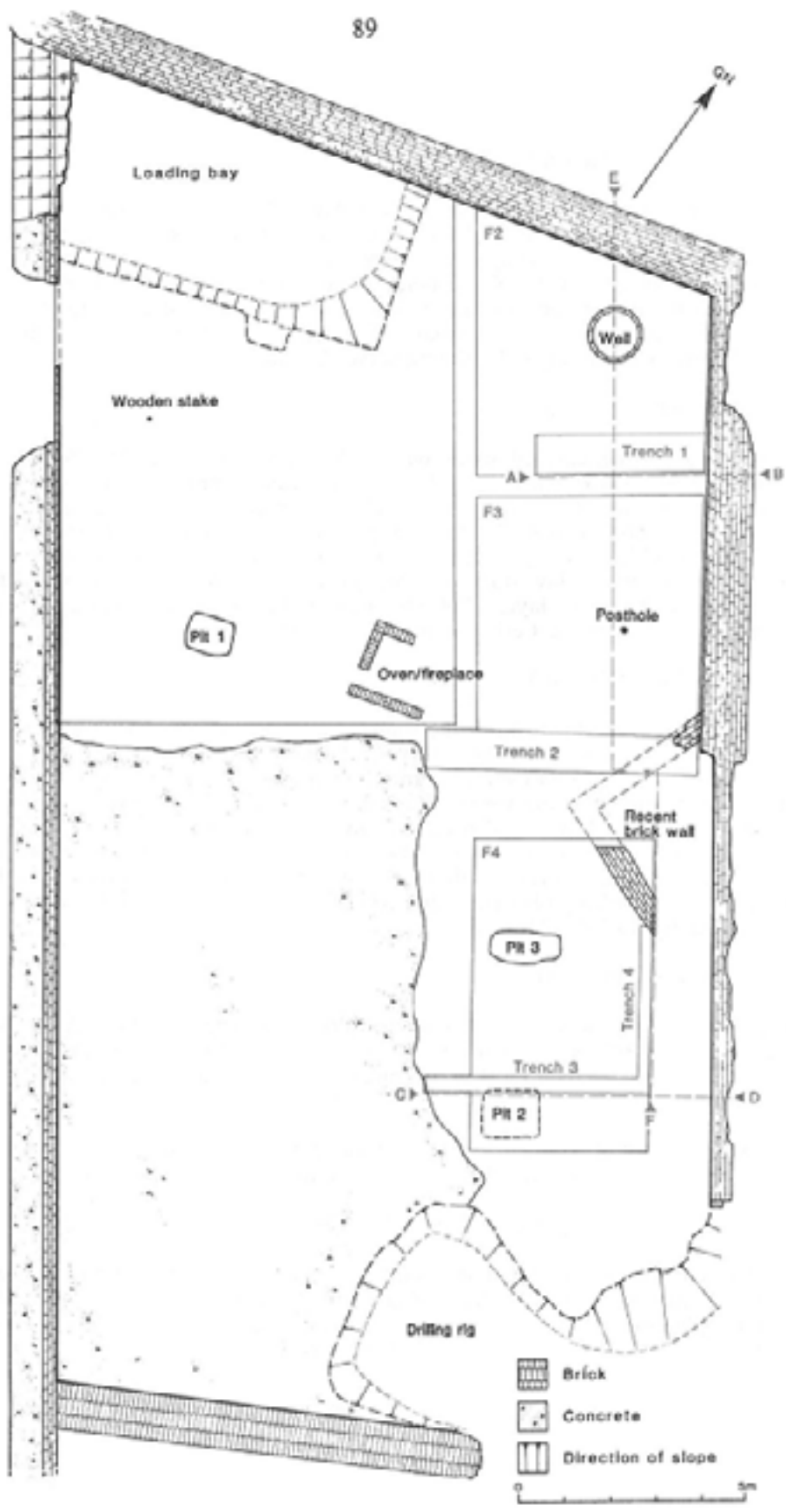


FIG. 23. Excavation of Area F: plan showing excavated areas, trenches and features (see Figs. 24-25 for sections).

#### 9.1.1.1 Section 1 (Trench 1) (Fig. 24)

A 1 x 4 m trench was excavated in the south of Area F2 and the cross-section drawn. This showed the natural red grey tuff subsoil sloping down from west to east. Over this lay a dark soil layer with artefacts (Layer 3), covered by a thicker layer of grey-brown soil with no cultural material (Layer 2). The concrete foundation of Jason House directly overlay this except at the eastern end of the section where a deposit of clean red-brown scoria gravel (Layer 1) intervened. It was thought probable that all three layers might have been levelling fill deposited during redevelopment (see Section 9.2.2 below).

#### 9.1.1.2 Trench 2 (Fig. 23)

A 1 x 6 m trench was excavated in the south of Area F2. However, it was found to contain two large concrete blocks (each 1.2 x 1.2 x 0.5 m) whose removal damaged the sections too severely for them to be drawn. In general the stratigraphy was observed to be similar to that found in Trench 1, with the concrete pad covering a thick sterile red scoria gravel layer (Layer 1), which overlay a thinner layer of grey-black soil without artefacts (Layer 2). However, Layer 2 lay directly over grey-brown volcanic subsoil without an intervening artefact-bearing layer. But elsewhere within Area F2, Layer 2 was up to 200 mm thick and had a dense scattering of artefacts near its surface.

#### 9.1.1.3 Section 2 (Trench 3) (Fig. 24)

A 0.4 x 5 m trench was dug towards the south of Area F4 and the cross-section drawn. It revealed a more complex stratigraphy than was encountered in Trenches 1 and 2. The red scoria gravel layer (Layer 1) overlay a grey-brown soil layer containing occasional 19th century artefacts except at the western end of the trench, where the slope of the subsoil rose to meet Layer 1. Layer 2 also directly overlay this subsoil at the west end of the trench, but towards the east covered a much richer dark brown/black artefact-bearing layer (Layer 3), which in turn overlay a thin black soil layer (4) thought to be a buried topsoil. An artefact-filled rubbish pit lay beneath Layer 2 cut through the topsoil layer (4) and into the subsoil (see Rubbish Pit 2 below).

#### 9.1.1.4 Trench 4 (Fig. 23)

A trench 300 mm x 3.5 m was hand excavated along the eastern baulk of Area F4. It was dug primarily to determine whether the soil profile observed in Trench 3, in particular the buried topsoil, continued over most of the length of the area, and this was shown to be the case.

Excavation of the rest of Area F4 could not be completed owing to lack of time. However, the sequence of deposits described above appeared to extend over the whole area.

#### 9.1.1.5 Section 3 (across Areas F2-F4) (Fig. 25)

A reconstructed profile extending north-south across the eastern part of the site was drawn based on information from Trenches 1-4 and the excavations of Areas F2 and F3. It revealed a slight rise from south to north, indicating a rise towards the spur on which the Mechanics Institute once stood overlooking Chancery St.

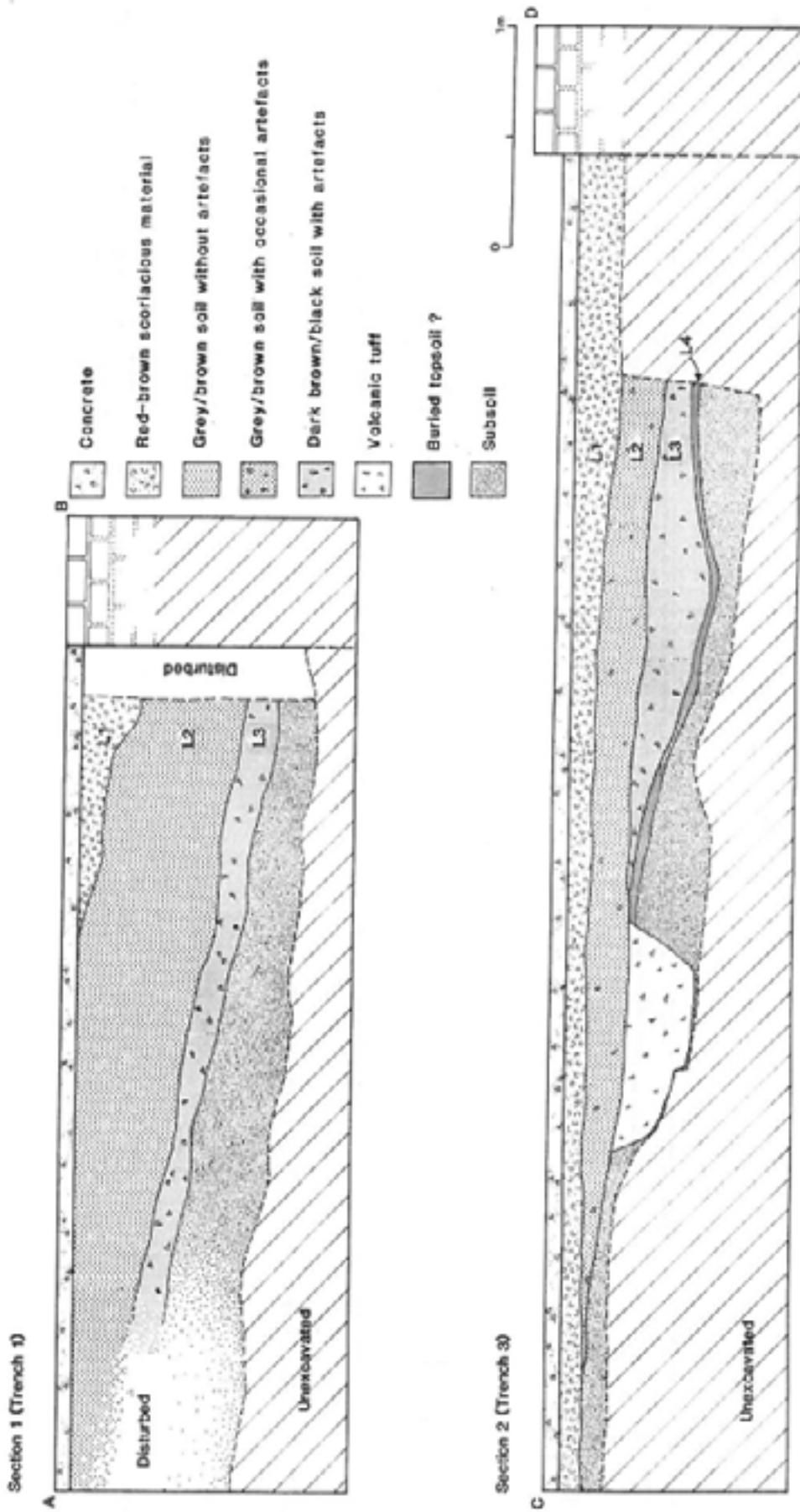


FIG. 24. Excavation of Area F: Sections 1 and 2 (see Fig. 23).

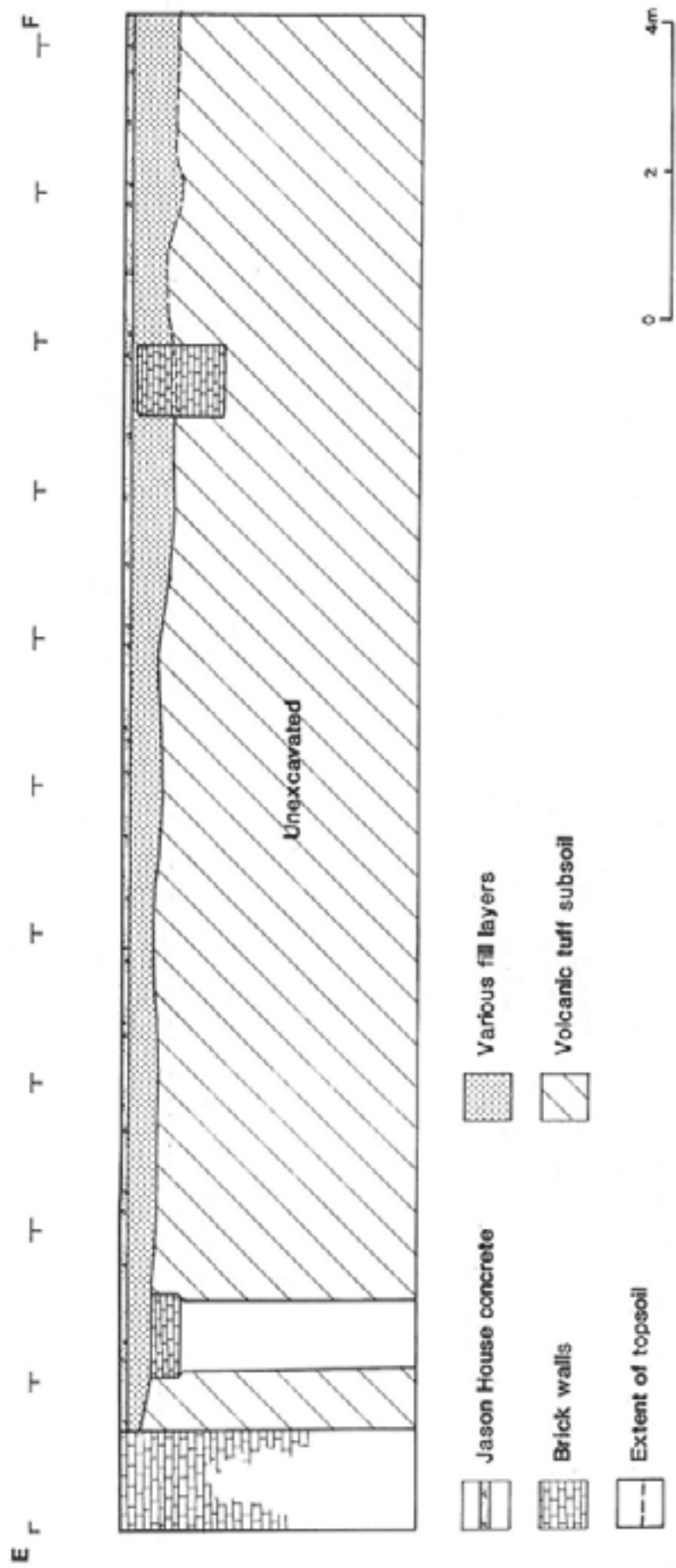


FIG. 25. Excavation of Area F: Section 3, reconstructed (see Fig. 23).

### 9.1.2 Features (Fig. 23)

Seven features were encountered within the four areas excavated.

#### 9.1.2.1 Oven/Fireplace

Directly below the concrete in the southeast corner of Area F1 were three rows of red/orange bricks set at right angles, so forming an incomplete square c.1.6 m wide. Mortar covered all the bricks to a varying degree, indicating that an upper course or courses had once been present. Only one level of bricks existed, being directly sited on subsoil and set slightly into it. All the bricks had an elongated heart-shaped 'frog' mark on one surface. These bricks were recognised as an early type perhaps manufactured in the c.1840-1860 period (see Vol. 2, Section 9). Contained within the area enclosed by the bricks were irregular-shaped concentrations of charcoal, ash and red-brown volcanic soil between 90 and 120 mm deep, indicating its use as a fireplace of some sort. Mortar was present in the gap between the west and south wall, its upper surface level with the base of the bricks. Since no mortar was found beneath the bricks this was thought possibly to indicate a vent rather than represent a continuation of the brick line. No eastern edge to the feature was encountered. No artefacts were found within the feature except for some broken bricks.

This feature was interpreted as a possible oven or fireplace because of the evidence of burning within it. Only the base course had survived, the remainder probably having been removed during redevelopment. Some of the brick fragments found within the structure may have derived from its upper levels.

#### 9.1.2.2 Rubbish Pit 1

About 3 m west of the 'overn/fireplace' a rectangular area of darker soil containing a concentration of glass fragments was noted.

Upon excavation this feature was shown to be a small straight-sided pit being 1100 mm x 800 mm and 450 mm deep. It was filled with a variety of ceramic, metal, glass, shell and stone artefacts of 19th century date. It was directly overlaid by the concrete pad and may therefore have been truncated.

#### 9.1.2.3 Wooden Stake

To the north of Rubbish Pit 1 was a rectangular wooden stake set into the subsoil approximately 100 mm wide by 20 mm thick by 200 mm deep, with the final 80 mm being tapered to a point. The wood was in an advanced stage of decomposition and could not be identified. From its position it was thought to have been associated with one of the outbuildings (see below, Section 9.2.3).

#### 9.1.2.4 The Well

About 1 m south and 2 m west of the northeast corner of the site in Area F2, removal of the concrete pad revealed a rotting corrugated iron sheet lying over a well. The well was circular, having a diameter of 1.25 m (4ft) and a depth of over 12 m. The top 350 mm of the well was lined with small plain hand-made bricks whose upper row was set slightly below the sloping surface of the subsoil. Below this the well wall was not clad, being instead cut through the volcanic substrata at a diameter consistent with the internal dimensions of the brick lining.

The well was empty down to a depth of 5.5 m below the surface, when fill was encountered in the form of broken concrete rubble mixed with artefacts. Over the following 3 days machine and hand excavation of this fill exposed a further 3 m of well. From this level a 5 m metal probe was used to try to determine the well's base, but with no success. At this stage a lack of time and appropriate safety equipment led to the well excavation being abandoned.

#### 9.1.2.5 Posthole

A posthole with postmould was discovered near the centre of Area F3, extending from within the scoria layer (1), through Layer 2 and into the subsoil. It was 100 mm in diameter and 320 mm in depth.

#### 9.1.2.6 Rubbish Pit 2

This pit was first observed in Trench 3, Area F4 (see above), and was rectangular with sloping sides and a slight 'step' at the bottom. It was 200-300 mm deep, cut through the buried topsoil and subsoil, and 1300 mm long by 1100 mm wide. It contained a range of artefacts within its black fill including glass, ceramic, metal and occasional bones.

#### 9.1.2.7 Rubbish Pit 3

This pit was located centrally within Area F4. It was only partially excavated owing to time constraints. It measured 1900 x 900 mm and had an apparent depth of 900 mm. Like Rubbish Pit 2 its sides sloped in towards the centre. The pit fill was a black soil containing broken ceramics, glass bottles, portions of leather and some metal artefacts.

## 9.2 Discussion

The excavations in areas F1-F4 revealed several features that may have been related to the use of the Mechanics Institute and provided evidence of the original ground profile and subsequent modifications to it.

### 9.2.1 Modifications to Area F

In areas F2-F4 the volcanic subsoil was observed to slope down from west to east (see above, and Fig. 24). In trenches 3 and 4 (Sections 2-3, Figs. 24-25) a buried topsoil indicated the position of the original ground surface towards the eastern (downhill) part of the site. Although this topsoil was not observed in areas F2 and F3, the sloping profile of the subsoil was similar to that in Area F4, indicating that little if any downcutting had occurred.

On the uphill (western) part of the site no buried topsoil was observed, and apart from an intermittent 10 mm thick layer containing cultural material the concrete foundations lay directly on the volcanic subsoil. Rubbish Pit 1 and the oven or fireplace were set into the subsoil and had both been truncated, the concrete pad lying directly over them. The original ground surface on the western part of the site had therefore clearly been cut down in preparation for the redevelopment of 1912-19. It is unlikely, though, that much of the subsoil had been removed as the rubbish pit still survived to a depth of 450 mm, and the base course of the oven/fireplace was not set deeply into the subsoil.

The lower (eastern) part of the site had apparently been built up by deposits of filling material to the level required for the placement of the concrete foundation of Jason House. Analysis of the ceramic assemblage (see Vol. 2, Section 2.1) revealed joining potsherds throughout the various 'layers' and between areas, indicating that these layers were deposited at the same time and that the material derived from the same source. (A sherd from Rubbish Pit 2 was also found to join another from the fill layers, probably a result of material being rolled into (or out of) the pit during the levelling operation as the filling material was tipped downhill.)

This process can be seen most clearly in Section 2 (Fig. 24), where two distinct artefact-bearing soil layers are seen to have overlaid the original topsoil in a progressive levelling operation. Above these a sterile layer of red scoria gravel formed a bed for the concrete pad.

### 9.2.2 Source of the Area F Fill

The artefact-bearing fill layers were made up of redeposited rubbish and soil and their source cannot be established with certainty. The cultural assemblage shows an overall similarity in the range of types and date of manufacture (1840s-1890s) to the assemblages derived from the fill layers of Areas A and C (see Vol. 2, Section 11). This might indicate a similar source for the material, or might merely reflect the overall similarity of 19th-century Auckland deposits.

However, the filling of Area F must have taken place some years after that of areas A and C. Those filling operations occurred before 1894 (see above, Sections 4.2 and 6.2.4), when the Mechanics Institute buildings were still in use as a kindergarten. The kindergarten closed in 1900, but the buildings survived until 1908 or later. It seems almost certain that the filling did not take place until the redevelopment of 1912-19, since its purpose was clearly to provide a level surface for the foundations of the 20th century buildings. The fill was probably in place by 1912, however, as a photograph of that date appears to indicate (Pl. 7a).

It is significant that no material of 20th century date was recovered from the fill, except for a 1903 penny (see Vol. 2, Section 6), which could easily have been lost during redevelopment work. The cultural assemblage comprised objects manufactured during the 19th century, the majority in the 1850s and 1860s, with many earlier but few later items; most would have found their way into rubbish deposits within 10 or 20 years of their date of manufacture (see Vol. 2, Section 2.5.2). The majority of the rubbish was therefore accumulated during the period of use of the Mechanics Institute (1843-1879).

The filling material may have been brought in from elsewhere or, as seems quite likely, come from a location higher up on the site. If the western part of the site were to be cut down and the eastern part filled up, it would be convenient to tip the spoil from higher up into the lower area. It is quite probable therefore that the fill derived from the backyard of the Mechanics Institute itself and its later extension (for the extension see below, Section 9.2.3).

There is some evidence to support this suggestion. First, the fill layers contained a varied mixture which included topsoil and subsoil. Second, the backyard was clearly used as a dumping area: three rubbish pits were found within it and there may well have been more, as well as midden areas. Third, although the filling probably did not take place until 1912 the cultural assemblage did not include any 20th-century finds as might be expected if the material were brought in from a contemporary rubbish dump. The Mechanics Institute site, on the other hand, had been disused since 1900 and its rubbish assemblage would therefore not have included 20th-century material (its backyard was fenced, which would probably have prevented its use as an illicit dumping ground in later years).

Finally, a few of the artefacts recovered from the fill might indicate a connection with the Mechanics Institute or later Public Library. For instance, within the stoneware assemblage three examples of a large-sized ink bottle (suitable for institutional rather than private use?) came from Area F, while none were recovered from other areas (see Vol. 2, Section 3, S22 and Table 4). Two General Service buttons were found in Area F and again not matched in other parts of the site. These buttons are thought to have been worn by the lower ranks of the services ancillary to the line regiments, such as the Army Hospital Corps (see Vol. 2, Section 7, B40), and the Institute's buildings were rented to General Cameron for 3 months in 1863 for use as a hospital (see Section 2.4). A badge bearing the words 'Band of Hope' and depicting a dove of peace would have belonged to a member of a temperance society (Vol. 2, Section 7, B52), and temperance societies were among the groups known to have held meetings at the Institute (see Section 2.4).

However, even if the upper part of the site were the source of the filling material, the assemblage is likely to include many items unrelated to the use of the buildings. The backyard extension appears to have been a wasteland in public use until 1874 (see below, interpretation of features), and as with other vacant properties was liable to have been used as a dump (see above). Although it may have served as a convenient rubbish dump for the Mechanics Institute, much of the material may also have come from neighbouring properties.

### 9.2.3 Interpretation of Features

Seven archaeological features were discovered beneath the concrete floor of Jason House: three rubbish pits, a well, an oven or fireplace, a posthole and a wooden stake (see above).

These features clearly relate to a previous period of occupation, either that of the Mechanics Institute itself (1843-79), the Public Library (1879-87) or the Jubilee Kindergarten (c.1889-1900).

A comparison of the archaeological features with the known layout of these buildings (Fig. 26), combined with analysis of the artefacts recovered and other documentary information, provides some indication of the date of the various features.



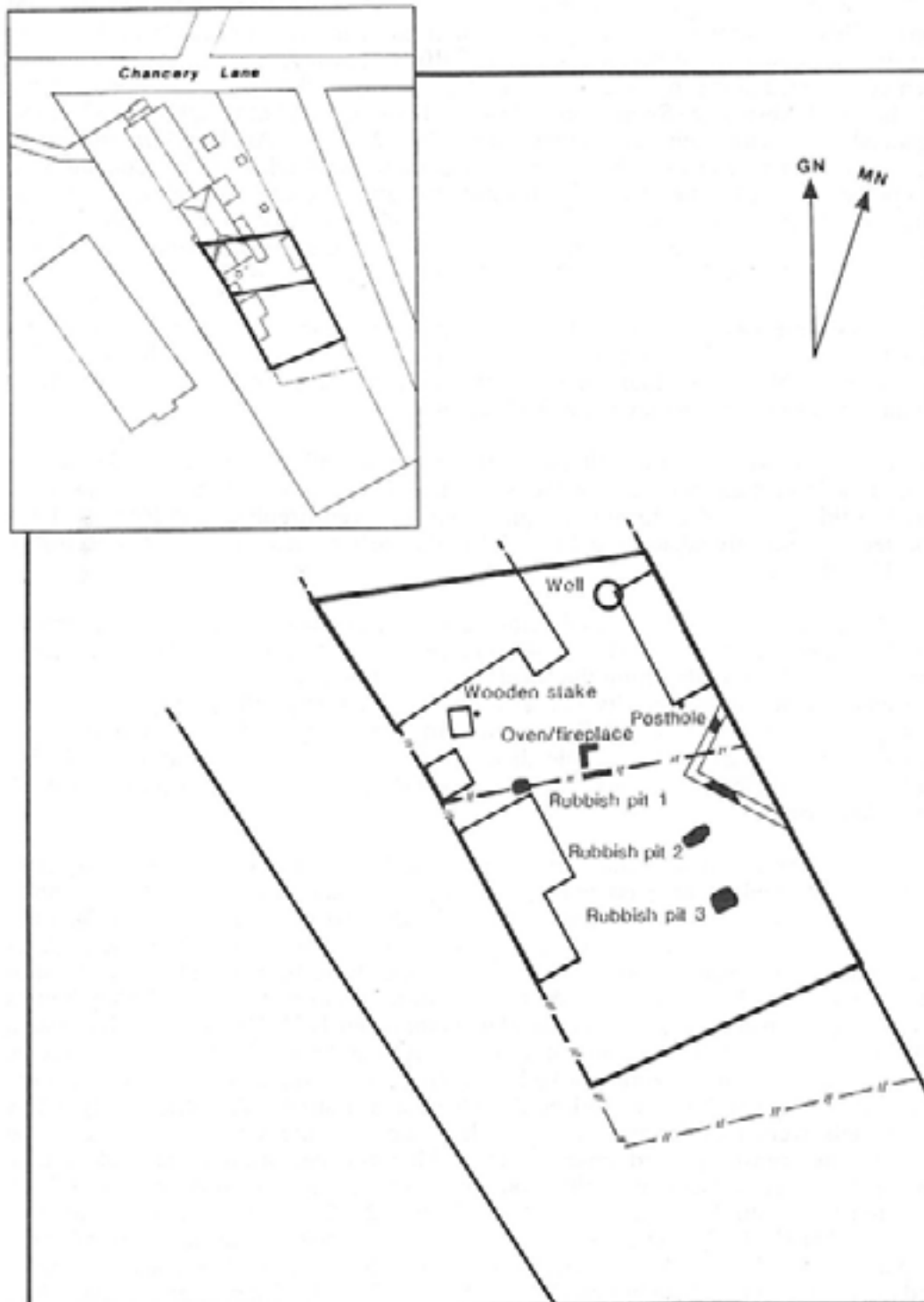


FIG. 26. Area F: plan of the rear of the Mechanics Institute and outbuildings, with the excavated features superimposed.

Fig. 27 illustrates the sequence of building of the Mechanics Institute and its later additions. (This reconstruction is based on the sources of information listed in Appendix 2). The original boundary of the property was halfway down Allotment 26, and a fence had been constructed along this line by 1864. The section at the rear was owned but not used by the Total Abstinence Society from 1843 to 1874, and a photograph of 1857 shows it in general use, with paths and clotheslines (Pl. 2). The Improvement Commission took it over in 1874, but in 1879 it passed to the Auckland City Council, who in the same year took over the Mechanics Institute buildings for use as a public library and therefore owned the whole allotment. The extended backyard and three extra sheds appear on the 1908 but not the 1882 plan and must have been erected sometime between 1882 and 1900, when the Jubilee Kindergarten closed down and the site was no longer in use.

Fig. 26 shows the excavated features laid over a plan of the known buildings. However, although the positions of the main and some of the out buildings can be accurately established from plans, the four smallest outbuildings have been sketched in from photographic information and may not be so accurate.

Rubbish Pit 1, the well, the oven/fireplace the posthole and the wooden stake all lay within the fenced original boundary of the Mechanics Institute and are therefore likely to be related to this period of occupation. Since both the oven/fireplace and Rubbish Pit 1 were located immediately adjacent and parallel to the earlier fence, they were presumably positioned in relation to it.

The oven/fireplace was built of small frogmarked, handmade bricks which probably originated in Australia in the period c. 1840-60 (see Vol. 2, Section 9). On this evidence it is likely to have been built during the Mechanics Institute period of occupation. It does not correspond with any historically recorded structure, although there are several plans and photographs available from 1857 on which might be expected to show it if it was present (see Appendix 2). It is possible therefore that it relates to an earlier unrecorded shed structure. Its function is unclear, but it may have been part of a wash house or bakehouse.

Rubbish Pit 1 contained mainly glass artefacts with a few ceramics and metal fragments. A very varied assemblage of glass bottles (see Vol. 2, Table 10) included 13 assorted black 'beer' bottles (e.g. Vol. 2, Section 5, G2, G4, G5, G10, G11, G13, G14, G17), all of types common in the 1850s and 1860s, though G13 may have been a little later. Other bottles included two schnapps bottles (G34: similar ones have been found in a mid 1860s context at the Victoria Hotel site, R11/1530 - pers. obs.); a gin bottle; two whiskey bottles (G40); two Hogben patent aerated water bottles (G46: dated 1870-1905); a Gledhill patent bottle (G49: post 1873); four salad oil bottles (G68, G69) and a pickles bottle; 11 medicine bottles including a chemist's bottle marked T.B. Hill (G81: Hill was in business from at least the early 1860s) and a castor oil bottle (G93): and a small ink bottle. Only a few ceramic vessels were found: parts of a porcelain cup, a white vitreous china cup and saucer, a purple transfer-printed chamberpot, a blue transfer-printed plate of Asiatic Pheasants pattern, and three plain white food containers. None was thought to have been manufactured later than the 1860s (see Vol. 2, Section 2.5.2-3). Other finds included an iron door knocker (Vol. 2, Section 8, M14), a small decorative copper alloy tripod stand (M38), part of an oil can made by Griffiths & Co. (M76: post 1859), a doorknob, a corroded matchbox, and a china button (Vol. 2, Section 7, B14). There were no clay pipes or stoneware.

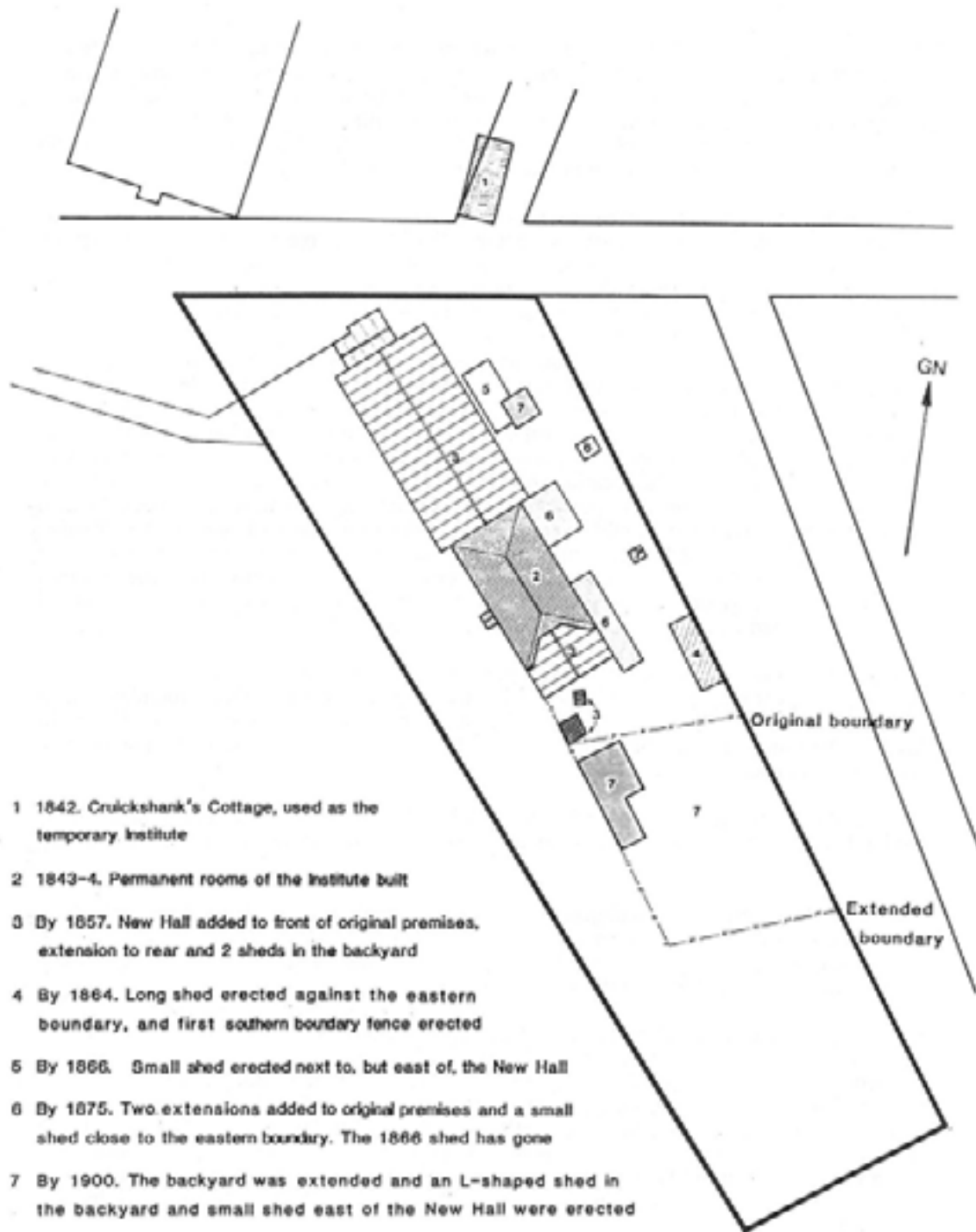


FIG. 27. Chronology of the Mechanics Institute buildings and later additions (for sources see Appendix 2).

These dates, and the location of the rubbish pit close to the original boundary fence, support their attribution to the Mechanics Institute period. If so, since the artefacts appear to be of domestic origin, they were probably used and disposed of by one of the Institute's resident librarians or caretakers, who successively occupied an apartment in the building from (at least) 1856 up to 1879 (Colgan 1980: 20). (This practice continued when the old Institute buildings housed the New Zealand Public Library between 1879 and 1887.)

The wooden stake is not diagnostic in its own right, but it is located near the northeast corner of a small square low-roofed structure (Fig. 26) visible in the 1857 photograph 2), whose function may have been a wood/coal shed. This stake, which was shaped like a flat fencing post, may therefore have been part of the framing for the square structure, built early on during the Mechanics Institute period of occupation.

The well was only partly excavated but was in excess of 12 m deep and was constructed of small plain handmade bricks which again are thought to have been made in the period 1840-60s and may have been imported from Australia (see Vol. 2, Section 9). A well 18 m deep was recorded as being in use at the Mechanics Institute by the early 1860s (Colgan 1980: 22) and this was probably the same well. Fig. 26 shows it to overlap slightly with a long outbuilding. Since the locations of the outbuildings on the early plans may not have been completely accurate, it is possible therefore that the well may have been located within the building, which could have erected at the same time (it was built sometime between 1857 and 1864). It contained only a few fragments of earthenware of 1840s-1860s date, including a cup of Coral pattern; a stoneware penny ink bottle and part of a crock; and fragments of six glass bottles (two 'beer', a gin, two non-specific alcohol bottles, and a medicine bottle) (Vol. 2, Sections 2.3.1, 3 and 5, Tables 2,4 and 10).

The posthole was located near the southwest corner of the same rectangular outbuilding. The original post may presumably be interpreted as part of the building's foundations. It was still in place when the site was levelled since the posthole was visible in all the fill layers. The function of the building is not known, though it has been suggested above that it may have housed the well.

All the above features located within the original boundary are therefore interpreted as having been part of the Mechanics Institute property, in use during its period of ownership (1843-79).

The two remaining features, Rubbish Pits 2 and 3, lay within the extended backyard which did not become part of the property until 1879. Both were covered by the fill tipped over the site during redevelopment, and their upper levels may therefore have included some artefacts which rolled in during this operation.

Rubbish Pit 2 contained five clay pipe fragments, including a Davidson pipe dated post 1861 (Vol. 2, Section 4, P12), but which joined a fragment derived from the fill, and one marked 'The Tourist' (p46). Glass items were relatively few, but included two beer bottles (Vol. 2, Section 5, G21), a gin and three non-specific alcohol bottles, a cruet bottle, a medicine bottle and a decorative stand of white milk glass (G129). Three stoneware storage jars included a decorative example (Vol. 2, Section 3, S37), and there was a very varied assemblage of 11 earthenware vessels (Vol. 2, Section 2, Table 2), none dated after the 1860s. Metal finds comprised a trouser button (Vol. 2, Section 7, B26) and a brass belt buckle (Vol. 2, Section 8, M46).

Rubbish Pit 3 contained very little; a blue Rhine pattern plate (Vol. 2, Section 2, C2) and a brown transfer-printed chamberpot, both dated pre-1870; a beer and one other bottle; and a metal trouser button (Vol. 2, Section 7, B23).

None of the material was assigned a date later than the 1860s, and the contents of both may also date therefore to the Mechanics Institute period, when this area was used by the general public. However, since it would seem unnecessary to go to the trouble of digging rubbish pits on waste ground, they were probably dug and filled by the caretakers of the Public Library (1879-1887) or Kindergarten (c.1889-1900) when this area had been incorporated into the backyard.

### **9.3 Conclusion**

Only the backyard area of the Mechanics Institute could be investigated owing to the removal of the archaeological deposits elsewhere by later redevelopment activity. Beneath the concrete floor of Jason House, however, seven archaeological features were discovered, five of which could be related to the occupation of the Mechanics Institute in 1843-79.

The Institute's well, built by the early 1860s, was located, as were a pit probably dug and filled by one of the resident librarians; an early oven or fireplace thought to have been built in the period 1843-56; the remains of a post of one of the outbuildings, erected between 1857 and 1864, that may have served as a well-house; and what was probably a framing post for another small building, possibly a cookhouse, that was built before 1857.

Two other early rubbish pits were discovered, probably filled by the occupants of the Public Library (1879-87) or Jubilee Kindergarten (c.1889-1900) which succeeded it.

The original ground surface sloped down from west to east, and when the area came to be redeveloped in 1912 the upper part of the site was cut down and the lower part filled up. The fill contained many artefacts of the period 1840s-1890s, the vast majority dating from the period of use of the Mechanics Institute itself. It is thought probable that the filling material derived from the upper part of the site and incorporated rubbish accumulated largely by the occupants of the Mechanics Institute. Some of the artefacts appeared to support this suggestion.

The artefacts recovered included a broad range of types, many of which had not previously been recorded, and in combination with those recovered from other areas on the site, have enabled a much fuller picture of the ceramic, glass and other goods available to 19th century Aucklanders to be established (see Vol. 2).

The excavations on the Mechanics Institute site have also provided a unique opportunity to reconstruct the history of the various buildings erected between 1842 and 1900 in some detail (see Fig. 27 and Appendix 2) from the available documentary records.

## **10.0 OTHER AREAS THE SITE**

Areas A-F were the only parts of site R11/1589 to be excavated, but significant information from two other areas was recovered during the course of construction work.

### **10.1 Rubbish Dump on Allotment 19**

Allotment 19 appeared to have been used as a general dumping ground for rubbish over a considerable period of time. Bottle hunters had extensively explored this area (see Fig. 13) before the archaeological excavations took place, and we are indebted to Keith Rusden for information on their findings.

Enormous quantities of glass bottles, ceramics and other artefacts dating from the 1840s and earlier up to the 1880s or 1890s had been dumped over the whole width of the allotment. This included pottery discarded by the Northern Club, which has occupied the corner of Princes and Kitchener Sts, backing onto Bankside St, since 1869. Large numbers of white blue-rimmed earthenware plates and dishes bearing the Club's name were found at the end of Allotment 19 opposite the Club. These were also stamped with the manufacturer's name, E.F. Bodley & Son of Longport, Staffs, which dates them to the period 1881-98 (Godden 1964: 83).

Photographs and plans (see above, Section 2.3) show that Allotment 19 and much of 20 remained undeveloped until 1904, when the DSC and Cousins & Cousins factory was built. As unused lots they clearly provided a convenient dumping ground for the local community for many years.

### **10.2 Well on Allotment 21**

A large well was discovered during piling operations just outside the site, but within the original boundaries of Allotment 21 (Fig. 13). It lay partly under Chancery St itself and partly under the pavement, and was presumably covered over c.1939, when the road at this point was widened (Fig. 6). It measured c.2 m in diameter and was at least 11 m deep. It was empty of fill except for some large pieces of metalwork (including a ladder), and was lined with machine-made bricks of late 19th or early 20th century type (Mr Jack Diamond, local historian, pers. comm.). It could not be investigated for safety reasons.

The well may have belonged to the Bycroft stables, which are listed immediately between Hellaby's stables and salt store (on Allotment 22) and the DSC factory (on Allotments 19 and 20) in early 20th-century street directories, or may have been a public utility.

## 11.0 CONCLUSION

The broad outlines of Auckland's development from its beginnings in 1840 to the present are fairly well understood. The detail, however, is less accessible, especially in the 19th century. Specific questions of who lived and worked where, what topographical changes occurred in particular areas, what types of buildings stood on particular sites, what sort of lifestyle the inhabitants enjoyed (in terms of living accommodation and movable possessions), what kinds of small businesses operated, and where, can only be answered by a combination of detailed documentary research at a very local level supplemented by archaeological excavation.

The full picture can never be recovered, since both documentary sources and archaeological evidence are inevitably incomplete, but a combination of both types of information can considerably enhance our knowledge of an area, as buildings recovered through excavation are matched with (or shown to differ from) buildings appearing on maps and photographs; physical evidence of the possible use of a building is assessed in relation to recorded owners/occupants; and the dates provided by artefactual remains are compared with events recorded in the documents. In addition, archaeology can supply other information only rarely obtainable from the documentary sources: artefacts recovered through excavation give a direct indication of the goods available to and used by the people who lived in individual buildings or the immediate area; excavated structures can provide much additional detail of construction methods and materials; and evidence of landfilling or downcutting can help in the reconstruction of past landscapes.

The NZI development on Chancery St provided the opportunity to examine a sizeable portion of the early town of in this kind of detail. The site was of great historic interest, comprising one of the earliest areas of European settlement. Set two streets back from the original waterfront, most of the area was auctioned during the first land sale of April 1841, and within nine months a dozen of the earliest buildings recorded in Auckland had been erected on it. The Mechanics Institute, one of the town's foremost community buildings, carried on its business here from 1843 to 1879, and by the 1860s there were numerous small buildings tightly packed together along Chancery St and the lanes that led off it.

It was clearly not feasible to excavate all the surviving archaeological remains on the site for reasons of cost and time. Instead, some of the more significant areas were selected for archaeological excavation and further historical research was undertaken in order to build up a detailed social and topographical history of the site as a whole.

The documentary sources revealed that most of the eight allotments which made up the site were bought by property speculators, some of whom lived in Australia. Some allotments were promptly subdivided into small lots, a few no more than 3 or 4 m wide, and narrow lanes (Bacons Lane and Warspite St) were created to service them.

This resulted in severe overcrowding and, within a few years, slum conditions. These were compounded by problems of unpaved roads, inadequate drainage and general lack of provision for sewage disposal. Although such problems were common to the whole town during its early years, the Chancery St area was one of the worst affected as frequent complaints to the newspapers make clear. The west end of Chancery St

received all the run-off from the higher ground to the east, where several slaughter-houses were situated, and the south, where Albert Barracks once stood. The resulting accumulation of rainwater, pigs' blood and other waste flooded basements and exposed the Chancery St residents to the risk of disease. And as elsewhere, any vacant properties became dumping grounds for all sorts of garbage.

Absentee landlords were the rule in this area, most of the recorded owners preferring to live in the more salubrious parts of town and lease their properties to working class families. By the 1870s Chancery St and the small lanes that led off it had become the haunt of criminals and prostitutes and many properties lay derelict.

There seems little doubt that this was Auckland's worst slum, and during this decade the Auckland Improvement Commissioners attempted to buy up some of the area, eliminate the small lanes and construct a broad connecting road between Kitchener and Shortland Sts. The plan came to nothing for lack of funds (though it is interesting to note that the NZI development, which abolishes Bacons Lane and Warspite St and substitutes a broader street opposite Fields Lane, will fulfil some of the Commissioners' objectives). It was not until the 1890s and early 20th century that the area was redeveloped, with the widening of Chancery St, the amalgamation of the small lots into larger properties, and the construction of large double or multi-storey buildings housing stables (and then garages), offices and factories.

Six areas were selected for excavation to investigate the physical evidence of the buildings which once stood here and the lifestyle of their inhabitants.

Three (Areas A, B and D) were sited to locate the remains of some of the earliest buildings recorded on the January 1842 plan. The plan gave no clue as to their physical structure or use, and it was hoped that excavation would shed light on these questions, as well as providing a test for the accuracy (or otherwise) of the plan.

In Area A the remains of two early wooden buildings were located in roughly the area indicated by the plan. A single posthole was all that survived of one of these buildings owing to later disturbance. But the second building was represented by several postholes, the base of a fireplace and a drainage gully, which indicated a small timber building c.4 m wide with a fireplace on its eastern side. It was crudely built, using an assortment of round and square foundation posts of various sizes, and the fireplace was made up of reused, mainly broken, handmade bricks held together with mud and shell.

These remains could be identified as part of a small timber building with a chimney stack on its wall which appeared on photographs dating from 1864 to 1875. When these were compared with the building on the 1842 plan, the close similarity in size and position indicated that this was the same structure, which had therefore survived from 1841/2 to 1875 or later. Documentary sources showed that it was owned for most of this period by Francis Hamilton, a 'gentleman', who rented it out. The name of one of his tenants, Isaac Fowles, a labourer, was recorded in the 1845 police census.



In Area B no remains of 1840s buildings were found to have survived. Instead, part of an early brick building with a concrete base, a brick-paved floor and internal supports for an upper storey was located. The area had been cut down to provide a level surface for this building, removing any earlier evidence.

Unfortunately it was not clear whether these were the remains of a long, narrow two storey building of unusual terraced design which was recorded in this area between c.1864 and 1882, or of a block of brick stables which replaced it in 1894.

Area D was located behind a high retaining wall, the original ground surface over 4 m below the raised ground floor of the modern building which overlay it. Problems of access and the danger of wall collapse prevented the full investigation of this area, but the remains of what may have been a brick path leading from an early building to Kitchener St were observed during later construction work.

Two other areas (Areas C and E) were selected in the hope of locating buildings with a commercial/industrial function which might have left distinctive structural remains to confirm their use.

One of these (Area C) was the property of William Bacon, described in the official records as a baker (1843-44) and later as a ginger beer brewer (1845-58) and hotel proprietor or publican. A small building was recorded here on a plan in the margin of a deed dated 1843, and it was hoped that excavation would provide information on this building and establish whether it had been used initially as a bakery. Documentary evidence confirmed that this was also his residence, at least to begin with.

Remains of a timber building in the form of postholes, timber slots, a cobbled floor and brick features were located in the expected area and found to tally extremely well with the deed plan, which was clearly not just a sketch, as supposed, but a fairly accurate scale drawing. The plan in combination with the archaeological evidence indicated a timber structure c.7 m by 3.7 m in size, with a rear extension measuring c.1.5 m by 2.3 m. It had a rough floor of large basalt cobbles and a fenced backyard, and assorted timbers of kauri, pohutukawa and puriri were used in its construction. A path of broken bricks running beside it and an internal fireplace proved to be later additions.

There was no evidence that the property had been used as a bakery (although it was not possible to investigate the whole area). However, the archaeological and documentary evidence combined to show that this building was William Bacon's ginger beer brewery and store from 1845 to 1858. To support this, three stoneware ginger beer bottles stamped 'W. Bacon' and a large number of other ginger beer bottles were found in deposits associated with the building; no bottles carrying his name were found elsewhere on the site, or have been reported from other sites in Auckland. Domestic refuse dating from Bacon's period of ownership was also recovered from a sealed occupation layer.

William Bacon proved to be a character of considerable interest. Arriving in 1842 as a baker, within three years he had become first ginger beer brewer. By 1850 he was also the proprietor of the Odd Fellows Arms hotel on the north-west corner of Bacons Lane, and by the 1860s he was able to retire to Remuera and the life of a gentleman, leaving his hotel business in other hands and retiring from ginger beer brewing. He played a prominent role in the history of the Chancery St area, as reflected in the name Bacon's Lane.

Overlying William Bacon's timber building were the remains of a later brick building. It had an internal floor of large basalt cobbles, timber-lined walls, poorly constructed wall foundations of rough basalt rocks held together with mud and shell, and a cobbled backyard. Documentary sources show that despite the rough cobbled floor it was a 2-storey residential building, built c.1864 and surviving until at least 1882. It was owned and rented out by Leigh Dines Halstead, a veterinary surgeon, until 1879, when it passed to Alexander Drummond, a general dealer who lived and worked in this and an adjacent timber building.

The other area (Area E) in which it was hoped to find early industrial remains proved disappointing. This had been the property of a blacksmith, William Wilson, between 1847 and 1864, and the 1866 plan recorded a brick building here. It was hoped that excavation would reveal whether this, or an earlier unrecorded building, had been used as a blacksmith's forge, as well as providing evidence of the brick structure. In the event the area was found to be too disturbed by later building work for much evidence to have survived and the excavation was abandoned.

The final area to be excavated (Area F), on the east side of Courthouse Lane, was the site of the Mechanics Institute. Although far from an architectural masterpiece, this had been one of Auckland's foremost community buildings, and it was hoped that excavation would reveal structural and other evidence reflecting its activities. Built in 1843, its purpose was to provide education for the working classes, especially the 'mechanics', or skilled/technical workers. Initially a small cottage-like building, it was added to over the years and housed a lecture room, library and accommodation for a live-in librarian. It played a much wider role than this, however, serving as a forum for almost all the important public meetings which took place during Auckland's first decade. The Institute was dissolved in 1879, and the buildings were used as a free public library and then a kindergarten before being abandoned c.1900.

A detailed chronology of the various buildings and outbuildings which were erected during the Mechanics Institute and later periods of use was established from documentary sources (Fig. 27). Only the area of the backyard and outbuildings could be investigated archaeologically, as the original spur on which the buildings stood had been cut down during later building operations.

Here, however, five features were located which could be associated with the period of use of the Mechanics Institute (1843-79) either by correlation with historically documented structures, or by their position in relation to the original property boundary.

One was the Institute's well, documented in the 1860s. It was at least 12 m deep and lined at the top with early handmade bricks. Another was the base of an oven or fireplace made of early handmade bricks with heart-shaped frogmarks, which did not appear in any of the plans or photographs. Post and stakeholes relating to recorded buildings of pre 1864 date were also found, but perhaps of the greatest interest was a rubbish pit probably dug and filled by one of the resident librarians during the 1870s. It contained a wide range of glass bottles (predominantly for alcohol and medicine), pottery and metal artefacts.

The archaeological evidence from Areas A-F also provided more detailed information on the original landscape than could be gained from the documentary sources alone. For instance, the level of Chancery St and the buildings fronting it was found to be c.1.3 m lower in the 1840s than at present, in the vicinity of Area C, and c.0.6 m lower near Area A, while the eastward slope of the spur on which the Mechanics Institute once stood could be clearly traced within Area F. The present level of Warspite St was found to be at least 2.5 m higher than the original ground surface in Area E.

Other important information related to the reliability or otherwise of the various city plans used to define the locations of early buildings. The location of buildings archaeologically in combination with the establishment of original allotment and subdivision boundaries based on measurements given in the deeds of title indicated that the city plan of 1842, although sketchlike, was fairly reliable. The 1866 and 1882 plans were not, however, since allotment boundaries and buildings were often misplaced. It is not known whether this applies to other parts of town. The Chancery St site lay in one of the poorer areas and little trouble may have been taken to record it accurately.

In addition to structural information, an enormous quantity and range of 19<sup>th</sup> century artefacts were recovered during excavation, which are described in detail in Vol. 2 of this report. Most derived from fill laid over the various areas during clearance and redevelopment, and cannot be related to the occupants of individual buildings. Some, however, came from a sealed occupation layer in Area C which accumulated between c.1843 and 1864, mainly during William Bacon's period of occupation (1843-58). Many are therefore likely to have belonged to him. They include fragments of a porcelain cup, crockery of willow and other patterns, clay pipes, and various glass bottles. Their presence in this early sealed deposit, dated by documentary sources, will be helpful in establishing the date of artefacts from other sites where such sources are not available. Other deposits also contained artefacts associated with William Bacon's brewery and store, but with the inclusion of some later material.

Material which could be directly related to occupants of the site also came from three rubbish pits in Area F, one probably filled by a resident librarian of the Mechanics Institute during the 1870s, the other by caretakers of the Public Library or Kindergarten which occupied the site later in the century. The Institute's well, unfortunately, contained few artefacts.

The remaining artefacts are also of value, despite their less secure provenance. Stylistic and other dating criteria indicated that they were manufactured between the 1820s and 1890s (except for one antique item of much earlier date), with the majority in the 1850s and 1860s, and they presumably accumulated in rubbish dumps over a long period. However, joining ceramic fragments between Areas A and C indicated that the fill in both areas was deposited at the same time and derived from the same source. Documentary evidence confirmed that this occurred in 1893/4, and the source is likely to have been within the site, where vacant lots were used extensively for rubbish disposal. These would have constituted the most convenient source of filling material to spread over the foundations of demolished buildings. Or the material may have derived from the higher slopes to the south, which would have required clearance and downcutting in preparation for new buildings.

Areas A and C therefore provided a rich source of artefacts that can only have been deposited between 1840 and 1894, since they were sealed at that date by the floors of new buildings. They probably represent the discarded goods of residents of the site and its immediate area. As such they are of considerable value, since few securely datable assemblages of 19th century artefacts have been reported in New Zealand, and none of this size and variety. The Area F artefacts were also from a 19th century context, with no evidence of 20th century additions, and showed little difference in overall date and range of types to the Area A and C assemblages.

The artefacts from the site included many types not previously recorded, and allow a much fuller picture of the ceramic, glass and other manufactured goods available in Auckland in the 19th century to be established. It is hoped that Vol. 2 of this report will serve as a useful database of artefact types for future researchers.

## APPENDIX 1: History of Ownership of Allotments 19-26

### Part 1. Information from Title Deeds

Below is a list of the recorded allotments 19-26 of city section 4 and their various subdivisions taken from the Deeds Indexes (DI) and Deeds Record books (DR) held at the Land & Deeds Registry (Justice Department), Auckland. The list of owners extends from the date of the first Crown Grants in the early 1840s until the date that the property registrations were transferred to the Torrens system following the Land Transfer Act of 1870 (LTA). (Once registered under that system information can usually only be recovered through a costly and relatively time consuming method of working backward from the current Certificate of Title [CT]). However, although some properties were registered under the new system shortly after its introduction in 1870, others continued to be listed under the old system until the turn of the century and beyond.

The Deeds Indexes record the successive title holders through sale, lease, inheritance, or mortgage. Mortgagees have not been included in the list below unless they have assumed ownership of the properties. The plan below shows the allotments and subdivisions referred to.

The Indexes provide references to the Deeds Record books containing the original deeds of transfer (and of registration if different), and full details of the transaction including the dimensions of the property and (generally) a sketch map.

Vendors' and purchasers' towns of origin are also given. Town of origin is Auckland in the list below unless otherwise stated/



#### Allotment 19- DI 1A 37

- 19 April 1841. Crown grant to John Lord & Thomas Brown of Sydney, NSW (DR 1G 49).
- 25 February 1845. John Lord & Thomas Brown of Sydney, merchants, to Clark Irving of Sydney, gentleman. Conveyance of Part A (DR 7D 626).
- 22 May 1847. John Lord and Thomas Brown of Sydney, merchants, to Allan McGaa of Sydney, merchant. Conveyance of Part B (DR 2D 817).
- 24 October 1853. Clark Irving to Allan McGaa of Sydney, merchant. Conveyance of Part A (DR 7D 628).
- 24 June 1859. Micheal Egan Murrin & John McKay of Sydney, merchants, executors of Allan McGaa's will, to Thomas Russell of Auckland, solicitor. Conveyance of the whole allotment (DR 8D 693).
- 29 August 1871 bought under Land Transfer Act 1870, vol. 1, fol. 78.

#### Allotment 20 - DI 1A 38

- 19 April 1841 c rown grant to John Lord & Thomas Brown of Sydney, NSW (DR 1G 51).
- 22 December 1847. John Lord & Thomas Brown of Sydney, merchants, to John Alexander of Sydney, merchant. Conveyance (DR 2D 913).
- 15 August 1848. John Alexander to Allan McGaa of Sydney, merchant, to Edwin Oakley, builder. Conveyance (DR 2D 915).
- 22 December 1848. Allan McGaa of Sydney, merchant, to Edwin Oakley, builder. Conveyance (DR 2D 1212).
- 3 February 1849. Edwin Oakley to Alfred James, mariner. Conveyance of Part A (DR 2D 1174).
- 28 March 1849. Edwin Oakley to George Edward Hunter, printer. Conveyance of Part B (DR 2D 1212).
- 16 November 1858. Edwin Oakley to John Joseph Moore of Launceston, Tasmania, printer. Conveyance of Part C [Moore also owned adjoining property, Allotment 21 C] 9DR 7D 846).
- 21 June 1859. Edwin Oakley to William Baker, gentleman. Conveyance of Part D (DR 8D 313).

#### Part A - DI 4A 547

- 27 April 1868. Sarah James, widow of Alfred James, waterman, to William Swanson, gentleman. Conveyance (DR20D 670).
- 5 April 1870. William Swanson, settler, to Smauel Evinson, licensed victualler. Conveyance (DR 21M 401).
- Brought under LTA, vol. 44, fo. 176.

#### Part B - DI 4A 547

- 7 February 1859. George Hunter his wife Margaret. Will (28D 37). Brought under LTA, vol. 30, fol. 130

#### Part C - DI & A 596

- 15 December 1874. Moore's mortgagees to the Trustees of St Andrews Lodge. Conveyance (with Allotment 21C ) (DR 29D 301).
- Brought under LTA, vol. 30, fol. 130.

#### Part D - DI 1A 38

- 17 May 1862. Joseph Knight (mortgagee), and William Baker, merchant, to Edward Leyland, gentleman. Conveyance (DR 14D 488).
- 9 September 1865. Registrar of the Supreme Court to Revd Frederick Thatcher
- Brought under LTA 1870, vol. 7, fol. 259.

Allotment 21 – DI 1A 39

19-20 April 1841. Crown grant to Samuel Marks, merchant, and William Kendall, trader (DR 8D 731).

25 May 1841. Equal division of the property. Part A to Kendall. Pans B-C to Marks 8D 731).

Part B – DI 1A 39

20 October 1841. Samuel Marks, publican, to Richard Large, carpenter. Conveyance (DR 8D 732).

16 March 1842. Richard Large, builder, to Alfred James, master mariner. Joint tenancy agreement (DR 8D 733).

9 April 1847. Richard Large, carpenter, to Alfred James. Conveyance of Large's share of Part B (DR 8D 734).

See Land Certificate no. 65.3.

Part C - DI 9A 706

30 May 1851. Samuel Marks to John Moore of Hobart, Van Diemens Land, printer. Confirmation of unrecorded earlier conveyance [no date given]. Conveyance (DR 8D 264).

15 December 1874. Moore's mortgagees to the Trustees of St Andrews Lodge. Conveyance [with Allotment 20 C] (DR 29D 301).

Brought under LTA, vol. 30, fol. 130, & see vol. 44, fol. 176, & vol. 39, fol. 204.

Allotment 22 – DI 1A 40

19 April 1841. Crown grant to Francis Hamilton (DR 1G 121)

12 January 1843. Francis Hamilton, gentleman, to James Gamble, shoemaker. Conveyance of Part A (DR 2D 43).

12 January 1843. Francis Hamilton, gentleman, to Andrew Rooney, shoemaker. Conveyance of Part B (DR 2D 44).

21 October 1862. George Hamilton, settler [heir of Francis], to Michael Kilfoyle, settler. Lease of Parts C & D (DR 15D 159).

11 March 1863. George Hamilton, settler, to Bethia Commons, wife of Ross Commons, farmer. Conveyance of Part C (DR 16D 2).

12 March 1863. George Hamilton to John Cromwell, baker. Conveyance of Part D (DR 14D 492).

Part A – DI 2A 1007

10 October 1848. James Gamble, shoemaker, to William Gamble, farmer. Conveyance (DR 2D 910).

Retained by the Gamble family until 1890 when Ann Gamble, widow of John Gamble who resided at this address, conveyed it in trust to John Stratheam (DR R35 576).

CT 87/66.

Part B – DI 2A 1008

21 April 1855. Andrew Rooney, shoemaker, to Michael Kilfoyle, settler. Conveyance (DR 4D 541).

16 April 1861. Michael Kilfoyle to his son Francis Kilfoyle, messenger. Conveyance (DR 17D 80).

31 January 1870. Francis Kilfoyle, clerk, to Ann Burke, spinster. Conveyance (DR 22D 919).

5 May 1875. Martha Ann Lindsay (*nee* Burke), & Alfred James Lindsay, labourer, to Michael Sheehan, labourer. Conveyance (DR 29D 527).

30 May 1879. Michael Sheehan to Kemp (DR 29M 53).

CT 87/66.

Part C – DI 11A 604

7 November 1864. Ross & Bethia Commons to William Aitken, estate agent. Conveyance (DR 17D 603).

Brought under LTA, vol. 87, fol. 66.

Part D – DI 1A 40

21 December 1864. John Cromwell to William Benjamin Moore, settler [real name William Bushell Moores according to his will, DR D1 402]. Conveyance (DR 17D 565).

? CT 632/166.

Allotment 23 – DI 1A 41

19 April 1841. Crown grant to Edward Costley (DR 1G 113).

9 December 1852. Edward Costley, settler, to Peter McArthur, settler. Conveyance [with Allotment 24 A & K] (DR 3D 315).

16 October 1876. Peter McArthur, settler, to his son John McArthur & wife Margaret. Conveyance [with Allotment 24 A & K] (DR 30D 897).

6 October 1892. Margaret McArthur & Peter McArthur to Eliza Jane Paterson. Allotment 24 A & K (DR R40 506).

Reg. under LTA vol. 64 fol. 274.

Allotment 24 – DI 1A 42 & 2A 1009

19 April 1841. Crown grant to Charles O'Neill (DR 1G 129).

23 March 1843. Charles O'Neill, publican, to Thomas O'Neill, settler. Conveyance of western half (DR 2D 80).

18 May 1843 Charles O'Neill, publican, to Thomas O'Neill, settler. Conveyance of eastern half (DR 2D 114).

4 September 1843. Thomas O'Neill, carpenter, to Edward Costley, gentleman. Conveyance of Part A (DR 2D 157).

8 September 1843. Thomas O'Neill, carpenter, to William Bacon, baker. Conveyance of Part B (DR 2D 160).

13 September 1843. Thomas O'Neill to Joseph Watson, carpenter. Conveyance of Part C (DR 2D 174).

15 September 1843. Thomas O'Neill, carpenter, to Charles Goodwin, settler. Conveyance of Part D (DR 2D 271).

16 September 1843. Thomas O'Neill, gentleman, to William Gamble, shoemaker, & James Gamble, shoemaker. Conveyance of Part E (DR 2D 249).

16 September 1843. Thomas O'Neill, gentleman, to James Rutherford, carpenter. Conveyance of Part F (DR 2D 288).

16 September 1843. Thomas O'Neill, gentleman, to Robert White, publican. Conveyance of Part G (DR 2D 545).

18 September 1843. Thomas O'Neill, carpenter, to Thomas Brooks, cooper. Conveyance of Parts H & I (DR 2D 173).

20 September 1843. Thomas O'Neill to Adam Chisholm, butcher. Conveyance of Part J (DR 2D 185).

Part A – DI A 1050

9 December 1852. Edward Costley, settler, to Peter McArthur, settler. Conveyance [with Part K & Allotment 23] (DR 3D 315).

5 October 1892. Peter & Margaret McArthur to Eliza Jane Patterson. Conveyance [with Part K & Allotment 23] (DR R40 506).

Brought under LTA, vol. 64, fol. 274.

Part B - DI 2A 1053

24 May 1858. William Bacon, settler, to Leigh Dines Halstead, veterinary surgeon. Conveyance (DR 7D 613).  
28 December 1869. Leigh Dines Halstead, vet, to Alexander Drummond, settler. Conveyance (DR 24D 384).  
16 October 1879. David Drummond, mariner, to Charles Thomas, contractor. Conveyance of North part (DR 29M 156).  
27 March 1880. Drummond to Thomas. Conveyance of south part (DR 32M 853).  
20 March 1884. Charles Thomas, contractor, to Charles Harry Thomas King, chemist. Conveyance of Part B [with Part L] (DR RL3 55).  
31 January 1898. James Charles Harry Thomas King, chemist, to Edward Charles & George Sinclair, seedsmen. Conveyance (DR R57 830).  
1 February 1898. Pilkington & Sinclair, seedsmen, to Eliza Jane Paterson, wife of William Paterson, grain merchant. Conveyance [with Part F] (DR R57 831).  
28 October 1899. Eliza Jane Paterson to Auckland City Council. Conveyance of c.3 m of road frontage (DR R67 129).  
1 May 1917. William Henry Paterson, farmer, Mary Anne Paterson, spinster, & John Paterson, commission merchant, to Helen Paterson, spinster. Conveyance (DR R265 540).  
CT 585. fol. 206.

Part C - DI 2A 1062

2 May 1845. Joseph Watson, carpenter, to James Marshall, settler. Conveyance (DR 3D 269).  
16 January 1847. James Marshall to Henry Justin, tailor. Conveyance (DR 3D 270).  
27 September 1852. Henry Justin, turnkey in HM gaol, to James Mann, settler. Conveyance (DR 3D 270).  
17 February 1853. James Mann, settler, to William Halton, settler. Conveyance (DR 3D 383).  
16 May 1853. Willima Halton, settler, to John Wilkins, painter (DR 3D 540).  
3 September 1853. John Wilkins, painter, to John Bennett, boatman. Conveyance (DR3D 616).  
30 December 1877. George Bennett, settler [heir], to William Henry Connell, solicitor. Conveyance [with Allotment 25 M] (DR 24M 573).  
6 April 1878. William Henry Connell, solicitor, to William Aitken, land agent. Conveyance [with Allotment 25 M] (DR 25M 363).  
15 May 1900. Aitken to Porter & others. Conveyance (DR R70 329).  
Brought under LTA vol. 501, fol. 10.

Part D - DI 1095

Brought under LTA, vol. 48, fol. 123.

Part E - DI 2A 1087

15 February 1861. William Gamble, shoemaker, to Henry Joseph Syms, sergeant major of the armed police force. Conveyance (DR 30M 781).  
20 September 1867. Syms et al. to Thomas Shailer[?] Weston, solicitor. Conveyance (DR 20D 576).  
4 November 1880. Thomas Shailer[?] Weston, solicitor, to John Savage, gentleman. Conveyance (DR 28M 854).  
Brought under LTA, vol. 24, fol. 11.

Part F - DI 2A 1106

31 August 1846. James carpenter, to Susan Gillis, spinster. Conveyance (DR 2D 474).  
13 August 1883. Sarah Rutherford, widow (heir Susan Gillis, to James Polybank King, chemist. Conveyance (DR R5 663).  
31 January 1898. James Charles Harry Thomas King, chemist (executor of J.P. King's will), to Edward Charles Pilkington & George Sinclair, seedsmen. Conveyance (DR R57 830).  
7 February 1898. Pilkington & Sinclair, seedsmen, to Eliza Jane Paterson, wife of William Paterson, grain merchant. Conveyance [with Part B] (DR R57 831).

Part G - DI 2A 1205

18 May 1849. Robert White, settler, to William Kibblewhite, settler. Conveyance (DR 2D 1081).  
9 December 1852. William Kibblewhite, settler, to Samuel Oldfield, settler. Conveyance (DR 3D 314).  
1 September 1853. Oldfield to Mahoney. Conveyance [wrong reference DR 3D 156 given].  
4 July 1862. Michael Mahoney, settler, to William Aitken, estate agent. Conveyance (DR 10D 502).  
29 March 1870. William Aitken Esquire, to Peter Gardner, yeoman. Conveyance (DR 24D 17).  
23 February 1898. Mary Gardner, widow, & trustees John & Charles Gardner, farmers, to Thomas Crumpton, confectioner. Conveyance (DR R55 530).  
CT vol. 105, fol. 28.

Pan H DI 1061 7 2A 1108

9 May 1844. William Thomas Brooks, cooper, to Henry Neale, butler. Conveyance (DR 2D 291).  
22 October 1852. Henry Neale, settler, to Henry Pearson, settler. Conveyance (DR 4D 387).  
7 December 1853. Henry settler, Joseph Neil, boatman. Conveyance (DR 4D 388).  
29 April 1856. Joseph Neil, boatman, to William Young, gentleman. Conveyance (DR 4D 869).  
21 August 1860. William Young, gentleman. George Mackie, gentleman. Conveyance (DR 11D 100).  
1 December 1860. George Mackie, settler, to Gaston Charon, settler. Conveyance (DR 11D 455).  
23 September 1861. Gaston Charon, settler, to Joseph Walker Stocks, butcher. Conveyance (DR 11D 872).  
25 February 1879. Eliza Stocks to Thomas Foly [occupation not given] (DR 30M 187).  
[Retained by the family until 1916.1

Part I - DI 2A 1061 & 6A 672

11 July 1844. William Thomas Brooks, cooper, to James Oliver, labourer. Conveyance (DR 4D 395).  
4 July 1863. George Oliver of Dunedin (heir) to Jane Bacon, spinster. Conveyance (DR 16D 356).  
Brought under LTA. CT 104, fol. 193.

Part J - DI 2A 1066

- 27 March 1847. Adam Chisholm, butcher, to William Bacon, ginger beer brewer. Conveyance (DR 2D 1628).  
30 July 1864. Bacon to Mounce. Lease [wrong reference DR 9D 633].  
16 May 1878. William Bacon, hotel proprietor, to John Chambers, ironmonger. Conveyance (DR 25M 437).  
25 June 1878. John Chambers to the Improvement Commissioners. Conveyance (DR?)  
CT vol. 113, fol. 14.

Part K

[Initial date of sale not recorded. It belonged to the owner of Part A by 1852, and was sold with it].

Part L

[Initial date of sale not recorded. It belonged to the owner of Part B by 1884, and was sold with it].

Allotment 25 - DI 1A 43

- 19 April 1841. Crown grant to James Coutts Crawford of Port Nicholson. (DR 1G 77).  
25 May 1847. Crawford to Mary Seymour, widow. Conveyance of Part A (DR 2D 620).  
25 May 1847. Crawford to Agnes Dunn, widow. Conveyance of Part B (DR 2D 621).  
26 May 1847. Crawford to John McGrath, settler. Conveyance of Part C, but James Gamble, shoemaker, to have use of it until McGrath appoints otherwise 9DR 3D 311).  
26 May 1847. Crawford to Ellen McGrath, spinster. Conveyance of Part D (DR 10D 627).  
18 June 1847. Crawford to George Edward Hunter, printer. Conveyance of Part E (DR 2D 703).  
30 June 1847. Crawford to John McKenzie, mariner. Conveyance of Part F (DR 2D 658).  
15 July 1847. Crawford to William Tattersal, painter. Conveyance of Part G (DR 2D 639).  
31 July 1847. Crawford to Thomas Shepherd, tanner. Conveyance of Part H (DR 2D 649).  
2 August 1847. Crawford to Richard Smith, carpenter. Conveyance of Part I (DR 2D 659).  
24 August 1847. Crawford to Edward Donnellan, settler. Conveyance of Part J (DR 7D 701).  
27 September 1847. Crawford to William Gamble, settler. Conveyance Part K (DR 3D 929).  
5 October 1847. Crawford to Anna McDonell Cox, wife of James Cox, mason. Conveyance of Part L (DR 27D 494).  
5 October 1847. Crawford to Henry Justin, settler. Conveyance of Part M (DR 2D 694).  
26 October 1847. James Coutts Crawford Esquire to Arthur Wellesley Hood, shoemaker. Conveyance of Part N (DR 25D 166).  
27 October 1847. Crawford to William Wilson, blacksmith. Conveyance of Part O (DR 8D 385).  
8 November 1847. Crawford to James Alison, blacksmith. Conveyance of Part P (DR 4D 175).  
9 February 1848. Crawford to Charles Johnson, settler. Conveyance of Part Q (DR 2D 935).  
30 June 1848. Crawford to Daniel Addis, sergeant in HM 58<sup>th</sup> Foot. Conveyance of Part R (DR 2D 1442).

- 24 March 1854. Crawford to William Tattersal, painter. Conveyance of Part S (DR 14D 141).  
11 October 1859. Crawford to John Ragan, settler. Conveyance of Parts N & S [presumably a confirmation, since N was previously sold by Crawford to Hood and S by Crasford to tattersal, who later sold it to Hood. Hood conveyed them to Ragan on the same date as this confirmation - see above, and below under Part N & S] (DR14D 143).  
[Not all lots sold when bought under the LTA. See K42193 for legality of Warspite St]

Part A - DI 2A 1224

- 25 April 1850. Edward O'Brien, storekeeper, & Mary (nee Seymour) his wife to John McGrath, storekeeper. Conveyance (DR 3D 312).  
18 November 1862. John McGrath to his wife Honora McGrath. Will [with Part C] (DR 10D 796).  
26 May 1863. Samuel Jackson, solicitor (mortgagee), to William Morrin gentleman. Conveyance [with Part C] (DR 13D 750).  
16 Sept 1873. William Morrin to his executors Joseph Newman, Thomas Morrin & Samuel Jackson. Will [with Parts B-D] (Morrin died 27 March 1873) (DR 23D 903).  
29 October 1902. James Hardie, hardware merchant, to ? [probably Alfred Porter, his partner, to whom he signed over other nearby properties]. Memorandum of transfer [of title or lease?] [with Parts B-D (LTA vol. 36 fol. 64), the area between parts O & M (LTA vol 1 fol. 82), the area between parts M & K (LTA vol. 14 fol. 280) & Allotment 24 D (LTA vol. 48 fol. 123)] (DR R85 396).  
Reg. under LTA vol. 14 fol. 97.

Part B - DI 2A 1225

- 1 March 1867. Lucy Dunn, spinster, to William Morrin, gentleman. Conveyance (DR 22D 123).  
16 September 1873. William Morrin to his executors Joseph Newman, Thomas Morrin & Samuel Jackson. Will [with Parts A. C & D] (Morrin died 27 March 1873) (DR 23D 123).  
29 October 1902. James Hardie, hardware merchant, to ? [probably Alfred Porter, his partner, to whom he signed over other nearby properties]. Memorandum of transfer [of title of lease?] [with Parts A, C & D (LTA vol. 36 fol. 64), the area between Parts O & M (LTA vol. 1 fol. 82), the Area between Parts M & K (LTA vol. 14 fol. 280) & Allotment 24D (LTA vol. 48 fol. 123)] (Dr R85 396).  
Reg. under LTA, vol. 14 fol. 97.

Part C - DI 5A 838

- 18 November 1862. John McGrath to his wife Honora McGrath. Will [with Part A] (DR 10D 796).  
26 May 1863. Samuel Jackson, solicitor (mortgagee), to William Morrin gentleman. Conveyance [with Part A] (DR 13D 750).  
16 September 1873. William Morrin to his executors Joseph Newman, Thomas Morrin & Samuel Jackson. Will [with Parts A. B & D] (Morrin died 27 March 1873) (DR 23D 123).  
29 October 1902. James Hardie, hardware merchant, to ? [probably Alfred Porter, his partner, to whom he signed over other nearby properties]. Memorandum of transfer [of title of lease?] [with Parts A, B & D (LTA vol. 36 fol. 64), the area between Parts O & M (LTA vol. 1 fol. 82), the Area between Parts M & K (LTA vol. 14 fol. 280) & Allotment 24D (LTA vol. 48 fol. 123)] (DR R85 396).  
Reg. under LTA, vol. 14 fol. 97.



Part D - DI 10 A 231

22 June 1863. Daniel, Addis, carter, & Ellen (nee McGrath) his wife to William Morrin, gentleman (DR 13D 822).

16 Sept 1873. William Morrin to his executors Joseph Newman, Thomas Morrin & Samuel Jackson. Will [with Parts A, B & C] (Morrin died 27 March 1873) (DR 23D 903).

29 Oct 1902. James Hardie, hardware merchant, to ? [probably Alfred Porter, his partner, to whom he signed over other nearby properties]. Memorandum of transfer [of title or lease?] [with Parts A, B & C (LTA vol. 36 fol. 64), the area between Parts O & M (LTA vol. 1 fol. 82), the Area between Parts M & K (LTA vol. 14 fol. 280) & Allotment 24D (LTA vol. 48 fol. 123)] (DR R85 396).

Reg. under LTA, vol. 14 fol. 97.

Part E - DI 2A 1369

29 Aug 1853. George Edward Hunter, printer, to William Bacon, publican. Conveyance (DR 27D 500).

5 March 1878. William Bacon, settler, to William Aitken, land agent. Conveyance (DR 27M 165).

7 Jan 1893. William Aitken, land agent, to Frederick Adolphus Lee, cooper. Conveyance (DR R42 290).

8 December 1893. Lee to Lee. Conveyance [incorrect reference DR R45 874].

Reg. under LTA, 82/245.

Part F - DI 2A 1238

[Nothing recorded after Crawford's initial sale to Mackenzie of 1847 until:]

8 December 1893. Lee to Lee. Conveyance [as for Part E, but incorrect reference DR R45 874]. CT vol. 96 fol. 270.

Part G - DI 2A 1231

22 Aug 1853. William Tattersall, painter, to George Silverthorn, private in HM 58<sup>th</sup> Foot. Conveyance (DR 3D 841).

2 Feb 1854. George Silverthorn, private in HM 58<sup>th</sup> Foot, to John Peter Oakes, boatman. Conveyance (DR 3D 842).

14 Feb 1857. John Peter Oakes, master mariner, to John Savory, labourer. Conveyance (DR 11D 88).

3 Aug 1864. John Savory, labourer. to Jane Savory, his wife. Transfer [with Part H (DR 20D 701).

2 May 1882. John Savory, labourer, to Jane Savory, his wife, to Alfred Porter, John Chambers & James Hardie, ironmongers trading as 'E. Porter & Company'. Conveyance [with Parts H, L & O] (DR D12 789).

22 June 1882. John Chambers, ironmonger, to Alfred Porter & James Hardie, ironmongers. Conveyance of his share [with his share of Parts H, L & O] (DR D12 782).

29 Oct 1902. James Hardie, hardware merchant, to Alfred Porter, hardware merchant. Conveyance of his share [with his share of Parts H, I, L, M & O and Allotment 24 C, and transfer of title or lease (?) of Pans A-D (reg. under LTA vol. 36 fol. 64), the area between Parts M & K (reg. under LTA vol. 14 fol. 280, and Allotment 24 D (reg. under LTA vol. 48 fol. 123)] (DR R85 396).

10 March 1924. To Emily Porter, widow of Alfred Porter, & Augustine Mildred Donald his daughter. Confirmation in the Supreme Court as the beneficiaries of Alfred Porter's will (DR R468 298)

Reg. under LTA vol. 501 fol. 10.

Part H - DI 2A 1235

7 June 1855. Thomas Shipherd [sic], farmer, to James Harp, ironmonger. Conveyance (DR 4D 618).

31 Jan 1857. James Harp, ironmonger, to John Savory, labourer. Conveyance (DR 11D 87).

3 Aug 1864. John Savory, labourer, to Jane Savory, his wife. Transfer [with Part G] (DR 20D 701).

2 May 1882. John Savory, labourer, to Jane Savory, his wife, to Alfred Porter, John Chambers & James Hardie, ironmongers trading as 'E. Porter & Company'. Conveyance [with Parts G, L & O] (DR D12 789).

22 June 1882. John Chambers, ironmonger, to Alfred Porter & James Hardie, ironmongers. Conveyance of his share [with his share of Parts H, L & O] (DR D12 782).

29 Oct 1902. James Hardie, hardware merchant, to Alfred Porter, hardware merchant. Conveyance of his share [with his share of Parts H, I, L, M & O and Allotment 24 C, and transfer of title or lease (?) of Pans A-D (reg. under LTA vol. 36 fol. 64), the area between Parts M & K (reg. under LTA vol. 14 fol. 280, and Allotment 24 D (reg. under LTA vol. 48 fol. 123)] (DR R85 396).

10 March 1924. To Emily Porter, widow of Alfred Porter, & Augustine Mildred Donald his daughter. Confirmation in the Supreme Court as the beneficiaries of Alfred Porter's will (DR R468 298)

Reg. under LTA vol. 501 fol. 10.

Part I - DI 2A 1237

6 April 1850. Richard Smith, carpenter, to Edmund George of Kawau, miner. Conveyance (DR 2D 1340).

5 Sept 1859. Edmund George, settler, to Bernhard Levy & Nathan Goldwater, dealers. Conveyance (DR 8D 460).

23 Feb 1874. Bernhard Levy & Nathan merchants, to Henry Solomon Meyers, merchant, & Moses Montague, importer. Conveyance in trust, half for Julia Levy, wife of Bernhard Levy, & half for Caroline Goldwater, wife of Nathan Goldwater, during their lives [with Part P] (DR 27D 392).

5 Feb 1878. Thomas McFarlane Esq (trustee of the estate of Levy & Goldwater & Henry Solomon Meyers, merchant, & Moses Montague, importer) to John Benjamin Russell, solicitor. Conveyance [with Part P] (DR 26M 196). [NB measurements not the same as in earlier deeds]

7 March 1878. John Benjamin Russell, solicitor, to David Nathan, merchant. Conveyance [with Part P] (DR 26M 292). [NB measurements not the same as in earlier deeds]

26 Aug 1879. David Nathan, merchant, to William Aitken, land agent. Conveyance [with Part P] (DR 32D 615). Measurements now match earlier deeds.]

10 July 1884. William Aitken, land agent, to Alfred Porter & James Hardie, hardware merchants. Conveyance (DR R13 417).

29 Oct 1902. James Hardie, merchant, to Alfred Porter, hardware merchant. Conveyance of his share [with his share of Parts G, H, L, M & O and Allotment 24 C, and transfer of title or lease (?) of Parts A-D (reg. under LTA vol. 36 fol. 64), the area between Parts M & K (reg. under LTA vol. 14 fol. 280, and Allotment 24 D (reg. under LTA vol. 48 fol. 123)] (DR RS5 396).

10 March 1924. To Emily Porter, widow of Alfred Porter, & Augustine Mildred Donald his daughter. Confirmation in the Supreme Court as the beneficiaries of Alfred Porter's will (DR R468 298)

Reg. under LTA 501 fol. 10

Part J - DI 7A 509

- 5 Sept 1848. Edward Donnellan, settler, to Timothy Dunn, whitesmith, & William Rose, whitesmith. Conveyance (DR 7D 702).  
13 June 1850. Timothy Dunn, whitesmith, to William Rose, whitesmith. Conveyance of his share (DR 7D 703).  
11 Sept 1858. William Rose, carpenter, to William Cross, settler. Conveyance (DR 7D 770).  
14 December 1860. William Cross of Sydney, settler, to James Benjamin Foster, settler. Conveyance (DR 11D 395).  
CT vol. 30 fol. 70).

Part K - DI 6A 824

- 29 March 1854. William Gamble, settler, & Catherine, his wife, to John McGrath, settler. Conveyance (DR 3D 930).  
22 Sept 1857. John McGrath, publican, to Charles Brown, sergeant major in the armed police. Conveyance (DR 7D 491).  
24 December 1857. Charles Brown, sergeant major in the armed police, to Thomas Russell, solicitor. Conveyance (DR 7D 491).  
31 Oct 1863. Thomas Russell Esq. to Benjamin Dobson, settler. Conveyance (DR 14D 728).  
28 April 1874. Benjamin Dobson to the Auckland Improvement Commissioners under the Auckland Improvement Act 1873. Conveyance (DR 27D 474).  
Brought under the LTA 113/12.

Part L - DI 9A 817

- 30 June 1862. James Cox, settler, & Anna McDonnell Cox to Jane Savory, wife of John Savory, settler. Conveyance (DR 27D 493).  
2 May 1882. John Savory, labourer, to Jane Savory, his wife, to Alfred Porter, John Chambers & James Hardie, ironmongers trading as 'E. Porter & Company'. Conveyance [with Parts G, H & O] (DR D12 789).  
22 June 1882. John Chambers, ironmonger, to Alfred Porter & James Hardie, ironmongers. Conveyance of his share [with his share of Parts G, H & O] (DR D12 782).  
29 Oct 1902. James Hardie, hardware merchant, to Alfred Porter, hardware merchant. Conveyance of his share [with his share of Parts G, I, L, M & O and Allotment 24 C, and transfer of title or lease (?) of Pans A-D (reg. under LTA vol. 36 fol. 64), the area between Parts M & K (reg. under LTA vol. 14 fol. 280, and Allotment 24 D (reg. under LTA vol. 48 fol. 123))] (DR R85 396).  
10 March 1924. To Emily Porter, widow of Alfred Porter, & Augustine Mildred Donald his daughter. Confirmation in the Supreme Court as the beneficiaries of Alfred Porter's will (DR R468 298)  
14 July 1925 Emily Porter, widow & Augustine Mildred Donald, wife of James Bell Donald, merchant, to Francis Thomas Finlay Evans, implement manufacturer. Conveyance of part of property [either part of Part L of part of Part O] (DR R464 695).  
Brought under LTA vol. 501 fol. 10.

Part M - DI 2A 1367

- 27 September 1852. Henry Justin, turnkey in HM gaol, to James Mann, settler. Conveyance [with Allotment 24C] (DR 3D 270).  
17 February 1853. James Mann, settler, to William Halton, settler. Conveyance [with Allotment 24C] (DR 3D 383).

- 16 May 1853. William Halton, settler, to John Wilkins, painter. Conveyance [with Allotment 24C] (DR 3D 540).  
3 September 1853. John Wilkins, painter, to John Bennett, boatman. Conveyance [with Allotment 24C] (DR 24M 573).  
30 December 1877. George Bennett (son of John Bennett) of Tairua, settler, to William Henry Connell, solicitor. Conveyance [with Allotment 24 C] (DR 24M 573).  
6 April 1878. William Henry Connell, solicitor, to William Aitken, land agent. Conveyance [with Allotment 24 C] (DR 25M 363).  
15 May 1900. William Aitken, land agent, to Alfred Porter & James Hardie, hardware merchants. Conveyance [with Allotment 24 C] (DR R70 329).  
29 Oct 1902. James Hardie, hardware merchant, to Alfred Porter, hardware merchant. Conveyance of his share [with his share of Parts G, I, L, H & O and Allotment 24 C, and transfer of title or lease (?) of Pans A-D (reg. under LTA vol. 36 fol. 64), the area between Parts M & K (reg. under LTA vol. 14 fol. 280, and Allotment 24 D (reg. under LTA vol. 48 fol. 123))] (DR R85 396).  
10 March 1924. To Emily Porter, widow of Alfred Porter, & Augustine Mildred Donald his daughter. Confirmation in the Supreme Court as the beneficiaries of Alfred Porter's will (DR R468 298)  
Brought under LTA vol. 501 fol. 10.

Part N - DI 10A 65

- 11 Oct 1859. Arthur Wellesley Hood of Mount Ararat nr Melbourne to John Ragan, settler. Conveyance [with Part S] (DR 14D 143).  
11 November 1855. John Savory, settler, to William Morrin, gentleman. Conveyance of equity of redemption [with Part S] (DR 22D 127).  
16 Sept 1873. William Morrin to his executors Joseph Newman, Thomas Morrin & Samuel Jackson. Will (Morrin died 27 March 1873) (DR 23D 903).  
Reg. under LTA vol. 501 fol. 97.

Part O - DI 9A 817

- 2 Aug 1864. William Wilson, blacksmith, to John Savory, labourer. Conveyance (DR 27D 493).  
2 May 1882. John Savory, labourer, to Jane Savory, his wife, to Alfred Porter, John Chambers & James Hardie, ironmongers trading as 'E. Porter & Company'. Conveyance [with Parts G, H & L] (DR D12 789).  
22 June 1882. John Chambers, ironmonger, to Alfred Porter & James Hardie, ironmongers. Conveyance of his share [with his share of Parts G, H & L] (DR D12 782).  
29 Oct 1902. James Hardie, hardware merchant, to Alfred Porter, hardware merchant. Conveyance of his share [with his share of Parts G, I, L, M & H and Allotment 24 C, and transfer of title or lease (?) of Pans A-D (reg. under LTA vol. 36 fol. 64), the area between Parts M & K (reg. under LTA vol. 14 fol. 280, and Allotment 24 D (reg. under LTA vol. 48 fol. 123))] (DR R85 396).  
10 March 1924. To Emily Porter, widow of Alfred Porter, & Augustine Mildred Donald his daughter. Confirmation in the Supreme Court as the beneficiaries of Alfred Porter's will (DR R468 298)  
14 July 1925 Emily Porter, widow & Augustine Mildred Donald, wife of James Bell Donald, merchant, to Francis Thomas Finlay Evans, implement manufacturer. Conveyance of part of property [either part of Part L of part of Part O] (DR R464 695).  
Brought under LTA vol. 501 fol. 10

Part P – DI 6A 604

- 11 Feb 1851. James Alison, blacksmith, to Lachlan McLiver, carpenter. Conveyance (DR 4D 177).  
2 June 1853. Lachlan McLiver, carpenter, to John Wilkins, painter. Conveyance (DR 4D 178).  
16 July 1854. John Wilkins, settler, to Hartley Webster, saddler. Conveyance (DR 4D 178).  
14 Sept 1857. Hartley Webster, saddler, to Mary Chandler, spinster. Conveyance (DR 7D 374).  
16 June 1862. Richard Buchanan Shalders, timber merchant, Joseph Long, Primitive Methodist minister, & Henry Partington, storekeeper (trustees under the will of Mary Chandler), to John Guilding, shoemaker. Conveyance (DR 14D 217).  
19 June 1862. John Guilding, shoemaker, to Bernhardt Levy, storekeeper. Conveyance (DR 7D 374).  
23 Feb 1874. Bernhard Levy & Nathan merchants, to Henry Solomon Meyers, merchant, & Moses Montague, importer. Conveyance in trust, half for Julia Levy, wife of Bernhard Levy, & half for Caroline Goldwater, wife of Nathan Goldwater, during their lives [with Part P] (DR 27D 392).  
5 Feb 1878. Thomas McFarlane Esq (trustee of the estate of Levy & Goldwater & Henry Solomon Meyers, merchant, & Moses Montague, importer) to John Benjamin Russell, solicitor. Conveyance [with Part P] (DR 26M 196). [NB measurements not the same as in earlier deeds]  
7 March 1878. John Benjamin Russell, solicitor, to David Nathan, merchant. Conveyance [with Part P] (DR 26M 292). [NB measurements not the same as in earlier deeds]  
26 Aug 1879. David Nathan, merchant, to William Aitken, land agent. Conveyance [with Part P] (DR 32D 615). Measurements now match earlier deeds.]  
Reg. under LTA vol. 97 fol. 264.  
[NB – exact location of Part P cannot be established from the measurements given in the deeds, but it was probably the lot between Parts F and L, since those between Parts O & M and M & K are accounted for – see below, ‘Parts unsold by 1870’.]

Part Q – DI 2A 1445

Reg under LTA vol. 17 fol. 19.

Part R – DI 4A 441, 5A 801 & 8A 539

- 12 November 1850. Daniel Addis, late a sergeant in HM 58<sup>th</sup> Foot, to Walter McCaul, tailor. Conveyance of southern 18ft (DR 3D 214). [The northern part is marked ‘Laing’ on the deed].  
18 March 1853. Daniel Addis, late a sergeant in HM 58<sup>th</sup> Foot, to Walter McCaul, tailor. Conveyance of northern 15ft (DR 4D 738).  
15 April 1865. Patrick Brahany to James Foster. Conveyance of equity of redemption (DR 27M 603)  
9 November 1878. James Foster to Robert Laurie. Release (DR 27M 603).  
Reg. under LTA vol. 17 fol. 108.

Part S – DI 10A 65

- 16 December 1854. William Tattersal, painter, to Arthur Wellesley Hood, shoemaker. Conveyance (DR 14D 143).  
11 October 1859. Arthur Wellesley Hood of Mount Ararat nr Melbourne to John Ragan, settler. Conveyance (with Part N) (DR 14D 143).  
11 November 1865. John Ragan, settler, to William Morrin, gentleman. Conveyance of equity of redemption [with Part N] (DR 22D 127).

16 September 1873. William Morrin to his executors Joseph Newman, Thomas Morrin and Samuel Jackson. Will (Morrin died 27 March 1873) (DR 23D 903).  
Reg. under LTA vol. 14 fol. 97.

Parts unsold by 1870

The lots between Parts O & M and M & K were apparently owned or leased by James Hardie, hardware merchant, by 29 October 1902, when they were part of a memorandum of transfer in which no further details were given. They were probably being transferred to Alfred Porter, Hardie’s partner (see under Part L for details of the deed – R85 396).

Allotment 26 – DI 1A 44

15 August 1843. Crown grant to the Trustees of the Mechanics Institute (Charles Whybrow Ligar, George Augustus Bennett, Charles Babington Brewer, William Browne & Alexander Black) – the northern part of the allotment (DR 1G 307).  
Grant under LTA vol. 20 fol. 82.

**Part 2. Ownership and Occupation 1845, 1855, 1866 and 1882**

The frequent subdivisions, sales and leases recorded above present a confusing picture, and an attempt has therefore been made to establish the ownership of the various properties at certain fixed points.

Table 1 sets out the recorded owners and occupiers for the year 1845, when a police census giving information on tenants and owner occupiers (McLean 1989) can be correlated with owners recorded in the title deeds to give a reasonably complete picture of the occupant of the site.

(McLean’s study correlated the information from the 1845 census with that from deeds indexes in the Land and Deeds Registry to produce ownership and tenancy plans for all the city sections and Parnell, which provides an invaluable basis for further research. In the case of the NZI site, which was extensively subdivided, more detailed examination of the deeds than was possible within the broad scope of the that study has allowed more owners’ names to be added and more precise locations within the allotments to be given. This in turn has meant that some of the tenants whose locations could only be estimated from their positions in the census list can be more precisely located. The information given in Table 1 differs from that in McLean 1989: 58 in the following main points. The tenants shown by McLean on allotment 19 belong to Allotment 20; those on Allotment 20 to Allotment 21; those on Allotment 25 to Allotment 24; M. Taylor may not belong to these apartments as she does not appear in the title deeds, nor may the tenants McKay and Fitzpatrick since their landlords are not recorded either; Fowles can be added to Allotment 22 and Donaven to Allotment 24.)

As Table 1 shows, not all the recorded owners are listed in the 1845 census, presumably because the land was vacant. If so, Allotment 19 and 20 were unoccupied, as apparently were Allotment 24 parts C, D, F and G, and Allotment 25. Allotment 26 A, the site of the Mechanics Institute, is not listed as being occupied in the census but was known to have been in use at this time (see Appendix 2).

Only 14 of the 24 recorded in the title deeds appear in the census. These 14 include relations of the official owners who seem to have managed or been de facto owners of the properties (see James, Gamble and O'Neill). Only four owner-occupiers are recorded: George Edward Hunter (printer). William Gamble (shoemaker). William Bacon (ginger beer brewer) and James Oliver (constable). The remaining tenants comprise 5 labourers, 3 mariners, 2 butchers, a carpenter, a constable, a shoemaker, a woolcomber, a brickmaker, a tailor, a servant, a bookbinder, a soldier and a publican. This was a neighbourhood predominantly of manual workers.

Table 2 lists the recorded owners in 1855, 1866 and 1882. The years 1866 and 1882 were chosen since city plans and street directories for those years give some indication of the density of occupation and provide a basis for comparison.

In 1855 the four owner-occupiers recorded 10 years earlier are still there, and William Bacon has now acquired additional (Allotment 24 J and Allotment 25 E). It is not clear how many of the other owners occupied their properties. (Although a street directory for 1856 has survived, none of the relevant streets is listed in it). However, two of the tenants recorded in 1845 have now acquired property on the site, which may imply occupancy (Charles Johnson, seaman, and Arthur Wellesley Hood, shoemaker, on Allotment 25 N and S). Of the remainder, Peter McArthur probably lived and worked on Allotment 23, since he appears in the 1863 street as a storekeeper in Chancery St, and it seems likely that a few of the owners of the small subdivisions along Warspite St and Bacons Lane would have lived and/or worked on them. These included William Wilson on Allotment 25 O, the blacksmith whose forge it was hoped could be located in Area E.

The owners recorded in 1866 can be correlated with a plan and a street directory of the same year. Thirty-five people are listed under Chancery St, which probably includes Bacons Lane and Warspite St, since property owners from these lanes appear in the list; and a further three under Victorian Quadrant (Kitchener St) who must belong here rather than further west by correlation with owners' names. However, there is a very low correlation between occupants listed in the street directory and the recorded owners. Only John Savory, settler (Allotment 25 G, H, L and O), John Bennett, labourer (Allotments 24 C and 25 M), T. Mounce (or Mounse) of the Odd Fellows Arms Hotel (Allotment 24 J, leased from William Bacon), George Hunter, printer (Allotment 20 B), and John Gamble, bootmaker (presumably Allotment 22 A) appear in the directory. The 1863 directory also records Peter McArthur, proprietor of a general store (Allotments 23 and 24 A and K).

The occupations listed in the street directory still show a high proportion of manual workers (5 labourers, 5 boot or shoe makers, 2 butchers, 2 fishermen, a printer, a carter, a bushman, a ship carpenter, an oysterman, a cabinetmaker, a saddler, and 13 unspecified). But there is a trend towards small businesses, with two hotel proprietors - T. Mounce of the Odd Fellows Arms (Allotment 24 J) and John Clarke of the Lion and the Lamb (Allotment 25 C and A) - and two 'general dealers'.

The list of owners in 1882 is incomplete, since Allotments 19-22 and some subdivisions of other allotments had been registered under the Torrens system by this date (see Part 1 above). There is a street directory for this year, but it omits both lanes and under Chancery St lists only the City Council offices and Police Station, which were on the opposite side of the road near High St. The 1882 plan shows a thinning of buildings, but plenty still standing and presumably available for occupation.

However, the list of owners shows a clear trend towards amalgamation of the properties. The William Morrin estate owns several, as do the ironmongers Alfred Ported and James Hardie, and the MacArthur family. The Improvement Commissioners had also acquired a couple of properties (by now in the hands of the City Council), and at one stage were intending to redevelop the area. Although they failed to carry out their plan, the area was radically redeveloped in the 1890s and the early 20<sup>th</sup> century by private owners of blocks of land (see Section 2.3.7).

### Part 3. Name Index of Recorded Owners

An index to all the owners listed in the deeds of title, with occupations and dates of ownership of the various properties, is set out below.

Daniel Addis, sergeant in HM 58th Foot/carter, All 25 pt R 1848-50; pt D 1865.  
 William Aitken, estate agent/land agent, All 22 pt C 1864-70+; All 24 pt C & All 25 pt M 1878-1900; pt G 1862-70; All 25 pt I 1879-84; pt P 1879-; pt E 1878-93.  
 John Alexander (of Sydney), merchant, All 20 1847-8.  
 James Alison, blacksmith, All 25 pt P 1847-51.  
 Jane Bacon, spinster, All 24 pt I 1863-70+.  
 William Bacon, baker/hettler/ginger beer brewer/hotel proprietor/publican, All 24 pt B 1843-58; All 24 pt J 1847-78; All 25 pt B 1853-78.  
 William Baker, gent/merchant, All 20 pt D 1859-62.  
 George Bennett, settler (John's heir), All 24 pt C & All 25 pt M 1877.  
 John Bennett, boatman, All 24 pt C & All 25 pt M 1853-77.  
 Patrick Brahaney, grocer, All 25 pt R 187-65.  
 Thomas Brooks, cooper, All 24 pts H & I 1843-4.  
 Charles Brown, police sergeant major, All 25 pt K 1857.  
 Thomas Brown (of Sydney), merchant, (with J. Lood) All 19 1841-5 (pt A); -1847 (pt B); (with J. Lood) All 20 1841-7.  
 Martha Ann Burke, spinster (later m. Lindsay), All 22 pt B 1870-5.  
 John Chambers, ironmonger, All 24 pt J 1878; (with A. Porter & J. Hardie) All 25 pts G, H, L & O 1882.  
 Mary Chandler, spinster, All 25 pt P 1857-62.  
 Gaston Charon, settler, All 24 pt H 1860-1.  
 Adam Chisolm, butcher, All 24 pt J 1843-7.  
 Bethia Commons, wife of Ross Commons, farmer, All 22 pt C 1863-4.  
 William Henry Connell, solicitor, All 24 pt C & All 25 pt M 1877-8.  
 Edward Costley, settler/gent, All 23 1841-52; All 24 pt A 1843-52; pt K 1852 (& ?previously).  
 Anna McDonnell Cox, wife of James Cox, mason, All 25 pt L 1847-62.  
 James Coums Crawford, Esq, All 25 1841-7 (pts A-F); -1848 (pts Q-R); -1854 (pt S).  
 John Cromwell, baker, All 22 pt D 1863-4.  
 William Cross, settler, All 25 pt J 1858-60.  
 Thomas Crampton, confectioner, All 24 pt G. 1898-.  
 Benjamin Dobson, settler, All 25 pt K 1863-74.  
 Edward Donnellan, settler, All 25 pt J 1847-8.  
 Alexander Drummond, settler, All 24 pt B 1869-779.  
 David Drummond, mariner, All 24 pt B 1879.  
 Agnes Dunn, widow, All 25 pt B 1847-67.  
 Lucy Dunn, spinster, All 25 pt B 1867.  
 Timothy Dunn, whitesmith, (with W. Rose) All 25 pt J 1848-50.  
 Samuel Evinson, licensed victualler/hotelkeeper, All 20 pt A 1870-6.  
 Thomas Foly, All 24 pt H 1879-.

James Foster, (?=J.B. Foster) All 25 pt R 1865-78.  
 James Benjamin Foster (?= J. Foster), settler, All 25 pt J 1860-70+.  
 James Gamble, shoemaker, All 22 pt A 1843-8; (with W. Gamble [Snr - cf. 1845 census]) All 24 pt E 1843-61.  
 William Gamble [Jnr - cf. 1845 census], farmer, All 22 pt A 1848-70+.  
 William Gamble [Snr - cf. 1845 census], shoemaker/settler, (with J. Gamble) All 24 pt E 1843-61; allowed use of All 25 pt C 1847+; pt K 1847-54 [or this could be W. Gamble Jnr].  
 Mary Gardner, widow of Peter, All 24 pt G 1898.  
 Peter Gardner, yeoman, All 24 pt G 1870-798. Edmund George, miner/settler, All 25 pt I 1850-9.  
 Susan Gillis, spinster, All 24 pt F 1846-783.  
 Nathan Goldwater, merchant, (with B. Levy) All 25 pt I 1859-74; (with B. Levy) pt P 1862-74.  
 Charles Goodwin, settler, All 24 pt D 1843-70+.  
 John Guilding, shoemaker, All 25 pt P 1862.  
 Leigh Dines Halstead, vet. All 24 pt B 1858-69.  
 William Halton, settler, All 24 pt C & All 25 pt M 1853.  
 Francis Hamilton, gent, All 22 1841-3 (pts A & B); -1862 (pts C & D).  
 George Hamilton, settler, All 22 pts C & D 1862-3.  
 James Hardie, ironmonger, All 25 pts G, H, L & O 1882 (with J. Chambers & A. Porter); 1882-1902 (with A. Porter); pt I 1884-1902 (with A. Porter); pt M 1900-1902 (with A. Porter); All 24 pt C (with A. Porter) 7-1902; (owner or lessee?) pts A-D, area between pts O & M and between pts M & K. & All 24 pt D 7-1902.  
 James Harp, ironmonger, All 25 pt H 1855-7.  
 Arthur Wellesley Hood, shoemaker, All 25 pt N 1847-59; pt S 1854-9.  
 George Edward Hunter, printer, All 20 pt B 1849-59+; All 25 pt E 1847-53.  
 Improvement Commissioners, All 24 pt J 1878-; All 25 pt K 1874-.  
 Clark Irving (of Sydney), gent, All 19 pt A 1845-53.  
 Samuel Jackson, solicitor, All 25 pt A 1863; pt C 1863.  
 Alfred James, mariner/waterman/master mariner, All 20 pt A 1849-68; All 21 pt B 1842-70+ (with R. Large 1842-7).  
 Sarah James, widow, All 20 pt A 1868.  
 Charles Johnson, settler, All 25 pt Q 1848-70+.  
 Henry Justin, tailor/tumkey in HM gaol/settler, All 24 pt C 1847-52; All 25 pt M 1847-52.  
 William Kendall, merchant, (with S. Marks) All 21 1841; (sole owner) pt A 1841-70+.  
 William Kibblewhite, settler, All 24 pt G 1849-52.  
 Francis Kilfoyle, messenger, All 22 pt B 1861-70.  
 Michael Kilfoyle, settler, All 22 pts C & D 1862-3 (lessee); All 22 pt B 1855-61.  
 James Charles Harry Thomas King, chemist, All 24 pts B & L 1884-98; All 24 pt F 1898.  
 James Polyblank King, chemist, (father of J. King) All 24 pt F, 1883-798.  
 Richard Large, carpenter/builders, All 21 pt B 1841-7 (with A. James from 1842).  
 Robert Launc, All 25 pt R, 1878-.  
 Frederick Adolphus Lee, cooper, All 25 pt E 1893.  
 Bernhard Levy, merchant/storekeeper, (with N. Goldwater) All 25 pt I 1859-74, pt P 1862-74 (with N. Goldwater).  
 Edward Leyland, gent, All 20 pt D 1862-5.  
 John Loed (of Sydney), merchant, (with T. Brown) All 19, 1841-5 (pt A); (with T. Brown) -1847 (pt B); (with T. Brown) All 20 1841-7.  
 John McArthur, son of P. McArthur, All 23 1876-92 (?).  
 Margaret McArthur, wife of P. McArthur, (with John McArthur) All 23 1876-92.  
 Peter McArthur, settler, All 23 1852-76; All 24 pts A & K 1852-92.

Walter McCaul, tailor, All 25 pt R 1853-.  
 Allan McGaa (of Sydney), merchant, All 19 pt A 1853-9; pt B 1847-59; All 20 1848.  
 Ellen McGrath, spinster (later m. D. Addis), All 25 pt D 1847-63.  
 John McGrath, settler/storekeeper/publican, All 25 pt C 1847-62; pt A 1850-62; pt K 1854-7.  
 John McKenzie, mariner, All 25 pt F 1847-770+.  
 George Mackie, gent/settler, All 24 pt H 1860.  
 Lachlan McLiver, carpenter, All 25 pt P 1851-3.  
 Michael Mahoney, settler, All 24 pt G 1853-62.  
 James Mann, settler, All 24 pt C & All 25 pt M 1852-3.  
 Samuel Marks, merchant/publican, (with W. Kendall) All 21 1841; (sole owner) pts B & C 1841.  
 James Marshall, settler, All 24 pt C 1845-7.  
 Henry Solomon Meyers, merchant, (with M. Montague) All 25 pts I & P 1874-8 (in trust).  
 Moses Montague, importer, (with H. Meyers) All 25 pts I & P 1874-8 (in trust).  
 John Joseph Moore (of Hobart), printer, All 20 pt C 1859-60s/70s; All 21 pt C pre-1851 (prob. 1841)-1860s/70s.  
 William Bushell Moores, settler, All 22 pt D 1864-70+.  
 William Morrin, gent, All 25 pts N & S 1865-73; pts A, C & D 1863-73; pt B 1867-73.  
 J. Mounce, (lessee) All 24 pt J 1864-778.  
 David Nathan, merchant, All 25 pts I & P 1878-9.  
 Henry Neale, butler/settler, All 24 pt H 1844-52.  
 Joseph Neil, boatman, All 24 pt H 1853-6.  
 John Peter Oakes, boatman/master mariner, All 25 pt B 1854-7.  
 Edwin Oakley, builder, All 20 1848-9 (pts A & B); -1858 (pt C); -1859 (pt D).  
 Edward O'Brien, storekeeper, (with M. Seymour) All 25 pt A 1850.  
 Samuel Oldfield, settler, All 24 pt G 1852-3.  
 George Oliver, All 24 pt I 1863.  
 James Oliver, labourer, All 24 pt I 1844-763.  
 Charles O'Neill, publican, All 24 1841-3.  
 Thomas O'Neill, carpenter/gent, All 24 1843 (pts A-J); -71852 (pt K); -71884 (pt L).  
 Eliza Jane Paterson, wife of William Paterson, grain merchant, All 23 1892-; All 24 pts A & K 1892-; All 24 pts B, L & F 1898-.  
 Henry Pearson, settler, All 24 pt H 1852-3.  
 Edward Charles Pilkington, seedsman, (with G. Sinclair) All 24 pts B, F & L 1898.  
 Alfred Porter, ironmonger, All 25 pts L, G, H & O 1882 (with J. Chambers & J. Hardie); (with J. Hardie) 1882-1902; (sole owner) 1902-724; pt I 1884-1902 (with J. Hardie); 1902-724 (sole owner); pt M 1900-2 (with J. Hardie); 1902-724 (sole owner); 7pts A-D, area between pts O & M, area between pts M & K, & All 24 pt D ?1902- 724 (owner/lessee?); All 24 pt C ?-1902 (with J. Hardie); 1902- 724 (sole owner).  
 John Ragan, settler, All 25 pts N & S 1859-65.  
 Andrew Rooney, shoemaker, All 22 pt B 1843-55.  
 William Rose, whitesmith, All 25 pt J 1848-50 (with T. Dunn); 1850-8 (sole owner).  
 John Benjamin Russell, solicitor, All 25 pts I & P 1878.  
 Thomas Russell, solicitor, All 19 1859-70+; All 25 pt K 1857-63.  
 James Rutherford, carpenter, All 24 pt F 1843-6.  
 Sarah Rutherford (heir of S. Gillis), widow, All 24 pt F 1883.  
 St Andrews Lodge, Trustees, All 20 pt C 1874-; All 21 pt C 1874-.  
 John Savage, gent, All 24 pt E 1880-.

Jane Savory, wife of John Savory, settler, All 25 pt L 1862-82; pts G & H 1864-82.  
 John Savory, labourer, All 25 pts G & H 1857-64; pt O 1864-82.  
 Mary Seymour, widow (later m. O'Brien), All 25 pt A 1847-50.  
 Michael Sheehan, labourer, All 22 pt B 1875-9.  
 Thomas Shepherd, tanner, All 25 pt H 1847-55.  
 George Silverthorn, private in HM 58th Foot, All 25 pt B 1853-4.  
 George Sinclair, seedman, (with E. Pilkington) All 24 pts B, F & L 1898.  
 Richard Smith, carpenter, All 25 pt I 1847-50.  
 Eliza Stocks, All 24 pt H 1879.  
 Joseph Walker Stocks, butcher, All 24 pt H 1861-779.  
 William Swanson, gent/settler, All 20 pt A 1868-70.  
 Henry Joseph Syms, police serjeant major, All 24 pt E 1861-7.  
 William Tamersall, painter, All 25 pt G 1847-53; pt S 1854.  
 Revd Frederick Thatcher, All 20 pt D 1865-70+.  
 Charles Thomas, contractor, All 24 pt B 1879-84; All 24 pt L 1884 (& ?previously). John  
 Watson, settler, All 20 pt A 1876-.  
 Joseph Watson, carpenter, All 24 pt C 1843-5.  
 Hartley Webster, saddler, All 25 pt P 1854-7.  
 Thomas Shailer? Weston, solicitor, All 24 pt E 1867-80.  
 Robert White, publican/settler, All 24 pt G 1843-9.  
 John Wilkins, painter, All 24 pt C & All 25 pt M 1853; All 25 pt P 1853-4.  
 William Wilson, blacksmith, All 25 pt O 1847-64.  
 William Young, gent, All 24 pt H 1856-60.

TABLE I  
 Site R11/1589  
 Ownership and Tenancy in 1845  
 Based on Information from the Title Deeds and Police Census

Owner		Occupation		Property	No. of houses and materials	Tenants
(L & DR)	(Census)	(L & DR)	(Census)	(L & DR)	(Census)	(Census)
Clark Irving (of Sydney)	-	Gentleman	-	All 19 pt A	-	-
John Lord & Thomas Brown (of Sydney)	-	Merchants	-	All 19 pt B & All 20	-	-
George Edward Hunter (1)	George Hunter	Printer	Printer	All 20 pt B?	1 wooden	Owner - occupier
William Kendall (2)	-	Trader	-	All 21 pt A	-	-
Richard Large (3)	Large	Carpenter	Mariner	All 21 pt B	1 wooden	James McIntosh, labourer, Thomas Brimmer, wood combler, Duncan Carmichael, carpenter John Smith, tailor, John Chalmer, constable, James McGuire, labourer, Jesse Ryan, soldier, George McKeilly, labourer, Owner - occupier Charles Johnson, seaman, Arthur Hood, shoemaker, William Gambell, mariner, Charles Floodley, butcher, Thomas Clark, brickmaker.
A Alfred Jones (4)	Ralph Jones	Master Mariner	Boatman	All 21 pt B	1 wooden	
John Moore (5) (of Hobart)	John Moore	Printer	Printer	All 21 pt C	3 wooden	
James Gamble (6)	Will Gamble	Shoemaker	Shoemaker	All 22 pt A	3 wooden	
James Gamble & William Gamble	William Gamble	Shoemaker	Shoemaker	All 24 pt E	2 wooden	
William Gamble	-	Shoemaker	-	All 24 pt E	-	
Andrew Roney (7)	Andrew Roney	Shoemaker	Shoemaker	All 22 pt B	1 wooden	
Francis Hamilton (8)	Francis Hamilton	Gentleman	Famer	All 22 pts C&D	2 wooden	Isaac Fowler, labourer.
Edward Costley (9)	Edward Costley	Settler/ Gentleman	Gentleman	All 23 & All 24 pt A (+ 7 pt K)	3 wooden	Robert White, publican, Moses Ward, butcher, (?)
William Bacon	William Bacon	Baker (+ in 1847 ginger beer brewer)	Ginger beer brewer	All 24 pt B	1 wooden	Owner - occupier.
James Marshall (10)	-	Settler	-	All 24 pt C	-	-
Charles Goodwin (11)	-	Settler	-	All 24 pt D	-	-
James Rutherford (12)	-	Carpenter	-	All 24 pt F	-	-
Robert White (13)	-	Publican	-	All 24 pt G	-	-
Henry Neale (14)	Henry Neill	Butler	Labourer	All 24 pt H	2 wooden	A.C. Arplin Fred Methuen, labourer.
James Oliver Adam Charlton (15)	James Oliver Adam Charlton	Labourer Butcher	Constable Butcher	All 24 pt I All 24 pt J	1 wooden 1 wooden	Owner - occupier. Edward Dawson, tailor
Thomas O'Neill (16)	Charles O'Neill	Carpenter/ Gentleman	-	All 24 pt L (+ 7 pt K)	2 wooden	Henry How, seaman, John R. Wilson, bookbinder.
James Coote Crawford (of Port Nicholson)	-	Esquire	-	All 24	-	-
Trustees of the Mechanics Institute	-	-	-	All 26 pt A	-	-

**Table 2**  
**Ownership in 1855, 1866 and 1882,**  
**Based on Information in the Land & Deeds Registry**

	1855	1866	1882
All 19	Allan McGaa (Sydney), merchant	Thomas Russell, Solicitor	Reg. under LTA
All 20pt	A Alfred James, mariner.	Alfred James, waterman (or widow?)	Reg. under LTA
	B George Edward Hunter, printer.	George Edward Hunter, printer. (? or heirs)	Reg. under LTA
	C Edwin Oakley, builder	John Moore's mortgagees	Reg. under LTA
	D Edwin Oakley, builder	Rev. Frederick Thatcher	Reg. under LTA
All 21pt	A William Kendall, trader.	William Kendall, trader.	Reg. under LTA
	B Alfred James, master mariner.	Alfred James, master mariner.	Reg. under LTA
	C John Moore	John Moore's mortgagees	Reg. under LTA
All 22pt	A William Gamble, farmer.	William Gamble, farmer.	Reg. under LTA
	B Micheal Kilfoyle, settler.	Francis Kilfoyle, messenger.	Reg. under LTA
	C George Hamilton, settler.	William Aitken, estate agent.	Reg. under LTA
	D George Hamilton, settler.	William Bushell Moores, settler.	Reg. under LTA
All 23	Peter McArthur, settler.	Peter McArthur, settler.	McArthur family.
All 24pt	A Peter McArthur, settler.	Peter McArthur, settler.	McArthur family.
	B William Bacon, ginger beer brewer	Leigh Dines Halstead, vet.	Charles Thomas, contractor.
	C John Bennett, boatman.	John Bennett, boatman.	William Aitken, land agent
	D Charles Goodwin, settler.	Charles Goodwin, settler.	Reg. under LTA
	E William James Gamble, shoemaker	Henry Joseph Syms, police sgt major.	?John Savage, gentleman. (bought 1880)
	F Susan Gillis, spinster	Susan Gillis, spinster	Susan Gillis, spinster (or heir Sarah Rutherford)
	G Micheal Mahoney, settler.	William Aitkin, estate agent.	Peter Gardner, yeoman.
	H Joseph Neil, boatman.	John Walker Stocks, butcher.	Thomas Foly/Foly family
	I James Oliver, labourer.	Jane Bacon, spinster.	Reg. under LTA
	J William Bacon, gingerbeer brewer	Mounce (leasing from Bacon)	Improvement Commissioners
	K Peter McArthur, settler.	Peter McArthur, settler.	McArthur family
	L Thomas O'Neill, settler	Thomas O'Neill	Charles Thomas, contractor
	All 25pt	A John McGrath, storekeeper	William Morrin, gentleman
B Agnes Dunn, widow		Lucy Dunn, spinster.	William Morrin's heirs
C John McGrath, settler		William Morrin, gentleman	William Morrin's heirs
D Ellen McGrath, spinster.		William Morrin, gentleman	William Morrin's heirs
E William Bacon, publican		William Bacon, publican	William Aitken, land agent.
F ? John McKenzie, mariner.		John McKenzie, mariner.	Reg. under LTA
G John Peter Oakes, boatman		Jane, wife of John Savory, labourer	Alfred Porter and James Hardie, ironmongers
H James Harp, ironmonger		Jane, wife of John Savory, labourer	Alfred Porter and James Hardie, ironmongers
I Edmund George, miner.		Bernhardt levy and Nathan Goldwater, dealers	William Aitken, land agent
J William Rose, whitesmith.		James Benjamin Foster, settler.	Reg. under LTA
K John McGrath, settler		Benjamin Dobson, settler.	Improvement Commissioners (bought 1874)
L Anna McDonnell Cox, wife of James Cox, mason.		Jane, wife of John Savory, labourer	Alfred Porter and James Hardie, ironmongers
M John Bennett, boatman.		John Bennett, boatman.	William Aitken, land agent.
N Arthur Wellesley Hood, shoemaker.	William Morrin, gentleman*	Reg. under LTA	
O William Wilson, blacksmith	John Savory, labourer.	Alfred Porter and James Hardie, ironmongers	
P Hartley Webster, saddler.	Bernhardt Levy, storekeeper.	Reg. under LTA	
Q Charles Johnson, settler.	Charles Johnson, settler.	Reg. under LTA	
R Walter McCaul, grocer.	James Foster *	William Morrin's heirs	
S Arthur Wellesley Hood, shoemaker.	William Morrin, gentleman*	? William Morrin's heirs	

\* Conveyance in equity of redemption.

**Notes to Table 1**

- George Hunter is not recorded as an owner in 1845 in the deeds, but in 1849 bought All 20 pt from Edwin Oakley. From the position of his name in the census list he should be located on All 20 or 21, and perhaps had earlier made an unofficial purchase from Lord & Brown. If so, the arrangement was not honoured and the allotment was sold to others; Hunter may have had to repurchase his property from a later owner.
- A William Kindell, brickmaker, is recorded as a lessor in High St (census) and may be the same person.
- Large is consistently referred to as a carpenter or builder in the deeds of 1841, 1842 and 1847, so here the census-taker must have confused his occupation with that of his co-owner.
- The census records Alfred James only as an owner-occupier in High St. Ralph James must be a relation (with the same occupation) who had unofficial ownership. His name appears next to Large's in the census, confirming his location here.
- John Moore is listed twice under Chancery St in the census. From the position in the list, the first reference (with 5 tenants) probably applies to All 21 pt C, his only recorded property at this date (although the deed of transfer of 1851 merely states that he had acquired the property 'earlier'). The second reference (with 3 tenants) probably applies to All 9 on the north side of Chancery St, which he owned from 1842 to 1845.
- James and William Gamble were clearly related since they had the same occupation (shoemaker) and were joint owners of All 24 pt E. Will[iam] Gamble seems to have been responsible for both properties, since the census does not list James Gamble under Chancery St, but only as a lessor in Fields Lane. There was also a Will Gamble Jnr, a farmer, whom the census lists as a tenant of Will Gamble Snr in St George's Bay. James Gamble sold All 22 pt A to Will Gamble Jnr in 1848. It is possible that the Gambles' tenant William Gambell, mariner, in All 24 pt E was also a relation whose name was misspelt. The 1843 census lists Will Gamble as the owner of both a brick/stone and a wooden building in Chancery ST, in a position in the list very close to Andrew Rooney, his neighbour in All 22. This was one of only nine brick/stone houses in Auckland during that year. However, no brick or stone house is listed under Chancery St in subsequent years and it may have been an error.
- The census also records Rooney as an owner-occupier in Queen St.
- Francis Hamilton is also listed as an owner-occupier in St George's Bay.
- Edward Costley is also listed as a lessor in Shortland St and Fore (now Fort) St. According to the deeds he was also the owner of All 24 pt K by 1852, but the date of purchase is not recorded and it is uncertain whether pt K belonged to him or to Thomas (or Charles) O'Neill in 1845.
- The only James Marshall recorded in the census is a carter living in Epsom.
- A Charles Goodwin, a trader, is recorded as a lessor in Thompsons Lane in the census but is not listed under Chancery St.
- James Rutherford, carpenter, appears as a lessor in Thompsons Lane in the census but is not listed under Chancery St.
- Although Robert White owned All 24 pt G, he is only listed in the census as a tenant of Edward Costley, owner of All 23 and All 24 pt A (and possibly K).
- The census also records Henry Neill as an owner-occupier in Albert St.
- Adam Chisholm also appears as an owner-occupier in O'Connell St, and leasing a butcher's shop from Brown and Campbell in Shortland St.
- Charles O'Neill, publican, was the original owner of All 24, but in 1843 he sold first the western and then the eastern half to Thomas O'Neill.

## APPENDIX 2: Chronology of the Mechanics Institute Buildings

1842 January. There were no buildings on Allotment 26 (Fig. 7).

August. Two public meetings were held at the Exchange Hotel to establish the Mechanics Institute, promulgate its rules, enrol prospective members and appoint the first Librarian/Secretary (John Kitchen). Members were shown the ground plan and design of the Institute's permanent rooms. Lectures and meetings were held at Haggard and Pollens store, Brown and Campbell's business premises and the Exchange Hotel until early 1844, when the new buildings were ready. (Colgan 1980: 12-14). See Fig. 4 for the location of these buildings, the Exchange Hotel identified on the original, the other two buildings inferred from information in the title deeds and police census (McLean 1989:60).

September. The Institute library opened in a cottage rented from W. Cruickshank, probably the building marked on Figs. 4 and 27 on the north side of Chancery St (Colgan 1980: 14; McLean 1989: 58).

1843 August 15. Crown grant of part A (northern half) of Allotment 26 to the Trustees of the Mechanics Institute (L&DR, IG 307).

October 11. Building began on the Institute's permanent rooms on Allotment 26 (*Auckland Chronicle*, 11 Oct.: 3(3)).

1844 Early in the year the Institute's new permanent rooms were opened (Colgan 1980: 18).

February. A building identified as the Mechanics Institute appeared in an illustration by John Adams entitled 'Auckland from the west side of Commercial Bay 12 February 1844' (engraving after the original reproduced with slight differences in Platts 1971: 82 and Stone 1982: 96-7). From its elevated position this must have been the permanent hall, not Cruickshank's cottage below on the north side of Chancery St.

1847 December 29. The lecture room was improved by the addition of two anterooms (*New Zealander* 29 Dec.: 2 (2)).

1850 August 13. The vestibule (inner porch) was added and the approach to the building improved (*Southern Cross*, 13 Aug.: 3 (3)).

1852 The building appeared on a watercolour by P.J. Hogan as a small hut-like building next to Wesleyan Chapel (Pl. 1).

1856 A new hall was opened, measuring 18 by 9 m. The Institute's rooms now included 'a commodious news room, two class rooms, an apartment with reasonable firing and lighting for the librarian' (Colgan 1980: 20).

1857 The Mechanics Institute appeared on a photograph of approximately this date (Pl. 2). Three adjoining buildings are shown which from right to left (north to south) comprise the 1856 large hall, a smaller building which was probably the original Institute hall, and a small extension that may have been the new librarian's apartment built in 1856, or even the two anterooms built in 1847 (*New Zealander*, 29 Dec.:2(2)). This is the first view of the backyard and shows small sheds inside a small boundary fence. The southern part of Allotment 26 remains undeveloped and a path is visible running along future Courthouse Lane route.

1860s Early in the 1860s the Mechanics Institute well was recorded as having reached a depth of 18 m (Colgan 1980: 22).

1863 The Institute buildings leased to Major General Cameron for three months for use as a hospital (Colgan 1980: 24).

1864 The Mechanics Institute appeared on a photograph of approximately this date (Pl. 3). The differing roof heights of the three adjoining buildings are clearly shown, and a long, low shed is visible inside a backyard fence.

1866 The buildings appeared on a city plan of this date (Fig. 9). The long shed in the photograph is shown abutting the boundary with Allotment 25. Another small structure is shown east of and next to the new hall.

1875 The buildings appeared on a photograph of approximately this date (Pl. 4, Fig. 10). It shows a small shed east of the new hall. This is smaller than and in a different position to the shed shown in 1866, which appears to have been demolished. Two extensions have been added to the old hall. It is not clear whether the long shed first seen in 1864 has survived, as its position is obscured by other buildings.

1879 The Mechanics Institute buildings were handed over to the Auckland City Council for use as a public library (Bush 1971: 576).

1880 A detailed view of the western side of the buildings, the backyard fence and Courthouse Lane appeared on a photograph of approximately this date (Pl. 6a). Four sheets of architectural plans showing interior details of the 'Free Public Library' and dated 1880 have also survived (APL 727.8 eed NZ maps 4764-7).

1880s? The Mechanics Institute buildings were painted by the artist Walter Wright (Pl. 6b). Wright arrived in New Zealand in 1877 at the age of 14, held his exhibition in 1888, and left the country in 1901 (APL Provincial History Index). This painting is therefore unlikely to have been done before the 1880s and must date to before 1901. The position of the buildings is inaccurate, since they appear parallel to Chancery St rather than extending away from it.

1882 The buildings appeared on a city plan of this date (Fig. 11). It is less detailed than the 1866 plan, showing the original and new halls as one long building. It also shows a small fenced off area of backyard. Courthouse Lane is not named, or indicated except for the stairs at its end.

1887 The Public Library remained in the old Institute buildings until its new premises were opened in 1887 (Colgan 1980: 39).

1889 By this date the buildings had been taken over by the Jubilee Kindergarten School (1889 directory; 1888 directory not available).

1899-1900 The Jubilee Kindergarten School closed down and the buildings were no longer used (1899 and 1901 directories; 1900 directory not available).



1900-1902? The buildings appeared in a City Council property map of approximately this date (ACC, CT U1/67, no. 1402). The buildings are shown in detail including the southern and two eastern extensions. An area of backyard much larger than that shown in the 1882 plan had been fenced off (see Fig. 27). No attempt was made to show outbuildings, but these were present as the 1908 plan indicates (below).

1908 The buildings were still standing, appearing on a city plan of this date (Fig. 12). The original old hall, the new hall, the southern and the two eastern extensions are shown. Chancery St was widened c.1900 (Fig. 6), and the main covered entrance at the northern end of the new hall has been demolished to accommodate this. Three new structures are shown: a large shed in the backyard next to the western boundary fence (the Ladies Room built in 1881 - Colgan 1980:28), and two small sheds between the two main buildings and the boundary fence. These new outbuildings must have been erected before 1899/1900 even though they do not appear on the 1900-1902 plan, since the old Mechanics Institute buildings were apparently not used after the Kindergarten School closed down. The area of the backyard has been slightly reduced by the construction of the NZ Express Co building (later Nagel House - see Fig. 1) to the south. Courthouse Lane is now named and partly kerbed, but still only open to foot traffic, being connected to High St and Chancery St by stairs.

1909 It was proposed to divide the site of the Mechanics Institute/Public Library (i.e. Allotment 26 north of Nagel House) into four lots (ACC, CT 2881, X3/149).

1912 The Grey Building (later Chamber of Commerce) was on the northern part of the Mechanics Institute site (date plaque on building). A photograph taken in the same year showed that the northern end of Courthouse Lane had been cut down to merge with Chancery St, and the spur on which the old Mechanics buildings once stood had been removed (Pl. 7a and Fig. 1).

1919 The Leighton building (later Jason House) was erected on the rear of the Mechanics Institute site by this date, but not earlier than 1917 (1917 and 1919 street directories; 1918 directory not available) (see Fig. 1).

See Fig. 27 for a summary of the building sequence based on this information

### **APPENDIX 3: List of Relevant Site Archive Data not Included in the Report**

1. Site notebooks and original site plans and sections.
2. Site and artefact photographs (negatives and prints)
3. Correspondence with NZI Corporation and the New Zealand Historic Places Trust.
4. Report on the results of borehole tests on the site, provided by Beca Carter Hollings & Ferner.
5. Copies of relevant 19th century newspaper articles.
6. Copies of various photographs of the site held at Auckland Public Library, dating from 1857 to 1968.
7. Copies of relevant Deposited Plans of the site.
8. Copy of the relevant sections of the key to the 1866 plan.
9. Information from street directories, jury lists, electoral rolls, etc.
10. Artefact lists (earthenware, stoneware and other pottery; clay pipes; glass; metal and miscellaneous items).
11. Animal bone identifications provided by Dr Ian Smith and Ed Visser, Department of Anthropology, University of Otago.
12. Identification of wood samples provided by Dr Rod Wallace, Department of Anthropology, University of Auckland.

## REFERENCES

### ABBREVIATIONS

ACC	Auckland City Council.
AHB	Auckland Harbour Board.
AIC	Auckland Improvement Commissioners.
AIM	Auckland Institute and Museum.
APL	Auckland Public Library
Census	Census Auckland Police Census 1842-45: McLean 1989.
CT	Certificate of Title.
DI	Deed Index.
DOSLI	Department of Survey and Land Information.
DR	Deed Record.
ER	Electoral Roll.
JL	Jury List.
L&DR	Land and Deeds Registry, Justice Department.
LTA	Land Transfer Act 1870.

### MAPS AND PLANS

- 1841 'Plan of the town of Auckland in the Island of New-Ulster or Northern Island, New Zealand, by Felton Mathew', showing the proposed (but only partially implemented) layout of the town and the original shoreline. APL C995.1101 gbb/995.1101 bje NZ maps 102.
- 1842 'Auckland as it stood in January 1842'. Several versions with minor differences. The two cited here: APL C995.1101 gmbs NZ maps 104; and AIM B32.12 bje 1842, MS 412, Acc no. 65/23, redrawn in the 1980s by R.S. Fletcher.
- 1843 Plan of Allotment 24 City Section 4, drawn in the margin of two deeds dated 13 and 18 September 1843. L&DR, Deed Records 2D 173 and 174.
- 1866 Plan of Auckland by J. Vercoe and E.J. Harding, September 1866. APL D995.11 gmbs NZ maps 2591.
- 1873 'Auckland Improvement Commission. Plan of Proposed Alterations to the City of Auckland 1873'. APL C995.1101 gmbs NZ maps 3532.
- 1882 Plan of Auckland by T.W. Hickson. APL C995.1101 gmbs NZ maps 60, 91 or 2583.
- 1897 Deposited Plan of Allotment 22 City Section 4, also showing some details of Allotments 21 and 23. DOSLI, DP 1850.
- 1908 Plan of Auckland by H. Wrigg. ACC, Plan Filing Department.

## LISTS AND DIRECTORIES

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1866-7 Mitchell & Seffern's Directory of the City and Suburbs of Auckland  
1872-3 Wise's New Zealand Commercial Directory.  
1873-4 Chapman's Auckland Directory.  
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1889 Auckland City and Suburban Directory.  
1893 Cleave's Auckland Directory.  
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- 1858 Electoral Roll. Supplementary Auckland Provincial Government Gazette.  
1863 Auckland City Board Electoral Roll. Supplement to the Auckland Provincial Government Gazette.  
1867-8 Province of Auckland Electoral Roll for City of Auckland East. House of Representatives.  
1874-5 Electoral District of the City of Auckland East. House of Representatives.

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