



Figure 6-376. Skylight lined with pressed tin in ceiling of 48 Tay Street.



Figure 6-377. Moulded skirting on south wall of Room 3.



Figure 6-378. Room 3 looking northeast.



Figure 6-379. Loading door in east wall of Room 3.

6.14.3 On Site Observations: Zookeepers Café (50 Tay Street)

The extant building at 50 Tay Street was constructed in 1916 and is currently occupied by Zookeepers Café. Major alterations were undertaken on the interior and façade in the 1950s and several minor renovations have been undertaken since then. The following description of the building follows from the site visit conducted by Dr Dawn Cropper and Dr Naomi Woods on 18 April 2018.

Table 6-62. Summary of built structures at 50 Tay Street, Invercargill.

Building Name	Zookeepers Café (H & J Smith Building)
Address	50 Tay Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	No 172; Appendix II.2
Construction Details	<ul style="list-style-type: none"> Constructed 1916, designed by E R Wilson, commissioned by H & J Smith Major alterations to interior and façade 1952, designed by Ford, Gray & Derby, commissioned by Allot & Eunson Ltd
Building Details	Ground Floor – 4 (Rooms 1-4) Mezzanine – 2 (Rooms 5-6) First Floor – 3 (Rooms 7-9)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The building is comprised of the ground floor, a mezzanine and the first floor.

South Elevation

The Tay Street façade of 50 Tay Street has no visible heritage features. It is a plain rendered façade with minimal detailing and a modern ground floor glass shop front (Figure 6-367). The verandah, all of which was replaced in 1952, is supported by cast iron posts and holds a corrugated iron elephant. The first floor has been painted pink.



Figure 6-380. Tay Street façade of 50 Tay Street.

East, West and North Elevations

None of the other elevations of 50 Tay Street are visible due to the surrounding buildings.

Roof

The roof of 50 Tay Street is not visible from the street. Aerial photographs indicate that it is double gabled and is clad in corrugated iron.

Windows

There are relatively few windows at 50 Tay Street, but most appear to be original. Two timber sash windows with bevelled architraves are present on the south wall of Room 9 and there are another two matching windows on the east elevation (Figure 6-381), although these now look directly at the wall of 54 Tay Street. Room 7 has two fixed windows, the eastern most of which has louvre panes at the top, and these have similar timber architraves to the other first floor examples (Figure 6-382), suggesting they too are original. The ground floor shopfront window is modern.



Figure 6-381. Window in east wall of Room 6.



Figure 6-382. Left: detail of architrave on window in Room 9. Right: fixed windows with louvre panes in Room 7.

Ground Floor

The ground floor is divided into the front bar and seating area, the kitchen, toilets and a hallway (Figure 6-385). The floor is lined with diagonal tongue and groove floorboards, but no other heritage fabric is visible (Figure 6-383). The kitchen and toilets are housed within a modern single-storey extension to the rear of the 1916 building.

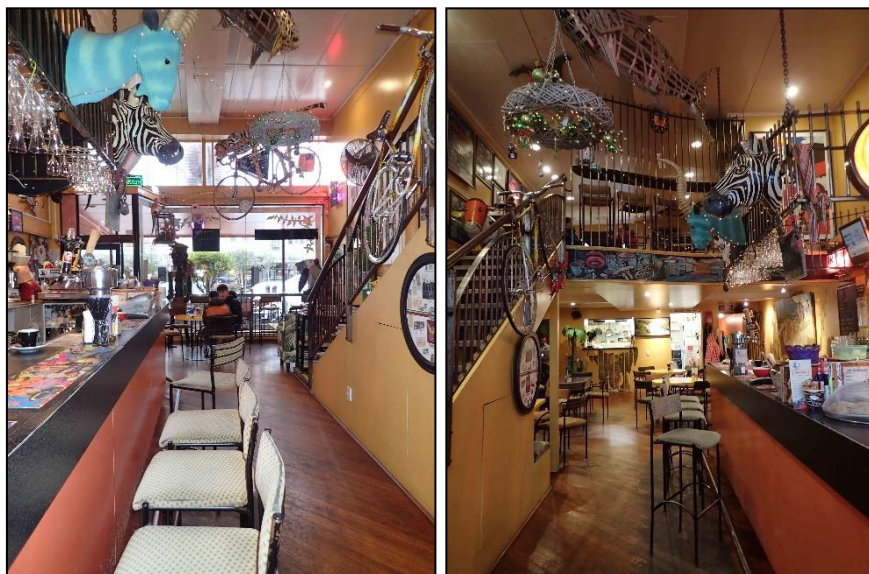


Figure 6-383. Room 1 of 50 Tay Street looking south (left) and north (right).

Mezzanine

The mezzanine is currently extra café seating and has door in the east wall that leads to the stairway that accesses the first floor (Figure 6-385). This floor was not an original feature of the building and was installed sometime between 1979 and 1984 according to the property file. The walls have been re-lined and there is no heritage fabric present (Figure 6-384).

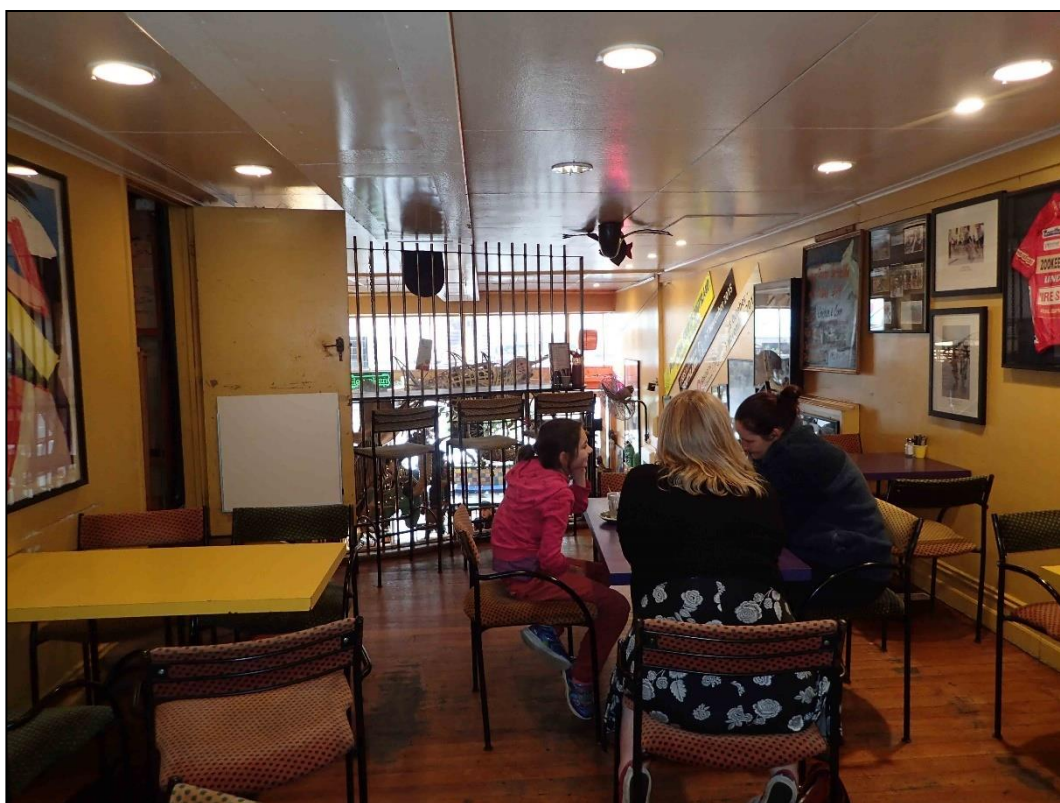


Figure 6-384. Room 5 of 50 Tay Street, looking south. The door to the stairway (Room 6) is at the left of the image.

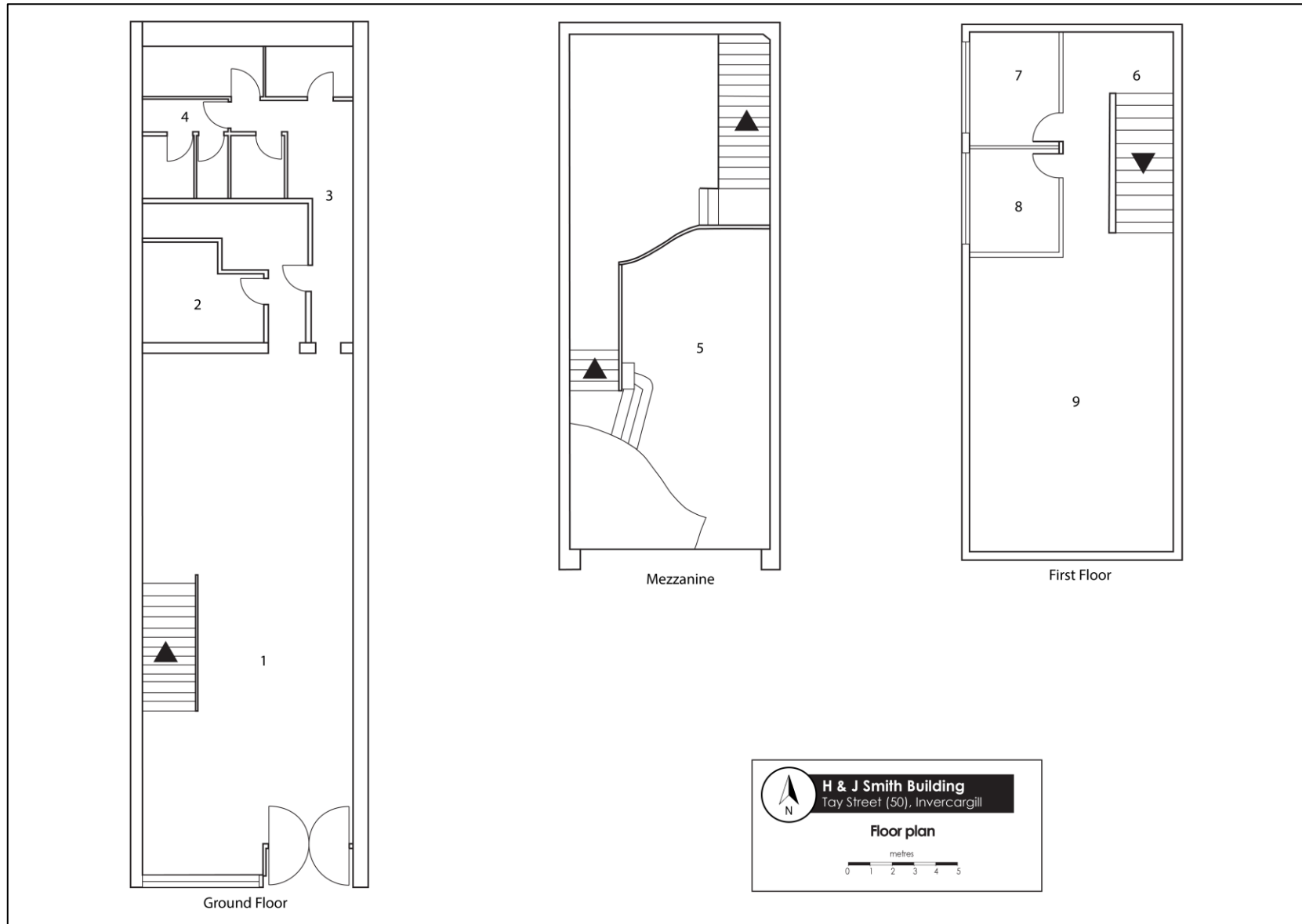


Figure 6-385. Ground, mezzanine and first floor plans of the H & J Smith Building currently occupied by Zookeepers Cafe.

First Floor

The first floor of 50 Tay Street is currently being used as storage for Zookeepers Café. An office and bathroom (Rooms 7 and 8; Figure 6-385 and Figure 6-386) have been installed at the rear and have modern wall, ceiling and floor linings. The south third of this floor has retained a significant amount of heritage fabric. The ceiling is lined with pressed tin and has moulded cornices, all of which match the first floor of 48 Tay Street. Pressed tin in a different pattern is present in a rectangular section on the east wall and demarcates the original extent of the stairwell (Figure 6-387). The stairs would have originally extended down the east of the shop but now, due to the addition of the mezzanine, the lower flight of steps is no longer present. The access to the first floor from the mezzanine connects with the original central landing of these stairs.

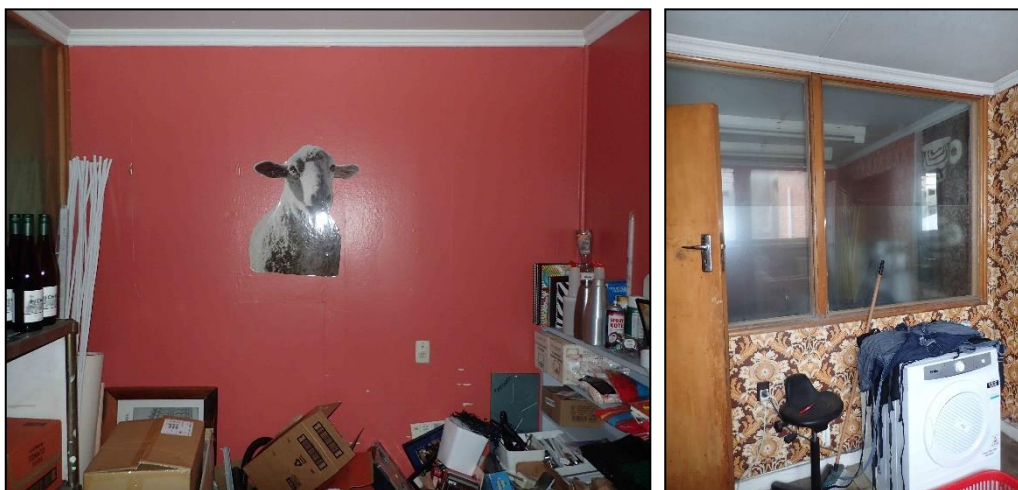


Figure 6-386. Modern rooms on first floor of 50 Tay Street.



Figure 6-387. Pressed tin ceiling and moulded cornice in Room 9, with old stairwell ceiling (right).

The floor is lined with tongue and groove floorboards that run north-south. Painted lime plaster covers the walls and an old fireplace is present on the west wall (Figure 6-388). There is also a large archway with a keystone in the west wall (Figure 6-389) that appears to have originally connected this and 48 Tay Street, although there is no evidence of said arch in the neighbouring building. This feature was unable to be investigated in more detail as it was obscured by a large refrigerator unit.



Figure 6-388. Left: Room 9 looking south. Right: old fireplace in Room 9, looking west.



Figure 6-389. Archway in west wall of Room 9.

6.14.4 On Site observations: Lot 1 DP 4286

Lot 1 DP 4286 covers the northwest corner of TS 14 and it is occupied by a modern building that was unable to be accessed during the site visit. No archaeological or heritage features were visible on this section of the site.

6.14.5 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-63 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/77 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-63. Summary of archaeological value for E46/77.

Value	Criteria	Assessment
Condition		Unknown. No pre-1900 structures remain on the site and the condition of any surviving subsurface archaeology is unknown.
Rarity or Uniqueness	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	Moderate. Historic domestic and commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated.
Contextual Value	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	High. When considered alongside the other sites on this block, E46/77 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants, such as Roderick MacCrae, the Bank of New South Wales, a carpetmaker, bookseller, sewing machine retailer and piano store.
Information Potential	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	High. Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present. The presence of a domestic structure in 1857 makes this one of the earliest occupied sites within this block and therefore it has the potential to contain evidence relating to the earliest phase of Invercargill's history.
Amenity Value	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	Low. No pre-1900 structures or features remain on site and so any surviving archaeological material is subsurface.
Cultural Associations	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

6.14.6 Heritage Values –MacPac

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the H & J Smith Building currently occupied by MacPac (ICC Heritage item No. 170) are summarised in Table 6-64 below, and based on this assessment, NZHP considers MacPac to have a **low** level of overall significance.

Table 6-64. Summary of physical, historic, and cultural values for the H & J Smith Building currently occupied by MacPac (ICC Heritage item No. 170).

Archaeological Values	
Archaeological Information	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> Moderate. The MacPac building is part of an archaeological site assessed as having moderate archaeological value (see Table 6-63).
Architectural Values	
Architecture	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> Low. The MacPac building has a plain rendered façade with no architectural value; however, some of the interior features are of high quality such as the pressed steel ceiling on the first floor.
Rarity	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.
Representativeness	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> Low. The façade of the MacPac building has previously been deemed a poor example of updated period design (Farminer & Miller, 2016).
Integrity	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> Moderate. The first-floor of the MacPac building retains significant amounts of original fabric, however the remainder of the structure has been heavily modified.
Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> The MacPac building is currently being maintained, however the first floor is used purely for storage and is at risk of falling into disrepair
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> Moderate. The MacPac building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not considered a principal contributor to the values of the group.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. The MacPac building is not the focus of any shared identities, however it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Low. The façade of the MacPac building is protected by the ICC District Plan as a heritage item, however it has recently been advised that this protection should be removed (Farminer & Miller, 2016).
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> The MacPac building holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Low. The MacPac building does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p>

	<ul style="list-style-type: none"> There are no known tangata whenua connections to the MacPac building.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> The MacPac building is part of archaeological site E46/77, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> Moderate. The MacPac building was constructed for well-known firm H & J Smith and was occupied by them for several decades. It was also designed by well-known local architect E R Wilson.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> Low. The MacPac building is not associated with any significant events.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> Moderate. The MacPac building is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> The MacPac building holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> The MacPac building holds no technological value.

6.14.7 Heritage Values –Zookeepers Café

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the H & J Smith Building currently occupied by Zookeepers Café (ICC Heritage item No. 172) are summarised in Table 6-65 below, and based on this assessment, NZHP considers Zookeepers Café to have a **low** level of overall significance.

Table 6-65. Summary of physical, historic, and cultural values for the H & J Smith Building currently occupied by Zookeepers Café (ICC Heritage item No. 172).

Archaeological Values	
Archaeological Information	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> Moderate. Zookeepers Café is part of an archaeological site assessed as having moderate archaeological value (see Table 6-63).
Architectural Values	
Architecture	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> Low. Zookeepers Café has a plain rendered façade with no architectural value; however, some period features in the interior are of relatively high quality, for example the pressed steel ceilings on the first floor.
Rarity	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.

Representativeness	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> Low. The façade of Zookeepers Café has previously been deemed a poor example of updated period design (Farminer & Miller, 2016).
Integrity	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> Moderate. The first-floor of Zookeepers Café retains some original fabric; however, the remainder of the structure has been heavily modified.
Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> Zookeepers Café is currently being maintained, however the first floor is used purely for storage and is at risk of falling into disrepair.
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> High. Zookeepers Café is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill, but it is not a principal contributor to the values of the group.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. Zookeepers Café is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Low. The façade of Zookeepers Café is protected by the ICC District Plan as a heritage item, however it has recently been advised that this protection should be removed (Farminer & Miller, 2016).
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> Zookeepers Café holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Low. Zookeepers Café does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> There are no known tangata whenua connections to Zookeepers Café.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> Zookeepers Café is part of archaeological site E46/77, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> Moderate. Zookeepers Café was constructed for well-known firm H & J Smith and was occupied by them for several decades. It was also designed by well-known local architect E R Wilson.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> Low. Zookeepers Café is not associated with any significant events.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p>

	<ul style="list-style-type: none"> • Moderate. Zookeepers Café is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> • Zookeepers Café holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> • Zookeepers Café holds no technological value.

6.15 Town Section 15 (Site E46/78)

Town Section 15 (42 Tay Street; Figure 6-390) has a long association with the drapery trade, having been occupied by this type of business from 1857 to the late twentieth century. John Blacklock was the first draper to build a shop on TS 15 and he was succeeded by numerous others, including Herbert Haynes and Co., the Drapery and General Importing Company of New Zealand Ltd (DIC), and most recently Farmers. The only other nineteenth century occupant was chemist George Bailey from 1874 to the late-1880s. Archaeological site E46/78 is defined by the original boundary of the town section, surveyed in 1857, due to the shared history of the modern land parcels (Part Sections 15). The property is presently occupied by:

- **Herbert Haynes and Co. Building (42 Tay Street)**
 - Constructed 1884/1885, designed by Angus Kerr, commissioned by Herbert Haynes & Co.
 - Extended to rear 1899
 - Altered in 1934 to match Cambridge Arcade

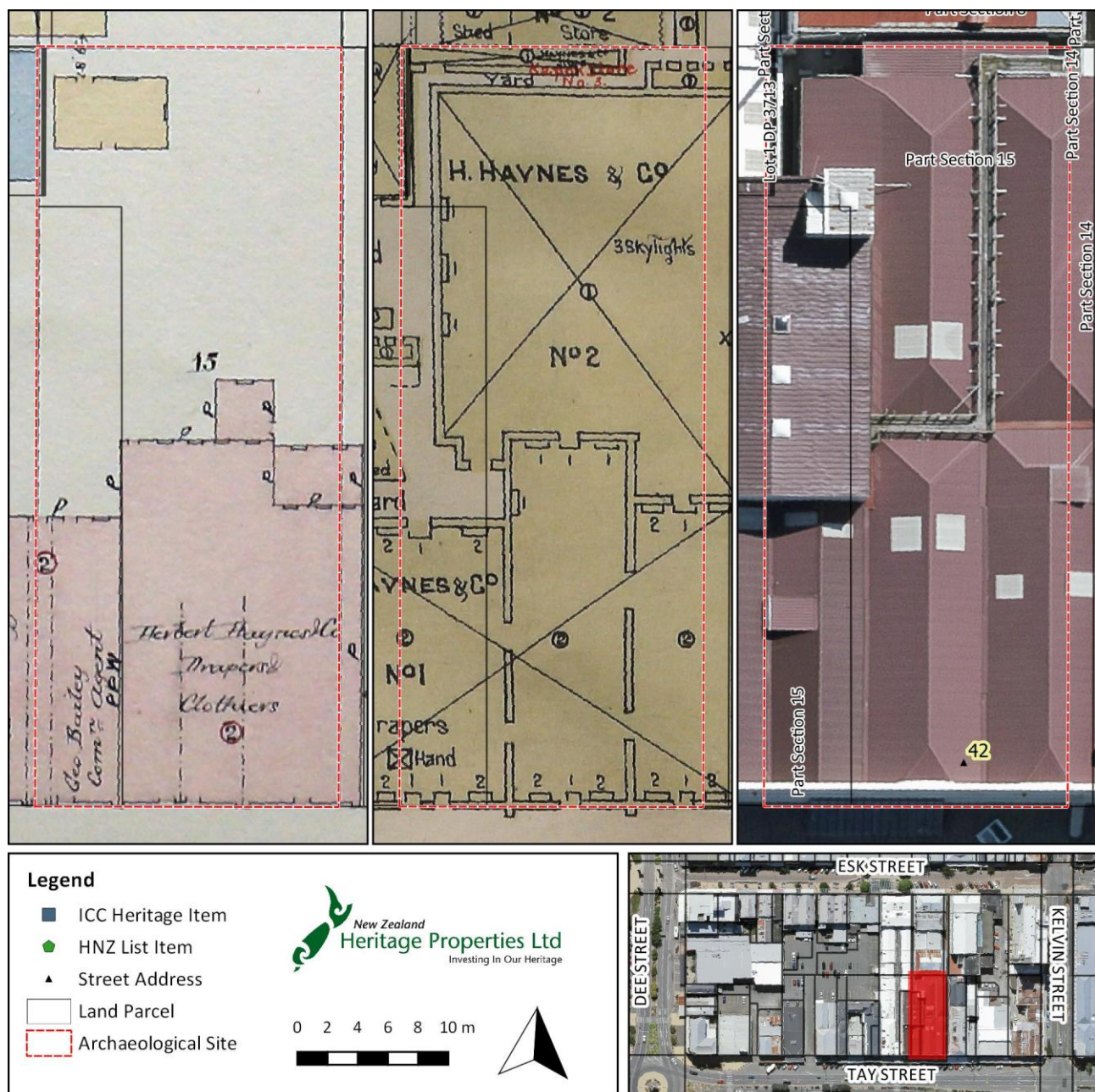


Figure 6-390. Town Section 15, Block II, Invercargill (E46/78). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

6.15.1 Historical Background

The following section outlines the history of Town Section 15 and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of the land transactions for Town Section 15 can be found in Table 6-66.

Table 6-66. Summary of land transactions and key events records for E46/78.

Year	Event	Source
1857	Town Section 15 purchased by John Blacklock	H.46
1857	Blacklock opens a drapery business on Town Section 15	Hall-Jones, 1946: 32
1860	Crown Grants for Town Sections 8 and 15 to John Blacklock	DR B.401
1860	Firm of Calder, Blacklock and Company formed in partnership between John Blacklock, William Henderson Calder and James Blacklock	Deeds Register 5.809
1861	Robert Duncan Yule is employed as manager of the drapery business	Hall-Jones, 1946: 108-109
1862	Robert Duncan Yule is promoted to managing partner and the firm becomes known as R. D. Yule and Co.	Southland Times, 1863e
1863	Original premises are extended	Southland Times, 1863l
1865	Conveyance of a third share of Town Sections 8 and 15 from John Blacklock to William Henderson Calder and James Blacklock	Deeds Register 5.809
1865	Conveyance of John Blacklock's third share of Town Sections 8 and 15 to William Henderson Calder and James Blacklock	Deeds Register 6.608
1874	Conveyance of James Blacklock's share of Town Sections 8 and 15 to William Calder	Deeds Register 22.46
1874	George Bailey is operating a Chemist's shop on the western side of TS 15	Southland Times, 1863n
1875	Western section with Chemist's shop purchased from William Calder by George Bailey	D.868
1881	East side purchased from William Calder by Robert Duncan Yule under Land Transfer Act Vol. 22/212	SL22/212
1884	Fire destroys Bailey's chemist shop, shop rebuilt	Evening Star, 1884 Southland Times, 1884d
1885	New brick building under construction on east side of TS 15	Southland Times, 1885f
1885	Transfer of east property from Robert Duncan Yule to Daniel Haynes	SL22/212
1887	George Bailey declares bankruptcy, chemists shop transferred from the Colonial Investment and Agency Company Limited as mortgagee to Daniel Haynes	Southland Times, 1887a, SL34/72
1893	Herbert Haynes constructs a verandah along the street front of the property	Southland Times, 1893d
1899	Herbert Haynes employs M. and H. Mair to construct extension at the rear of the property	Southern Cross, 1899b
1906	Transfer from Daniel Haynes to Herbert Haynes and Company	SL22/212, SL34/72
1913	Transfer from Herbert Haynes Trust Limited to the Daniel Haynes Trust Limited	SL22/212, SL34/72
1918	Lease the Daniel Haynes Trust Limited to Herbert Haynes and Company Limited for 21 years	SL22/212, SL34/72
1923	Herbert Haynes undertakes alterations to the street front and floor plan of the building	ICC, 1923
1935	Façade of the building is updated	ICC, 1935
1959	Transfer the David Haynes Trust Limited to the Drapery and General Importing Company	SL22/212, SL34/72
1963	The DIC undertake alterations to the buildings	ICC, 1963
1970	The DIC undertake alterations to the buildings	ICC, 1970
1986	The DIC undertake alterations to the buildings	ICC, 1986
1991	Farmers Department Store undertake alterations to the premises	ICC, 1991

Town Section 15 was purchased by John Blacklock on 20 March 1857. Blacklock proceeded to purchase the adjoining TS 8, fronting Esk Street, on 29 April 1857. These town sections were formally granted to Blacklock on 24 September 1860 (H.46; DR B.401). Blacklock had arrived in Invercargill in 1856, to investigate the prospects of establishing a drapery business (Otago Witness, 1857e). Shortly after purchasing TS 15, Blacklock began constructing his drapery business on the property, and by May was open for business (Hall-Jones, 1946: 32).

John Blacklock formed a partnership with fellow merchants William Henderson Calder and James Blacklock on 12 October 1860, under the style of "Calder Blacklock and Company". In 1861, Blacklock employed Robert Duncan Yule as the manger for drapery business so he could devote more time to Calder Blacklock and Company's other mercantile pursuits. Yule was born at Peterhead, Scotland, and came out to Dunedin onboard the *Chile* in 1860. At just 20 years of age he moved to Invercargill to take up the position of manager of Blacklock's drapery

business (Hall-Jones, 1946: 108-109). Yule was promoted to managing partner of the business in 1862, at which time the company began trading under the name “R D Yule and Co.” to distinguish itself from Calder Blacklock and Company’s other exploits (Southland Times, 1863e). The original premises were extended in 1863, to include a large sales room and store, with “the frontage of the premises is to be twenty six feet, the height thirty-two feet, and the depth eighty-two feet” (Southland Times, 1863l). A photograph taken of Tay Street in the 1860s shows R D Yule and Co.’s extended premises (Figure 6-391).

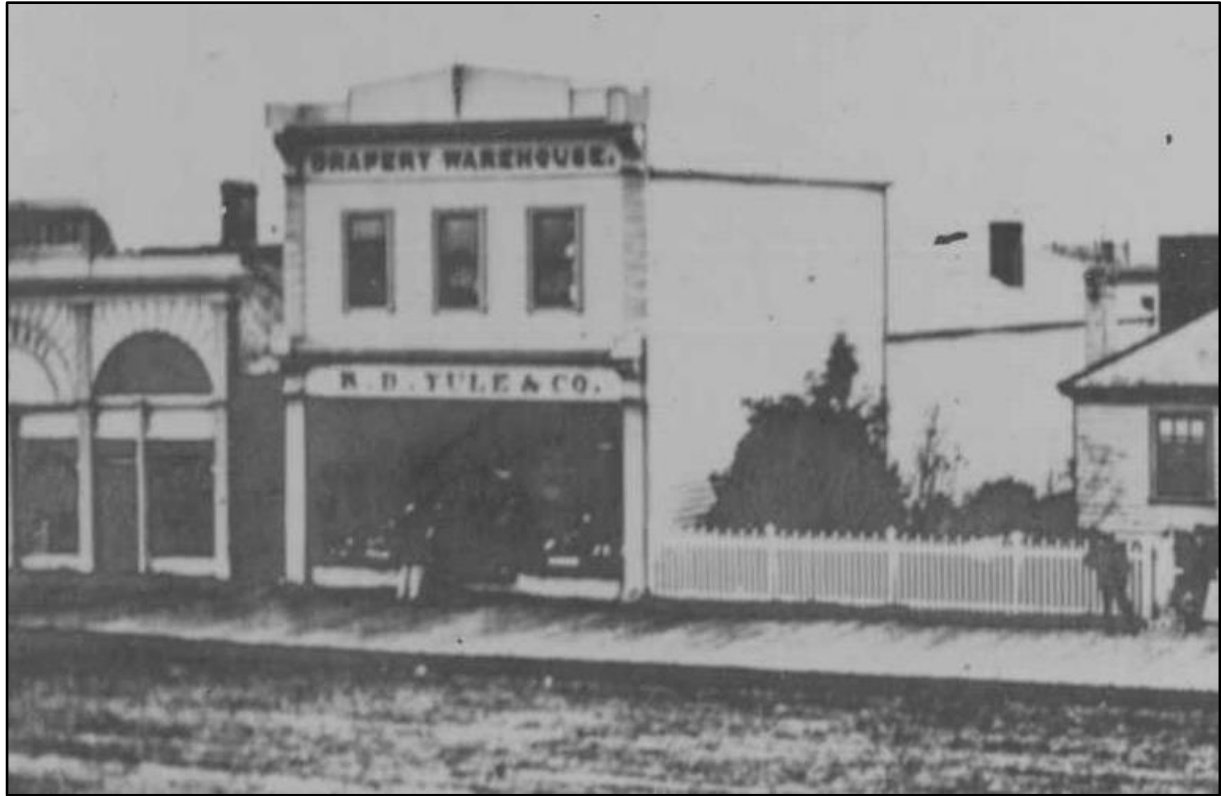


Figure 6-391. Detail from photograph taken along Tay Street in the 1860s, showing R. D. Yule and Co.’s drapery business on Town Section 15 (Anon., n.d.-g).

On 21 January 1865 John Blacklock conveyed an equal third share of TS 8 and 15 to each of his partners, William Henderson Calder and James Blacklock (Deeds Register 5.809). The partnership dissolved later that year however, and John relinquished his third share of the property to William and James on 30 September 1865 (Deeds Register 6.608). The drapery business continued to be conducted on TS 15 under the management of Robert Yule. The company experienced some ill fortune in 1873, when a fire broke out in the back portion of the wooden building. The fire did not destroy the building, but did burn a few weather boards and part of the ceiling (Southland Times, 1873g).

William and James continued in business together until 23 September 1874, when James conveyed his share in the property solely to William (Deeds Register 22.46). William Calder subdivided TS 15 into two sections in 1875. George Bailey purchased the section on the western boundary of TS 15, containing nine perches, from William Calder on 14 May 1875 (D.844). Bailey took out mortgages on the section in 1875 and 1880. Bailey came to Invercargill from London (via Australia) in 1872 to open a chemist’s shop (Hall-Jones, 1946: 163). As early as February 1872 Bailey had established his chemist’s shop on Tay Street, suggesting he leased the property from Calder prior to purchasing it (Southland Times, 1863n). In October 1878, Bailey purchased the adjoining section to the west, being part of TS 16 to expand his business (SL3/97).

Bailey’s extended premises became a well-established Invercargill business known as the “Medical Hall” (Southland Times, 1879c). However, disaster struck in April 1884 when a major fire destroyed a number of old wooden buildings fronting Tay Street, including Bailey’s chemist shop (Evening Star, 1884). Bailey managed to quickly

open temporary premises in Dee Street (Southland Times, 1884g). By September, Bailey had already begun the construction of a new two-storied brick premises on the property, designed by Angus Kerr and constructed by John Hewitts and Son. A description of the property at this time indicates that Bailey intended to divide the ground floor of the new building into two shops, while the second floor, containing an “upstairs flat”, could be partitioned off to suit tenants (Southland Times, 1884g). Bailey had taken out another mortgage on the property with Colonial Investment and Agency Company to help fund the construction (SL34/72). Bailey announced the “reopening of the new Medical Hall” in December 1884, only eight months after the fire had destroyed his original premises (Southland Times, 1884d). Burwell’s 1886 plan of the section shows Bailey’s new two storied brick building extending over TS 15 and 16 and partitioned into the two stores labelled “Chemist & Druggist” and “Commission Agent” (Figure 6-390). A photograph taken along Tay Street between 1885 and 1893 shows the store’s street frontage at this time (Figure 6-392).

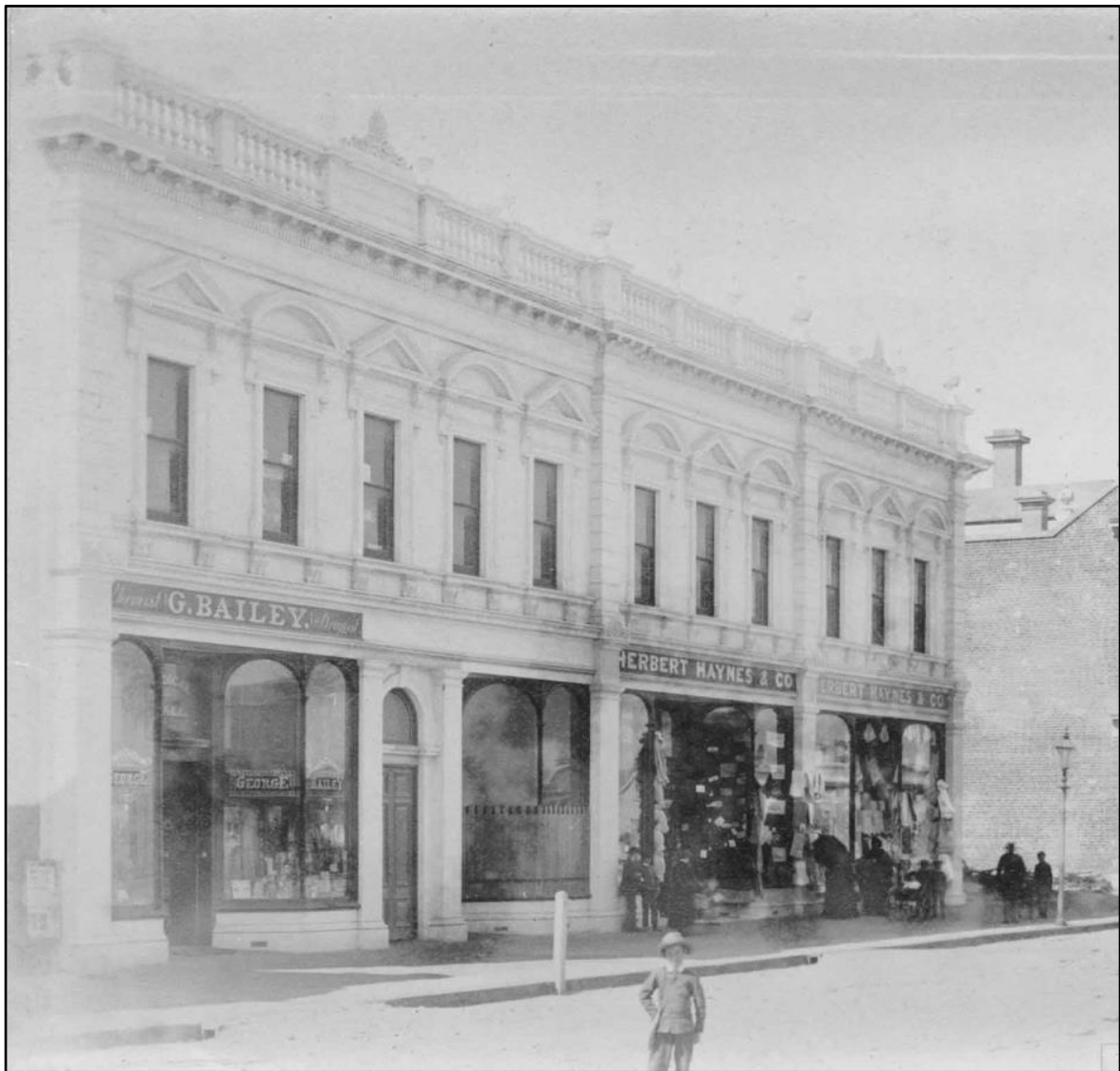


Figure 6-392. Detail from a photograph taken along Tay Street between 1885-1893, showing the premises of George Bailey and Herbert Haynes extending across Town Section 15 and part of 16 (Anon., n.d.-j).

Robert Duncan Yule continued to manage the drapery business on the premises in partnership with Calder Blacklock and Company until 1881, when Yule purchased the business outright from William Calder (SL22/212). However, disaster struck in April 1884 when a major fire destroyed a number of old wooden buildings fronting Tay Street, including Yule’s drapery business (Evening Star, 1884). Yule quickly opened for business in temporary premises in “Hawson’s building” across the road on Tay Street (Southland Times, 1884b). By April 1885, Yule had

begun the construction of a new two-storied brick building on the property, designed by Angus Kerr and constructed by Mr Menzies. The new building was designed as an extension of the building constructed next door by Mr Bailey (also designed by Angus Kerr) and was to contain three stores, one for Yule's drapery business and two to be let to tenants (Southland Times, 1885f).

Shortly after the completion of the building, R D Yule and Co. sold the business to Daniel Haynes (Southland Times, 1885a). Haynes was the proprietor of the drapery firm of Herbert, Haynes and Co., and they opened the new store for business on 25 April 1885 (Southland Times, 1885c). A formal conveyance of the ownership of the section occurred in August 1885 (SL22/212). The company had been established in Dunedin in 1861 by George Herbert, Daniel Haynes, and A R Hay, under the style of Herbert, Haynes and Hay. Hay retired from the firm about eighteen months after its inception, and Herbert continued in the partnership until 1872, following which Haynes conducted the business as sole proprietor (Cyclopedia Company Ltd, 1903). Burwell's 1886 plan of the section shows Hayne's new two storied brick building extending across TS 15, with a small portion extending into TS 14 (Figure 6-390). Hayne's formally purchased the small section of land on the western boundary of TS 14 in 1899 (SL60/291). A photograph taken along Tay Street between 1885 and 1893 shows the store's street frontage at this time (Figure 6-392).

Herbert Hayne's Invercargill continued to flourish, and in October 1887 Haynes took the opportunity to purchase the adjoining section to the west, which was occupied by George Bailey's chemist business (SL34/72). Haynes improved the store's street frontage in 1893, with the addition of a verandah along full length of the premises, including Bailey's shop (Southland Times, 1893d). When Bailey removed from the site in 1897, Haynes extended his business by taking over his shop. Haynes employed M and H Mair to extend the building in 1899, and an article printed in the *Southern Cross* in August 1899 provides great detail of the works undertaken at this time:

To begin with, the drapery shop is now 29ft longer, and from the extension a fine mirrored archway leads into the new show-room. This is 61ft by 30ft, is very lofty, and is brilliantly lighted direct from the roof by means of a large lantern light extending nearly the whole length of the room, and bringing its elegant appointments into full relief. The painting of the interior has been admirably done by Messrs Farnie and Sons, and the effect altogether is exceedingly good—indeed, a recent visitor described the show-room as one of the finest in the colony. At one end of it is the milliners' workroom. The carpet and furnishing department has also undergone a great change, and is now much larger and better adapted for the display of goods. This has been effected by the removal of the brick wall at the end of the shop and the inclusion of the old showroom. Behind the furnishing department has been built a fine large office for the clerical staff, in which they can take any amount of money without inconvenience or crowding. West of this office there are lavatories, also a packing room to facilitate the despatch of country orders, for apart from orders by letter post, the firm keep two travellers constantly out representing them in the country districts. Another alteration that caused a considerable amount of labour was the lowering and enlarging of three of the spacious front windows, involving the removal of the iron pillar supports. The windows are now all on one level, and the whole frontage to Tay street, extending nearly 100 ft., will present a uniform appearance. In connection with the changes it is worthy of note that a massive iron girder weighing between two and three tons had to be obtained to support the wall at the end of the drapery shop, and this was supplied and placed in position by the Southland Implement and Engineering Co., the difficulty of whose work was increased by the fact that the upper part of the wall had to be left intact. On the upper floor, too, now reached by a spacious staircase, numerous alterations have been carried out. The dressmakers' room has been enlarged, and fitted with a number of new lights, and near at hand is a commodious dining room for the use of the employees. Then there is a new waiting room, from which, after enjoying a perusal of the and other journals on the tables, visitors pass into a suite of daintily appointed fitting rooms, connected by electric bells with the dressmaking department. Goods are now brought from the street into the marking-off room by means of a lift, and large room is available for reserve stock, of which a great quantity was being unpacked during our call. A glance at the tailoring department and the store-room completed the inspection, and we left convinced that the firm are sharing in the growing prosperity of the town and district, and are fully determined to meet, or rather anticipate, the requirements of their customers. The changes just noted will not only facilitate business arrangements but will add materially to the comfort of the employees. There are between fifty and sixty persons engaged on the premises, to say nothing of those to whom work is given out, so that the place is a veritable hive of industry (Southern Cross, 1899b).

Daniel Haynes transferred the section to Herbert Haynes and Company in 1906. The 1910 fire and insurance plan shows the extended premises of Haynes and Co. across TS 15 and 16 (Figure 6-390). Daniel Haynes Trust Limited purchased the section in 1918. The Daniel Haynes Trust Limited leased the section back to Herbert Haynes and Company for the term of 21 years on 1 August 1918. Haynes updated the store's layout and the street front in 1923 (Figure 6-393 and Figure 6-394). In 1935 Haynes updated the street frontage of the building to have a more minimalist façade (Figure 6-395).

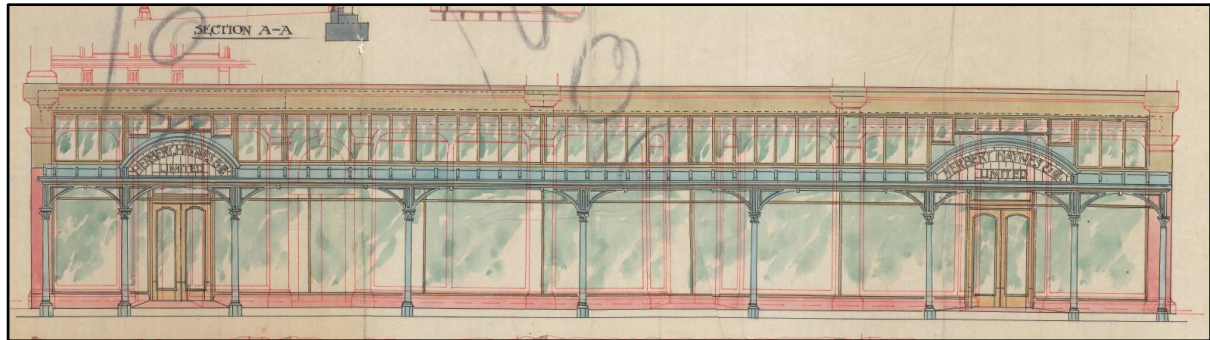


Figure 6-393. Detail from 1923 plans showing the alterations to the street frontage of Hebert Haynes's building (Wilson, 1923b).

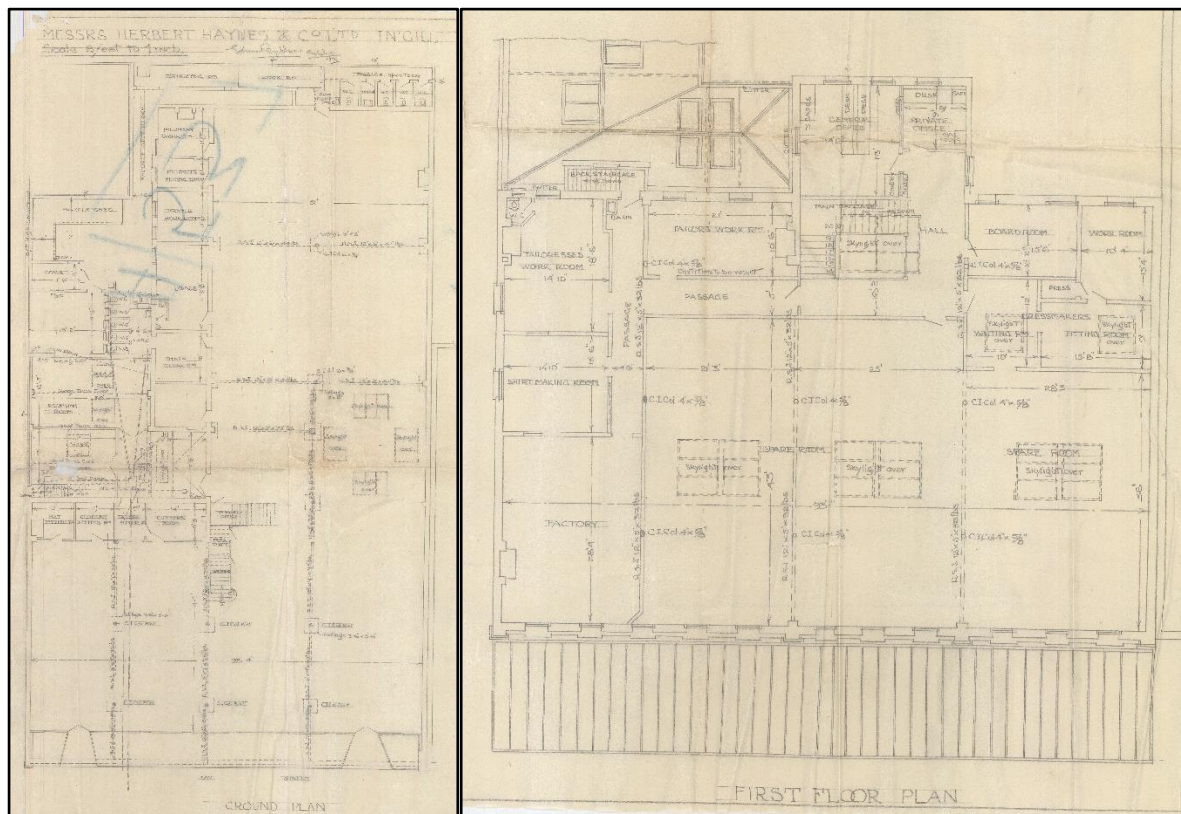


Figure 6-394. Detail from 1923 plans showing the alterations to the ground floor plan (left) and the first-floor plan (right) of Herbert Hayne's building (Wilson, 1923b).

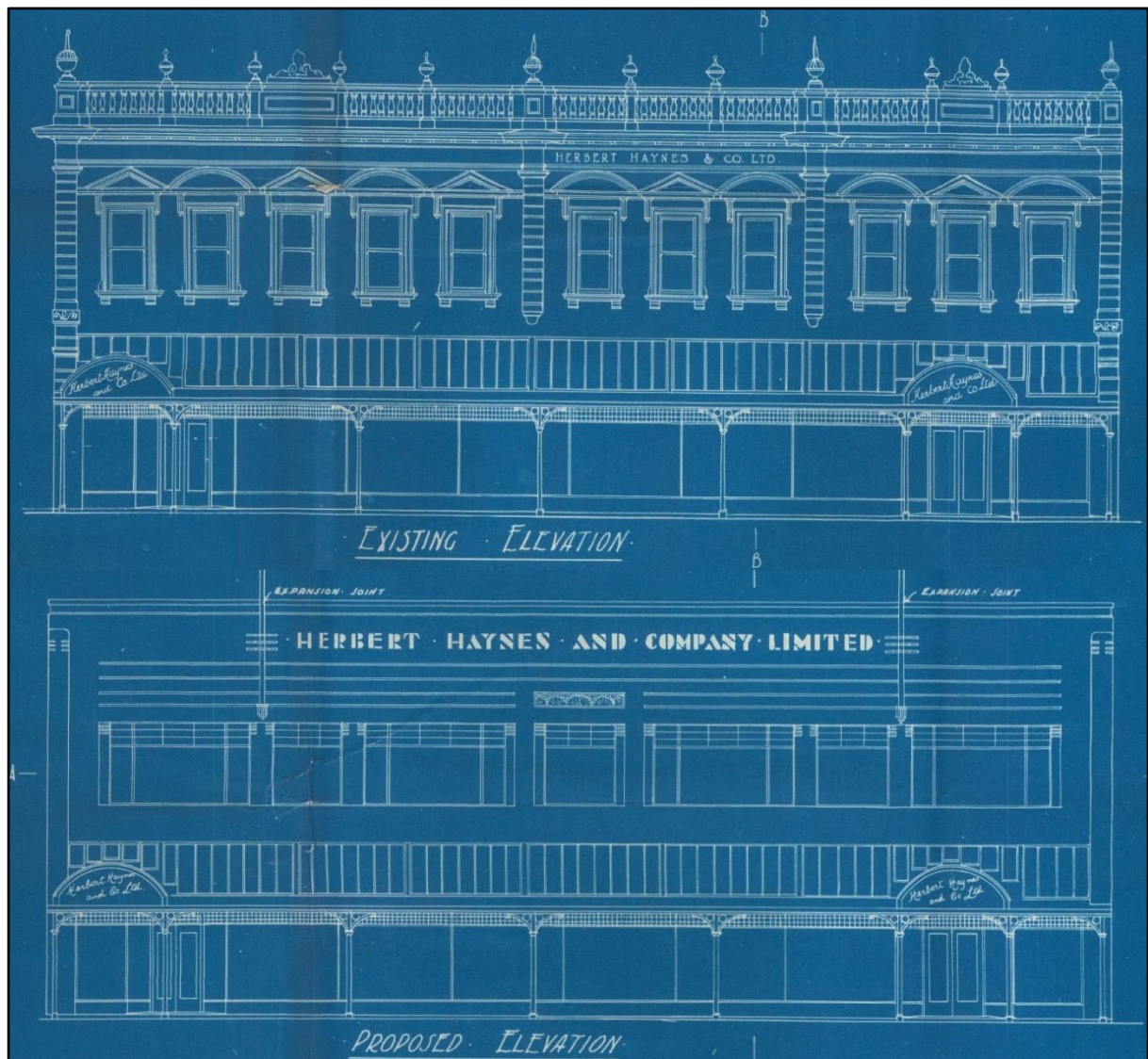


Figure 6-395. Detail from 1935 plans showing the alterations to the street frontage of Herbert Hayne's building (Ford, 1935).

The Drapery and General Importing Company of New Zealand Ltd. purchased the section with a mortgage from Daniel Haynes Trust Company in 1959. The Drapery and General Importing Company changed its name to the DIC Limited in 1966 (SL3/97). The DIC continued to own the property for a number of years, and undertook a number of renovations to the premises (Figure 6-396, Figure 6-397 and Figure 6-398).

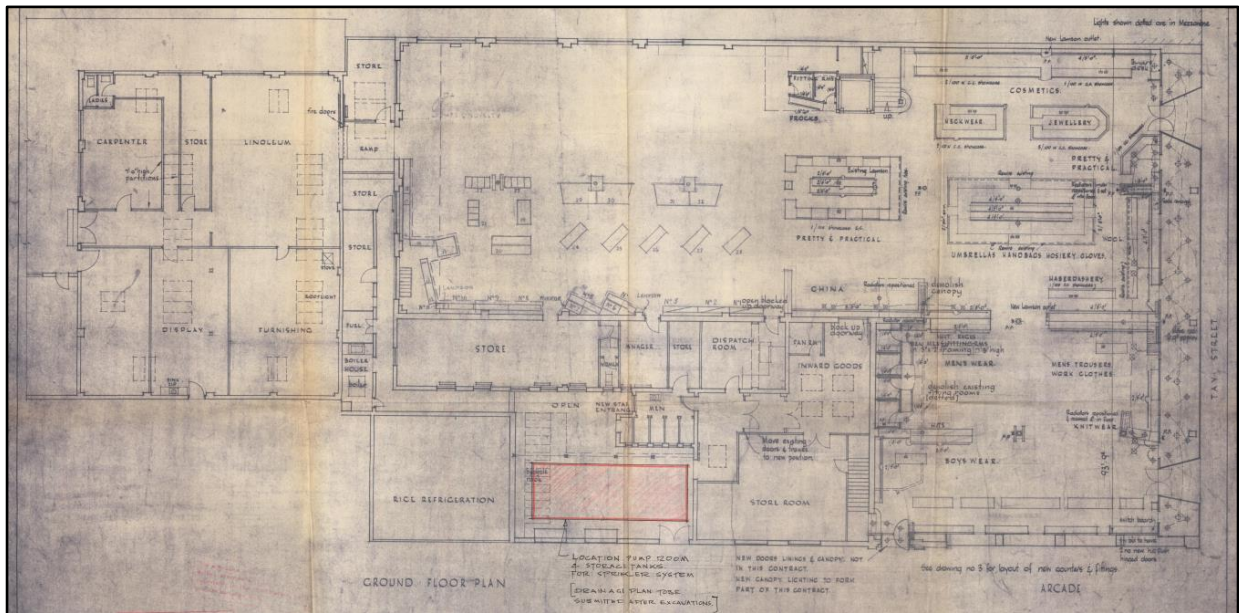


Figure 6-396. Detail from 1963 plans showing the alterations to the ground floor plan of the DIC building (Smith, Rice, & Lawrence, 1963).

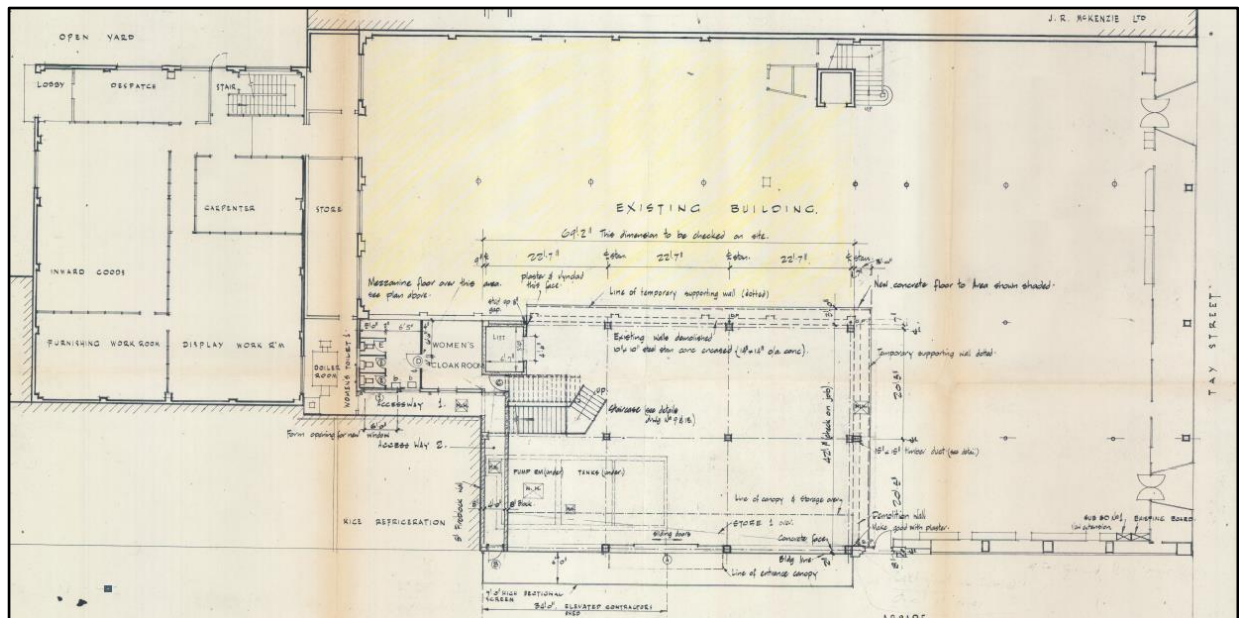


Figure 6-397. Detail from 1970 plans showing the alterations to the ground floor plan of the DIC's building (Smith, Rice, Lawrence, & Mollison, 1970).

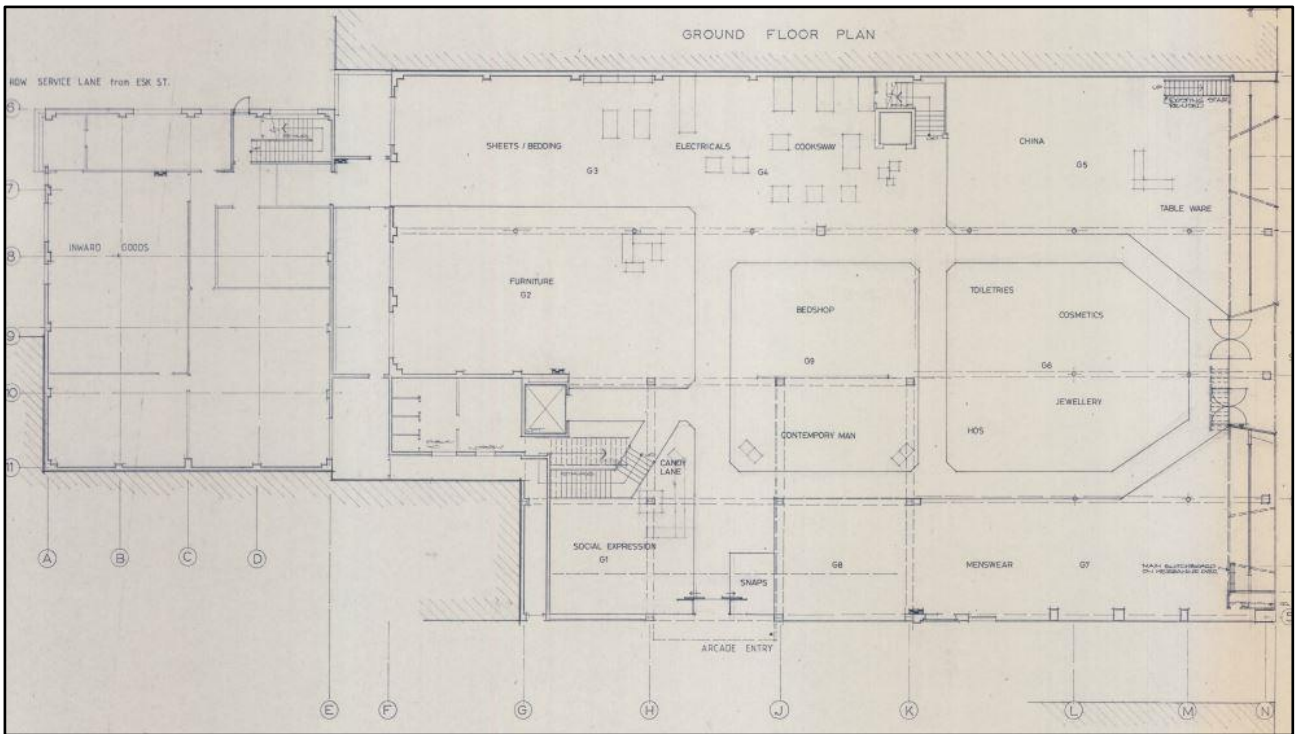


Figure 6-398. Detail from 1986 plans showing the alterations to the ground floor plan of the DIC's building (Pepper and Dixon, 1986).

By 1991 the building had been taken over by Farmers Department Store, who again refurbished the premises (Figure 6-399). Despite these twentieth century modifications, the extant building at 42 Tay street remains the 1874/1875 building with 1899 extension at the rear.

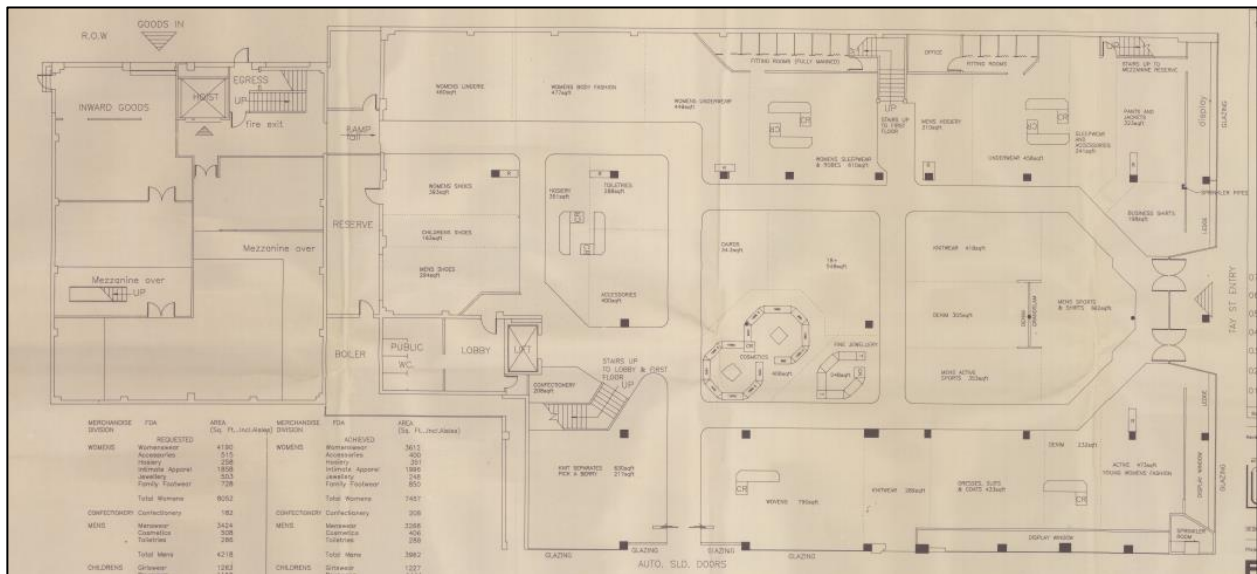


Figure 6-399. Detail from 1991 plans showing the alterations to the ground floor plan of Farmers Department Store (Corporate Design Associates Ltd, 1991).

6.15.2 On Site Observations: Herbert Haynes and Co. Building (42 Tay Street)

The building at 42 Tay Street, Invercargill, was constructed in 1884/85 to a design by Angus Kerr at the behest of Herbert Haynes and Co. The building was extended to the rear (north) in 1899. The Herbert Haynes and Co. Building was further altered in 1934 to match the Cambridge Arcade. The following description of the building follows from the site visit conducted by Dr Dawn Cropper, Peter Mitchell and Dr Naomi Woods on 18 April 2018.

Table 6-67. Summary of built structures at 42 Tay Street, Invercargill.

Building Name	Herbert Haynes & Co Building
Address	42 Tay Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	No 167; Appendix II.2
Construction Details	<ul style="list-style-type: none">Constructed 1884/85, architect Angus Kerr, commissioned by Herbert Haynes & Co.Extended to rear 1899Ground floor south elevation altered 1923 and 1934Ground floor altered 1963, 1970 1986 and 1991
Building Details	Ground floor: 1 (Room 1) First floor: 1 (Room 2) Second Floor: multiple (not numbered)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The exterior and interior have been extensively modified on numerous occasions since the building was first constructed, and as a result, there is very little visible heritage fabric. The building is comprised of the ground floor, first floor and second floor.

South Elevation

The south elevation of the Herbert Haynes and Co. Building faces Tay Street and has a combination of Victorian and Art Deco design elements (Figure 6-400). The ground floor of the façade has been modified numerous times but it retains some heritage features, including the 1893 verandah and multiple leadlight quarter lights (Figure 6-401 and Figure 6-402). This verandah is the only surviving pre-1900 example on Block II, and is supported by cast iron posts and support brackets. The first floor of the south elevation was remodelled in the Art Deco style during the 1934 alterations. Seven steel-framed windows are arranged symmetrically across this level and all have quarter lights with horizontal grilles. The centre window and the three to the east have been blocked but their frames remain *in situ*. A simple band of reeding extends almost the full width of the building above the first floor windows but is interrupted by simple moulding around the central window. A plain parapet wall sits atop the façade and the entire upper level have been rendered in concrete.



Figure 6-400. The Tay Street frontage of the Herbert Haynes and Co. Building.



Figure 6-401. 1893 verandah posts, west end of the south elevation.



Figure 6-402. Lead light quarter light windows, east end of the south elevation of the Herbert Haynes and Co. Building.

East, West and North Elevations

The east elevation of the Herbert Haynes and Co. Building is not visible due to the proximity of the neighbouring buildings. Part of the west elevation of the ground floor is visible from the interior of the southwest of the Cambridge Arcade but retains no visible heritage fabric (Figure 6-403). The west elevation of the first floor is visible from the carpark to the north of the building and from the first floor of buildings opposite (Figure 6-404 and Figure 6-405). The west elevation of the first floor appears to date to the 1934 alterations and has no decorative

elements (Figure 6-404). One modified sash window on this elevation appears to predate the others. The north elevation of the first floor of the Herbert Haynes and Co. Building is visible from the car park to the north of the building (Figure 6-405). The north elevation of the first floor appears to date to the 1943 alterations (Figure 6-405).



Figure 6-403. West elevation of the Herbert Haynes and Co. Building, looking southeast from within the Cambridge Arcade.



Figure 6-404. The west elevation of the Herbert Haynes and Co. Building as seen from the first floor of a building on the north side of the carpark, looking southeast. The modified sash window is outlined in red.



Figure 6-405. The north elevation of the first floor of the Herbert Haynes and Co. Building as seen from the carpark looking east. Part of the west elevation is also visible

Roof

The roof of the Herbert Haynes and Co. Building is complicated, being made up of four gable and hipped centre gully sections (south) and two hipped sections with a central gully (north), and a single gable section (northwest). All parts of the roof are clad in corrugated iron that appears to be modern.

Windows

The windows in the ground floor of the south elevation of the Herbert Haynes and Co. Building are large fixed panes with leadlight quarter lights that date from 1923 or later (Figure 6-402). The other windows are fixed with steel or aluminium frames and appear to date to 1934 or later (**Error! Reference source not found.** and Figure 6-404). There is a modified sash window in the west elevation of the first floor that may relate to an earlier building phase (Figure 6-404).

Ground Floor

The ground floor of the Herbert Haynes and Co. Building is currently a large single room retail space (Figure 6-406, Figure 6-407 and Figure 6-408). The only remaining visible heritage features or fabric are the cast iron ceiling supports and the board and batten ceiling (Figure 6-409). The floor is covered in modern carpet. It is possible to differentiate the different sections of the original building by a change in ceiling pattern and the location of a large structural beam that runs north-south.

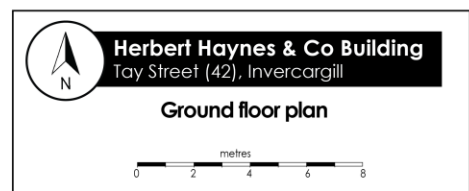
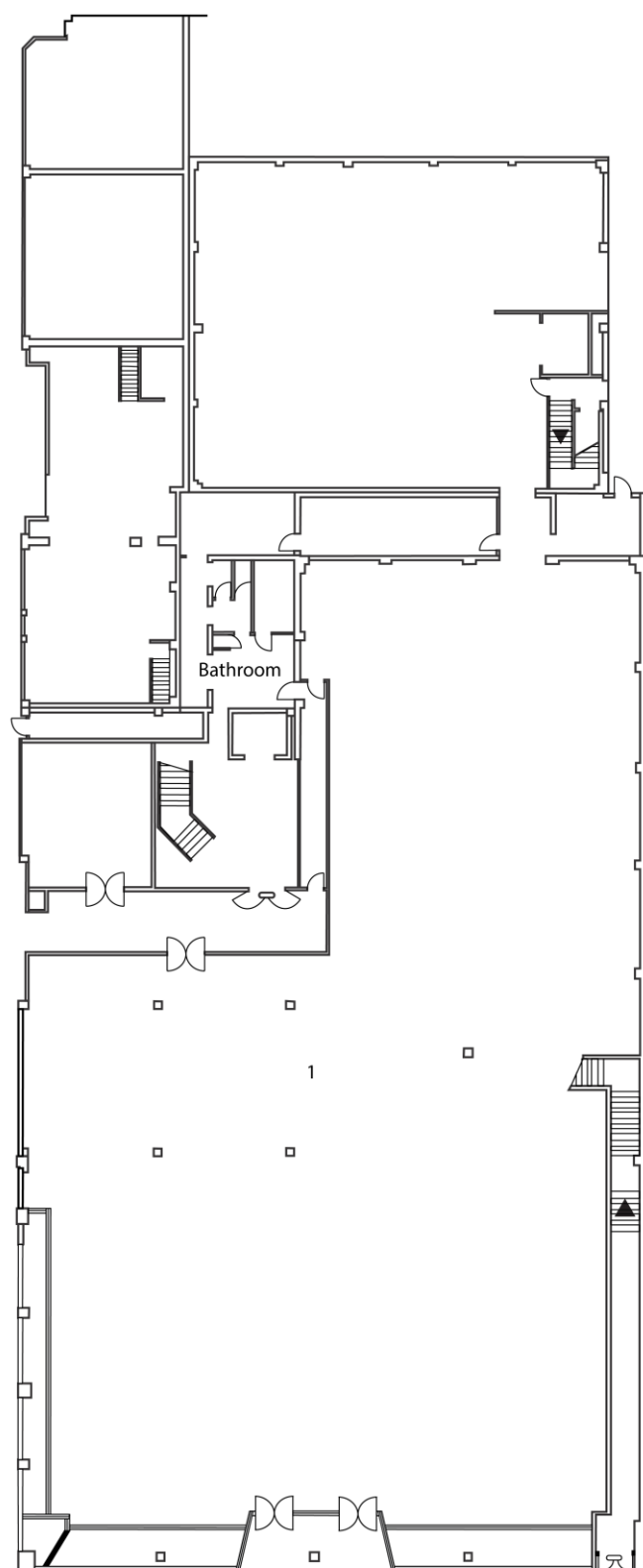


Figure 6-406. Ground floor plan of the Herbert Haynes and Co. Building.

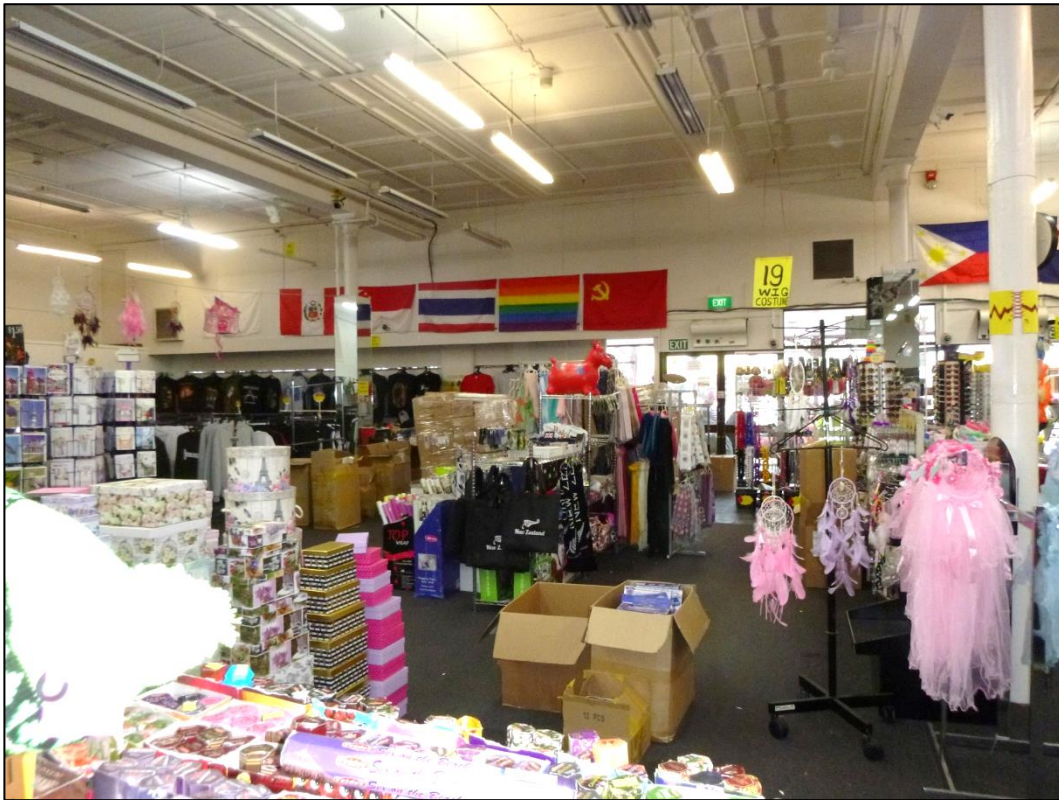


Figure 6-407. Room 1, the Herbert Haynes and Co. Building, looking south.



Figure 6-408. Room 1, the Herbert Haynes and Co. Building, looking north. Note the differences in the ceilings between the two sections of the original building.



Figure 6-409. Example of a cast iron ceiling post in Room 1.

First Floor

Like the ground floor, the first floor of the Herbert Haynes and Co. Building is currently a large open retail space (Figure 6-410, Figure 6-411 and Figure 6-412). Again, there is minimal visible heritage fabric or features, aside from some cast iron ceiling posts and a modified sash window toward the north end of the west wall (Figure 6-411 and Figure 6-413). The current layout and linings date to the 1991 refurbishment for Farmers.

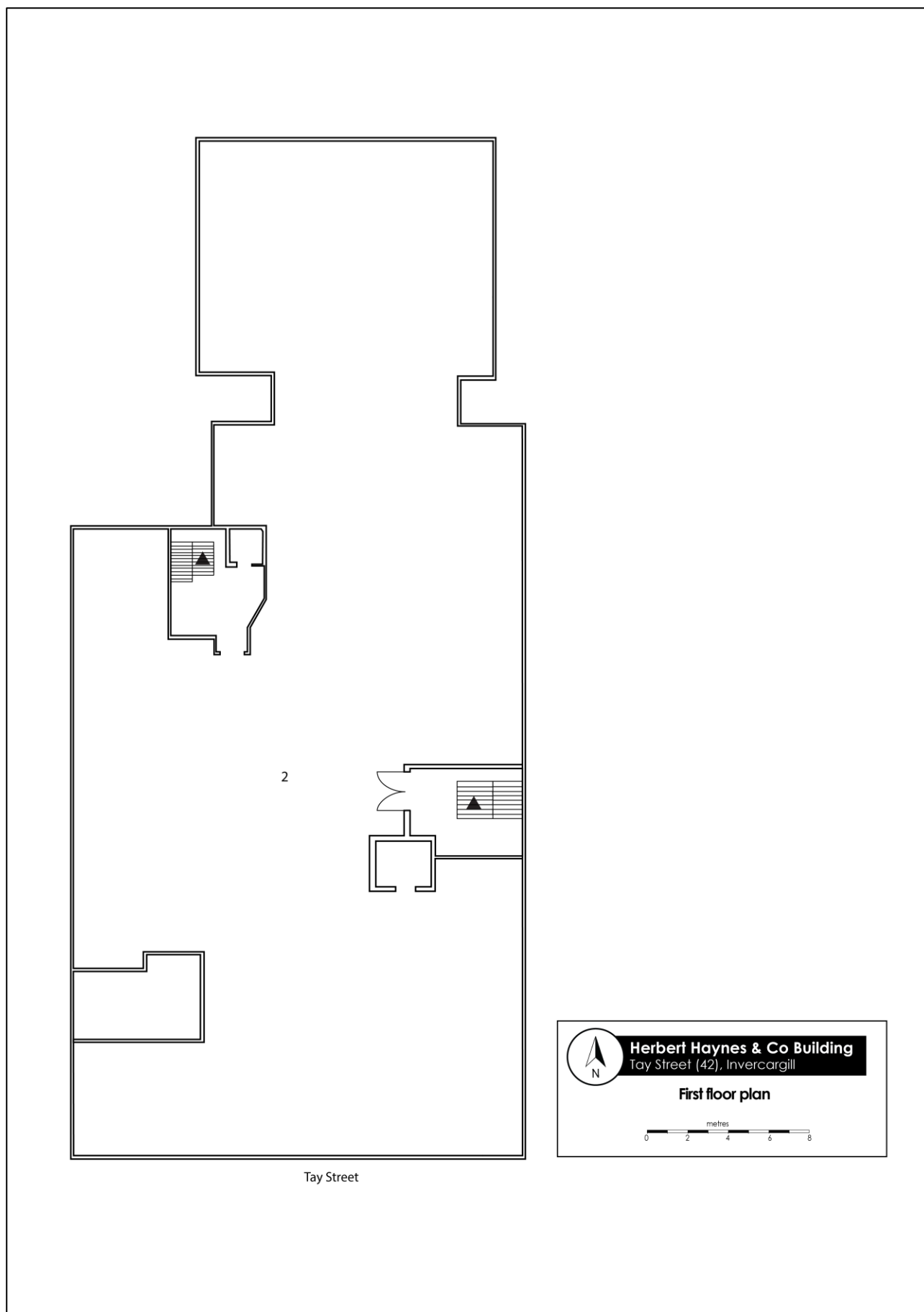


Figure 6-410. First floor plan of the Herbert Haynes and Co. Building.



Figure 6-411. Looking south in Room 2 of the Herbert Haynes and Co. Building. The red arrows indicate cast iron ceiling posts.



Figure 6-412. Looking north in Room 2.



Figure 6-413. This modified sash window in the west wall of Room 2 appears to be an original feature.

Second Floor

The second floor is a modern addition at the northeast corner of the building. It contains multiple modern offices and was not investigated in detail (Figure 6-414).



Figure 6-414. Looking south in the mezzanine floor, the Herbert Haynes and Co. Building.

6.15.3 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is

provided in Table 6-68 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/78 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-68. Summary of archaeological value for E46/78.

Value	Criteria	Assessment
Condition		Moderate. The original portion of the extant building on site was constructed in the 1880s and, while major alterations have occurred throughout the twentieth century, some heritage fabric remains intact. The condition of any surviving subsurface archaeology is unknown.
Rarity or Uniqueness	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	Moderate. Historic commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated.
Contextual Value	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	High. When considered alongside the other sites on this block, E46/78 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants, such as Calder, Blacklock and Company or chemist George Bailey.
Information Potential	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	High. Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
Amenity Value	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	Low. The street frontage of the extant building on site has been heavily altered and retains little visible heritage fabric.
Cultural Associations	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

6.15.4 Heritage Values – Herbert Haynes and Co. Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the Herbert Haynes and Co. Building are summarised in Table 6-69 below, and based on this assessment, NZHP considers the Herbert Haynes and Co. Building to have a **low** level of overall significance.

Table 6-69. Summary of physical, historic, and cultural values for the Herbert Haynes and Co. Building.

Archaeological Values	
Archaeological Information	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> Moderate. The Herbert Haynes and Co. Building is part of an archaeological site assessed as having moderate archaeological value (see Table 6-68).
Architectural Values	
Architecture	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?

	<ul style="list-style-type: none"> Low. The Herbert Haynes and Co. Building has a plain Art Deco façade with little architectural value, and the surviving interior heritage fabric is typical of commercial buildings of this class and period.
Rarity	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.
Representativeness	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> Low. The Herbert Haynes and Co. Building is not deemed a good example of updated period design.
Integrity	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> Low. The interior and exterior of the Herbert Haynes and Co. Building have been heavily modified and retain minimal heritage fabric.
Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> Yes. The ground floor of the Herbert Haynes and Co. Building is currently occupied and being maintained but the first and second floors have been vacant for some time and are in a state of disrepair.
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> Moderate. The Herbert Haynes and Co. Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not a principal contributor to the group value.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. The Herbert Haynes and Co. Building is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Low. The Herbert Haynes and Co. Building is not held in high public esteem.
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> The Herbert Haynes and Co. Building holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Low. The Herbert Haynes and Co. Building does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> There are no known tangata whenua connections to the Herbert Haynes and Co. Building.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> The Herbert Haynes and Co. Building was constructed prior to 1900 and is part of archaeological site E46/78 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> Moderate. The Herbert Haynes and Co. Building was constructed for well-known local firm Herbert Haynes and Co. and was occupied by them for several decades.

Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> • Low. The Herbert Haynes and Co. Building is not associated with any significant events.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> • Moderate. The Herbert Haynes and Co. Building is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> • The Herbert Haynes and Co. Building holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> • The Herbert Haynes and Co. Building holds no technological value.

6.16 Town Section 17 (Site E46/79)

The first recorded occupation on TS 17 (30 and 36 Tay Street; Figure 6-415) was in 1862 when a butcher's and draper's shop were erected on site. Three years later the Garrick Club Hotel was built on the property, but a fire in 1871 resulted in the destruction of all the first-generation structures. In the mid-1870s a new hotel (the London Hotel) and two-storey shop were erected at the south end, and from 1880 there was a photographer's studio in the centre of TS 22. The photography studio was replaced in 1910 and the two other building in the mid-twentieth century. A factory building also occupied a portion at the rear of the property from 1907 to 1998.

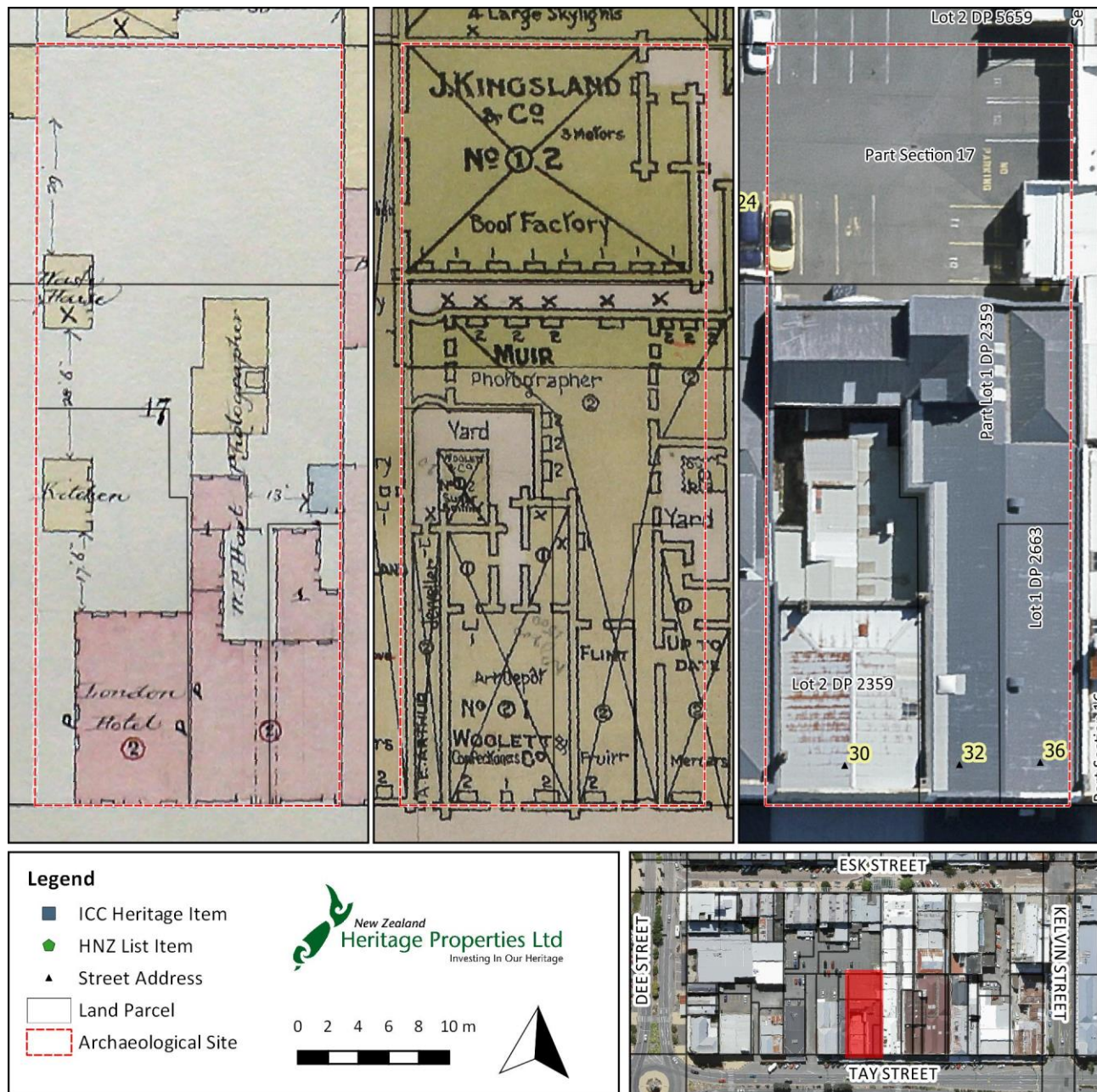


Figure 6-415. Town Section 17, Block II, Invercargill (E46/79). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

Archaeological site E46/79 is defined by the boundaries of the original town section, surveyed in 1857, due to the shared early history of the modern land parcels (Part Section 17, Part Lot 1 and Lot 2 DP 2359 and Lot 1 DP 2663). The section is currently occupied by (west to east):

- **Annie Ibbotson's Building (30 Tay Street)**
 - Constructed 1933, designed by C J Broderick, commissioned by Annie Ibbotson

- Rear rooms on ground floor probably pre-date front building, some may relate to former London Hotel and 1905 extension
- Heritage item No. 163 on the ICC District Plan
- **Carter's Building (36 Tay Street)**
 - Front portion constructed 1973, no architect, commissioned by Norman Carter
 - Interior alterations 1988
 - Rear portion constructed 1910, unknown architect, commissioned by Thomas Muir
 - Alterations to Muir studio 1930, designed by A C Ford

6.16.1 Historical Background

The following section outlines the history of TS 17 and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of the land transactions for TS 17 can be found in Table 6-70.

Table 6-70. Summary of land transactions and key events records for E46/79.

Year	Event	Source
1857	Town Section 17 purchased by John Kelly	H.46
1857	Death of John Kelly	Deeds Register 10.218
1857	Transfer re Will of John Kelly to Christina Kelly and Catherine Kelly	Deeds Register 10.218
1857	Death of Catherine Jackaways nee Kelly	Deeds Register 10.218
1857	Transfer interest of Catherine Jackaways nee Kelly to Mary Ann Rowe nee Kelly	Deeds Register 10.218
1860	East half leased to Thomas Pearson and Thomas Robinson	Deeds Register 3.407
1861	East half lease transferred to Alexander Thomas Clark	Deeds Register 3.407
1862	Butcher's and Draper's shops present on east half	Southland Times, 1862a
1862	West half leased to Joseph Longley and Stephen Coxon	Deeds Register 3.285
1863	Timber building erected on west half for Longley and Coxon	Southland Times, 1863e
1864	Longley and Coxon declare bankruptcy	Otago Daily Times, 1864
1864	Lease of east half transferred to John Squires and Samuel Beaven	Deeds Register 4.506
1864	James Valentine Ingram opens Garrick Club Hotel on west half	Southland Times, 1864f
1864	West half leased to Walter Henry Pearson	Deeds Register 5.826
1867	West half leased to James Valentine Ingram	Deeds Register 9.112
1868	Transfer of interest in TS 17 of Mary Ann Rowe nee Kelly to Peter McEwan	Deeds Register 10.218
1868	Partition of TS 17 between Christina Kelly (west) and Peter McEwan (east)	Deeds Register 10.218
1869	West half leased to Jane Ingram	Deeds Register 12.75
1869	Conveyance Peter McEwan to John Coutts of part of east half	C.804
1871	Fire destroys Garrick Hotel and John Coutts' draper's shop, Mitchell's boot shop torn down	Evening Star, 1871
1871	Jane Ingram surrenders lease of west half to Christina Kelly	Deeds Register 16.850
1872	Remainder of east half conveyed to John Coutts	D.10
1873	West half conveyed to Horatio Nelson Ranwell, brick London Hotel erected	Deeds Register 18.37, Southland Times, 1873f
1874	Two-storey brick shop and office building erected on east half	Southland Times, 1874a
1877	West half leased to Henry Mayo	Deeds Register 22.796
1879	East half conveyed by Mortgagee to John Brown	C.804, D.10
1880	Photographers' studio erected in centre of TS 17 for William Hart and Charles Campbell	Southland Times, 1880a, 1880b
1897	East half conveyed to Arthur Drain in mortgagee sale	C.804, D.10
1901	West half conveyed to Charles Still Brass	F.606
1903	London hotel license cancelled, reopened as "London Temperance Hotel, Tea and Supper Rooms"	Southland Times, 1903b Southern Cross, 1903c
1904	West half conveyed to Colin McDonald	F.606
1905	West half conveyed to Frederick Tarlton Twemlow	F.606
1906	East half conveyed to Frederick Tarlton Twemlow	C.804, D.10
1906	Part Section 17 conveyed to John Kingsland and John Henry Kingsland	F.797
1907	Kingsland erects factory on Part Section 17	Southern Cross, 1907
1910	Thomas Muir leases and establishes studio in centre of TS 17	Southland Times, 1910b
1919	Lot 1 and Lot 2 DP 2359 conveyed to Ernest Roberts	G.70A
1925	Lot 2 DP 2359 conveyed to Annie Louisa Ibbotson	SL129/21
1925	Lot 1 DP 2359 conveyed to Frederick Ross Padget	SL129/20
1927	Lot 1 DP 2359 conveyed to Ernest Nichols Mills and Joseph Charles Carter, subdivide property	SL129/20, DP 2663

Year	Event	Source
1933	Annie Ibbotson demolishes main London Hotel building, erects extant structure	ICC Property File
1933	Thomas Muir extends and alters studio	ICC Property File
1934	Part Section 17 conveyed to W. H. Boyes	SL125/142
1941	Part Lot 1 DP 2359 conveyed to Norman Carter	SL131/182
1946	Lot 1 DP 2663 conveyed to Norman Carter	SL131/181
1960	Alterations to façade and interior of Annie Ibbotson's Building by Lithgows Footwear	ICC Property File
1971	Part Section 17 conveyed to D.I.C.	SL179/57
1973	Coutts' 1875 building demolished and replaced by Carter's Building	ICC Property File
1998	Kingsland Factory building on Part Section 17 demolished	ICC Property File

Town Section 17 was purchased along with the adjoining TS 18 by Invercargill's first European settler John Kelly on 20 March 1857. The year town sections became available for purchase, Kelly bought two fronting Tay Street, despite his whare being located on TS 3 which fronted Esk Street (Hall-Jones, 1946: 16-18; Hall-Jones, 2013: 12). John Kelly died on 17 May 1857. As per Kelly's last Will and Testament TS 17 was conveyed to his widow Christina, and his part Māori daughter Catherine (from his first marriage).

Mary Ann Rowe conveyed her interest in the property to Peter McEwan in May 1868. Christina and Peter agreed to formally divide the property between them in October 1868, with Christina owning the eastern half of the property, and Peter the west (Deeds Register 10.218). Prior to the formal subdivision of the property, as early as 1860, Mrs Kelly had already leased the two halves of the property out to tenants.

Christina Kelly leased the eastern half of TS 17 to Thomas Pearson and Thomas Robinson in October 1860 (Deeds Register 3.407). A few months later, in March 1861, Pearson and Robinson assigned the leasehold for the section to Alexander Thomas Clark. Clark took out a mortgage on the section with John William Raymond on 1 April 1864 (A.814). Alexander and his son, John Clark, were in business together as butchers under the name "A. T. Clark and Sons". Advertisements for their butchery fronting Tay Street appear in contemporary newspapers by November 1862 (Southland Times, 1862a). In January 1863, the firm also obtained the leasehold to the adjoining section, TS 6 fronting Esk Street (Deeds Register 6.5).

Christina Kelly leased the western half of TS 17 to Joseph Longley and Stephen Coxon on 24 November 1862. Longley and Coxon were in business together as butchers. In March 1863, they called for tenders for the construction of a shop in Tay Street. The building was designed by architect Angus Kerr, and was constructed of wood (Southland Times, 1863e). Longley and Coxon applied for and were granted permission to open a public slaughtering-yard on their premise in June 1863, though it is not clear if this is in reference to their Tay Street property (Southland Times, 1863n). By September 1863, Longley and Coxon were advertising the sale of meat in their Tay Street premises (Southland Times, 1863c). The pair took out a mortgage on the property in March 1864, but by April they were declaring bankruptcy (Otago Daily Times, 1864). Despite attempting to pay off their debts, in November 1864 Longley and Coxon were forced to assign their Tay Street property to their trustee Alfred William Gilles, who appears to have surrendered the lease back to Kelly shortly afterwards (A.726).

Alexander Clark subleased part of TS 17 to Frederick William Wallis on 5 March 1862. Wallis was a draper, and was advertising for a young man to join his clothing business in Tay Street from November 1862 (Southland Times, 1862a). Wallis did not stay long in the new township, as he advertised a clearing out sale of his drapery business in October 1864, in preparation for his departure from the colony (Southland Times, 1864a). It is likely that Wallis' business was taken over by fellow draper, John Coutts, at this time. Coutts had been in business as a draper in Invercargill since 1860 (Otago Witness, 1860c). A photograph taken from Tay Street in the late 1860s shows the wooden tailor and clothier's shop on part of TS 17 (Figure 6-416). Coutt's obtained a freehold title for the portion of TS 17 containing his drapery shop in March 1869 (c.804).

A T Clark and Sons experienced financial difficulties, and on 9 July 1864 they were forced to assign their assets in trust to John Squires, an Invercargill merchant, and Samuel Beaven, an ironmonger. This included TS 6 and the

east half of TS 17 (Deeds Register 4.506-513). John Ritterath, a fellow butcher who had premises in Dee Street, advertised the opening of a new branch of his business in Clark's Tay Street premises in August 1864 (Southland Times, 1864e). It is not clear how long Ritterath occupied the property, but by 1868 William Mitchell, a bootmaker appears to have taken over the leasehold (New Zealand Electoral Rolls [Invercargill] 1868-1869: 7). A photograph taken from Tay Street in the late 1860s (sometime between 1868 and 1870) shows the wooden bootmaker's shop of William Mitchell on the eastern boundary of TS 17 (Figure 6-416).



Figure 6-416. Detail of photograph taken along Tay Street in the late 1860s (Ross, 1864), showing the Garrick Club Hotel, under the proprietorship of William H. Bruce (left), Coutts' drapers (centre) and Mitchell's boot shop (right).

Christina Kelly leased the section to Walter Henry Pearson in December 1864 (B.390). Pearson was born at Mangapory, India, and sailed out to New Zealand on board the schooner *Caledonia* in 1855. In May 1857, Pearson took up a position in the Otago Land Office, and by October of that year he had been appointed in charge of the new branch to be establishing in Invercargill (Godley, 1994). Pearson does not appear to have occupied the Tay Street property, but likely held it as an investment. The Garrick Club Hotel was established on the property by September 1864, at which time its proprietor, James Valentine Ingram, applied for and was granted a publican's license (Southland Times, 1864g). The Garrick Club Hotel boasted sleeping apartments for a "few gentleman" and the "best glass of ale in town" (Southland Times, 1864b, 1867b). Ingram took over of the leasehold for the property from Pearson in July 1867. The following year, Ingram advertised the business for lease, and the proprietorship was taken over by William H. Bruce (Otago Daily Times, 1868; Southland Times, 1868b). The 1860s photograph of Tay Street shows the Garrick Club Hotel under the proprietorship of William H. Bruce (Figure 6-416).

William H Bruce advertised the sale of his household furniture and stock in trade from the Garrick Club Hotel early in April 1870 (Southland Times, 1870b). Later that month, Bruce transferred the publican's license for the premises back to James Ingram (Southland Times, 1870a). Although part of the stock and furniture was saved, the hotel building was completely destroyed.

In October 1871 a fire destroyed many of the buildings on the western end of Tay Street, including the Garrick Club Hotel and Coutts' premises (Evening Star, 1871). The damage done to Ingram's stock was estimated to be valued at £300, although sadly Ingram was only insured for £100 with the Australian Alliance Insurance company and the hotel building was not insured (Otago Daily Times, 1871b). The fire did not spread to Mitchell's business, however the volunteer fire fighters pulled down and dragged away Mitchell's store. Although this action ultimately stopped the fire from spreading to the neighbouring business of Stock and Co. (on TS 16), it also invalidated Mitchell's insurance claim. However, Mitchell's stock and furniture was saved from the flames (Otago Daily Times, 1871b).

Following the fire Ingram surrendered the lease for the Tay Street property back to Kelly, and the following year took over the proprietorship of the Royal George Hotel in Dee Street (Southland Times, 1872d). John Coutts obtained the freehold title for the remainder of the eastern half of TS 17 from Peter McEwan (D.10). Coutts advertised a clearing sale of his fire damaged drapery stock, and moved into temporary premises “near the English Church” in May 1872 (Southland Times, 1872a, 1872b).

Horatio Nelson Ranwell purchased the western half of TS 17 from Kelly in July 1873 (B.390). Ranwell applied for a publican’s license for his brick premises in Tay Street in December 1873, which was granted on condition that the licence was not to be issued until his “new premises are actually completed and fitted up” (Southland Times, 1873h). This suggests that Ranwell was constructing a new brick accommodation house on the premises at this time. In March 1874, Ranwell appeared before the Resident Magistrate’s Court for allowing “gambling to occur in his licensed house in Tay Street” (Southland Times, 1863n). Ranwell’s new premises on the property was known as the London Hotel.

It was not until November 1874 that Coutts advertised for tenders for the erection of new buildings on his property. The new premises were designed by architect F. W. Burwell, and were to be two stories, divided into two stores, constructed of brick, and finished in Portland cement (Southland Times, 1874i, 1874a). D Stewart won the tender for construction, and by March 1875 Coutts was advertising his occupation of one of the shops, while he advertised the other as being available for tenants (Southland Times, 1875e). Edward Henry Whitmore, a bookseller, occupied the second of Coutts’ stores by at least 1878 (*Southland Times*, 1878a). Shortly after the construction of the new building, Coutts began experience financial difficulties and was forced to sell much of his drapery business’s stock and trade (Southland Times, 1875f, 1875i). By December 1879, Coutts’ financial situation had worsened, and his mortgagee was forced to sell his TS 17 property. The sale advertisement describes the property as “having a frontage of 33 feet to Tay Street with a depth of 165 feet, upon which is erected a two-storied Brick Building, being the two shops at present occupied by Mr John Coutts, and Mr E H Whitmore” (*Southland Times*, 1879c).

Ranwell ran the London Hotel until 1876, when he offered the proprietorship of the business for lease by tender (Southland Times, 1876d). Although Ranwell continued to own the premise for the remainder of the nineteenth century, the proprietorship of the business was transferred to a number of leases during this period, including: John Blackmore, Henry Mayo, John and Louisa Wild, and William and Mary Shackle (Southern Cross, 1903d). Little evidence could be found concerning alteration or additions made to the Hotel throughout the nineteenth century, except that a second entrance to the building had to be installed in 1882 in order for it to be compliant with the licensing act, as previously the only entrance to the building having been through the bar premises (Southland Times, 1882l, 1882j).

John Brown purchased the section from Coutts’ mortgagee in December 1879 (C.804, D.10). Brown does not appear to have occupied the section but appears to have purchased the property as an investment and leased the property out to tenants. Brown leased the shop on the side west of the building (formerly occupied by Coutts) to Thomas Simpson, a draper, who was in occupation of the premises by September 1881 (Southland Times, 1881d). Simpson did not occupy the premises for long, as he retired from business in November 1882 (Southland Times, 1882e). Leopold Tozzi, a hairdresser and perfumer, took over Simpson’s leasehold, and was in occupation of premises by March 1883 (Southland Times, 1883d). Tozzi advertised “all kinds of plain and ornamental hair work” as well as the sale of guards, lockets, pipes, and razors (Southland Times, 1883d). In 1884, Tozzi made improvements to the premises “for the comfort of his customers”, by adding a room especially provided and furnished for ladies (Southland Times, 1884h). Harry Double took over Tozzi’s business and premises in July 1885 (Southland Times, 1885b). Double advertised haircutting, shaving, shampooing, and ladies haircutting from the premises (Southland Times, 1888d). Double continued to occupy the premises until 1890, when he vacated to a new shop in Dee Street (Southland Times, 1890b).

William Paterson Hart and Charles Campbell, who were in business together as photographers under the style of Hart, Campbell and Co., leased the rear of the section from Brown early in 1880. They advertised the opening of their new studio in Tay Street in August 1880 (Southland Times, 1880a, 1880l).

Brown continued to lease the shop on the east side of the building fronting Tay Street to Edward Whitmore until 1880, when Whitmore moved into the newly constructed Temple Chambers building in Esk Street (Southland Times, 1892j). Following Whitmore's departure, the shop appears to have remained vacant for some time. Brown even appeared before the Assessment Court in 1882, claiming that the property's valuation of £75 was excessive considering that the store had been "tenantless for a long period" of time. After considering the fact that the western store in the building had been leased for a number of years, the Court ultimately rejected Brown's objection (Southland Times, 1882h).

Brown went bankrupt in 1883, and the whole property became the possession of Brown's mortgagees until 1897, during which time the property continued to be leased out (Southland Times, 1883a). Hart and Campbell continued in business together at the Tay Street premise until August 1886, when they decided to dissolve the partnership with the business being carried on solely by Hart (Southland Times, 1886c). Hart continued to occupy the premises until 1888 when financial difficulty resulted in his declaring bankruptcy (Southland Times, 1888j). Following Hart's bankruptcy, the premises were taken over by his former business partner, Charles Campbell, who continued to occupy the premises until the early twentieth century (Southland Times, 1888j, 1900a). The eastern-most store was finally leased in 1889 to Dr James Neil, a herbalist (Southland Times, 1889c). Neil had been practising as herbalist in Dunedin since at least 1883, and after finishing his medical studies at the Bennett Electric Medical College in Chicago, he returned to Dunedin in 1884 and began practising as Dr J Neil (Southland Times, 1883d, 1884c). Neil's Invercargill business was initially undertaken through agents, but in 1887 Neil decided to establish a branch of the business in Invercargill, and proceeded to open a store in Tay Street (Southland Times, 1887e). After two years, Neil moved his Invercargill business into the more centralised shop, formally occupied by Whitmore (Southland Times, 1892j).

Burwell's 1886 plan (Figure 6-415) of the section shows the London Hotel building fronting Tay Street, with two small wooden outbuildings (a kitchen and "waste house") at the rear of the section, and the two-storied building built by Coutts in 1875 fronting Tay Street, with smaller buildings at the rear. "W P Hart photographer" is indicated on the plan as being the occupant of these rear buildings.

Arthur Drain purchased the western half of TS 17 from Brown's mortgagees in 1897. Drain did not occupy the sections himself but continued to own and lease out the premises to commercial tenants until February 1906 when he sold the property (H Wise & Co. 1896-1897: 394, 1898-1899: 439, 1900: 438, 1903: 480, 1904: 394, 1905: 418). A photograph taken on Tay Street in 1905 shows the buildings present on TS 17 at this time (Figure 6-417).

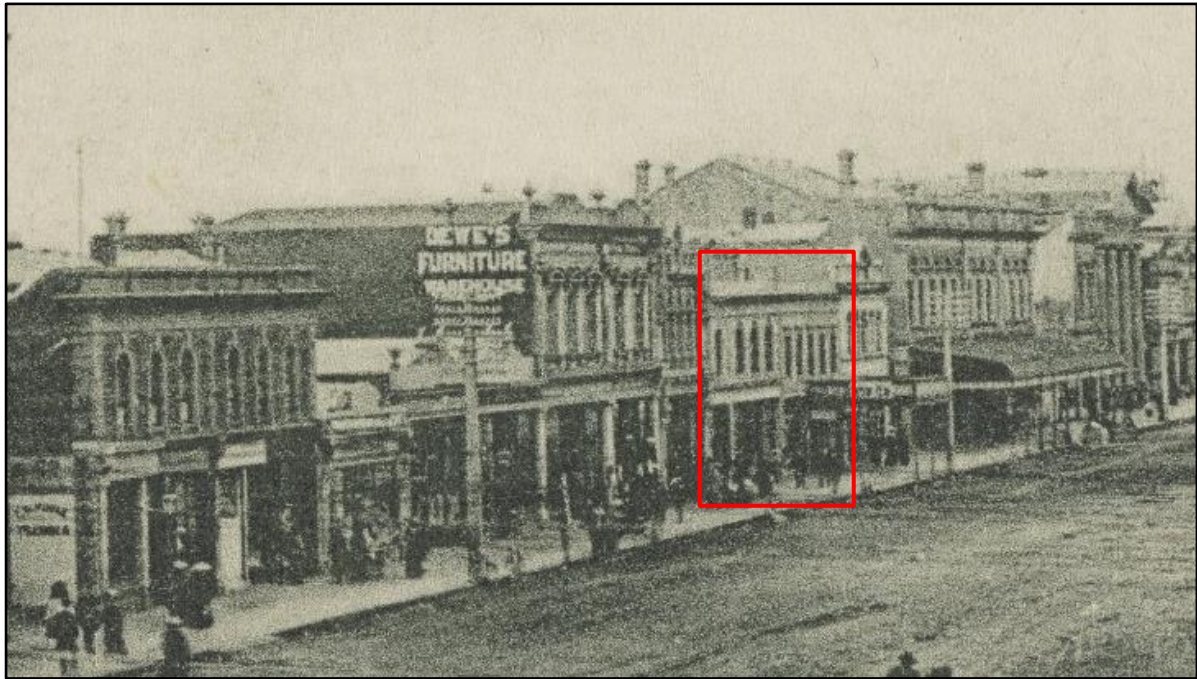


Figure 6-417. Detail from photograph taken on the corner of Dee and Tay Street in 1905, showing the buildings present on Town Section 17 outlined in red (Muir & Moodie, 1905).

Charles Still Brass purchased the western half of TS 17 from Horatio Nelson Ranwell in August 1901 (F.606). Brass continued to run the London Hotel on the property, until 1903 when, despite being proclaimed one of the “cleanest in town” the Invercargill Licensing Committee effectively closed the Hotel down when it cancelled its publican license (Southern Cross, 1903d). Brass offered the section for sale later that month, advertising that the London Hotel building could be altered to accommodate two shops which would produce a profitable rent (Southern Cross, 1903b). The property did not immediately sell, so Brass rebranded the hotel as the “London Temperance Hotel, Tea, and Supper Rooms” in August 1903 (Southland Times, 1903b). The difficulties experienced trying to sell the Hotel, and the subsequent rebranding as a temperance establishment, were likely due to the temperance movement’s rapidly gaining strength in the area at the start of the twentieth century. These pressures eventually resulted in prohibition being enforced in 1905. The following July Brass again offered the property for sale, and in December the property was taken over by Colin McDonald (Southland Times, 1904b). McDonald does not appear to have occupied the premises himself but leased the property out to tenants (H Wise & Co. 1905: 418). During McDonald’s ownership the original London Hotel premises were expanded, including the extension of the building to the west to accommodate a new store for Mr John Nicol, an optician (Southern Cross, 1905a).

Frederick Tallon Twemlow purchased the western half of TS 17 from McDonald in September 1905. The following February Twemlow purchased the eastern half of TS 17, uniting the two halves of the town section under one owner. The property did not remain united for long however, as Twemlow subdivided the section in 1906, and sold the northern portion of the section to John Kingsland (F767). John Kingsland had owned the adjoining parcel of land to the west, being part of TS 18, since 1887, and appears to have purchased the land from Twemlow as a means of expanding his business. The 1910 fire and insurance plan shows Kingsland’s extended premises across TS 17 and 18 (Figure 6-415).

Frederick Twemlow continued to own the remainder of TS 17 fronting Tay Street until his death in 1909. During his ownership Twemlow continued to lease out the premises to tenants. Following Twemlow’s death, a large portion of the property at the rear section was leased to Thomas Muir. Muir was a well-known Invercargill photographer, who took over the lease of the land formerly leased by fellow photographers William Hart (1875-1888), Charles Campbell (1888-1900), and Alan Spicer (1904-1910). Muir advertised his intension for altering and

expanding the original premises in July 1910 (Southland Times, 1910b). By December the first stage of works were completed, and description of the new premises was printed in the *Southland Times*:

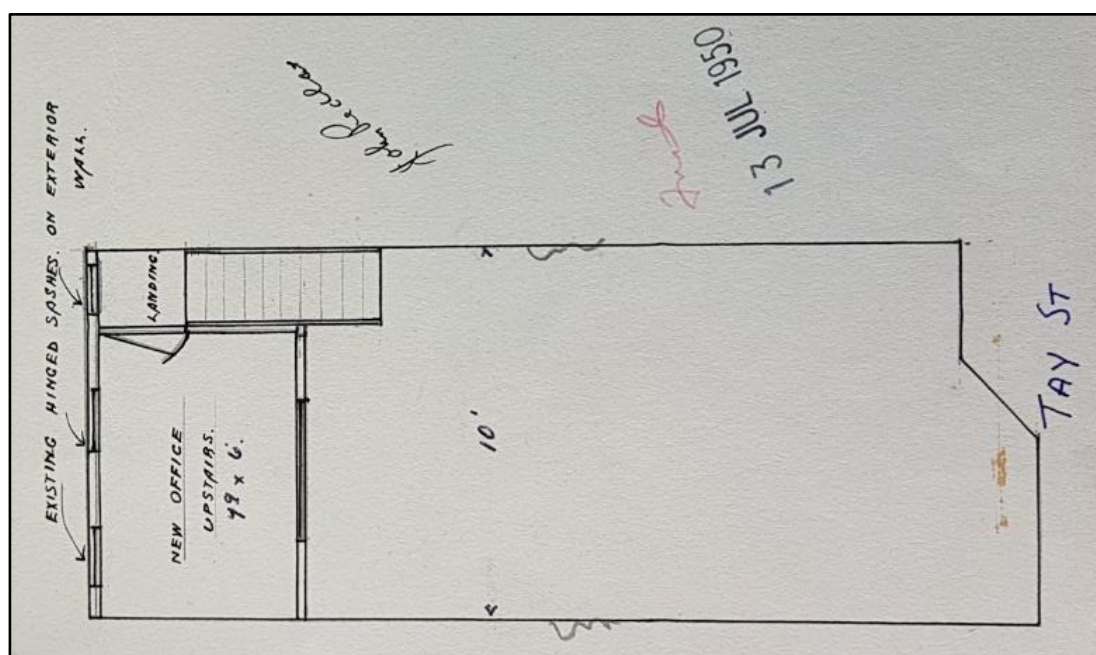
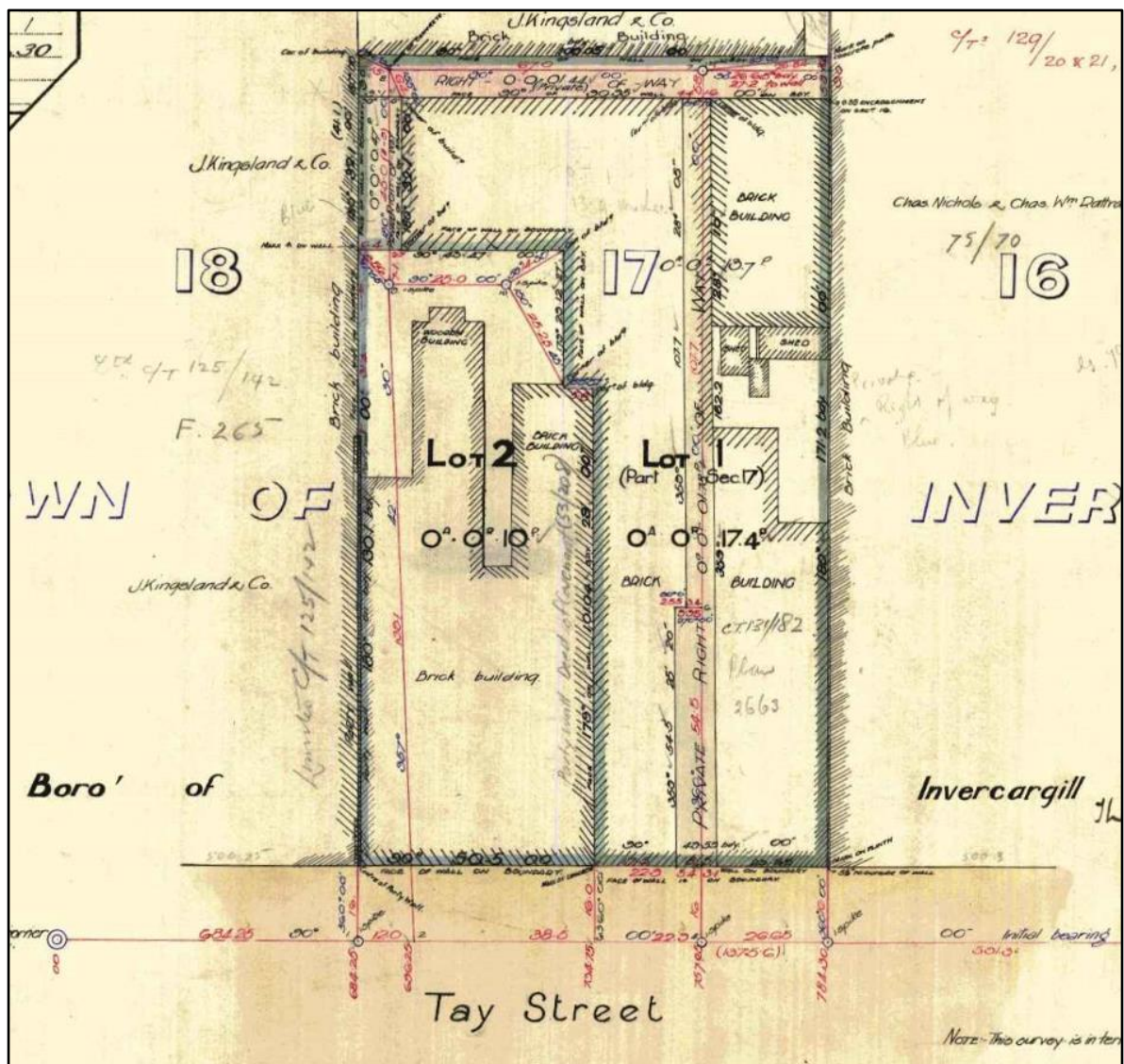
The entrance by the well-known right-of-way (near the Arcade) leads by staircase to the office and waiting room. Behind this are dressing rooms, a suite of work-rooms and a spacious and well-lit studio. These have been built specially for the business, and the public rooms are tastefully fitted and decorated. Mr Muir will undertake all classes of photographic work, and employ the most up-to-date processes. He was for many years senior partner in the firm of Muir and Moodie, Dunedin, whose work is well-known throughout the Dominion, so that his ability to produce portraits that will satisfy clients goes without saying. Though Mr Muir starts business to-day, improvements to the premises will be continued, and it is intended to eventually make the right-of-way leading to the studio much wider and more attractive. Before his sojourn here as a business man, Mr Muir was officer-in-charge of the local Telegraph Office, so that he is not by any means a stranger in a strange land (Southland Times, 1910e).

The 1910 fire and insurance plan shows the buildings present on the land formerly owned by Twemlow (Figure 6-415). The alteration and the expansion of the premises leased by Thomas Muir is evident on the plan, as is the extension of the original London Hotel premises to include the shop occupied by A E Arthur. The plan also provided details of the various tenants leasing the other stores fronting Tay Street at this time.

In 1915 a large fire swept through the Kingsland Factory building on Part Section 17. According to newspaper reports, the destruction of the factory meant the loss of 50 to 60 jobs and around £3500 more than the insurance cover (Southland Times, 1915b). The neighbouring buildings only received slight damage. Initial reports suggested that nothing survived of the building complex, however only a month after the event Kingsland & Co. were asking for tenders to simply re-model and enlarge the premises, suggesting parts of the buildings were salvageable (Southern Cross, 1915). The factory resumed production in March 1916 (Southern Cross, 1916).

Frederick Twemlow's trustees sold the section to Ernest R Roberts in 1919. Roberts had formed an agreement over the section with Twemlow in 1908, suggesting that Robert had an interest in the property prior to purchasing it. Roberts does not appear to have occupied the premises himself but appears to have purchased the property as an investment and continued to lease the building premises to commercial tenants. In 1924, Roberts formally subdivided the section into two parts (DP 2359, 1924). The deposit plan of the subdivision shows the buildings present on the property at this time (Figure 6-418).

Annie Louisa Ibbotson purchased Lot 2 DP 2359 from Twemlow in 1925 (SL129/21). Lot 2 DP 2359 forms the modern section boundaries of 30 Tay. Miss Ibbotson lived in a flat on the first floor, ran a fancy goods store in one of the shops and let the other shop to Mrs Ross, a milliner (J. Murray, 2004). In May 1933 a fire broke out at the rear of the shops and quickly travelled to the first floor before being extinguished. The stairway to Miss Ibbotson's flat was destroyed but surprisingly little damage was caused to the shops and their stock (Southland Times, 1933). This fire may have been the impetus for Ibbotson to demolish the front two-storey building and replace it in August that year (ICC, 1933). The new building was to have the same general layout of its predecessor and included two shops and an upstairs flat. The specifications suggest that Ibbotson had to downgrade her plans as instructions for demolishing all structures on site and excavating a cellar have been crossed out. These specifications also suggest that the rear portion of the building was occupied at the time as they include a provision that Mr Arthur must be able to return to the premise within eight weeks of construction commencing. By 1950, Ibbotson was leasing the western half of the store to Don Cameron, who undertook alteration to the premises that year (Figure 6-419). Lithgows Footwear limited purchased the property in March 1960 and made alterations to the building's street elevation and the eastern store's floor plan at this time (Figure 6-420).



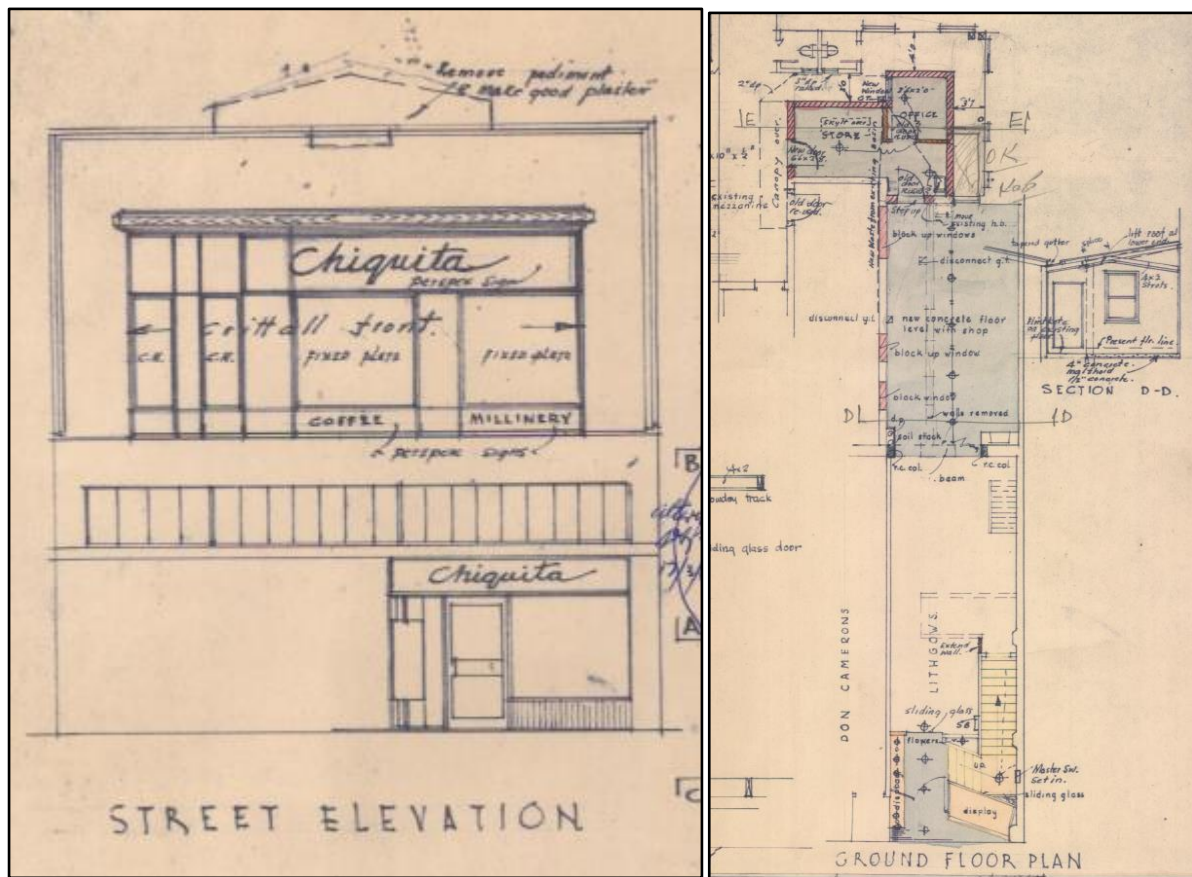


Figure 6-420. Details from 1960 plans of the building at 30 Tay Street for Lithgow's footwear limited, showing alterations to the building's street frontage (left) and ground floor plan (right) (Milne, 1960).

Frederick Ross Padget purchased Lot 1 DP 2359 from Twemlow in 1925 (SL129/20). Ernest Nichols Mills and Joseph Charles Carter purchased the section as tenants in common from Padget in April 1927. Mills and Carter formally subdivided the section later that month, forming the section boundaries of 32 and 36 Tay Street (DP 2663). Ernest Nichols Mills obtained the title for 32 Tay Street, while Joseph Charles Carter obtained the title for 36 Tay Street (SL131/181, SL131/182). The two sections were reunited under a single owner in 1946, when Norman Carter held the title to both sections. Carter demolished the front portion of the building (to 70 feet from the street frontage) and rebuilt the extant structure in 1973 (Figure 6-421, Figure 6-422 and Figure 6-423). Muir's studio at the rear was not altered as part of this work. The floorplan was renovated once more in 1988 (Figure 6-424).

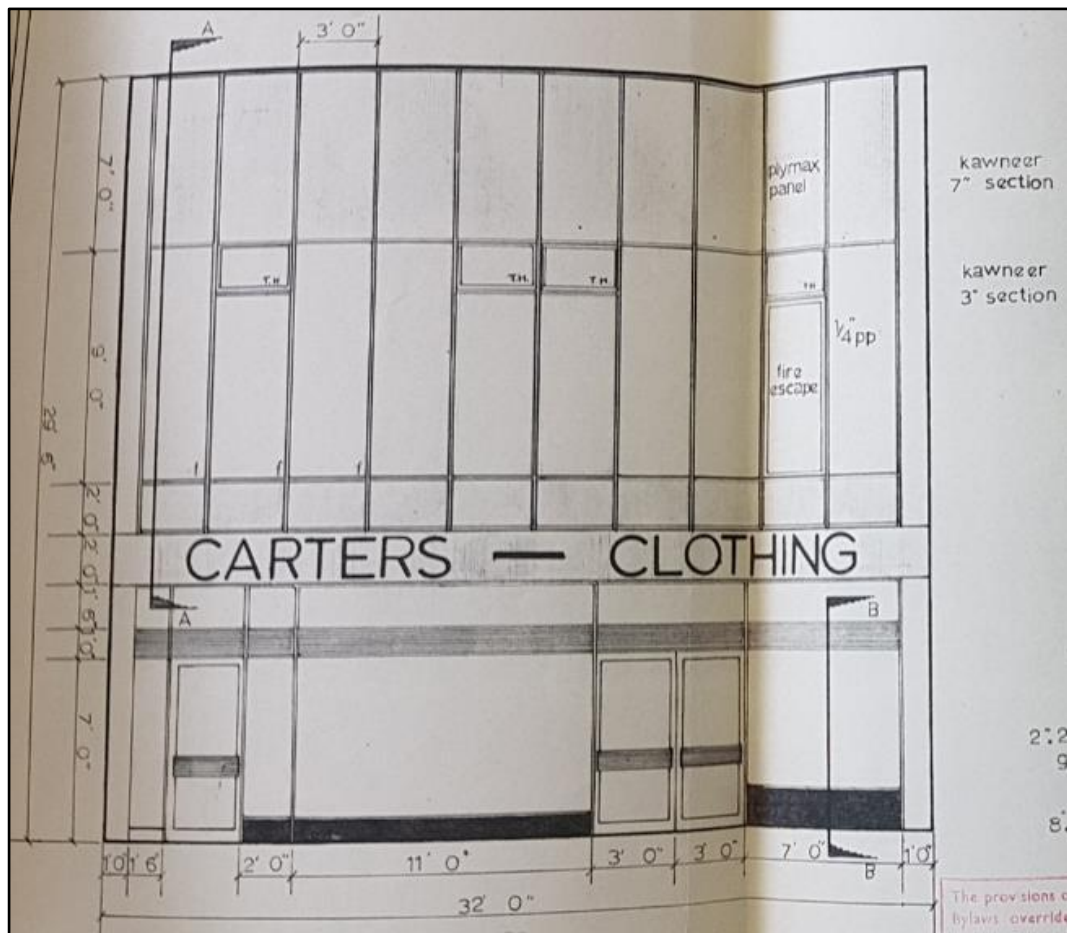


Figure 6-421. Detail from 1973 plan, showing the street façade of Carter's Building (V. Jackson, 1973).

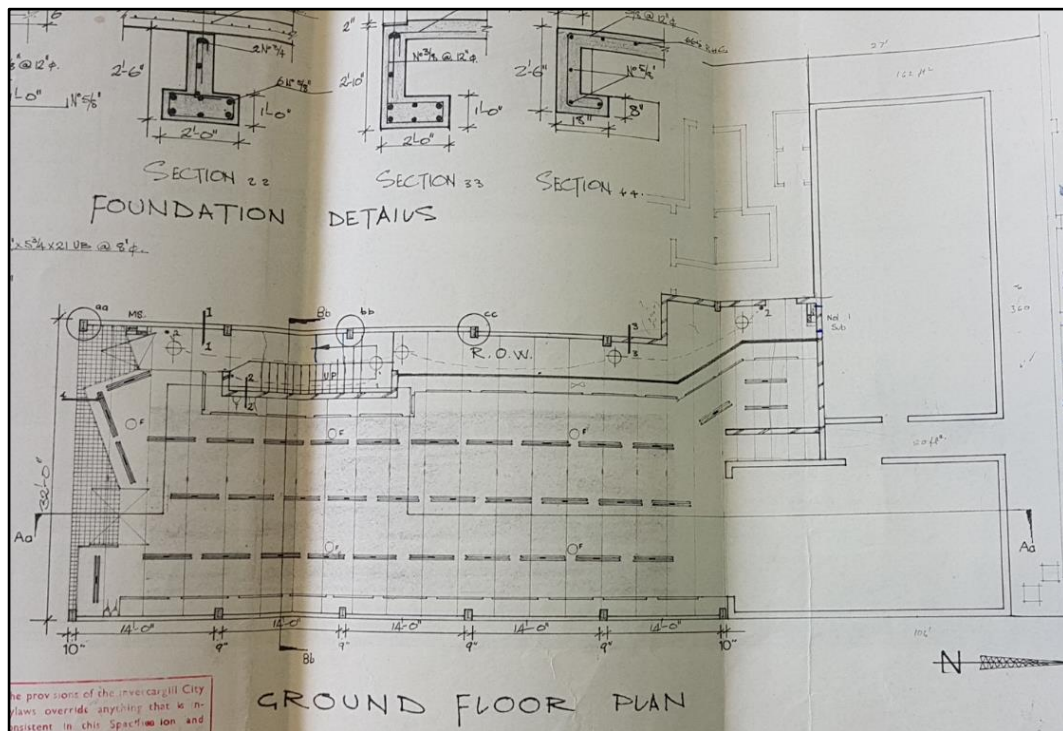
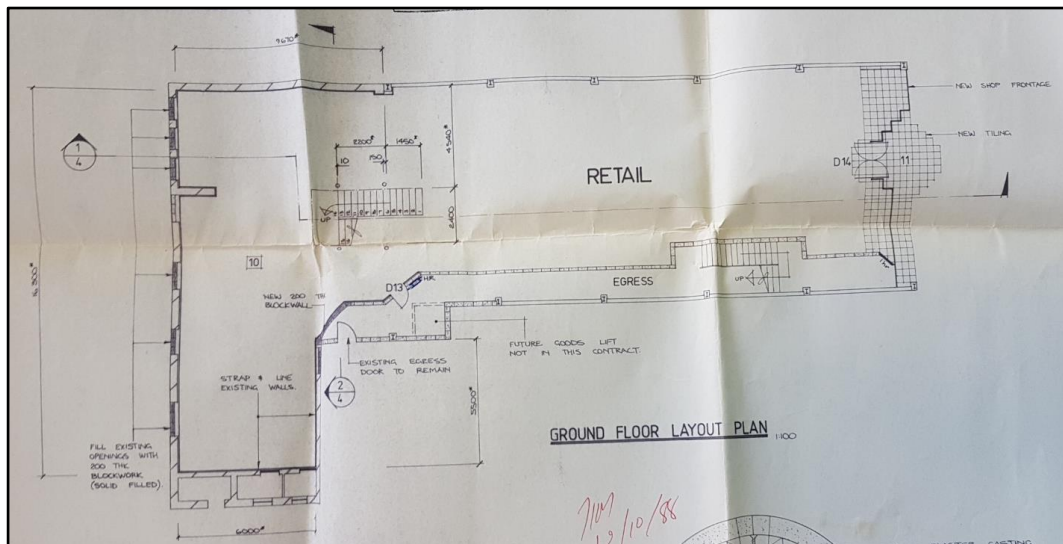
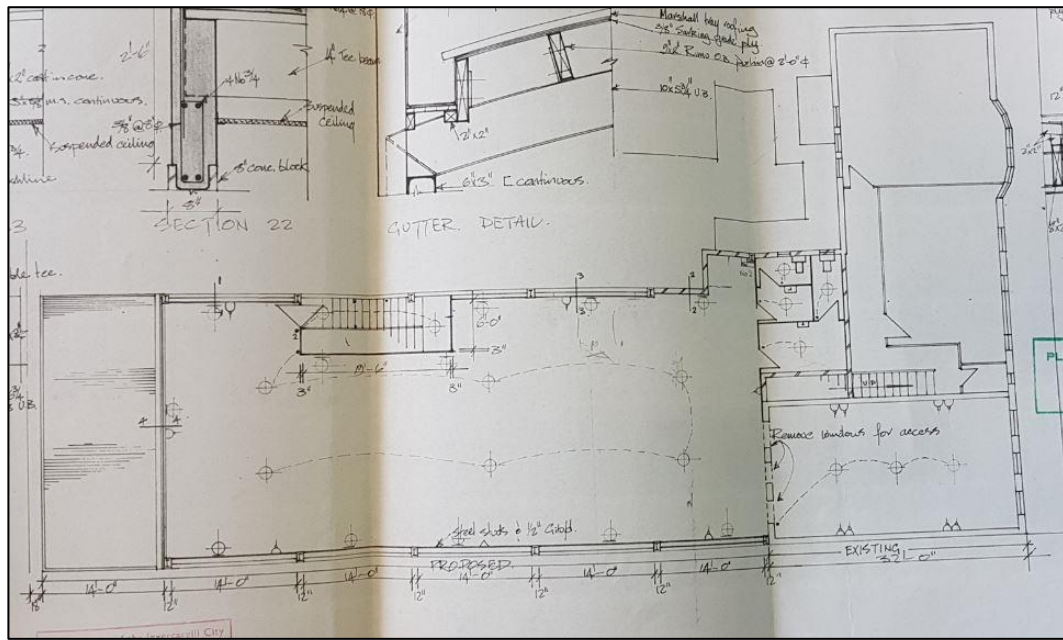


Figure 6-422. Detail from 1973 plan, showing the ground floor of Carter's Building (V. Jackson, 1973).



The Kingsland factory building on Part Section 17 was sold to W H Boyes in 1934 and was repeatedly renovated by him and then the DIC who purchased the property in 1971. This space was used for retail purposes throughout the twentieth century until 1998 when the DIC sold the property and the old factory building was demolished. There are few records of this building, however a 1982 plan for renovations show the floor plan and part of the north elevation (Figure 6-425).

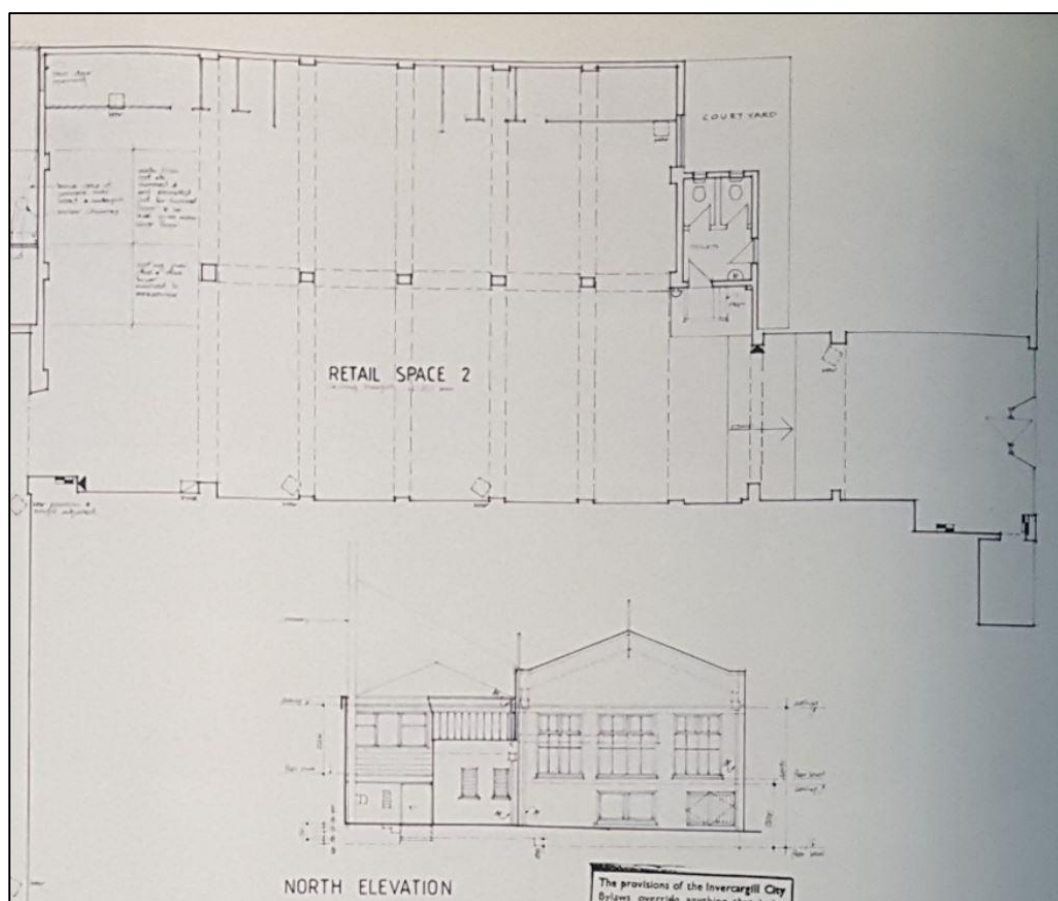


Figure 6-425. Detail from 1982 plan showing floor plan and north elevation of the Kingsland factory building (Gray, Hesselin, & Baxter, 1982).

6.16.2 On Site Observations: Annie Ibbotson's Building (30 Tay Street)

The main building at 30 Tay Street was constructed in 1933 and is currently unoccupied. The rooms at the rear of the ground floor pre-date the front section, with some possibly being pre-1900. The following description of the building follows from the site visit conducted by Dr Dawn Cropper, Dr Naomi Woods and Peter Mitchell on 18 April 2018.

Table 6-71. Summary of built structures at 30 Tay Street, Invercargill.

Building Name	Annie Ibbotson's Building
Address	30 Tay Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	No 163; Appendix II.2
Construction Details	<ul style="list-style-type: none"> Constructed 1933, designed by C J Brodrick, commissioned by Annie Ibbotson Rear ground floor rooms may pre-date 1933
Building Details	Ground Floor – 10 (Rooms 1-10) First Floor – 4 (Rooms 11-14)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. As there are few records of the building's original layout it is difficult to determine how much it has changed over time without using invasive methods. There have, however, been at least three renovations of the premises during the twentieth century. The building is comprised of the ground floor and first floor.

South Elevation

The Tay Street façade is in a simple Art Deco design that has remained relatively unchanged since this part of the building was constructed (Figure 6-426). A horizontal band of decorative moulding sits above two large and two

smaller fixed first-floor windows. Another row of small fixed windows runs along the top of the verandah, which is supported by cast iron posts. The ground floor shop fronts have modern glass doors and large windows.



Figure 6-426. Tay Street façade of Annie Ibbotson's Building.

East, West and North Elevations

The east elevation of Annie Ibbotson's Building is entirely hidden by the neighbouring property (36 Tay Street). Only a small portion of the west elevation is visible, and this is limited to the rear single-storey portion. The visible section is rendered brick and has a timber casement window and a ledge door with transom light (Figure 6-427). The south elevation is also rendered brick on the first floor, but the brick remains exposed on the lower floor sections (Figure 6-427). The first-floor elevation on this side has no decoration but has typical 1930s windows. The west section of the ground floor south elevation (the exterior of Room 10) has a timber sash window and a doorway with a brick lintel, while the east portion has now windows or doors. Cast iron grills of sub-floor vents are visible on the south elevation.



Figure 6-427. South and west elevations of Annie Ibbotson's Building.

Roof

The roof of the front portion of Annie Ibbotson's Building is not visible from the street, however aerial photography indicates that it has a central ridge with a gable at the south end and a hip at the north. The roof over the rear portion is made up of three mono-pitch rooves, two of which slope down to the east and the other to the west (Figure 6-428). All are clad in corrugated iron and have short parapets.



Figure 6-428. View from the first floor of Annie Ibbotson's Building with rear section of roof (green) in the foreground.

Windows

A variety of windows can be found at Annie Ibbotson's Building. On the south elevation, all the windows are fixed and all on the ground floor have been replaced since the building's construction. There is another row of small fixed windows just below ceiling height on the north wall of the main shop floor (Room 1). Room 10 has a timber sash window (six-over-six) on the north wall (Figure 6-429), suggesting this part of the building is older than the rest. This window also has traditional moulded architraves. At the south end of this room there is a glass-panelled door with a transom light (Figure 6-429). The ground floor toilet (Room 8) has a single-pane timber awning window in the west wall.



Figure 6-429. Room 10 of Annie Ibbotson's Building looking north (left) and south (right).

Another timber sash window is present in the north wall of Room 13; however, this example is one-over-one and does not have moulded architraves, and the sash window in the north wall of Room 14 has been altered so that only one small pane acts as an awning window (Figure 6-430). These sash windows may have been recycled during the construction of the 1933 building. Two sets of folding windows sit in the north wall of Room 12 (Figure 6-431).



Figure 6-430. Sash window in north wall of Room 13 (left), and altered sash window in north wall of Room 14 (right).



Figure 6-431. Room 12 looking north, showing folding windows.

Ground Floor

The ground floor of Annie Ibbotson's Building is divided into a large open shop floor, several small offices and/or storage rooms, a toilet, kitchenette and two hallways (Figure 6-432). The floor is carpet over tongue-and-groove floorboards and most of the walls are lined with hardboard. 1950s style timber panelling and a dado are present on several walls. The toilet (Room 8) has exposed brick walls (painted white) and the north half of Room 10 has tongue-and-groove timber lining, some of which is beaded and one area v-grooved. The south half features more 1950s timber panelling, and this divide is also marked by a change from moulded (north) to bevelled (south) skirting and architraves (Figure 6-433).

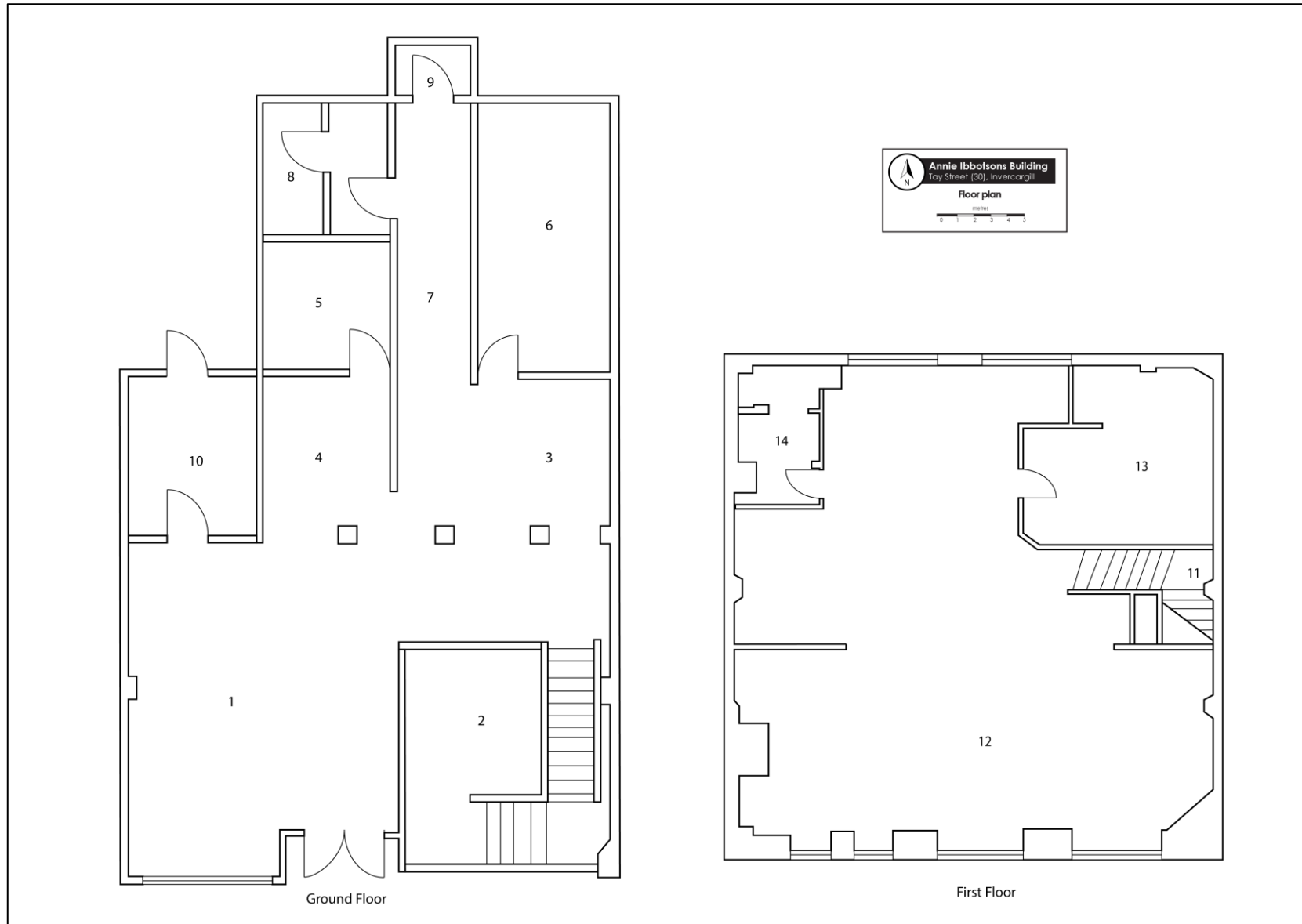


Figure 6-432. Ground and first floor plans of Annie Ibbotson's Building.

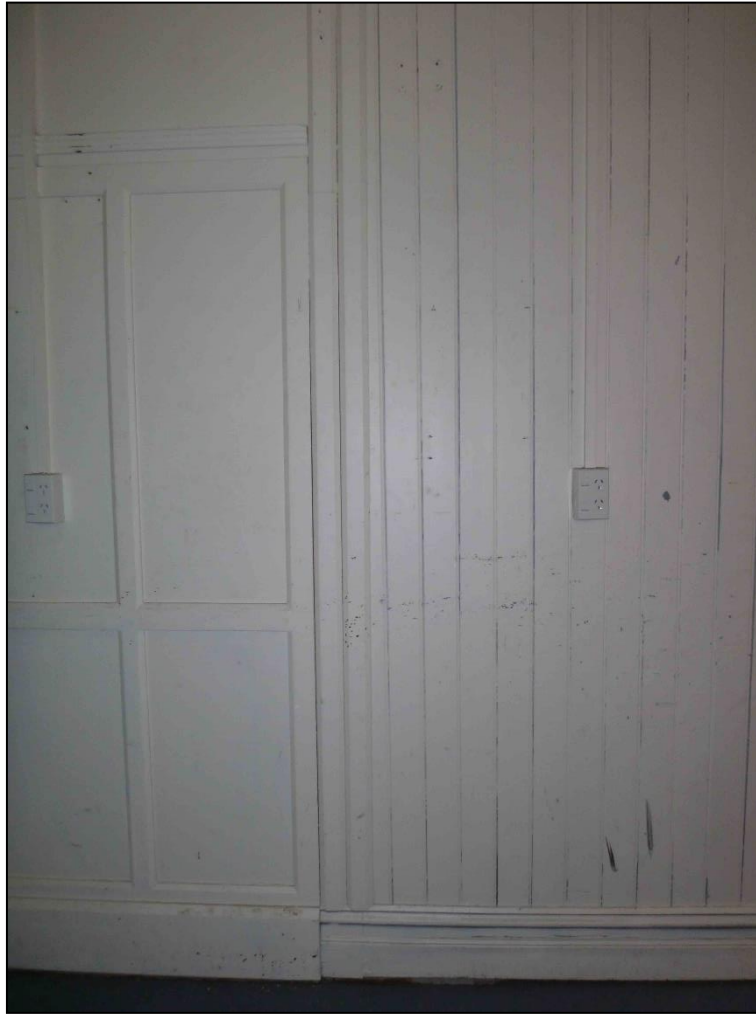


Figure 6-433. West wall of Room 10 showing change in wall lining.

First Floor

The first floor has been renovated multiple times since its construction, however it still retains some original 1930s features. The layout is currently one large open space with a smaller kitchen and bathroom/toilet accessed off this (Figure 6-432). The kitchen and bathroom fittings are modern, as are the carpets throughout. The walls are hard or softboard with timber battens, and this design is mirrored on the ceiling. An Art Deco ceiling ventilator and ceiling rose are present in Room 12, and there is a blocked-up fireplace in the southwest corner (Figure 6-434).



Figure 6-434. Room 12 of Annie Ibbotson's Building, looking west, with blocked fireplace to the left of the image and ventilator at the top.

6.16.3 On Site Observations: Carter's Building (36 Tay Street)

The main building at 36 Tay Street was constructed in 1973 for Norman Carter while the rear portion was built in 1910 and altered in 1933. All of Carter's Building is currently occupied by Just Incredible, a dollar shop (Figure 6-435). The building is comprised of the ground floor and first floor. The rear of TS 17 (Part Section 17) is an asphalt carpark area. The following description of the site follows from the site visit conducted by Dr Dawn Cropper, Dr Naomi Woods and Peter Mitchell on 18 April 2018.

Table 6-72. Summary of built structures at 36 Tay Street, Invercargill.

Building Name	Carter's Building
Address	36 Tay Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	n/a
Construction Details	<ul style="list-style-type: none"> Constructed 1973, no architect, commissioned by Norman Carter Rear portion built 1910, unknown architect, commissioned by Thomas Muir
Building Details	Ground Floor – 2 (Rooms 1-2) First Floor – 15 (Rooms 3-17)

Carter's Building occupies an L-shaped portion of TS 17 with a frontage to Tay Street. No known pre-1900 buildings survive on this part of the site; however, the northeast corner of the building can be seen to have a different and separate roof structure to the remainder and may pre-date the other parts of the structure. Blocked windows and a door are visible on the north elevation and three timber sash windows with lugs are present on the first floor (Figure 6-436). Windows that match these are also present on the 1910 Muir addition, so it is possible the east portion was part of this building or was altered to match it.



Figure 6-435. Tay Street façade of Carter's Building.

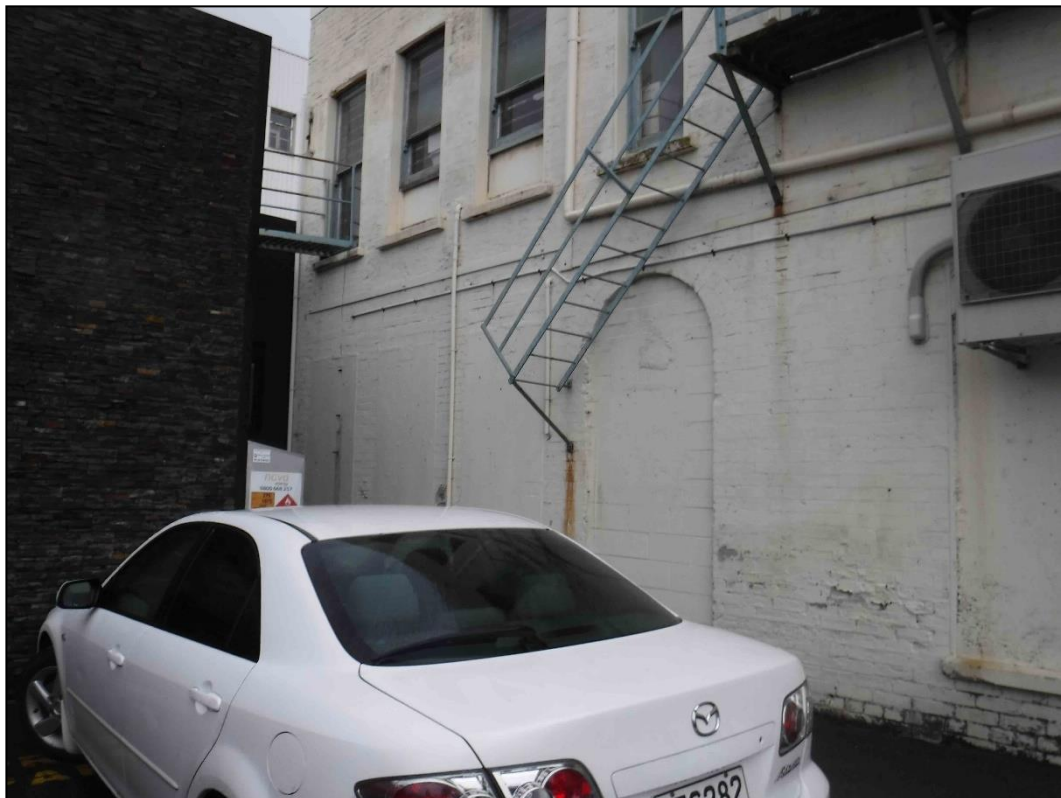


Figure 6-436. North elevation of Carter's Building, looking southeast. The three sash windows to the left mark the part of the building that may pre-date the rest.

6.16.4 On Site Observations: Part Section 17

The rear third of TS 17 has no visible heritage or archaeological features and is currently occupied by an open-air asphalt carpark (Figure 6-437). A modern extension to one of the Cambridge Arcade shops (Venom) extends into the southeast corner of this property.



Figure 6-437. Part Section 17 looking south.

6.16.5 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-73 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/79 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-73. Summary of archaeological value for E46/79.

Value	Criteria	Assessment
Condition		Poor. The buildings on site were rebuilt in the twentieth century, however they probably retain pre-1900 components. The condition of subsurface archaeological remains is unknown.
Rarity or Uniqueness	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	Moderate. Historic commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated.

Value	Criteria	Assessment
Contextual Value	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	High. When considered alongside the other sites on this block, E46/79 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants, such as the Garrick Club Hotel, Kingsland and Co and various photographers.
Information Potential	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	High. Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
Amenity Value	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	Low. The street frontage of the extant buildings hold some amenity value but are not archaeological.
Cultural Associations	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

6.16.6 Heritage Values – Annie Ibbotson’s Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Annie Ibbotson’s Building (ICC Heritage item No. 163) are summarised in Table 6-74 below, and based on this assessment, NZHP considers Annie Ibbotson’s Building to have a **low** level of overall significance.

Table 6-74. Summary of physical, historic, and cultural values for Annie Ibbotson’s Building (ICC Heritage item No. 163).

Archaeological Values	
Archaeological Information	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> Moderate. Annie Ibbotson’s Building was constructed post-1900 but is part of an archaeological site assessed as having moderate archaeological value (see Table 6-73), and parts of the building may be older.
Architectural Values	
Architecture	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> Moderate. Annie Ibbotson’s Building has previously been classed as having some architectural value for its simple Art Deco façade (Farminer & Miller, 2016).
Rarity	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.
Representativeness	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? <ul style="list-style-type: none"> Moderate. The façade of Annie Ibbotson’s Building has previously been deemed a good example of modest period design (Farminer & Miller, 2016).
Integrity	Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out? <ul style="list-style-type: none"> Moderate. The façade of Annie Ibbotson’s Building remains relatively intact; however, the interior has been heavily modified.

Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> Yes. Annie Ibbotson's Building is currently vacant and at risk of falling into disrepair.
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> Moderate. Annie Ibbotson's Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not a principal contributor to the value of the group.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. Annie Ibbotson's Building is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Moderate. The façade of Annie Ibbotson's Building is protected by the ICC District Plan as a heritage item.
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> Annie Ibbotson's Building holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Low. Annie Ibbotson's Building does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> There are no known tangata whenua connections to Annie Ibbotson's Building.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> Annie Ibbotson's Building is part of archaeological site E46/79, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> Moderate. The front portion of Annie Ibbotson's Building was designed by well-known local architect C J Brodrick.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> Low. Annie Ibbotson's Building is not associated with any significant events.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> Moderate. Annie Ibbotson's Building is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> Annie Ibbotson's Building holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> Annie Ibbotson's Building holds no technological value.

6.16.7 Heritage Values – Carter’s Building

The front of Carter’s Building was constructed in 1973 for Norman Carter, but a portion at the rear dates to 1910. This building in itself does not possess heritage value as defined by the Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, or best practice standards from HNZPT (NZHPT, 2007a), however it is one of the few buildings of this age on Block II and contributes to the overall townscape. Modern buildings such as this are an important part of Invercargill’s story and provide evidence of the town’s twentieth and twenty-first century development. The rear portion of Carter’s building possesses cultural value as it was constructed as a photographic studio for well-known photographer Thomas Muir and altered in 1933 by local architect A C Ford.

6.17 Town Section 18 (Site E46/80)

Town Section 18 (22 and 26 Tay Street; Figure 6-438) has been occupied as early as 1862 when three shops were recorded as present, occupants of which included a chemist, photographer, tinsmith and a watchmaker. A fire in 1871 destroyed all buildings on site except for William Moffet's aerated water and cordial factory that occupied the centre of the property by this time. The front shops were not replaced until the 1880s and the aerated water factory remained on site until the late nineteenth century. Various extensions and alterations have been undertaken on the nineteenth century buildings throughout the twentieth and twenty-first centuries, resulting in the removal of significant amounts of heritage fabric.

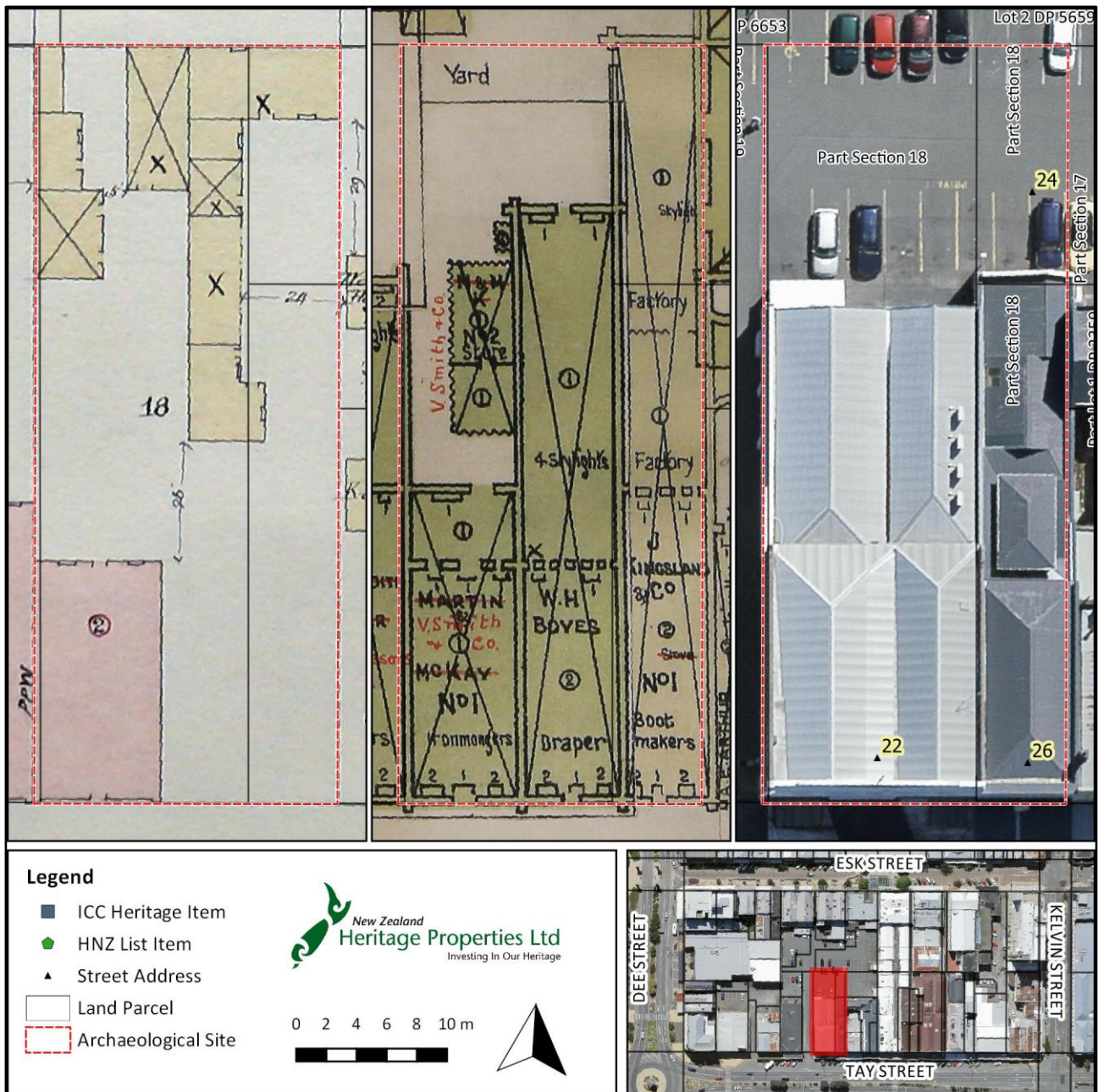


Figure 6-438. Town Section 18, Block II, Invercargill (E46/80). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

Archaeological site E46/80 is defined by the original town section boundary due to the shared early history of the properties (Part Sections 18). The section is currently occupied by:

- **Peters' Building (22 Tay Street)**
 - Constructed 1881, designed by MacKenzie, Ridley and Co., commissioned by Peter Peters

- Eastern extension added in 1892, designed by McKenzie and Gilbertson, commissioned by the South New Zealand Finance, Land, Building and Agency Company
- Interior and exterior alterations 1904, 1933, 1943, 1971, 1986, 1998
- **Kingsland's Shop (26 Tay Street)**
 - Constructed 1887, unknown architect, commissioned by John Kingsland
 - Rebuilt 1916, designed by Edmund Wilson, commissioned by John Kingsland
 - Interior and exterior alterations 1960 and 1983

6.17.1 Historical Background

The following section outlines the history of the section and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of the land transactions and key events for TS 18 can be found in Table 6-75.

Table 6-75. Summary of land transactions and key events records for E46/80.

Year	Event	Date
1857	Town Section 18 purchased by John Kelly	H.46
1857	Death of John Kelly	Deeds Register 10.218
1857	Property is transferred as per last Will and Testament to Samuel and John Kelly	Deeds Register 10.218
1862	East section of TS 18 leased to George Clarke, opens chemist shop	Deeds Register 12.380, Otago Witness, 1862a
1862	Isaac Broad occupying shop on west section of TS 18	Southland Times, 1862a
1863	Alexander Mair and James Garven occupying centre shop	Southland Times, 1863a
1864	Fire breaks out in George Clarke's chemist shop	Southland Times, 1864k, 1864l
1865	James Brown in occupation of photographic studio at rear of TS 18	New Zealand Electoral Rolls [Invercargill] 1865-1866: 2
1867	George Clarke advertises aerated water and cordial factory on premises	Southland Times, 1867b
c.1867	Henry Jagers takes over occupation of Mair and Garven's shop	Southland Times, 1869b
1870	Assignment of Lease from George Clarke to Joseph Hatch	C.656
1870	Joseph Hatch advertises for tenders for extension to premises	Southland Times, 1870b
1870	Sub-lease by Joseph Hatch of part of the eastern portion of TS 18 to William John Moffett	Deeds Register 11.932
1870	Moffett advertises his aerated water and cordial factory from the premises	Southland Times, 1870b
c.1871	Lloyd Brothers in occupation of Brown's photographic studio	Evening Star, 1871
1871	Fire destroys all buildings but William Moffett's aerated water and cordial factory	Otago Daily Times, 1871a
1877	TS 18 conveyed to Peter Peters	Deeds Register 25.370
1878	William Moffett removes his business to Esk Street	Southland Times, 1878a
1881	Peters erects building on west side of TS 18	Southland Times, 1881j
1881	Robert and James Murdoch advertising aerated water and cordial factory on the premises	Southland Times, 1881e
1881	Peter Peters declares bankruptcy	Southland Times, 1881b
1885	Peter Peters advertises eastern portion of Town Section 18 for sale	Southland Times, 1885c
1886	Robert Murdoch dies, Murdoch Brothers aerated water and cordial factory removes from premises	Southland Times, 1884j
1887	East side of TS 18 conveyed to John Kingsland, brick boot shop erected	F.265, Southland Times, 1887a
1888	Peter Peters declares bankruptcy	Mataura Ensign, 1888
1892	West side of TS 18 conveyed to South New Zealand Finance, Land, Building and Agency Company in mortgagee sale, new building erected in centre of Tay St frontage to match Peters Building	C.565, Southland Times, 1892f
1892	John Ross and Robert Glendinning, woollen manufacturers, take up occupation of western shop, extend premises to the north	Southland Times, 1892a
1892	South New Zealand Finance, Land, Building and Agency Company advertise centre shop for lease	Southland Times, 1892f
1894	H. S. Elliot occupying centre shop, establishes a fancy goods business	Southern Cross, 1894
1895	Samuel Ferguson occupying centre shop, continues fancy goods business	Southern Cross, 1896c
1898	James Reid Wilson occupying centre shop, establishes drapery business	Southland Times, 1898a
1896	Western two-thirds of TS 18 conveyed to John Thomason	SL57/248
1899	Alfred Dewe occupying western shop, establishes drapery business	Southland Times, 1899b
1904	Arthur Drain occupying western shop, continues drapery business	Southland Times, 1904c

Year	Event	Date
1905	Edith Strang advertises taking over the western shop	Southland Times, 1905a
1906	Stead and Dewar take over occupation of western shop	Southland Times, 1906d
1907	John Kingsland advertises for tenders for extensive additions and alteration to shop and factory	Southern Cross, 1907
1910	W. H. Boyes occupying western shop, running drapery business	1910 fire insurance plan
1915	Fire destroys much of John Kingsland's property	Southland Times, 1915b
1916	John Kingsland re-opens boot shop	Southland Times, 1916a
1926	Kingsland Buildings transferred to James Miles Kingsland	SL125/142
1933	W. H. Boyes purchases western two-thirds of TS 18, combines two shops	ICC Property File
1934	W. H. Boyes purchases eastern third of TS 18	SL125/142
1943	W. H. Boyes undertakes renovations of Peters Building	ICC Property File
1952	Kingsland Shop conveyed to Arthur Rattray Fraser, cycle importer	SL179/56
1960	Kingsland Shop conveyed to Broad Small, façade and interior altered	ICC Property File
1971	The DIC purchase Peters' Building and old Kingsland Factory (TS17), undertake alterations	ICC Property File
1983	Norman Carter purchases Kingsland Shop and undertakes alterations	ICC Property File

Town Section 18 was purchased along with the adjoining TS 17 by John Kelly on 20 March 1857. The Kellys do not appear to have occupied the section themselves, but rather they divided the section in half and leased the two sections out to tenants.

No formal lease for the western half of TS 18 is recorded in the Southland Deeds Index, however, occupation on this part of the site can be found as early as 1862. The western shop was occupied by Isaac Broad, a watchmaker and jeweller, from at least November 1862, when he began to advertise his business in the *Southland Times* (Southland Times, 1862a). The centre shop was occupied by Alexander Mair and James Garven by November 1863. They traded together as clothiers and general outfitters under the style of "Mair and Garven". Advertisements for their business first appear in the *Southland Times* in November 1863 when they publicise the location of their shop as being "next to Mr Broad, Jeweller" (Southland Times, 1863a). Mair and Garven continued to occupy the premises until April 1867 when they advertise the removal of their business to new premises in Dee Street (Southland Times, 1867a). The historical record also indicates that a shop was present at the rear of the section by at least 1864. James Brown, a photographer advertised his photographic studio on Tay Street "adjoining Mair and Garven's" in February 1864 (Southland Times, 1864c). The contemporary electoral rolls also indicate that Brown held a leasehold for part of TS 18 from this time (New Zealand Electoral Rolls [Invercargill] 1865-1866: 2, 1867-1868: 2, 1869-1870: 2)

George Clarke leased the eastern half of the town section from Samuel and John Kelly from 22 March 1862 for the sum of £66 per annum (Deeds Register 12.380). Clarke was a chemist who constructed a shop on the premises by August 1862, when he was advertising the sale of worm tablets and cough lozenges from the property (Otago Witness, 1862a). A fire broke out in the iron store at that rear of Clarke's chemist shop in August 1864, while the Clarke was away from Invercargill (Southland Times, 1864k, 1864l). Clarke was not insured, and the full extent of the damage done to his premises is not clear. Shortly after the fire Clarke was advertising the sale of his stock in trade (Southland Times, 1864a). No advertisements for Clarke's business could be found in contemporary newspapers until January 1866, when Clarke's chemist is noted as selling stomach pumps (Southland Times, 1866c). A photograph taken on Tay Street in the 1860s shows Clarke's wooden chemist shop present on the property (Figure 6-439). Clarke expanded his business enterprises in December 1867, when he announced he had "imported a first-class soda water machine, fitted with the latest improvements direct from England", and opened a aerated water and cordial manufacturing plant at the rear of his premises (Southland Times, 1867b). Clarke continued in business on the premises until early in 1870, when he moved out of the province (Southland Times, 1869a, 1870b).



Figure 6-439. Photograph taken on Tay Street in the 1860s, showing Clarke's chemist shop on Town Section 18 (Anon., n.d.-b).

Mair and Garven's shop was taken over by Henry Jagers, a plumber and tinsmith, in 1867. A photograph taken on Tay Street in the late 1860s shows the buildings present on the street frontage (Figure 6-440). Jagers' name appears on the signpost on the centre building, though interestingly Mair and Garven's "outfitters" signage is still present on the pediment. In 1869, Jagers advertised the removal of his business to new premises on the corner of Dee and Don Street (Southland Times, 1869b). A sign for Brown's photographic studio is visible over a right of way between Jagers' and Clarke's Chemists.



Figure 6-440. Detail from a photograph taken on Tay Street in the late 1860s, showing shops on Town Section 18. The western shop is occupied by Isaac Broad, the centre shop by Henry Jaggars, and the eastern shop by Clarke. A sign indicates James Brown's photographic studio is located between Jaggars and Clarke's chemists (Ross, c.1860).

Following Clarke's departure from the province in 1870, Joseph Hatch took over Clarke's leasehold for the eastern half of TS 18 (C.656). Hatch was the son of a London furrier, and in 1857, at the age of 19, he emigrated with his family to Melbourne, Australia. There Hatch learnt the trade of a chemist. In 1863 he crossed the Tasman on board the *Aldinga* with the prospect of setting up a chemist branch in Invercargill. In partnership with J D Hayes, under the style of Hatch and Hayes, Hatch ran a chemist shop on Tay Street until the partnership was dissolved in July 1867 (Hall-Jones, 1946: 142; Southland Times, 1867c). Following his acquisition of Clarke's property, Hatch called for tenders for the construction of a new dwelling and store attached to the existing shop on the property (Southland Times, 1870b). The dwelling and store were designed by Angus Kerr, who also designed new outbuildings, a tank, and fencing for the property (Southland Times, 1870a).

Hatch did not run the aerated water and cordial business that was established on the premises by Clarke in 1867, but instead Hatch sub-leased the portion at the rear of the property to William John Moffett from 1 March 1870 for the sum of £52 per annum (Deeds Register 11.932). Moffett was born in Belfast, Northern Ireland, in 1836, and moved to New Zealand in 1861. Having spent some profitable time at Gabriel's Gully, Moffett travelled to Invercargill onboard the *Guiding Star* (Hall-Jones, 1946: 122-123). Moffett involved himself in a number of enterprises around Invercargill, including the purchase of Louis Hume's aerated water and cordial business in Dee Street in 1869 (Southland Times, 1869a). Having not long purchased the company, Moffett advertised his removal to his new premises "at the rear of the shop of Mr Hatch" in June 1870 (Southland Times, 1870b).

In October 1871 a large fire spread through the Tay Street buildings. Hatch's shop and newly constructed dwelling and store and Moffett's iron store room were destroyed by the flames, but the removal of a number of small sheds on the property stopped the fire from spreading to Moffett's manufactory or stables. A large portion of Hatch's stock was saved prior to the flames destroying his buildings, however he is estimated to have lost property to the

value of £1700 in the fire, and he was only insured to the value of £650. Moffett's lost store room and outbuildings were estimated to have been worth £600 though he managed to save much of his stock (Evening Star, 1871; Otago Daily Times, 1871a, 1871b). Broad's jeweller shop, Mair and Garven's former store and Brown's studios were also destroyed. Although some of Broad's stock managed to be saved from the flames, he is estimated to have lost property to the value of £900 in the fire, though he was insured for £400 worth of damage (Evening Star, 1871; Otago Daily Times, 1871a, 1871b). The newspapers describe Mair and Garven's shop as being untenanted at the time of the blaze. Mair and Garven were not insured for the building (Evening Star, 1871; Otago Daily Times, 1871a, 1871b). Brown's studio is described as having been recently renovated and occupied as a photographic gallery by Lloyd Brothers photographers. Neither Brown nor the Lloyd Brothers were insured for the building, and the estimated value of Lloyds loss was £300 (Evening Star, 1871; Otago Daily Times, 1871a, 1871b).

Following the October 1871 fire, the only buildings left standing on TS 18 were Moffett's manufactory and stables. Moffett continued to run his aerated water and cordial business on the premises until 1878, when he established a new cordial factory on Esk Street (Southland Times, 1875a, 1878a). No further evidence of occupation on TS 18 was found between 1871 and 1877.

Peter Peters purchased the whole of TS 18 from Samuel and John Kelly in August 1877 (Deeds Register 25.370). Peters had established a drapery business in Dee Street in 1874 (Southland Times, 1874f). His Dee Street premises caught fire in June 1877, and it is likely Peters purchased TS 18 the following month in anticipation of moving his business there (Lake Wakatip Mail, 1877). However, Peters continued to conduct his drapery business from his old Dee Street premises, and in March 1880, he offered TS 18 for sale, as either one or two lots (Southland Times, 1880g). The section did not sell at this time, and instead Peters called for tenders for the construction of a drapery shop in brick and concrete on the property in November 1880 (Southland Times, 1880b). The shop was designed by architects Mackenzie, Ridley and Co. and constructed by Brass and Roberts. It measured 54 by 27 feet and was of two storeys, and by February 1881 its construction was nearing completion (Southland Times, 1881j).

Peters leased out the remainder of the town section to Robert and James Murdoch in March 1881. The Murdoch Brothers had been in business together as aerated water and cordial manufactures since 1879, when they purchased the business of Hume and Howells (Western Star, 1879). In March 1881, they advertised the removal of their business to Tay Street, where it is likely they took possession of the factory formerly occupied by William Moffett (Southland Times, 1881e). In March 1886, a horse belonging to one of the Murdoch brothers' bottlers broke through the cover of a 20 foot well on the property, which resulted in the animal being hung in the process of its attempted rescue (Southland Times, 1886h). The Murdoch Brothers continued in business together on the premises until 1886, when Robert Murdoch died suddenly (Southland Times, 1884j).

Peters experienced financial difficulties and just five months after the completion of his new drapery business he was forced to declare bankruptcy in July 1881 (Southland Times, 1881b). Despite having to sell off many of this property holdings, Peters managed to maintain ownership of TS 18 and the drapery business (Southland Times, 1882g). Despite this, financial issues continued plague Peters, and in March 1884 Mollison, Duthie & Co. advertised a bankruptcy sale of Peters' drapery stock (Southland Times, 1884e). Following the sale, Peters' restocked and rebranded his drapery establishment as the "Drapery Importing Company". The 1886 Burwell Plan of the section shows Peter's two storey brick drapery shop fronting Tay Street, and a number of wooden buildings at the rear of the section, likely associated with the former aerated water and cordial manufactory (Figure 6-438).

Peters advertised the eastern portion of TS 18 "adjoining the warehouse of the Drapery Importing Company" for sale in September 1885 (Southland Times, 1885c). However, it was not until May 1887 that the section was formally subdivided with John Kingsland purchasing a small portion along the eastern boundary. Kingsland, a boot manufacturer, was born at Ashford, Kent, in 1829 and came to Southland on board the *Gothenburg* in September 1862 (Hall-Jones, 1946: 115). By January, Kingsland was already importing boots ready for sale, and by March had opened his boot manufacture and import shop in Tay Street (Southland Times, 1863k, 1863b). By 1877 Kingsland's sons had joined him in the business, and the company was known as "J. Kingsland and Co." (Otago Daily Times,

1877). In 1880 Kingsland removed his business to TS 22, fronting Dee Street (Southland Times, 1880m). Following a period of financial difficulties Kingsland was forced to give up his premises in Dee Street in 1887, and move to the smaller property on TS 18 (Southland Times, 1887a). Kingsland constructed a two storey brick shop fronting Tay Street on the premises, and was advertising the opening of his new shop in August 1887 (Southland Times, 1887a). The footprint of Kingsland's buildings is evident on John Thomson's 1896 land transfer plan of TS 18 (Figure 6-441). Kingsland continued in business on the premises into the twentieth century.

Following the subdivision of his property, Peter Peters continued to own the western two thirds of the town section and conducted his drapery business from the two-storey brick premises until 1888 when he again declared bankruptcy (Mataura Ensign, 1888). Following the bankruptcy sale of Peters' drapery stock in April 1888 the property was offered for sale by the Official Assignee (Southland Times, 1888f). The property did not sell at this time, and instead was transferred to the position of Peters' mortgagee the Scottish and New Zealand Insurance Company, who offered the Peters' "large shop and dwelling" for lease in 1890 and 1891 (Southland Times, 1890g, 1891d). Little is known of the occupation of the building during this period, however, James Walker Bain appears to have temporarily occupied the space in November and December 1890 as the headquarters for his successful mayoral campaign (Southland Times, 1890c, 1890e).

The Scottish and New Zealand Insurance Company, as mortgagee, conveyed the western two thirds of TS 18 to the South New Zealand Finance, Land, Building and Agency Company (SNZFLBAC) in 1892 (C.565). In March 1892, the SNZFLBAC advertised for tenders for the erection of new premises in Tay Street (Southland Times, 1892f). The new building was to be constructed in the of brick and concrete to the design of the architectural firm of MacKenzie and Gilbertson and located in the vacant central third of TS 18. The proprietor of the architectural firm, John Edwan McKenzie, had designed the original brick building for Peter Peters on the western boundary of the property in 1880 when he was originally a part of the firm of MacKenzie, Ridley and Co. Later photographs of the building indicate that the 1892 building was an extension of his original design. By June 1892 the SNZFLBAC were advertising the new shop premises for lease (Southland Times, 1892f). The SNZFLBAC continued to own and lease out the two shops on the premises until 1896 when the property was purchased by John Thomson (SL57/248). The Land Transfer plan of TS 18 at the time of the sale shows the buildings present on the section (Figure 6-441). Thomson continued to own the property into the twentieth century. He does not appear to have occupied the section himself, but he leased out the two shops fronting Tay Street to commercial occupations.

The lease of the western shop (Peters' Building) was taken up by John Ross and Robert Glendining in March 1892 (Southland Times, 1892a). Ross and Glendining had established a warehouseman and manufacturing business under the style of "Ross and Glendining" in Dunedin in 1862. They had initially established a branch of their business in Invercargill in a shop in Kelvin Street but took up the lease of the Tay Street premises as a means of expanding their business. Ross and Glendining extended Peters' original premises by adding a new packing room "floored with cement" at the rear and refitting the building with "fresh fixtures above and below" (Southland Times, 1892a). Ross and Glendining continued in business on the site until 1898, when John Thomson advertised the lease of the premises for sale (Otago Daily Times, 1898b). The following February Ross and Glendining advertised the sale of their shop fittings and counters (Southland Times, 1899a).

H S Elliot was in occupation of the centre shop by December 1894, when he is advertising the sale of his fancy goods from his shop known as "The Polytechnic" (Southern Cross, 1894). Samuel Ferguson took over Elliot's fancy goods business in March 1895 (Southern Cross, 1896c). Ferguson advertised the sale of watches, clocks, glassware, jewellery, purses and parlour ornaments from the premises (Southern Cross, 1895; Southland Times, 1896a). Ferguson continued in business on the premises until March 1898 (Southland Times, 1898a).

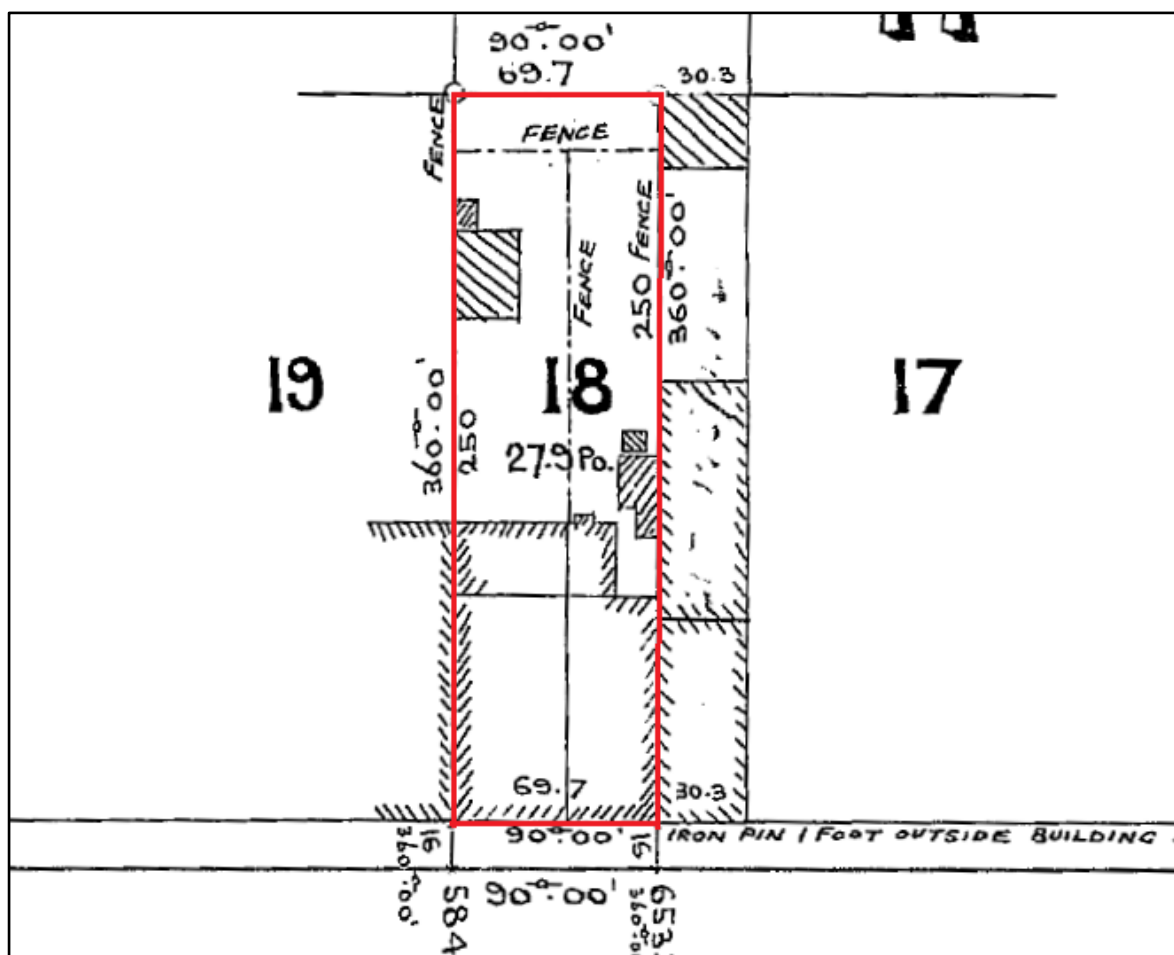


Figure 6-441. Detail from Land Transfer Plan 348, showing the buildings present on the portion of Town Section 18 purchased by John Thomson in 1896 (outlined in red).

James Reid Wilson took over the leasehold for the centre shop in 1898 (Southland Times, 1898a). Wilson advertised the opening of his “general draper” establishment in the premises in March 1898 (Southland Times, 1898a). Wilson continued in business until 1904, when Arthur Drain took over the leasehold of the centre shop (Southland Times, 1904c).

Alfred Dewe, a furniture maker and upholsterer, took over the lease of the western shop in February 1899 (Southland Times, 1899b). Dewe was born in Berkshire, England, and immigrated to New Zealand when he was very young. He was initially apprenticed to the upholstery trade in Christchurch, and later established his own furniture retail business in Invercargill on the corner of Don and Kelvin Street (Southland Times, 1900b). Having taken up the leasehold of the Tay Street premises in 1899, Dewe added a manufacturing department to his furniture business. A photograph taken on the Dee and Tay Street corner in 1905 shows a sign for Dewe’s furniture warehouse on the side of the building (Figure 6-442). Dewe remained in business on the site until August 1906 when they were purchased by Stead and Dewar (Southland Times, 1906d).

While still abroad in London, Drain advertised in the *Southland Times* his intention of opening a drapery business in the centre shop formerly occupied by Wilson (Southland Times, 1904c). In September Drain announced that the “necessary alterations” to the premises were complete and his “up to date general and fancy drapery warehouse” was now open for business (Southland Times, 1904a). Drain was not long in occupation of the premises before he decided to remove to the North Island, and his business and lease of the premise was taken over by Edith Strang (Southland Times, 1905a).

In 1906 Kingsland expanded his property by purchasing an adjoining portion of TS 17 to the east of his section (F.767). Kingsland called for tenders for “extensive additions and alterations” to his premises designed by architect R. Marshall in October 1907 (Southern Cross, 1907).

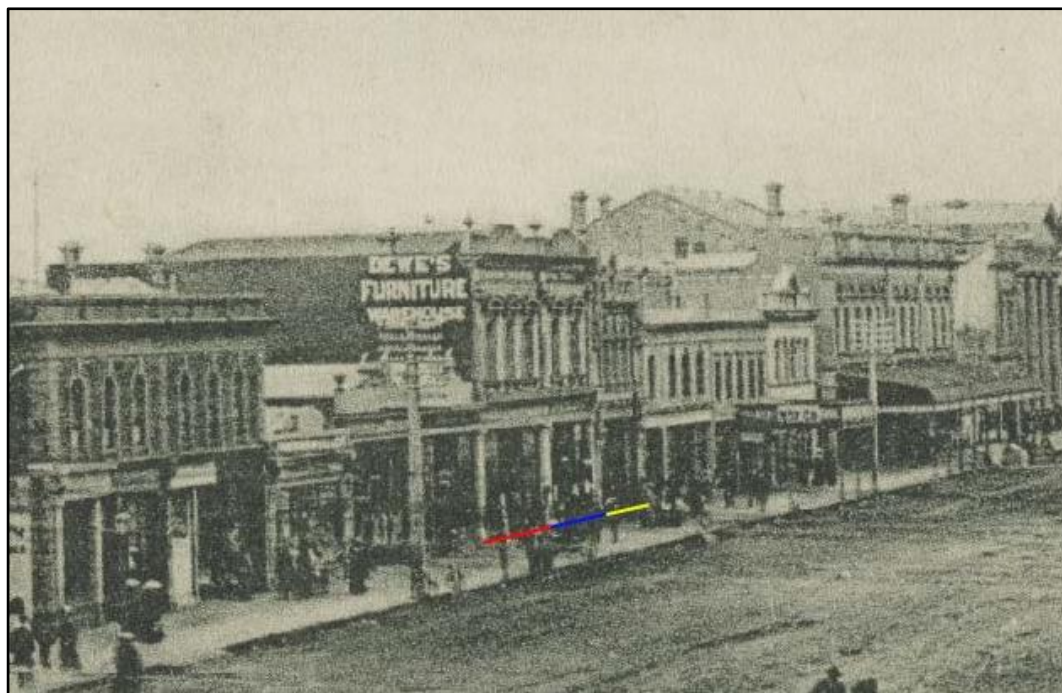


Figure 6-442. Detail from a photograph taken on the Dee and Tay Street corner in 1905, showing the buildings on TS 18 (Muir & Moodie, 1905). The original portion of Peters' building is indicated in red, the 1892 portion in blue, and Kingsland's shop in yellow.

The 1910 fire and insurance plan (Figure 6-438) shows Kingsland's shop and factory covering the whole of his portion of TS 18 and extending into the north of TS 17. The west (original) part of Peters' building was occupied in 1910 by Martin McKay, ironmongers, although at a later date they have been replaced by V Smith & Co, and a corrugated iron store is present behind the main building. W H Boyes, draper, is noted as occupier of the centre shop.

Kingsland's business continued in the newly enlarged premises until 1915 when a fire broke out. The “main building” was completely destroyed by the flames, though the “workshop at the back of the main building” survived the fire (Southland Times, 1915b). Later that month Kingsland held a fire sale of the damaged stock in the factory at the rear of the property (Southland Times, 1915c). By September, Kingsland was calling for tenders for “remodelling and enlarging” his premises and for installing electric light (Southland Times, 1915a), suggesting that more of the building has been salvageable than initially thought. The remodelled building was designed by architect Edmund R Wilson, and on 16 March 1916 Kingsland reopened his boot shop on Tay Street (Southland Times, 1916a). John Kingsland continued to own the premises until his death in 1922, following which his son, James Miles Kingsland, took ownership of the property (SL125/142).

W H Boyes leased the centre shop until 1933, when he purchased both this and the west premises from John Thomson's estate (SL57/248). Later that year Boyes renovated the property and joined the two separate shop premises into one (Figure 6-443 and Figure 6-444). In 1934 Boyes also purchased Kingsland's shop and factory buildings. Boyes undertook further alterations to the premises in 1943, when he further updated the premises floor plan and street façade (Figure 6-445). In 1952, Boyes subdivided Kingsland's former premises, and sold the portion of land fronting Tay Street to Arthur Rattray Fraser, a cycle importer (SL179/56). Broad Small limited purchased the property in 1960, at which time alterations to the buildings street façade and floor plan were undertaken (Figure 6-446). Norman Carter purchased the section in 1982 and made further alterations to the shop's floor plan in 1983, including the division of an area at the rear of the shop into smaller offices and staff rooms.



Figure 6-443. Detail from 1933 plan of W. H. Boyes premises at 22 Tay Street, showing the alterations to the street façade (Wilson, 1923a).



Figure 6-444. Detail from 1933 plan of W. H. Boyes premises at 22 Tay Street, showing the alterations floor plan of the two shops, and the addition of a new verandah (Wilson, 1923a).



Figure 6-445. Detail from 1943 plan of W. H. Boyes premises at 22 Tay Street, showing the alterations to the shop's street façade, and alterations to the floor plan (E. Smith, 1943).

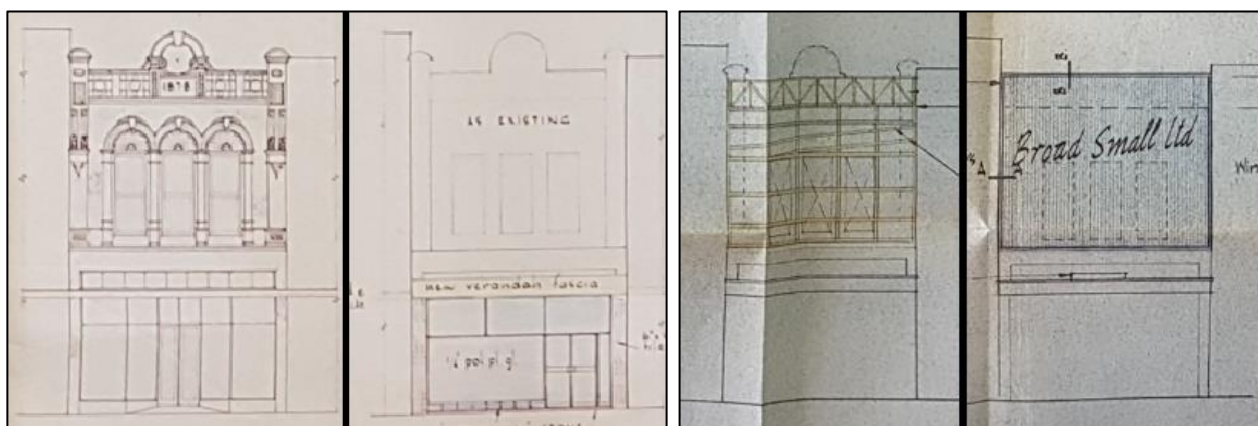


Figure 6-446. Details from 1960 plan of premises at 26 Tay Street, showing the alterations to the shop's street façade (Smith, Rice, & Lawrence, 1960).

W H Boyes continued to own the western half of TS 18 and the northern portion of Kingsland's former premises that extended into TS 17 (SL179/57). The DIC purchased the property in 1971 and undertook renovations to the floor plan of the building that included converting Kingsland's factory into additional retail display space. Further alterations to the floor plan were carried out in 1986, including the installation of a mezzanine level at the north end. By 1998, the section extending over TS 17 was sold and the building fronting Tay Street was renovated, resulting in the present layout of one large open space with storage and staff facilities in the northeast corner.

6.17.2 On Site Observations: Peters' Building (22 Tay Street)

The oldest part of the building at 22 Tay Street was constructed in 1881 for Peter Peters. An additional shop was added to the east in 1892 and extensions added to the rear several times throughout the twentieth century. The two shops were consolidated into one premises in 1933. The Tay Street façade was heavily altered in 1943 and a building at the rear of neighbouring TS 17 (since demolished) was incorporated in 1971. This extra building was demolished circa. 1998 and the present layout completed in 2012. The following description of the building follows from the site visit conducted by Dr Dawn Cropper, Dr Naomi Woods and Peter Mitchel on 19 April 2018.

Table 6-76. Summary of built structures at 26 Tay Street, Invercargill.

Building Name	Peters' Building
Address	22 Tay Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	n/a
Construction Details	<ul style="list-style-type: none">Constructed 1881, designed by Mackenzie, Ridley & Co, commissioned by Peter PetersExtended to east 1892, designed by Mackenzie and Gilbertson, commissioned by SNZFLBAC
Building Details	Ground Floor – 5 (Rooms 1-5) Mezzanine – unknown (Room 6) First Floor – 3 (Rooms 7-9)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The building is comprised of the ground floor, a mezzanine and the first floor. Part of the mezzanine was not accessible and so was not recorded during the site visit.

South Elevation

The Tay Street façade has almost no visible heritage fabric as it was completely remodelled in 1943 (Figure 6-447). Two small sections of cornice from the original façade are still present on the western edge of the first floor and hint at the highly decorated predecessor to the present Art Deco street frontage. The suspended verandah was also added in 1943. The ground floor entrance consists of a central inset door flanked by two floor-to-ceiling windows.

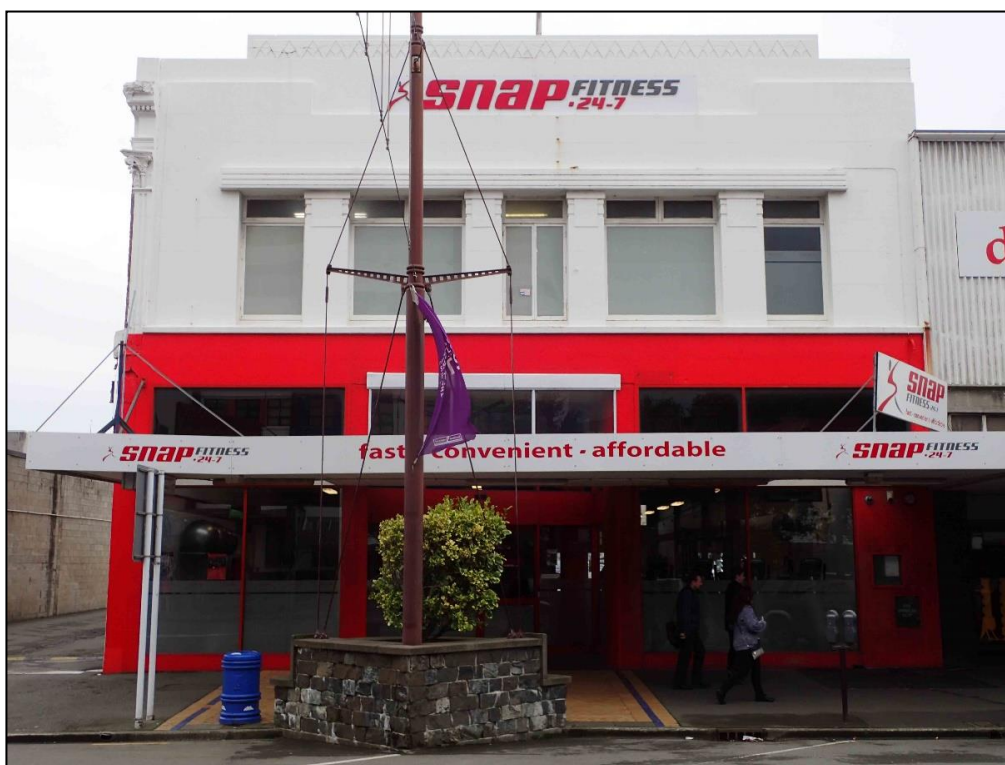


Figure 6-447. Façade of Peters' Building.

East, West and North Elevations

The east elevation of Peters' Building is entirely hidden by the neighbouring building (26 Tay Street). The west elevation is divided into two parts (Figure 6-448 and Figure 6-449). The front corresponds with the original 1882 structure and is brick (English garden wall bond) and has an inset door at the northern end. Remnants of the original façade are visible at the southern end. The rear portion of this elevation demarcates the twentieth century extension and is rendered concrete. It has no windows or doors but does have two plain buttresses in the central portion.

The north elevation is dominated by the rear of the twentieth century extension which is clad in corrugated iron (Figure 6-450). An automatic sliding door and multiple steel-framed fixed and casement windows are present, as is a blocked goods entrance on the western end. The first floor of the front section of Peters' Building is also visible on this elevation and has exposed brick with multiple two-pane sash windows with timber frames.

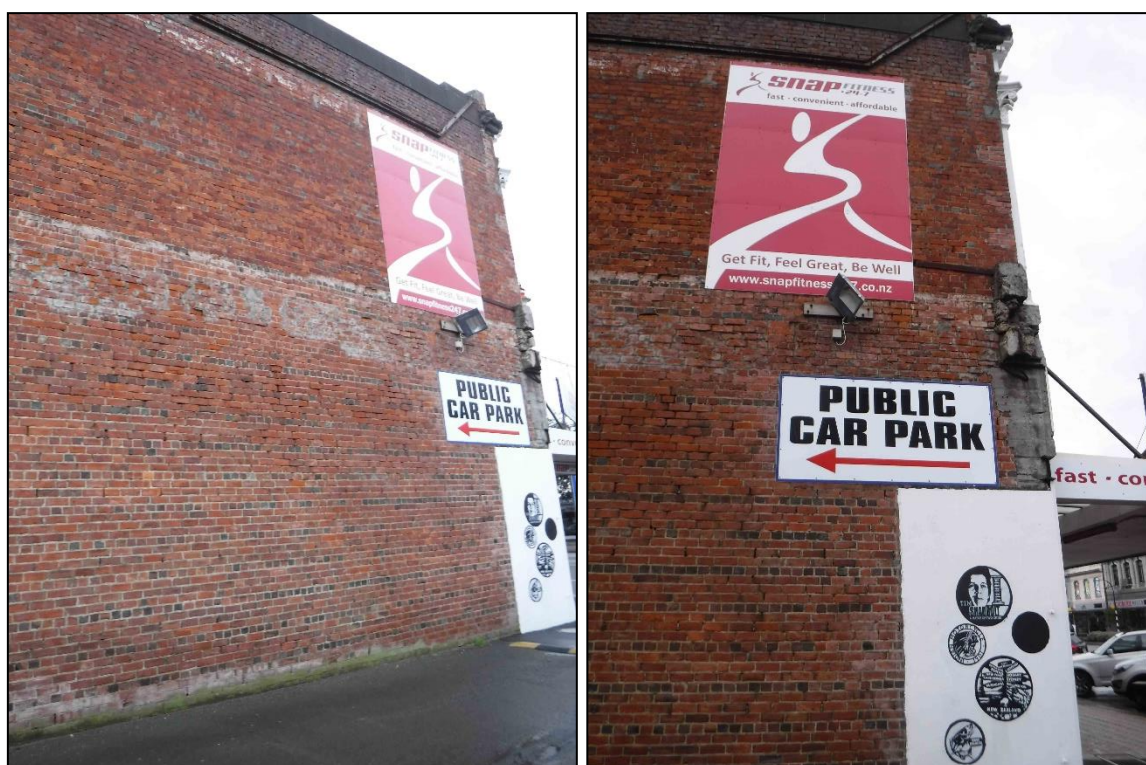


Figure 6-448. West elevation of front of Peters' Building.

Roof

The front nineteenth century portion of Peters' Building has a double gable roof with rear hips, while the rear extension has is double gabled with front hips. The western gables on each section are wider than the eastern side and all are clad with corrugated iron.

Windows

The windows on the north side of the first floor are timber sash windows with moulded architraves and are probably original. The remaining windows are all modern, including the casement windows with quarter lights on the south side of the first floor, the fixed steel-framed windows on the upper north elevation and the steel-framed awning windows on the lower north elevation.

Ground Floor

No heritage fabric is visible on the ground floor. The space is currently a large open-plan gym area (Room 1; Figure 6-451 and Figure 6-452) with a modern toilet block (Room 2), staff room (Room 4) and hallway (Room 3; Figure

6-453) in the northwest corner. An apparently modern stairway (Room 5; Figure 6-453) leads up to the mezzanine. The wall and ceiling linings appear to be modern and the floor is concrete across the whole ground floor.



Figure 6-449. West elevation of Peters' Building showing two sections.



Figure 6-450. North elevation of Peters' Building.

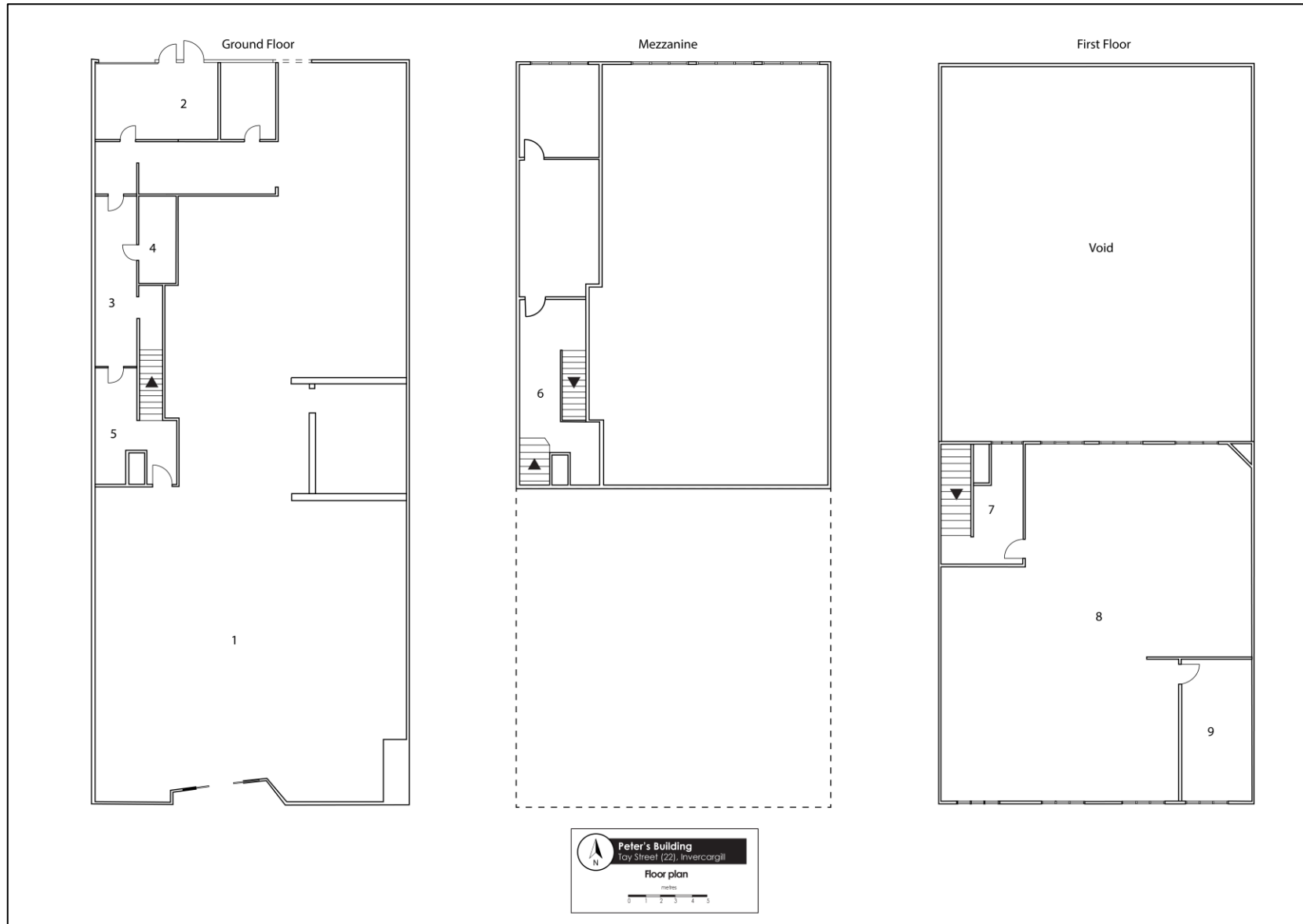


Figure 6-451. Ground, mezzanine and first floor plans of Peters' Building.

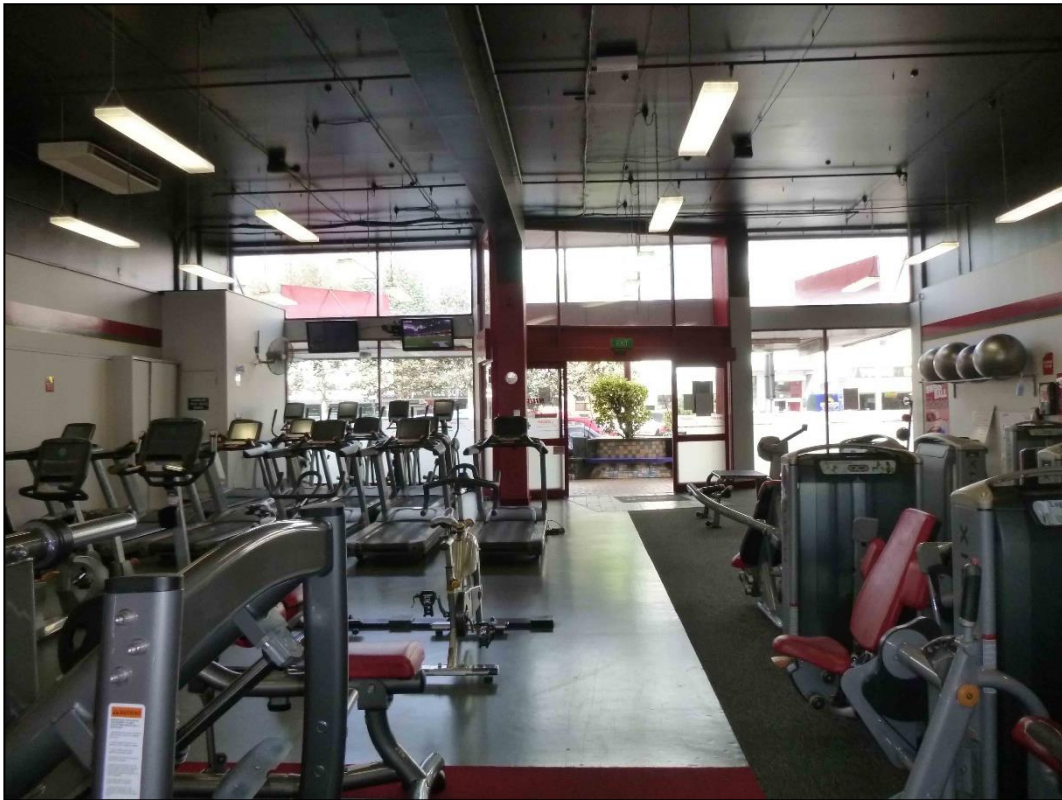


Figure 6-452. Room 1 of Peters' Building, looking south.

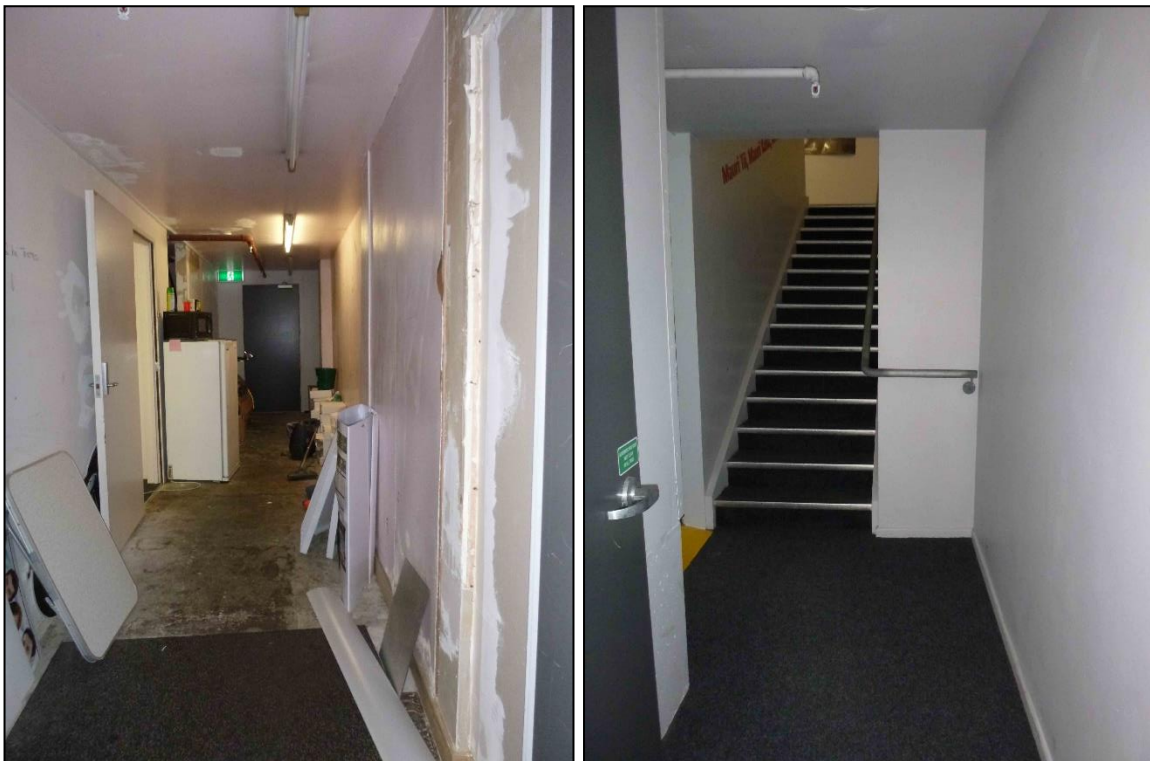


Figure 6-453. Room 3 (left), looking south, and Room 5 (right), looking north, of Peters' Building.

Mezzanine

Only the landing of the mezzanine was accessible during the site visit (Room 6; Figure 6-454) but the floor plans suggests that there are two rooms to the north of this space (Figure 6-451). No heritage fabric was visible on this level, and modern wall linings and floor coverings (carpet) were used throughout.



Figure 6-454. Mezzanine landing (Room 6) at Peters' Building, looking north.

First Floor

The first floor consists of a lobby at the top of the stairs (Room 7), a large open space (Room 8) and a room in the southeast corner (Room 9), all of which are being used by the gym (Figure 6-451 and Figure 6-455). There is an obvious change in floor level between the east and west sides of the building; this is a result of the consolidation of the two shops in the 1930s. There is evidence of chimneys on the west wall and the northwest corner of Room 8 (Figure 6-456). As mentioned above, the windows on the north side were original timber sash windows with moulded architraves (Figure 6-457). Near the stairs there is a section of wide-beaded tongue and groove panelling and the door into Room 6 is a four-panel low lock rail door that may be original, but these are the only obvious examples of heritage fabric. Some of the skirting is bevelled and probably dates to the 1943 renovations, and the ceiling is lined with modern softboard tiles.

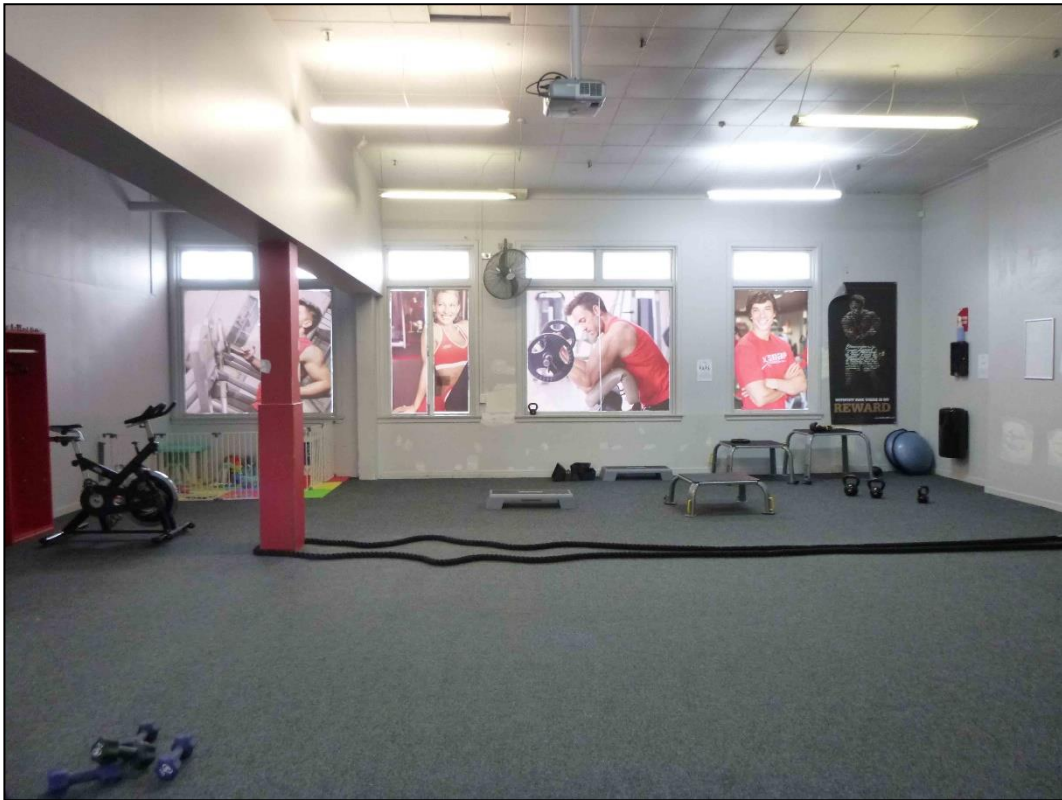


Figure 6-455. Room 7 of Peters' Building, looking south.

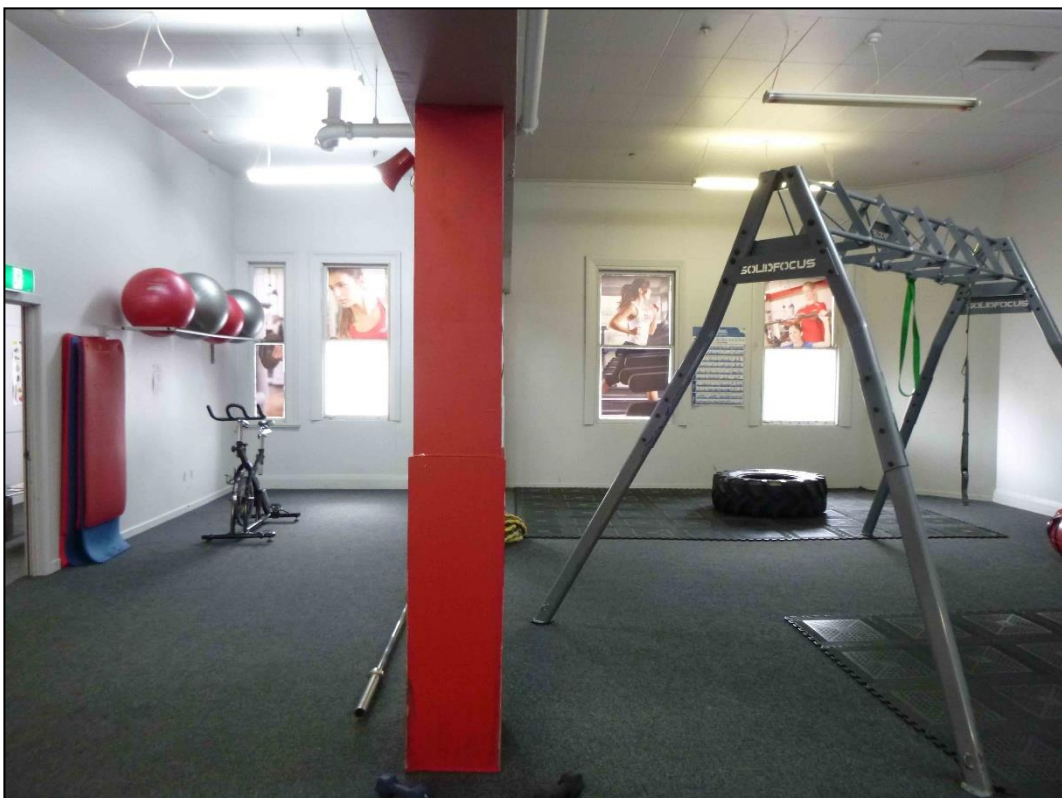


Figure 6-456. Room 7 of Peters' Building, looking north, showing sash windows and blocked corner chimney.

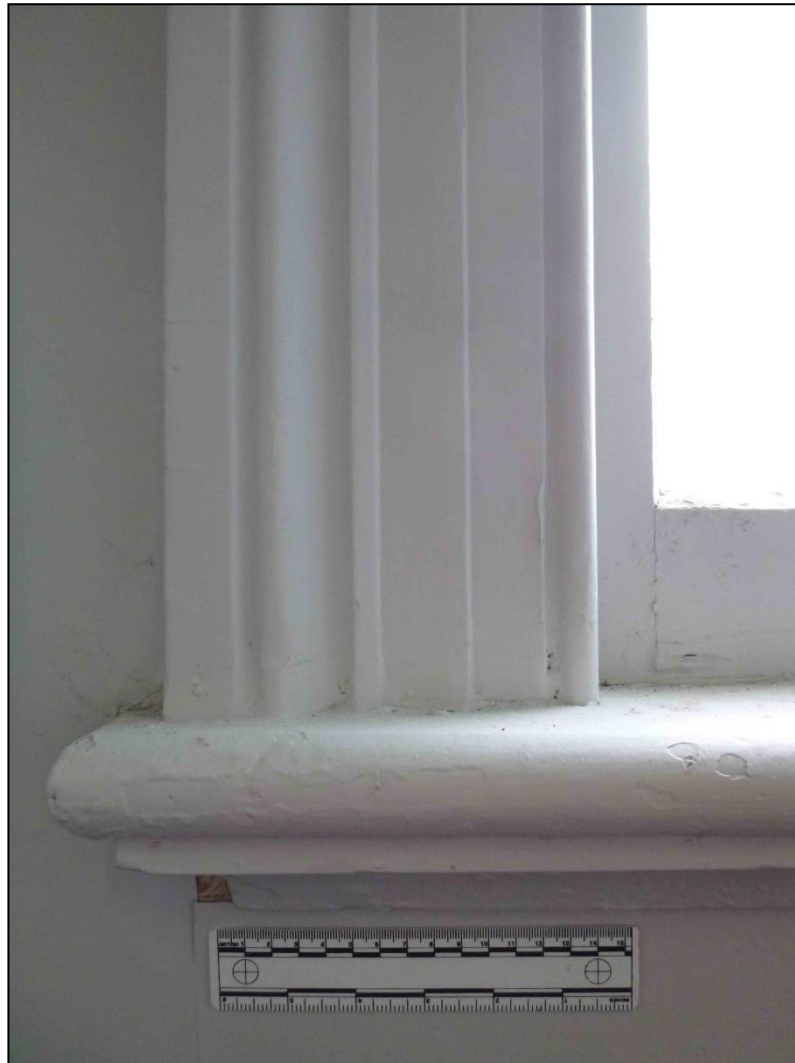


Figure 6-457. Detail of moulded window architraves in Peters' Building.

6.17.3 On Site Observations: Kingsland's Shop (26 Tay Street)

The building at 26 Tay Street was constructed in 1887 for John Kingsland. A fire in 1915 damaged part of the building and resulted in the destruction of the attached Kingsland Boot Factory. The façade was covered in 1960 and at an unknown point in the twentieth century the access to the first floor sealed off. The following description of the building follows from the site visit conducted by Dr Dawn Cropper, Dr Naomi Woods and Peter Mitchell on 18 April 2018.

Table 6-77. Summary of built structures at 26 Tay Street, Invercargill.

Building Name	Kingsland's Shop
Address	26 Tay Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	n/a
Construction Details	<ul style="list-style-type: none"> Constructed 1887, unknown architect, commissioned by John Kingsland Major alterations 1916, designed by Edmund Wilson, commissioned by John Kingsland Major alterations 1960, commissioned by Broad Small
Building Details	Ground Floor – 4 (Rooms 1-4) First Floor – unknown

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. As there are few records of the building's original layout it is difficult to determine how much it has changed over time without using invasive methods. There have, however, been at least two

renovations of the premises during the mid to late twentieth century. The building is comprised of the ground floor and first floor. The first floor was not accessible and so was not recorded during the site visit.

South Elevation

The Tay Street façade has no visible heritage fabric (Figure 6-458). Alterations in 1960 included the removal of most of the original detailing and covering the upper portion of the façade with galvanised corrugated iron and the installation of a suspended verandah. The ground floor shop front has also been repeatedly altered and currently consists of an inset glass door flanked by two shop display windows with floor-to-ceiling glass panes.



Figure 6-458. Street façade of Kingsland's Shop.

East, West and North Elevations

The west elevation is entirely hidden by the neighbouring Peters' Building. The east elevation is also partially obscured by Annie Ibbotson's Building however part of the front portion and the entire rear portion is visible (Figure 6-459). The brickwork varies along the length of this elevation between running bond and English garden wall bond and there are multiple blocked up arched windows and doors (Figure 6-460). On the north elevation the brickwork is English garden wall bond and there are no windows or doors (Figure 6-461). The concrete party wall between this and Snap fitness is also clearly visible on this elevation.



Figure 6-459. East elevation of Kingsland's Shop, looking northwest.



Figure 6-460. Blocked doorway on the east elevation of Kingsland's Shop, looking west.



Figure 6-461. North elevation of Kingsland's Shop, looking south.

Roof

There are three separate sections of roof on Kingsland's Shop that presumably relate to different phases of construction. The front two-storey section has a hipped roof, the central section has a flat roof with a central hipped gable and the rear portion has an off-centre single gable. All are clad with corrugated iron.

Windows

The only windows visible during the site visit were two small casement windows in the bathrooms and the full-length steel shop front windows. The first floor appears to have windows on the north and south elevations, but this area was not accessible at the time of the site visit and the front corrugated iron façade covered the south facing windows. The passage to the back room and toilets had a skylight but the opening was sealed with Perspex and so this feature was unable to be investigated.

Ground Floor

Very little heritage fabric remains on the ground floor. The floor and linings were replaced during the 1960s renovations and it is likely that the ceiling was altered too during the conversion from one shop to two. The shop area at the front (Room 1; Figure 6-462) has polished red pine floorboards and the rest of the building has concrete floors. The 1960 plans there is a hatch with vertical ladder noted roughly in the centre of the front room that provided the only access to the upper level, but this was no longer present at the time of the site visit. The front room (Room 1) now has a cove ceiling with moulded panels (Figure 6-463). The ceiling of the passageway to the back rooms (Room 3) has a pressed tin ceiling (Figure 6-464) and the back room (Room 4) has a modern lowered tiled ceiling. The floor level of the rear room (Room 4) is higher than the front portion of Kingsland's Shop and there is a short stairway in Room 3. Two modern toilet stalls, also created during the 1960 renovations, are located in the northwest corner of this room and have an open storage space above (Figure 6-465).

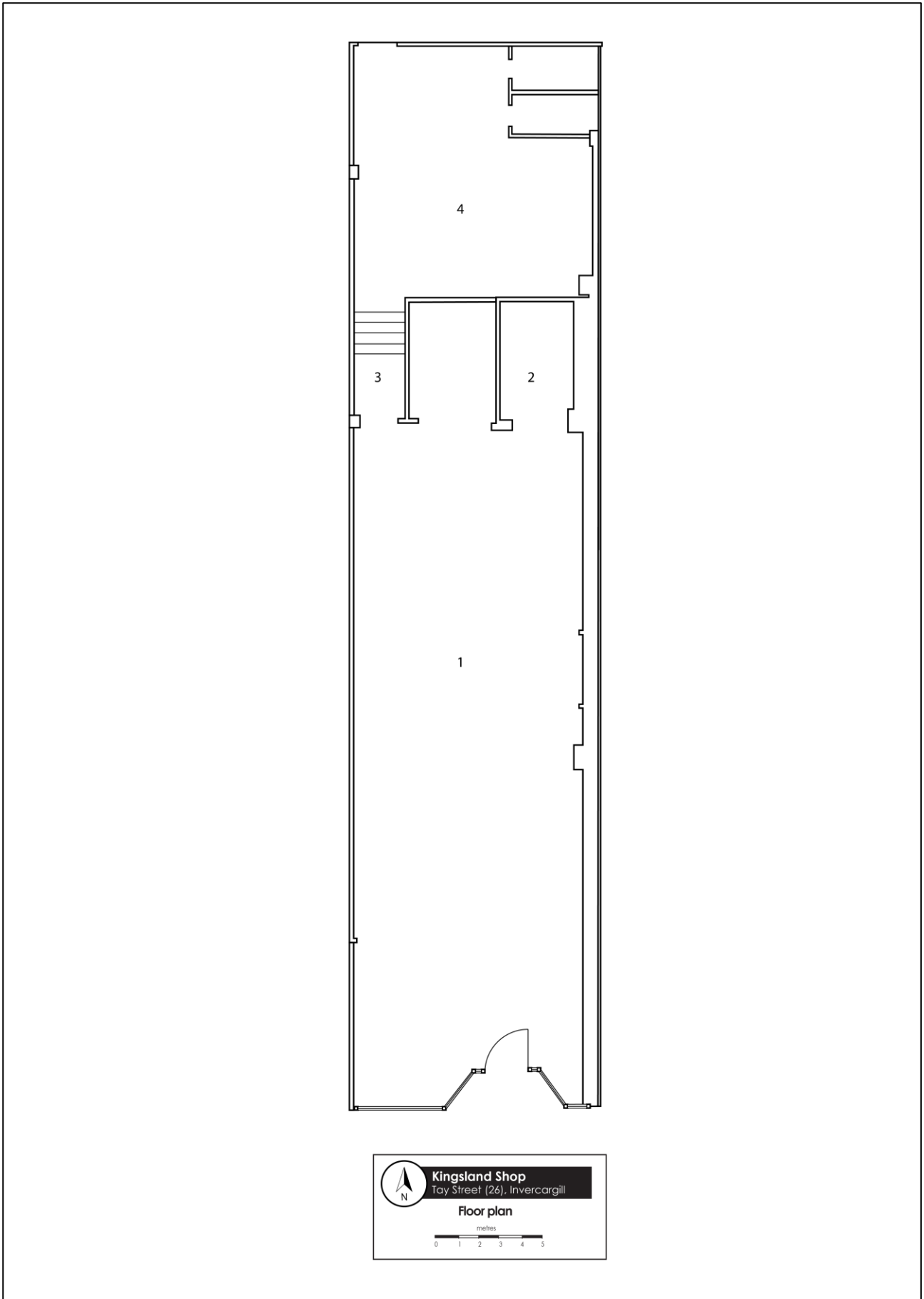


Figure 6-462. Ground floor plan of Kingsland's Shop.



Figure 6-463. Room 1 of Kingsland's Shop, looking north.



Figure 6-464. Pressed tin ceiling and skylight in Room 3 of Kingsland's Shop.



Figure 6-465. Room 4 of Kingsland's Shop, looking northwest.

A strong room (Room 2; Figure 6-466) is located at the back of Room 1 and has a maker's plate that reads "F. Whitfield & Co/ SAFE & DOOR MANUFACTURERS/ LONDON" (Figure 6-467). Frederic Whitfield came from a family of locksmiths and safe makers and took charge of the family business in the 1880s. The name changed to the Whitfield Safe and Lock Company by the start of the twentieth century (Beck, 2007), suggesting that this strong room was installed during those two decades.



Figure 6-466. Strong room at Kingsland's Shop (Room 2).



Figure 6-467. Manufacturer's plate on Kingsland's Shop's strong room door.

First Floor

As mentioned above, the first floor of Kingsland's Shop was unable to be accessed during the site visit. It is unclear if there was ever a stairway that accessed this floor as by the time of the earliest available plans (1960) it was accessed by a vertical ladder through a hatch. It appears that this space has been sealed for several decades and has the potential to contain heritage fabric.

6.17.4 On Site Observations: Part Section 18

The rear third of TS 18 is currently an open-air asphalt carpark area (Figure 6-468). No heritage or archaeological features are visible.

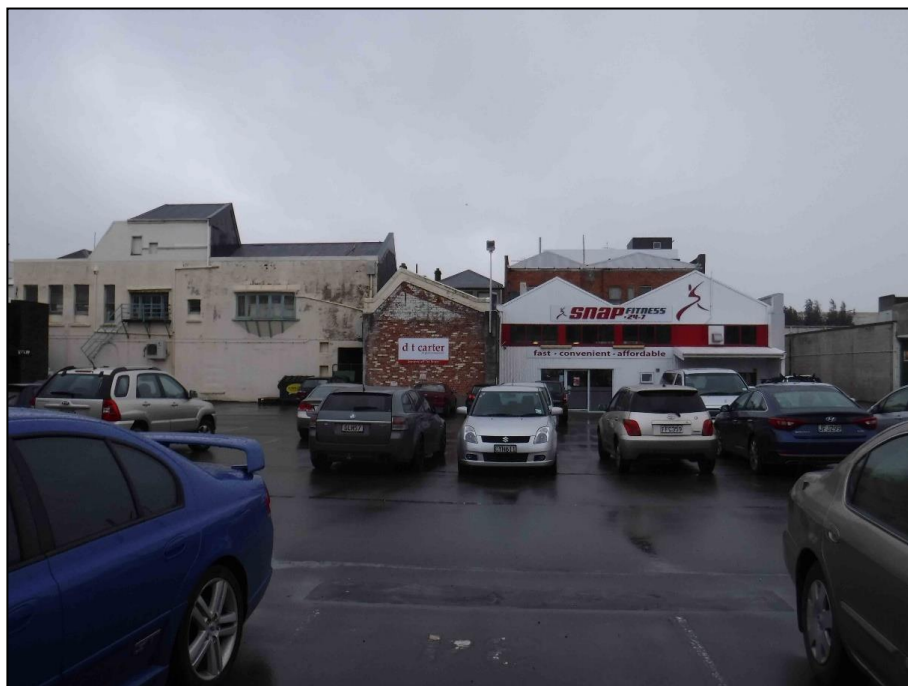


Figure 6-468. Part Section 18, looking south.

6.17.5 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-78 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/80 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-78. Summary of archaeological value for E46/80.

Value	Criteria	Assessment
Condition		Moderate. The three extant buildings have pre-1900 components but have been heavily altered throughout the twentieth and twenty-first centuries. Condition of subsurface remains is unknown.
Rarity or Uniqueness	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	Moderate. Historic commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated.
Contextual Value	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	High. When considered alongside the other sites on this block, E46/80 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants, such as William Moffet, an early aerated water manufacturer, and Kingsland's boot factory and warehouse.
Information Potential	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	High. Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
Amenity Value	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	Low. The façades of the Peters and Kingsland buildings have been heavily altered and few visible heritage features remain.
Cultural Associations	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

6.17.6 Heritage Values: Peters' Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Peters' Building are summarised in Table 6-79 below, and based on this assessment, NZHP considers Peters' Building to have a **low** level of overall significance.

Table 6-79. Summary of physical, historic, and cultural values for Peters' Building.

Archaeological Values	
Archaeological Information	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> Moderate. Peters' Building is part of an archaeological site assessed as having moderate archaeological value (see Table 6-78).
Architectural Values	

Architecture	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> Low. The façade of Peters' Building was remodelled in 1943 in a modest Art Deco style but holds little architectural value.
Rarity	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.
Representativeness	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> Low. Peters' building is not deemed a good example of updated period design.
Integrity	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> Low. The façade of Peters' Building was remodelled in 1943 and the interior has been heavily modified.
Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> Peters' Building is currently occupied and being well maintained.
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> Moderate. Peters' Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not a principal contributor to the value of the group.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. Peters' Building is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Low. Peters' building is not held in high public esteem.
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> Peters' Building holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Low. Peters' Building does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> There are no known tangata whenua connections to Peters' Building.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> Peters' Building was constructed prior to 1900 and is part of archaeological site E46/80, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> Low. Peters' Building is not associated with any significant individuals or groups.

Events	Is the place associated with an important event in local, regional or national history? <ul style="list-style-type: none"> Low. Peters' Building is not associated with any significant events.
Patterns	Is the place associated with important aspects, processes, themes or patterns of local, regional or national history? <ul style="list-style-type: none"> Moderate. Peters' Building is associated with the social and economic development of Invercargill.
Scientific	
Scientific	Does the area or place have the potential to provide scientific information about the history of the region? <ul style="list-style-type: none"> Peters' Building holds no scientific value.
Technological	
Technology and Engineering	Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history? <ul style="list-style-type: none"> Peters' Building holds no technological value.

6.17.7 Heritage Values: Kingsland's Shop

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Kingsland's Shop are summarised in Table 6-80 below, and based on this assessment, NZHP considers Kingsland's Shop to have a **low** level of overall significance.

Table 6-80. Summary of physical, historic, and cultural values for Kingsland's Shop.

Archaeological Values	
Archaeological Information	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> Moderate. Kingsland's Shop is part of an archaeological site assessed as having moderate archaeological value (see Table 6-78).
Architectural Values	
Architecture	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> Low. The façade of Kingsland's Shop was remodelled in 1960 and now holds no architectural value.
Rarity	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.
Representativeness	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? <ul style="list-style-type: none"> Low. Kingsland's Shop is not deemed a good example of updated period design.
Integrity	Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out? <ul style="list-style-type: none"> Low. The façade of Kingsland's Shop was remodelled in 1960 retains no visible heritage fabric, and it is unclear how much of the original building survived the 1916 fire.
Vulnerability	Is the place vulnerable to deterioration or destruction or is threatened by land use activities? <ul style="list-style-type: none"> High. Kingsland's Shop is currently vacant and at risk of falling into disrepair.
Context or Group	Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?

	<ul style="list-style-type: none"> Moderate. Kingsland's Shop is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not a principal contributor to the group value.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. Kingsland's Shop is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Low. Kingsland's Shop is not held in high public esteem.
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> Kingsland's Shop holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Low. Kingsland's Shop does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> There are no known tangata whenua connections to Kingsland's Shop.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> Kingsland's Shop was originally constructed prior to 1900 and is part of archaeological site E46/80, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> Moderate. Kingsland's Shop is associated with well-known nineteenth and twentieth century local boot manufacturers J. Kingsland and Co. and the building was rebuilt to a design by well-known architect E R Wilson in 1916.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> Low. Kingsland's Shop is not associated with any significant events.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> Moderate. Kingsland's Shop is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> Kingsland's Shop holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> Kingsland's Shop holds no technological value.

6.18 Town Section 19 (Site E46/81)

Town Section 19 (16-18 Tay Street; Figure 6-469) has been occupied since at least the 1860s. The first recorded occupation is in photos from this decade that show a grocer, butcher and furniture dealer as present, however a fire in 1871 destroyed these buildings. Brick replacements for the three shops were erected in the 1870s and 1880s and were occupied by a variety of tenants until they were demolished in 1969 and replaced with the extant structure. Archaeological site E46/81 is defined by the original town section boundary, surveyed in 1857, due to the shared history of the modern properties (Part Section 19 and Lots 1 and 2 DP 303305). The section is currently occupied by:

- **Hannahs (16 Tay Street)**

- o Constructed in 1969, designed by L F Simpson, commissioned by R Hannah and Co Ltd

The rear of TS 19 is occupied by an asphalt car park accessed by a driveway from Tay Street. For much of its history, TS 19 was divided into thirds and the following section is structured around these.

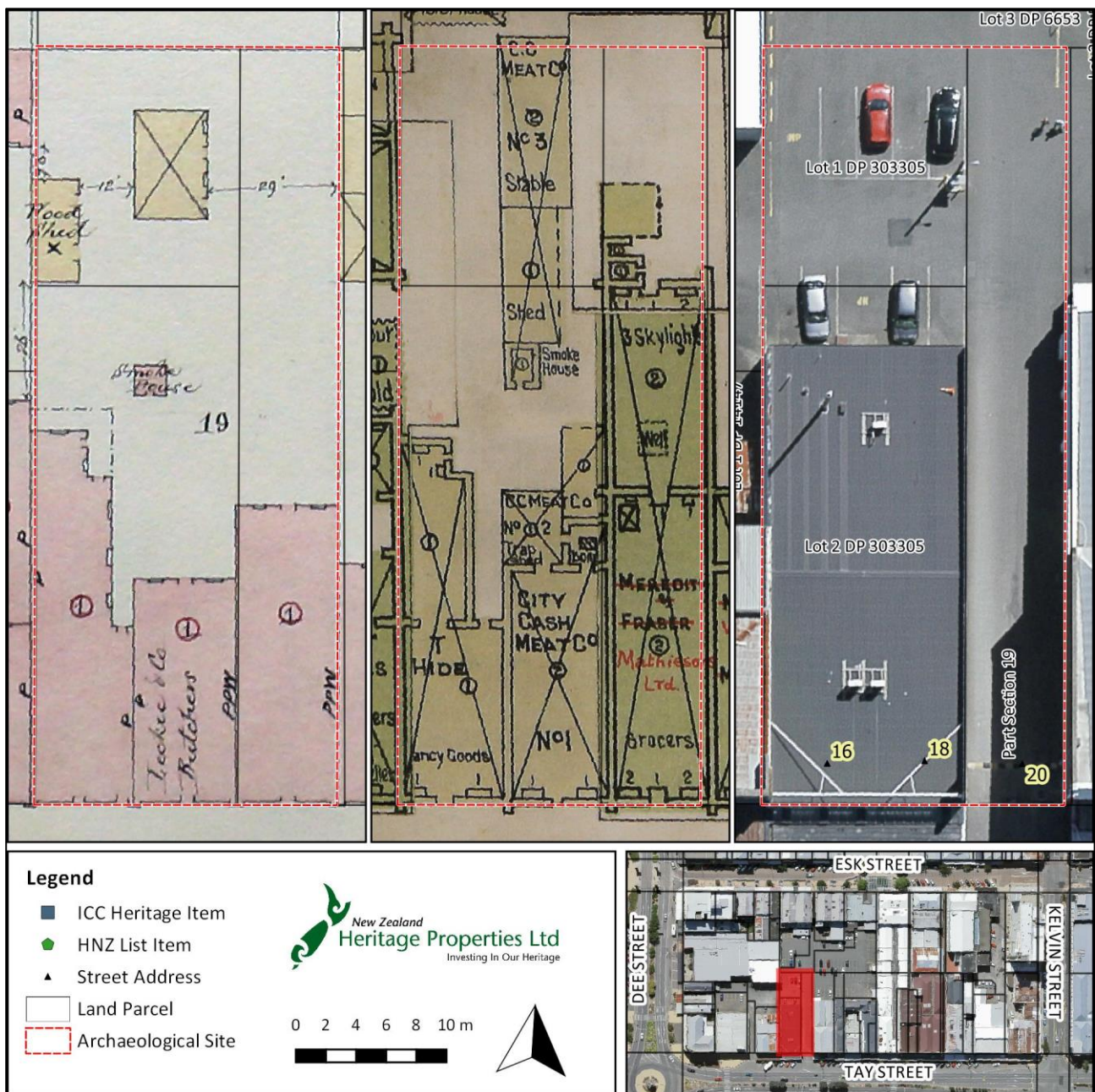


Figure 6-469. Town Section 19, Block II, Invercargill (E46/81). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

6.18.1 Historical Background

The following section outlines the history of the section and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of the land transactions and key events for TS 22 can be found in Table 6-81.

Table 6-81. Summary of land transactions and key events records for E46/81.

Year	Event	Source
1857	Purchased by Walter Day, ironmonger	H.47
1861	Day receives Crown Grant	DR B.503
1869	Frederick and Hunter, grocers, occupying building on west side of TS 19	Southland Times, 1869e
1871	Fire destroys three buildings on TS 19	Otago Daily Times, 1871b
1877	East and centre thirds conveyed to Robert Duncan Yule, merchant	SL7/102
1875	West third conveyed to William Barham, hairdresser	SL5/101
1877	Barham opens London Hair Cutting and Shaving Rooms on west third	Southland Times, 1876g
1878	Death of William Barham	SL5/101
1881	Centre conveyed to John Leckie, butcher; brick shop erected	CB22/136
1881	East third conveyed to William Sandison; brick shop erected	CB22/135
1882	West third transferred to Margaret Walker, Barham's widow, as part of estate; occupied by Thomas Pratt, grocer	SL5/101 Southland Times, 1919
1886	Death of John Leckie, centre property occupied by Leckie & Co butcher's shop, smoke house and stable	CB22/136, (Burwell, 1886)
1886	East third occupied by single-storey brick building	(Burwell, 1886)
1886	West third occupied by single-storey brick building and timber wood shed at rear	(Burwell, 1886)
1887	Centre property transferred to Robert Gilmour and James Fleming as part of estate	CB22/136
1888	J. Leckie & Co go into liquidation, centre shop and accoutrements put up for lease	Southland Times, 1874k
1888	East third conveyed to Robert Meredith	CB22/135
1893	West third occupied by A. Masters & Co, clothiers	Mataura Ensign, 1893
1899	West third occupied by McDonald Bros, clothiers	Southland Times, 1911
1901	West third occupied by George Findlay, clothier	Southland Times, 1901b
1902	Death of R Gilmour, centre property conveyed to Charles Rout and Alexander Robert Leckie	CB22/136
1904	West third occupied by Thomas Hide, fancy goods shop	Southland Times, 1904e
1905	Death of Charles Rout	CB22/136
1910	West third occupied by single-storey building housing T Hide's Fancy Goods	Fire Plan
1910	Centre third occupied by two-storey Cash Meat Co. building, smokehouse, shed and stable	1910 Fire plan
1910	East third occupied by two-storey building housing Mathesons Ltd	Fire plan
1912	Death of Robert Meredith	CB22/135
1913	East third transferred to Anne Meredith (widow) and Robert Thomas Meredith as part of estate	CB22/135
1923	East third conveyed to Robert Hannah, boot manufacturer	CB22/135
1969	Buildings demolished, replaced by extant structure and driveway to rear of property	ICC Property File

Town Section 19 was purchased by Walter Day on 20 March 1857 and was officially granted to him on 12 August 1861 (H.47 & DR B.503). Day took out a mortgage on the section on 8 August 1861 (DR B.503). Walter Day was an ironmonger and former sub-treasurer of Otago and does not appear to have ever resided in Invercargill, being instead based in Dunedin before returning to London in the 1860s (Otago Daily Times, 1904). The mortgage on TS 19 was paid off in 1866 (C.1102). Day also owned TS 11.

The early occupation history of TS 19 is poorly recorded, however there were buildings on site at least as early as 1869 when grocers Frederick and Hunter were occupying a shop on the west side of the section (Southland Times, 1869e). In 1870 Frederick left the partnership and the business became Hunter and Hawkshaw (Southland Times, 1870c). Two photographs dating to c.1870 (Figure 6-471 and Figure 6-470) show this building with a steep gable roof, and two neighbouring structures are also visible. In the earlier of the two images, the small centre shop has "BUTCHER" on the pediment, however the proprietor could not be determined. East of this small shop lies H Dalwig's Furniture Warehouse. No information could be found on Dalwig or his occupation of the site.



Figure 6-470. Detail of c.1870 photograph showing Hunter and Hawkshaw's grocery store (left) and butchery (right) (Anon., n.d.-a).



Figure 6-471. Detail from ca.1870 photograph showing Hunter and Hawkshaw's shop (left), the untenanted shop (centre) and H Dalwig's furniture shop (right) (Ross, 1864).

In 1871 a fire destroyed several Tay Street buildings, including all those on TS 19. It was thought that the fire started next door to Hunter and Hawkshaw's store and then quickly spread east along the street. Hunter and Hawkshaw's stock was insured for £800 while Dalwig was not insured. Accounts of the fire report that all people managed to escape from the buildings, "many of the women and children in their night-dresses," which implies that there were residences above and/or behind several of the Tay Street businesses (Otago Daily Times, 1871b). No resident was mentioned for the central shop. No information could be found relating to occupation on TS 19 in the years directly following the fire, suggesting it remained vacant for a time.

The west third of TS 19 was sold to William Barham in 1875. Barham was a hairdresser and opened the London hair cutting and shaving rooms on his portion of TS 19 in July 1877 (Southland Times, 1876g). William Barham died on 23 September 1878, and his portion of the section was transferred to Margret Walker on 5 January 1882 (SL5/101). Walker was Barham's widow who had remarried to Thomas Alexander Walker, a local bricklayer (Southland Times, 1882p), and she eventually commenced operation as a fruiterer from her portion of TS 19 (Wises Directory 1893) after apparently leasing the shop to grocer Thomas Pratt (Southland Times, 1919). Walker was replaced in 1893 by the first of several hatters and clothiers to occupy this property: A. Masters & Co (Mataura Ensign, 1893). Masters & Co were replaced by McDonald Bros, in 1899 (Southland Times, 1911), who in turn were replaced by George Findlay in 1901 (Southland Times, 1901b), and him by Thomas Hide in 1904 who opened a Fancy Goods store on site (Southland Times, 1904e).

The east and centre thirds of TS 19, containing 26 and 2/3 poles, were purchased from Day by Robert Duncan Yule on 5 January 1877 (SL7/102). Yule took out mortgages on 8 January 1877 and 28 May 1881 (SL7/102). According to the Wises Directories, Yule operated his drapery business (R. D. Yule & Co.) further down Tay Street from at least 1878 to 1885, and so does not appear to have ever occupied his portions of TS 19.

The centre third of TS 19 was conveyed to John Leckie in 1881 who opened a new butchery shop (the Glasgow Butchery) on site that year (Southland Times, 1881l). John Leckie died in 1886 but the business was continued by his sons and business partners until 1888 when it went into liquidation and the shop was offered for lease with all accoutrements (Southland Times, 1874k). Burwell's 1886 plan shows a brick smokehouse and timber stable behind Leckie's single-storey brick shop. The business was purchased by W Wills & Co. (Southland Times, 1881k), who were in turn bought out by the City Cash Meat Company in 1909 (Southland Times, 1909g). The 1910 fire plan shows an outbuilding behind the butcher's shop that is a combination of the smokehouse and stable visible in the 1886 plan which have been joined by an intermediary shed (Figure 6-469). A small room at the rear of the butcher's main building is noted as containing a bore.

The east third was conveyed to William Sandison, a Dunedin based fresh produce merchant, in 1881 and that year he called for tenders to erect a brick and concrete shop on the property (Southland Times, 1881k). Sandison leased this shop to A W Stock & Co, grocers, from 1882 (Southland Times, 1863n) until at least 1886 when they stop appearing in the street directories. In 1888 the property was purchased by Robert Meredith, a Welsh grocer, who commenced business from site around 1887 and is described in advertisements as a grocer, wine and spirit merchant and general seedsman (Southland Times, 1881k, 1902b; Western Star, 1896). Meredith operated from his Tay Street shop until circa 1910 when he leased the shop to Matheson's Ltd, another grocer. Meredith retained ownership of the property until his death in 1912 when it was transferred to his wife and son as part of his estate. The property remained in the family until 1923 when it was sold to Robert Hannah, a boot manufacturer. In 1969 all buildings on TS 19 were demolished and replaced with the extant single-storey shop for Hannahs that covers the west and central third of TS 19. The eastern third provides access to the rear of the property and a car park.

6.18.2 On Site Observations

There is currently only one building on TS 19: the single storey Hannahs shop, constructed in 1969 (Figure 6-472). A site visit was conducted by Peter Mitchell on 18 April 2018, but the interior of the building was not inspected as it is entirely modern.

Table 6-82. Summary of built structures at 16 Tay Street, Invercargill.

Building Name	Hannahs
Address	16 Tay Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	n/a
Construction Details	<ul style="list-style-type: none">Constructed 1969, designed by L F Simpson, commissioned by R. Hannah and Co. Ltd.
Building Details	Ground Floor – unknown



Figure 6-472. Tay Street façade of 16 Tay Street.

The eastern third and rear of TS 19 is an open-air asphalt carpark and accessway (Figure 6-473). No archaeological features are visible.

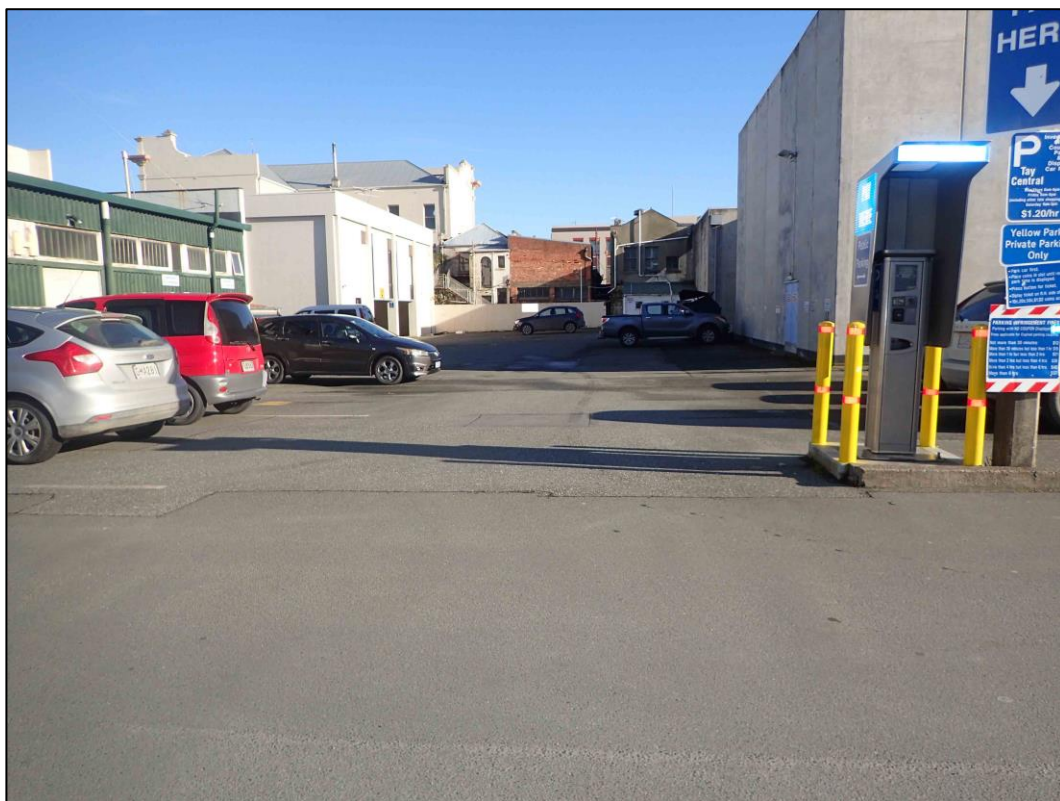


Figure 6-473. Car park at rear of site E46/81, looking west.

6.18.3 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-83 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/81 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-83. Summary of archaeological value for E46/81.

Value	Criteria	Assessment
Condition		Unknown. No pre-1900 structures remain on the site and the condition of subsurface remains is unknown, however a large area at the rear of the site has remained undeveloped and may contain <i>in situ</i> features and/or deposits.
Rarity or Uniqueness	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	Moderate. Historic commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated. Part of the site was being also used for activities that have not been investigated often in New Zealand such as butchery and hairdressing.

Value	Criteria	Assessment
Contextual Value	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	High. When considered alongside the other sites on this block, E46/81 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific businesses that occupied the site including butchers, clothiers, fruiterers, hairdressers and fancy goods retailers.
Information Potential	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	High. Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
Amenity Value	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	Low. No pre-1900 structures or features survive above ground at the site and so all archaeological remains will be subsurface.
Cultural Associations	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

6.18.4 Heritage Values

The Hannah's building was constructed in 1969 for R. Hannah & Co. This building in itself does not possess heritage value as defined by the Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, or best practice standards from HNZPT (NZHPT, 2007a), however it is one of the few buildings of this age on Block II and contributes to the overall townscape. Modern buildings such as this are an important part of Invercargill's story and provide evidence of the town's twentieth and twenty-first century development. This building holds some cultural value as it was designed by notable local architect L. F. Simpson.

6.19 Town Section 20 (Site E46/82)

Town Section 20 (8-14 Tay Street; Figure 6-474) has been occupied since at least as early as 1863 when merchants Calder, Blacklock and Co. were first recorded as having a store on site, although a right of way was established along the west side of the property in 1859. A fire in 1871 destroyed all buildings on the property and it remained vacant until ironmonger Abram Watson erected the extant building in 1877. This site has also been the location of a public baths from 1879 to the early 1890s and a plumbing works at the north end (demolished in 1996).

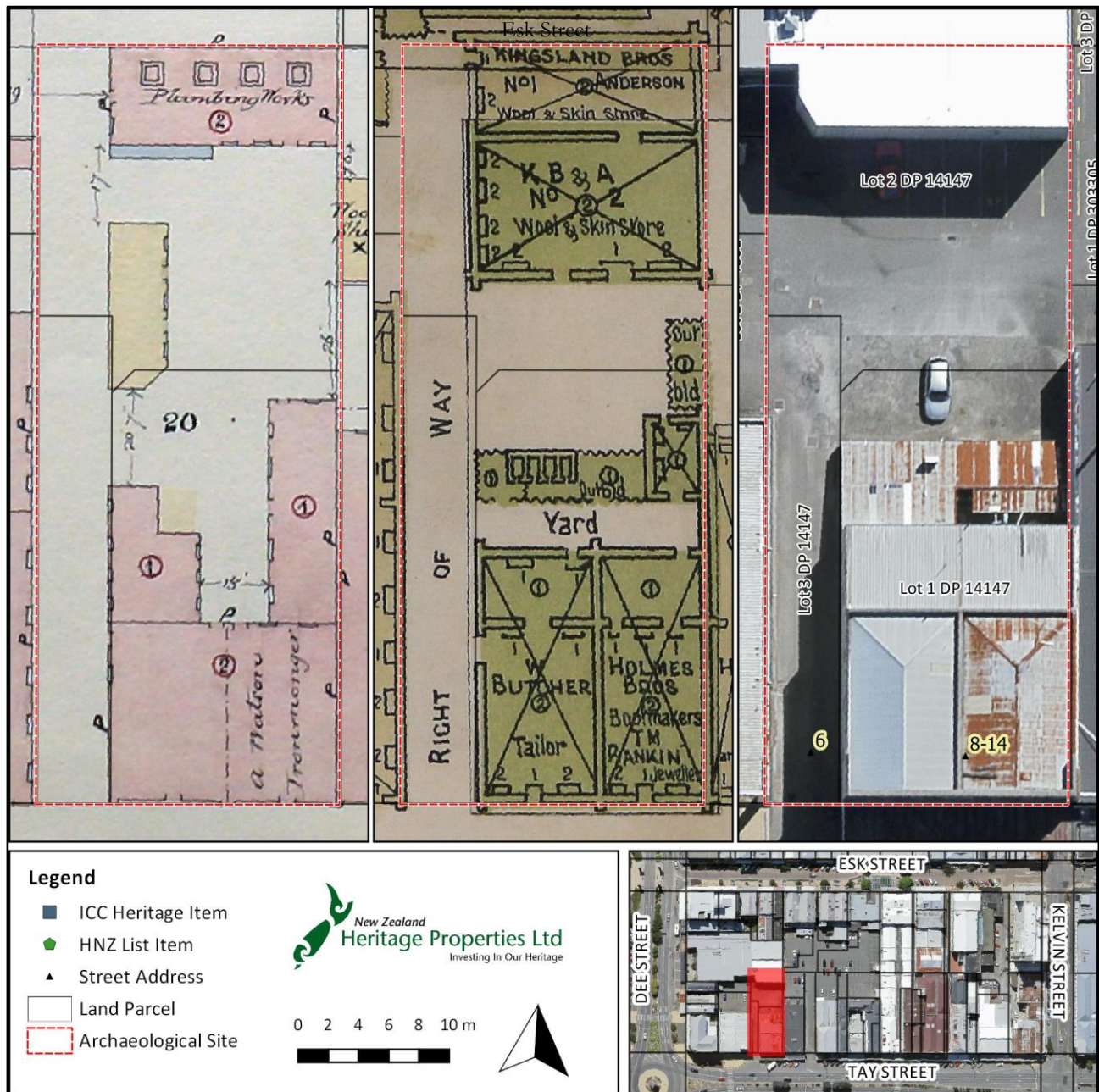


Figure 6-474. Town Section 20, Block II, Invercargill (E46/82). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

Archaeological site E46/82 is defined by the boundaries of the original town section, surveyed in 1857, due to the shared early history of the modern land parcels (Lots 1-3 DP 14147). The section is currently occupied by (west to east):

- **Right of Way (Lot 3 DP 14147)**
 - Established 1859 and had remained separate from the development of the remainder of the section since this time

- **Watson's Building (8-14 Tay Street)**
 - Constructed 1877, unknown architect, commissioned by Abram Watson
 - Interior and exterior alterations 1962

6.19.1 Historical Background

The following section outlines the history of the section and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of the land transactions and key events for TS 20 can be found in Table 6-84.

Table 6-84. Summary of land transactions and key events records for E46/82.

Year	Event	Source
1857	TS 20 purchased by John de la Condamine Carnegie	H.46
1857	TS 20 conveyed to Robert Stuart	DR B.127
1858	TS 20 conveyed to William Henderson Calder	DR B.127
1859	Calder forms a right of way down the western boundary of TS 20	Deeds Register 2.15
1863	Calder, Blacklock and Company occupying section	Southland Times, 1863b
1864	The Bank of Otago undertake alterations to building on TS 20	Southland Times, 1864h
1864	Bank of Otago open for business on TS 20	Southland Times, 1864f, 1864h
1864	TS 20 conveyed to the Bank of Otago	Deeds Register 3.357
1873	TS 20 conveyed to the National Bank of New Zealand	Deeds Register 17.890
1871	Fire destroys buildings on TS 20	Otago Daily Times, 1871b
1872	Abram Watson occupying section	Southland Times, 1872b
1876	Watson advertises for tenders for the construction of two-storied brick shop	Southland Times, 1876d
1877	TS 20 conveyed to Abram Watson, opens new shop	Deeds Register 26.179, Southland Times, 1877b
1877	West shop of Watson's Building occupied by Edwin Pearl, hairdresser, first floor by Geisow and McArthur	Southland Times, 1877f, Southland Times, 1877b
1879	Edwin Pearl extends west shop and opens City Baths	Southland Times, 1879g
1880	Richard G. Peters takes over Edwin Pearl's business, Stevens and Hillar occupying first floor	Southland Times, 1880f
1881	Wallace Murdoch occupying part of west shop	Southland Times, 1881d
1881	Stevens and Hillar's partnership is dissolved	Southland Times, 1881a
1881	James Smith takes over Wallace Murdoch's business	Southland Times, 1881h
1882	West shop occupied by Andrew Scott, fruiterer and seedsman	Southland Times, 1882f
1882	Stewart, Watson & Co. advertise the extensive alterations to east shop	Southland Times, 1882c
1883	Stewart, Watson & Co. dissolved, Abram Watson continuing wholesale and retail and John Watson continuing plumbing and tinsmith business in rear building	Southland Times, 1883e
1883	Mrs A. Scott's ladies' domestic agency operating from west shop	Southland Times, 1883b
1886	West shop occupied by Robert and James Findlay	Southland Times, 1886a
1887	Richard G. Peters and Andrew Scott move back to west shop	Southland Times, 1887d
1888	Charles Roland takes over Richard G. Peters' business	Southland Times, 1888b
1890	West shop occupied by Arthur Cusworth, fruiterer and seedsman	Southland Times, 1890c
1891	Abram Watson retires from business	Southland Times, 1891c
1892	TS 20 conveyed to Thomas Morell MacDonald, George Williamson and Donald Lachlan Matheson	Deeds Register 41.809
1892	East shop occupied by R. L. Begg and Sons	Southland Times, 1892g
1893	TS 20 conveyed to G Williamson, D L Matheson, and Robert Ferguson Cuthbertson	Deeds Register 40.287
1896	TS 20 conveyed to D L Matheson and R F Cuthbertson	Deeds Register 43.424
1896	East shop occupied by Thomas Rankin	Southern Cross, 1896a
1902	TS 20 conveyed to D L Matheson, R F Cuthbertson, and Frederick William Bicknell	Deeds Register 49.321
1903	Thomas Rankin subdivides east shop and sub-leases part to Thomas Holmes	Southland Times, 1903a
1904	Charles H. Poole purchases building at rear from John Watson	Southern Cross, 1904a
1905	West shop occupied by Walter E. Butcher, tailor	Western Star, 1905
1910	Rear building occupied by Kingsland Brothers and Anderson	Otautau Standard and Wallace County Chronicle, 1910
1913	TS 20 conveyed to R F Cuthbertson, F W Bicknell, and James Erskine Watson	Deeds Register 65.247
1917	TS 20 conveyed to F W Bicknell, John Gilkison, and Harold William Royds	F.201
1962	Alteration are carried out to the interior and exterior of Watson's building	ICC Property File
1996	Building at the rear of the section is demolished	ICC Property File

Town Section 20 was purchased by John de la Condamine Carnegie on 20 March 1857, and officially granted to him on 8 August 1871 (H.47 & A.711). Carnegie was a merchant and auctioneer in Dunedin, and does not appear to have ever resided in Invercargill (Otago Witness, 1857a, 1857c). In November 1857, Carnegie offered TS 20 for sale, describing the property as being “situated next to Mr Calder’s store” and “lying in the best place for business” (Otago Witness, 1857a). This suggests that no development had occurred on the section during Carnegie’s ownership.

Robert Stuart purchased the section from Carnegie in December 1857 (DR B.127). Stuart was born in Scotland in 1833 and emigrated to New Zealand in 1852. Following some time spent farming, Stuart took up Develing’s run at Edendale where he bred Clydesdale horses (Hall-Jones, 1946: 43). Stuart came to own a number of Invercargill town sections during the first years of the township’s development, but no evidence could be found to suggest Stuart occupied TS 20.

William Henderson Calder purchased TS 20 from Stuart in August 1858 (DR B.127). Calder moved to Invercargill in April 1857 and opened a shop on the adjoining TS 21 (Hall-Jones, 1946: 33). Calder’s intention for purchasing TS 20 is not clear, as no evidence could be found to suggest he developed the section. However, Calder did form a right of way down the western boundary of TS 20 in April 1859 and conveyed a share in its ownership and use to the owners and occupants of the adjoining TS 3 and 21 (DR B.184). The right of way is still present on the western boundary of TS 20 today as Lot 3 DP 14147. William Henderson Calder formed a partnership with fellow merchants John Blacklock and James Blacklock on 12 October 1860 under the style of “Calder, Blacklock and Company” (Otago Witness, 1860b). By at least February 1863, Calder, Blacklock and Company can be found in occupation of premises in Tay Street (Southland Times, 1863b). A photograph showing Tay Street in the early 1860s shows a building present on TS 20, likely to be the premises occupied by Calder, Blacklock and Company (Figure 6-475).

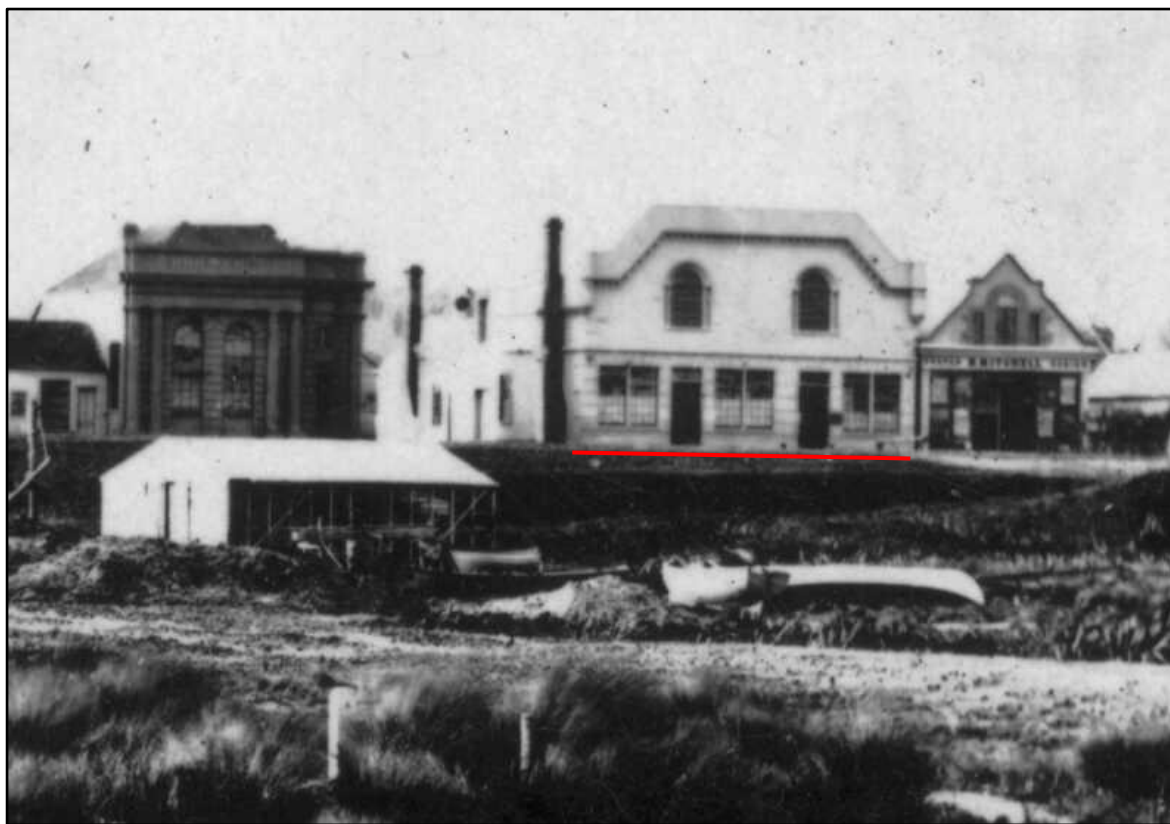


Figure 6-475. Detail from a photograph showing Tay Street in the early 1860s, showing a building present on Town Section 20, likely to be the premises occupied by Calder, Blacklock and Company (Anon, 1860b).

The Bank of Otago advertised their intention of establishing a branch of their business in the premises “now occupied by Calder, Blacklock and Co. in Tay Street ... as soon as the necessary alterations are completed” to the

building in January 1864 (Southland Times, 1864h, 1864f). The Bank of Otago had been established in Otago the previous year, as a means of profiting from the gold rush of the 1860s (Southland Times, 1863h). The bank's headquarters were based in Dunedin, though they quickly expanded by establishing branches in Port Chalmers and Invercargill. The Bank of Otago opened for business on site on 1 February 1864, under the management of A. Jamieson (Southland Times, 1864a). The Bank of Otago formally purchased TS 20 from William Calder in March 1864 (Deeds Register 3.357). A photograph taken along Tay Street in the late 1860s, shows the extent of the alterations undertaken by the Bank of Otago to the building (Figure 6-476).



Figure 6-476. Detail from a photograph taken along Tay Street in the late 1860s, showing the right of way and Bank of Otago building extending across Town Section 20 (Anon., n.d.-a).

The bank continued in business on the premises until October 1871 when a fire destroyed many of the buildings in the area, including the Bank of Otago. The only portion of the bank still present on the premises following the fire was the brick strong room, from which the bank's books and documents managed to be salvaged undamaged. The bank is estimated to have received damage to the estimated value of £2500 in the fire, though they were insured for up to £1000 (Otago Daily Times, 1871b). The following June the Bank of Otago advertised their removal to the newly constructed brick premises on the corner of Dee and Esk Street (Southland Times, 1872b). No evidence could be found to suggest that the bank again occupied TS 20. In 1873, the Bank of Otago went into liquidation and its assets (including TS 20) were taken over the National Bank of New Zealand (Otago Daily Times, 1873b).

The National Bank of New Zealand was formed in London in 1872, and established their head office in Wellington, New Zealand. They quickly began opening new branches in New Zealand as well as taking over seventeen branches from the former Bank of Otago. Following their acquisition, the National Bank of New Zealand took up occupation in the Bank of Otago's former premises on the corner of Dee and Tay Street (Southland Times, 1873a). The National Bank advertised TS 20, "formerly the site of the Bank of Otago", for sale in December 1873 (Otago Daily Times, 1873a). The advertisement for the property does not indicated that any buildings were present on the section at the time. Despite the central location, the section does not appear to have been popular, as the property

continued to be offered for sale for a number of years (Southland Times, 1875e). Historical evidence suggests that the property was likely occupied by Abram Watson as a leasehold during this time.

Abram Watson was originally from Scotland and came out to New Zealand with his family as a young carpenter. In 1858 he came to Invercargill, where he initially continued his carpentry business (Hall-Jones, 1946: 53). By August 1872, Watson was advertising his ironmongery business on Tay Street, likely on the premises leased from the Bank of Otago (Southland Times, 1872b). In October 1876, he advertised for tenders for the construction of a brick building on site (Southland Times, 1876d), and by November that year, the foundations for the new premises were being laid in Ōreti stone (Southland Times, 1876f). The building was to be divided into two shops fronting Tay Street, with apartments above that could be used as residences or commercial offices. By March 1877 the building was completed (Southland Times, 1877j). Watson announced the opening of his business in one of the shops in June 1877 (Southland Times, 1877b). Watson formally purchased TS 20 from the National Bank of New Zealand in September 1877 (Deeds Register 17.890). A photograph taken on Tay Street in 1881 shows “Watson’s Building” (as the building came to be known) present on TS 20, with the right of way down the western boundary of the section. At the time of the photo, the western shop of Watson’s building is occupied by R G Peters, hairdresser, and W Murdoch, bootmaker, and the eastern shop occupied by Abram Watson (Figure 6-477).

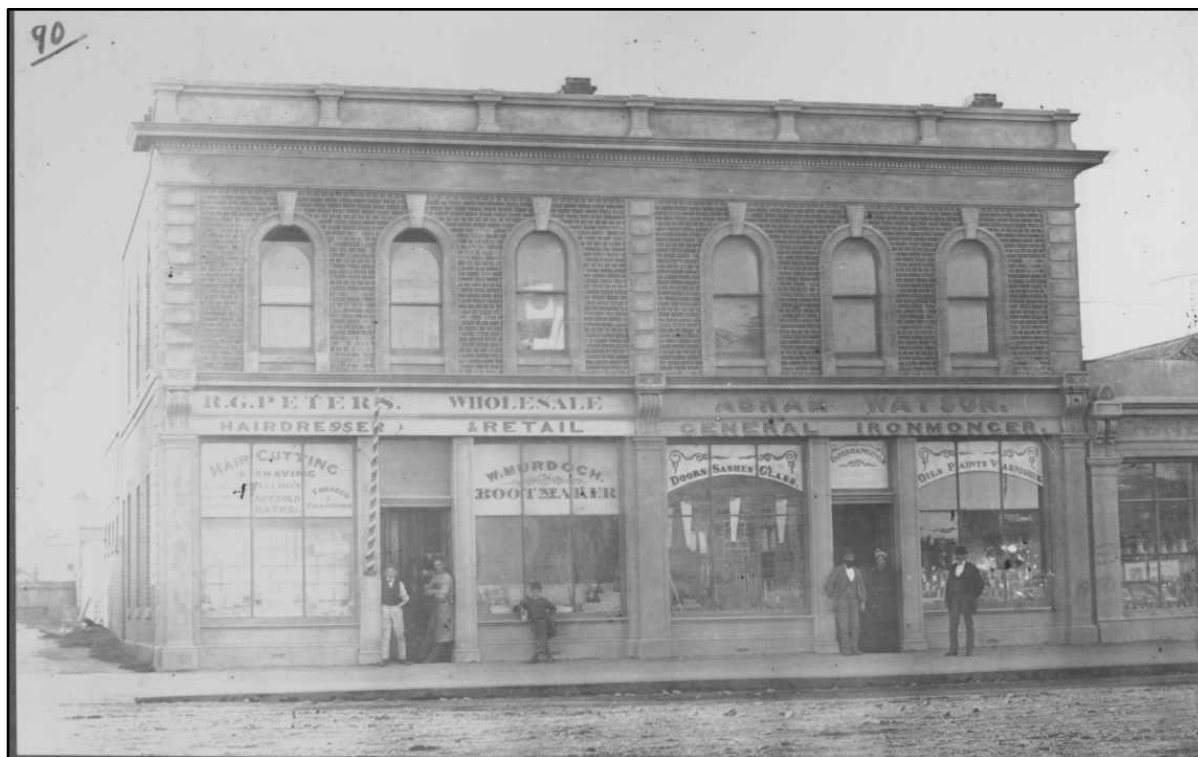


Figure 6-477. Photograph taken on Tay Street in 1881, showing “Watson’s Building” on Town Section 20, in occupation by R. G. Peters, W. Murdoch, and Abram Watson (Anon., 1881).

Edwin Pearl, a hairdresser, advertised the opening of his business in the western shop in Watson’s building by October 1877 (Southland Times, 1877b). An article printed in the *Southland Times* the following November describes Pearl’s shop as “elegantly stocked with everything belonging to the trade, including a large assortment of human hair, in the working of which Mr Pearl appears to be an artist” (Southland Times, 1877j). Pearl decided to expand his business in 1879 by adding the convenience of public baths to his premises. By January Pearl had ordered the necessary equipment from London, and in March he invited tenders for the erection of brick additions to the rear of his shop to the design of architect MacKenzie, Ridley and Co. (Southland Times, 1879g). The new baths were under construction in May 1879, and by September they were open to the public (Southland Times, 1879a). An article printed in the *Southland Times* in September 1879 provides a description of Pearl’s new establishment:

Mr E. Pearl, hairdresser, has supplied a long, felt want in Invercargill by erecting baths at the rear of his premises in Tay Street. The baths, which are seven in number, consist of hot and cold water, shower, and Sicilian, a shower of hot and cold water being fitted to each. The water is heated by two boilers, connected to a hot cistern, containing 100 gallons. A large tank, three feet deep, covers the roof of the baths, and supplies the boilers and baths with cold water. In connection with this tank is a well, some thirty feet deep, provided with a force pump, and from this source alone, irrespective of the tank water, a sufficient supply could be procured to keep the baths going. The tank, when full, will contain no less than 7950 gallons. The whole of the bathrooms are furnished in the ordinary way. The fittings are of a most substantial character, and the whole building is a credit to the contractor, Mr H. F. Norris. Mr Jagers executed the plumbing work. Messrs Mackenzie, Ridley, and Co., the well-known architects, drew out the specifications, and supervised the erection of the concern. Much credit is due to Mr Pearl for his enterprise in establishing public baths, which of necessity must prove to be of great convenience to the community at large — more especially when it is considered that the public baths provided by the Corporation are not of the most inviting character. Mr Pearl has so far met with considerable encouragement, the number taking advantage of the baths being in excess of what he anticipated (Southland Times, 1879g).

Despite the apparent popularity of the baths, Pearl experienced financial difficulties later in 1879, and in December he was forced to hold a sale of his stock and trade to meet some of his debts (Southland Times, 1879c). Pearl continued to operate his hairdressing and baths establishment on the premises until June 1880 when his continued financial difficulties again saw the sale of his stock and trade (Southland Times, 1880f).

During Pearl's occupation of the shop premises fronting Tay Street, the offices upstairs appear to have been occupied by Frederick Geisow and Duncan William McArthur. Geisow and McArthur had been in business together as civil engineers, under the style of "Geisow & McArthur", since June 1877 at their offices in Esk Street (Southland Times, 1877a). In September 1877, Geisow and McArthur advertised the removal of their offices to Watson's Building (Southland Times, 1877f). Geisow and McArthur dissolved their partnership in October 1877, with McArthur carrying on the business in partnership with Duncan John McArthur, under the style of "McArthur Brothers" (Southland Times, 1877e). McArthur Brothers continued to occupy the offices in Watson's Building until 1879 when they were advertised for lease (Southland Times, 1878a, 1879d). George Tracy Stevens and Frederick Hillar took over the lease in 1880 (Southland Times, 1880f). Stevens and Hillar were in business together as civil engineers, trading together under the style of "Stevens and Hillar". They continued to operate out of the premises until April 1881 when their partnership was dissolved (Southland Times, 1881a, 1881b).

Richard G Peters took over the hairdressing and baths establishment from Pearl in September 1880 (Southland Times, 1880f). By March 1881, Peters had divided the western shop in two, and continued to occupy the western half of the shop. A fire which broke out in the adjacent Bank of Australasia building, threatened to consume Peters' premises in May 1882. Much of Peters' stock was rescued from the building but was damaged by smoke and water. Watson's Building, however, remained undamaged from the flames, thanks in part to the distance from the original fire provided the by the right of way (Otago Witness, 1882). Peters was advertising the re-opening of his premises just three days after the fire (Southland Times, 1882c). Peters continued to run the hairdressing and "City Baths" establishment until April 1886, when he advertised the removal to new premises on Dee Street (Southland Times, 1886f).

The eastern half of Peters' shop was leased by Wallace Murdoch, a bootmaker, by March 1881 (Southland Times, 1881d). The photograph taken on Tay Street in 1881 shows both Peters and Murdoch in occupation of the western shop (Figure 6-477). Murdoch did not occupy the premises for long however, before disposing of his business to James Smith in July 1881 (Southland Times, 1881h). Advertisements for James Smith's boot and shoe emporium can be found in contemporary newspapers until October 1881 (Southland Times, 1881f). Andrew Scott, a seedsman and fruiterer, advertised his business from the premises in August 1882 (Southland Times, 1882f). From September 1883 Mrs A Scott was advertising a "ladies domestic agency office" from Watson's Building, likely in the offices above or out of her husband's shop (Southland Times, 1883b). The Scotts continued in occupation of

the premises until April 1886, when they advertised their removal to new premises in Dee Street (Southland Times, 1886d).

The 1886 Burwell Plan shows the footprint of Watson's two-storey brick building on TS 20 (Figure 6-474). The plan provides no indication of tenants occupying the western shop of Watson's Building, though Pearl's 1879 extension for the city baths is apparent at the rear of the building. A wooden building is also present at the rear of the extension and is likely associated with the running of the city baths establishment. Stewart, Watson & Co.'s 1882 extension at the rear of the east shop is also evident on the plan. A brick building labelled "plumbing works" is also present on the northern boundary of TS 20, which is likely the location of the plumbing side of the ironmongery business.

Following the departure of Peters and Scott, the occupation of the whole of the western shop of Watson's building was taken over by Robert and James Findlay (Southland Times, 1886a). The Findlays were in business together as drapers and importers, under the style of "R & J Findlay" (Southland Times, 1884c). They advertised their removal to Watson's building in April 1886 (Southland Times, 1886a). The City Baths establishment was still located at the rear of R & J Findlay's premises, and following the departure of Richard Peters, Abram Watson took over their proprietorship (Southland Times, 1886c). R. & J. Findlay continued to run their drapery business from the premises until March 1887, when they advertised they would be closing the Invercargill branch of their business (Southland Times, 1887a).

Following R & J Findlay's removal from the premises, both Richard Peters and Andrew Scott advertised the re-opening of their business in Watson's Building in July 1887 (Southland Times, 1887d). Peters continued in business as proprietor of the hairdressing and baths establishment until 1888, when Charles Roland took over their management (Southland Times, 1888b, 1889e). Roland and Scott continued in business on the premises together until 1890 (Southland Times, 1890c).

Arthur Cusworth, fruiterer and seedsman, took over management of the western store of Watson's Building in October 1890. Cusworth advertised the City Baths at the rear of his shop in October and November 1890 (Southland Times, 1890f, 1890c). No further advertisements could be found for the baths in contemporary newspapers, suggesting that they may have been permanently closed shortly after this date. Cusworth continued to advertise his fruiterer and seedsman business from the premises until the turn of the twentieth century (Southland Times, 1899b).

Abram Watson continued to run his ironmonger and general furnishing warehouse from the eastern shop of the building. Watson advertised himself as a wholesale and retail plumber, tinsmith, coppersmith, bellhanger, and gasfitter. Watson was joined in partnership by James Stewart and his son, John Watson, in 1882, and traded together under the style of "Stewart Watson & Co." (Southland Times, 1882c). Together they made "extensive alterations" to their factory to accommodate more modern machinery which allowed them to expand their business to include the manufacture of sheet metal moulding, ridging, spouting, tanks, tinware, sunlights, furnace frames and many other articles of the ironmongery trade (Southland Times, 1882c). The business enterprise of the Watsons and Stewart did not continue for long however, with the partnership being dissolved in August 1883 (Southland Times, 1883e). Following the dissolution of the partnership, the Watsons continued to run the wholesale and retail ironmongery business from the eastern store until Abram's retirement in 1891 (Southland Times, 1891c). Watson continued to own the property until 1892, following which the property has been owned by various investors and trustees (SL125/248).

The occupation of the eastern shop was taken over from Abram Watson by R L Begg and Sons, tea merchants, in 1892. R L Begg and Sons petitioned the Invercargill Borough Council to place a finger board with the name of their firm above the door of their premises (Southland Times, 1892g). They advertised the sale of Ceylon and Indian teas from the premises (Southland Times, 1892b). James Begg took over the Invercargill side of the family tea business in 1895, following which he appears to have relocated to different premises (Southern Cross, 1896c).

Thomas Rankin took over the lease for the western store in January 1896, when he advertised the sale of watches and jewellery from the premises (Southern Cross, 1896a). Rankin continued to occupy the premises into the latter twentieth century. Rankin divided the eastern shop in two in 1903, and sub-leased half of the premises to Thomas Holmes. Holmes advertised the opening of his boot and shoe making business, under the style of “Holmes Brothers”, in the premises in July 1903 (Southland Times, 1903a).

Following Abram’s retirement, his son, John, appears to have carried on the plumbing and tinsmith side of the business located at the rear of the TS 20 until 1904, when he sold it to Charles H. Poole (Southern Cross, 1904a). A photograph taken on the corner of Dee and Tay Street in 1905, shows Watson’s Building present on TS 20, with an advertisement for Poole’s plumbing on the western wall of the building down the right of way (Figure 6-478).



Figure 6-478. Detail from a photograph taken on the corner of Dee and Tay Street in 1905, showing Watson’s building present on the section (indicated in red). An advertisement for Poole’s plumbing business at the rear of the section is also evident on the western side of the building (Muir & Moodie, 1905).

The 1910 fire and insurance plan shows the right of way and Watson’s Building present on TS 20 (Figure 6-474). The rear extension of the western shop which had housed Pearl’s City Baths business is no longer present on the section, suggesting that the building was likely demolished after the closing of the establishment in the 1890s. The occupier of the western store of Watson’s building is identified as W. Butcher at this time. Walter E Butcher, a tailor, first advertised the opening of his “high class tailoring” establishment on site in June 1905 (Western Star, 1905). The contemporary street directories indicate Butcher continued to occupy Watson’s Building into the 1920s (H Wise & Co. 1923: 531). The 1910 plan also shows Holmes Brothers and Thomas Rankin as occupying the eastern shop. Stewart, Watson & Co.’s 1882 extension at the rear of eastern shop is no longer present on the section and has been replaced by several outbuildings (Figure 6-474). Watson’s plumbing works at the rear of the section had been expanded and is identified as occupied by Kingsland Brothers and Anderson, tanners and fellmongers.

Advertisements for Kingsland Brothers and Anderson premises in Tay Street first appear in contemporary newspapers in September 1910, but it is not clear when the extension to the original premises was undertaken (Otautau Standard and Wallace County Chronicle, 1910). Watson's Building continued to be leased out to commercial tenants throughout the twentieth century, and still stands at 8-14 Tay Street. In 1962 renovations to the original 1877 building were undertaken to update the buildings street façade and floor plan (Figure 6-479 and Figure 6-480). These alterations included the removal of the brick parapet and installation of a concrete replacement, new steel windows and the enclosure of outbuildings directly at the rear of the main structure. A mezzanine floor was added to the rear of Watson's Building at an unknown date in the late twentieth century and is currently used as a flat. The building at the rear of TS 20 once used as the plumbing works was demolished in 1996 (ICC Property File).

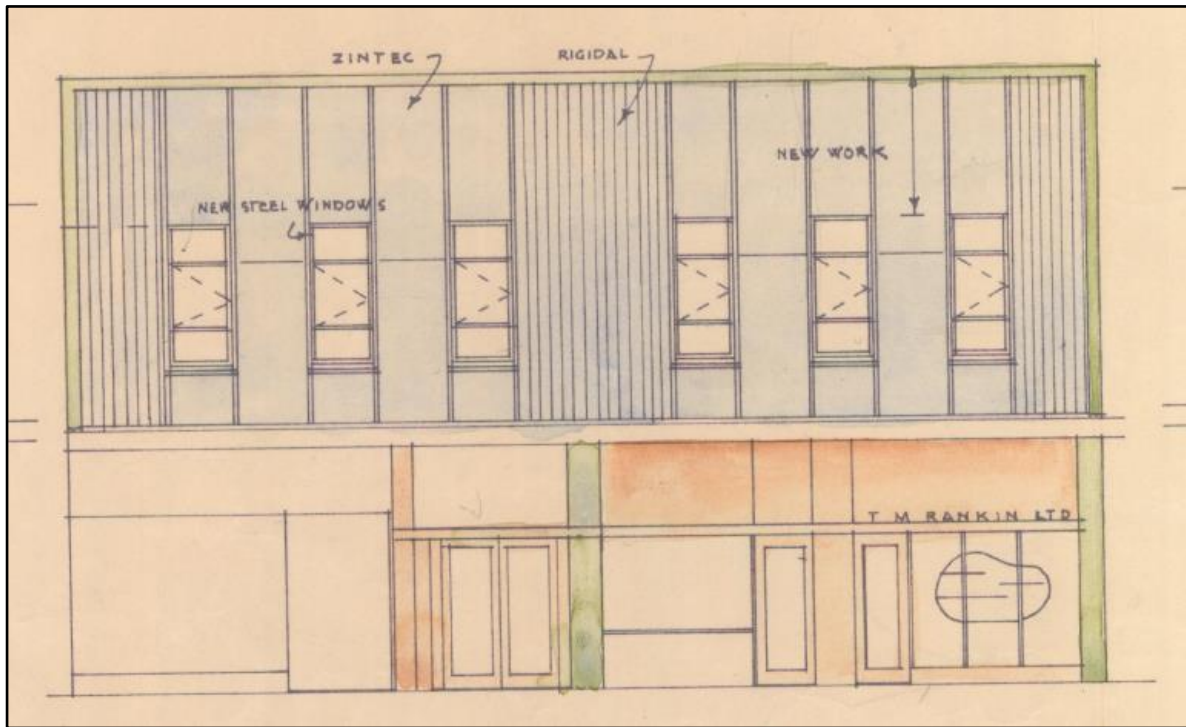


Figure 6-479. Detail from 1962 plan, showing alterations to the street façade of Watson's building at 8-14 Tay Street (Barham & Barham, 1962).

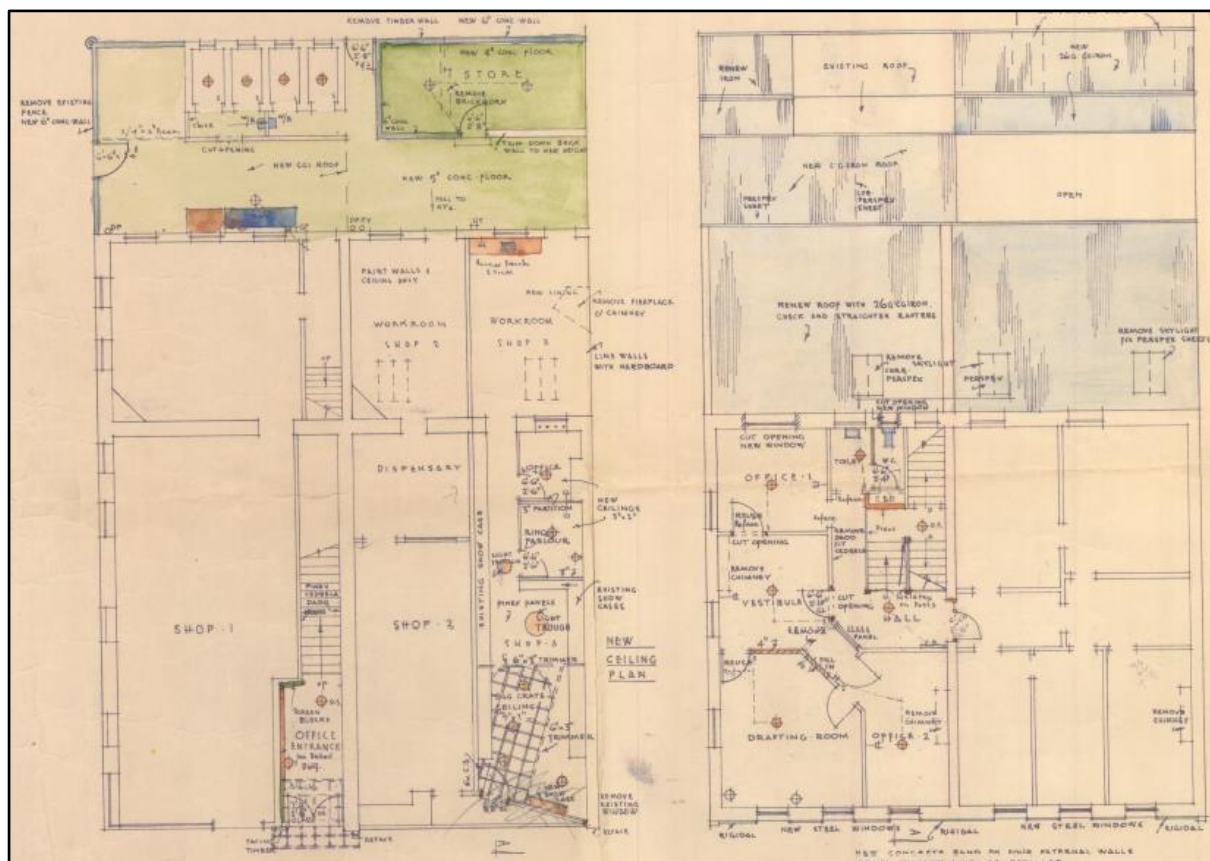


Figure 6-480. Detail from 1962 plan, showing alterations to the ground floor plan (left) and second floor plan (right) of Watson's Building at 8-14 Tay Street (Barham & Barham, 1962).

6.19.2 On Site Observations: Watson's Building (8-14 Tay Street)

The building at 8-14 Tay Street was constructed in 1877 for Abram Watson. Major interior and exterior alterations were undertaken in 1962, and a mezzanine level at the rear that holds a flat was added at an unknown date subsequent to this. The following description of the building follows from the site visits conducted by Dr Dawn Cropper, Dr Naomi Woods and Peter Mitchell on 20 April and 8 June 2018.

Table 6-85. Summary of built structures at 8-14 Tay Street, Invercargill.

Building Name	Watson's Building
Address	8-14 Tay Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	n/a
Construction Details	<ul style="list-style-type: none"> Constructed 1877, unknown architect, commissioned by Abram Watson Major alterations 1962 Mezzanine flat added at unknown date in mid to late-twentieth century
Building Details	Ground Floor – 14 (Rooms 1-14) Mezzanine – unknown First Floor – 4 (Rooms 15-18)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. As there are few records of the building's original layout it is difficult to determine how much it has changed over time without using invasive methods. There have, however, been at least two renovations of the premises during the mid to late twentieth century. The building is comprised of the ground floor, a mezzanine level and first floor. The mezzanine flat was not investigated as it is known to be modern.

South Elevation

The Tay Street façade has no visible heritage fabric (Figure 6-481). Alterations in 1962 included the removal of most of the original detailing, rendering of the brickwork and the replacement of the original brick parapet with

the extant concrete example. Six steel casement windows line the first-floor façade and date to the 1962 alterations. The three ground floor shop fronts have also been repeatedly altered and each currently consists of an inset glass door and large display windows. A glass door that leads to the stairs to the first floor is positioned roughly on the centre of the Tay Street façade. A simple verandah extends the length of the building and is supported by iron posts.



Figure 6-481. Tay Street façade of Watson's Building.

East, West and North Elevations

The west elevation of Watson's Building is plain rendered brick and concrete with low parapets at the south end and on the mezzanine section (Figure 6-482). The east elevation is partly obscured by the neighbouring Hannah's Building but the parts that are visible are rendered like the west elevation. The north elevation of the original portion of the building has been mostly obscured by the mezzanine addition and the enclosed outbuildings, but it has no decoration and is also rendered brick and concrete (Figure 6-483). The three different levels are clearly visible on this elevation.



Figure 6-482. West elevation of Watson's Building, looking southeast.



Figure 6-483. North elevation of Watson's Building.

Roof

The front, original portion of Watson's Building has a double-gabled roof with rear hips that is hidden from view by the front parapet. Each of the rear portions has a mono-pitch roof that slopes down to the north. All are clad in corrugated iron.

Windows

All of the windows on the first floor of Watson's Building were replaced with steel casements during the 1962 alterations. Timber sash windows with lugs survive on the north elevation on the ground floor and open onto the now enclosed yard area (Figure 6-484).



Figure 6-484. Original timber sash window with lugs in ground floor north elevation.

Ground Floor

The ground floor of Watson's Building is divided into three shop spaces and an enclosed yard area at the rear (Figure 6-485), and all are currently occupied by a craft studio and shop (Figure 6-486). The interior of the building has been remodelled and as a result minimal heritage fabric is visible. Room 1 has a dado rail above which the wall is lined with painted pressed tin, although this appears to date to the early twentieth century due to its Art Nouveau style (Figure 6-487; left). Tongue and groove timber floorboards are exposed in half of Room 4 and may be original (Figure 6-487; right). A four-panel low lock rail door with moulded architraves is located in the east wall of Room 12 (Figure 6-488; left) and opens into a space that is now a cupboard (Room 13) but appears to have originally been the rear entry to the first floor. Exposed brickwork in the English Garden Wall bond is visible in this cupboard (Figure 6-488; right). Rooms 7, 8 and 9 were originally outbuildings but were partially enclosed during the 1960s renovations and now comprises storage areas and toilets (Figure 6-489). The stairwell leading up to the first floor has a mosaic tiled floor on the bottom level that may be original. The linings, mouldings and architraves have been updated elsewhere on this level.

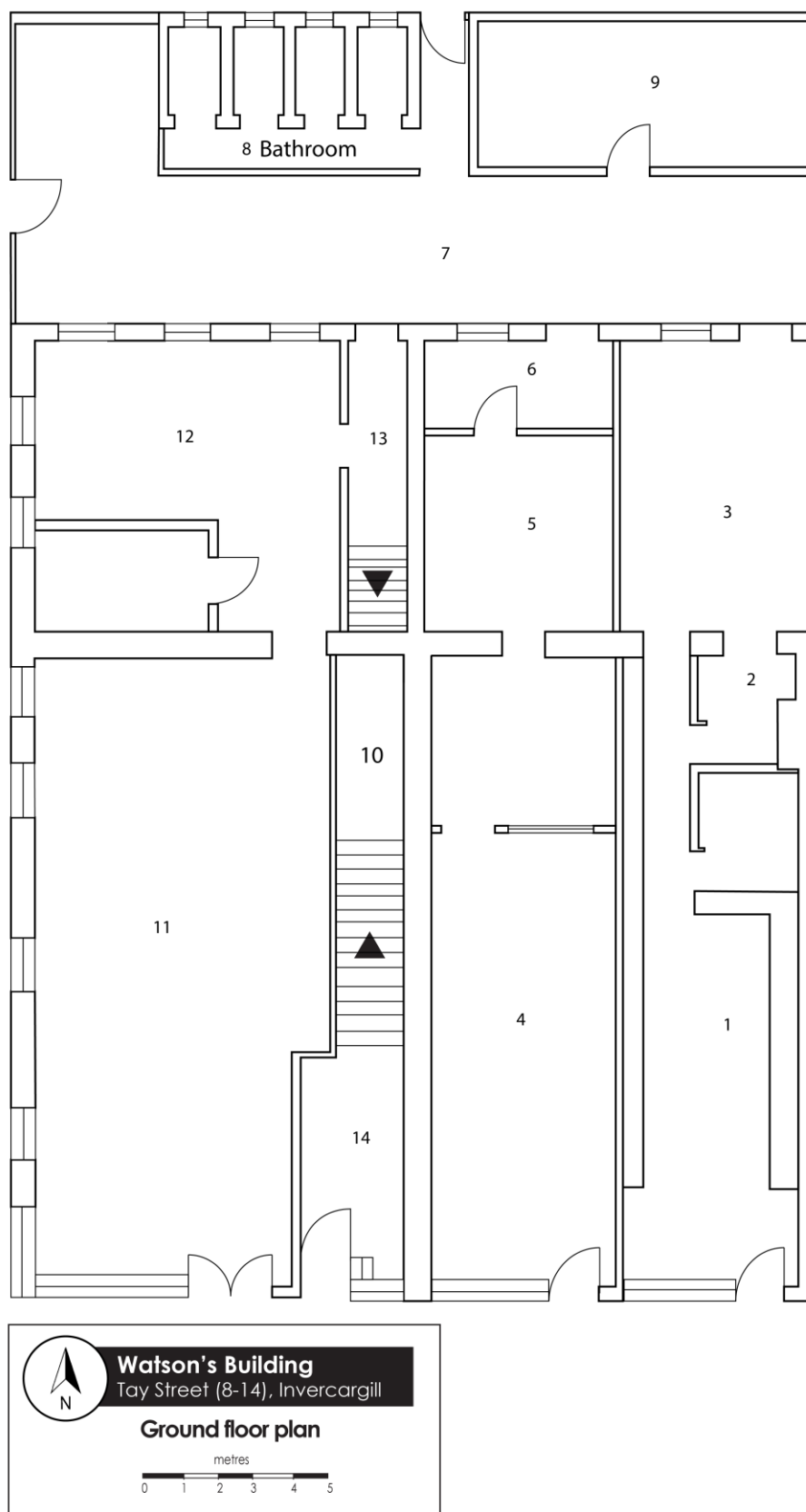


Figure 6-485. Ground floor plan of Watson's Building.

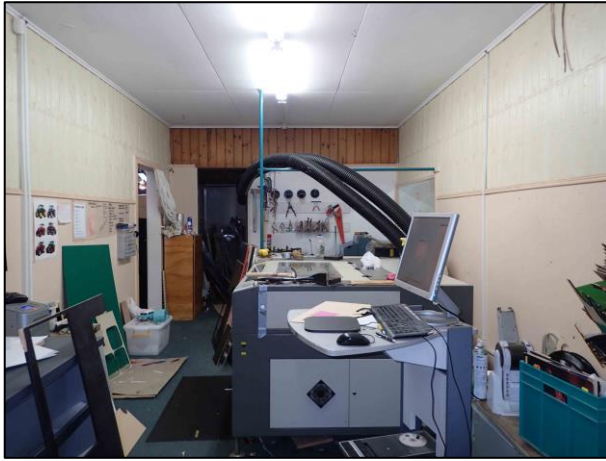


Figure 6-486. Room 1, looking north (left) and Room 11, looking south (right).

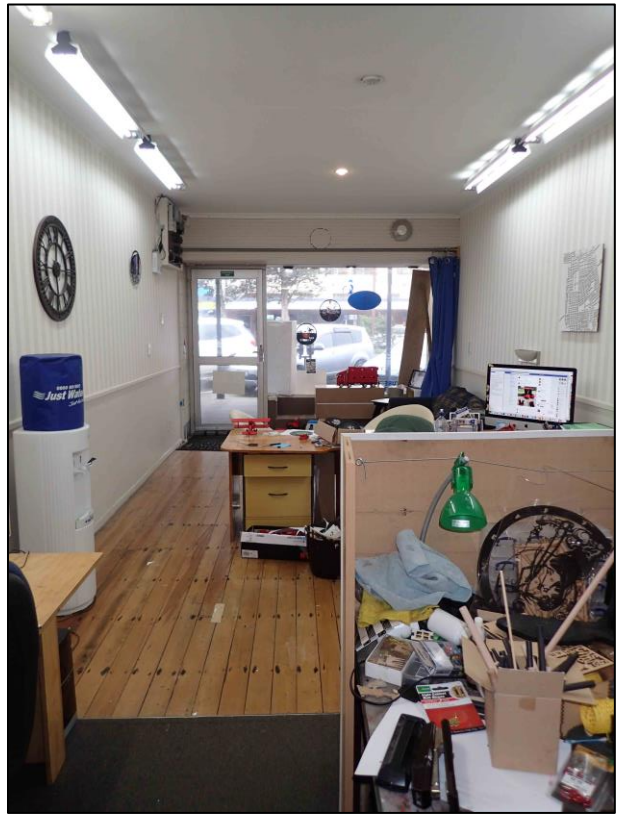


Figure 6-487. Left: Art Nouveau pressed tin wall linings in Room 1. Right: Room 4 with exposed floorboards, looking south.



Figure 6-488. Left: original door in east wall of Room 12. Right: exposed brickwork on east wall of Room 13.

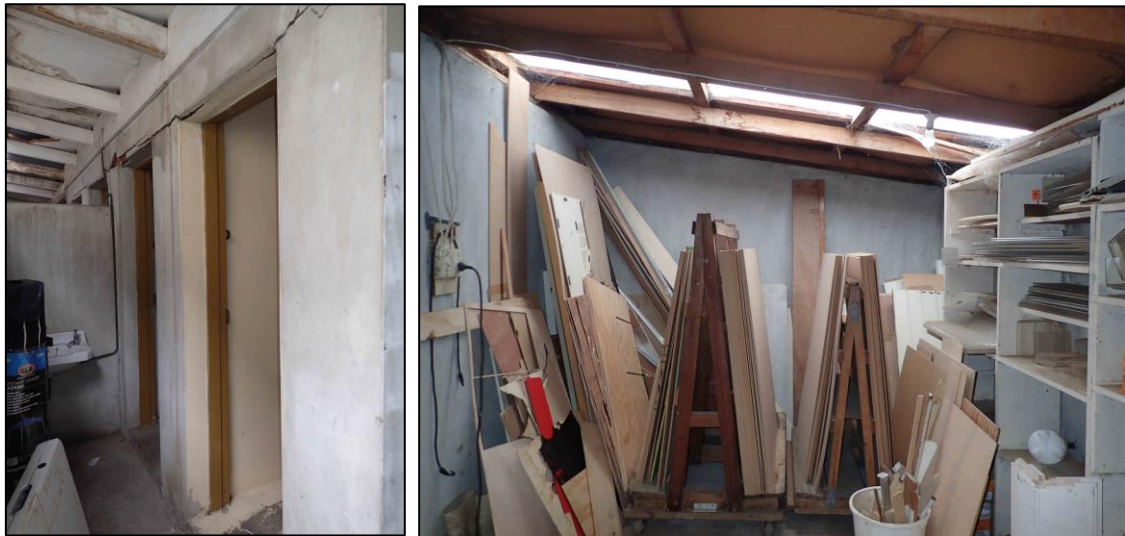


Figure 6-489. Left: toilets (Room 8), looking northwest. Right: storage area (Room 9), looking east.

First Floor

The first floor is currently separated into two tenancies (Figure 6-490), one of which is occupied (Room 16; Figure 6-491). The west tenancy (Room 17; Figure 6-492) was unable to be accessed during the site visit, however the door and partition walls are glass, so the area was able to be viewed. No heritage fabric is visible in either space and each has softboard tile ceilings, softboard walls and modern carpet on the floors. Two toilet stalls (Room 18) are located at the north end of the first-floor landing (Room 15). The original roof structure is visible through an opening in the ceiling of Room 15 (Figure 6-493).

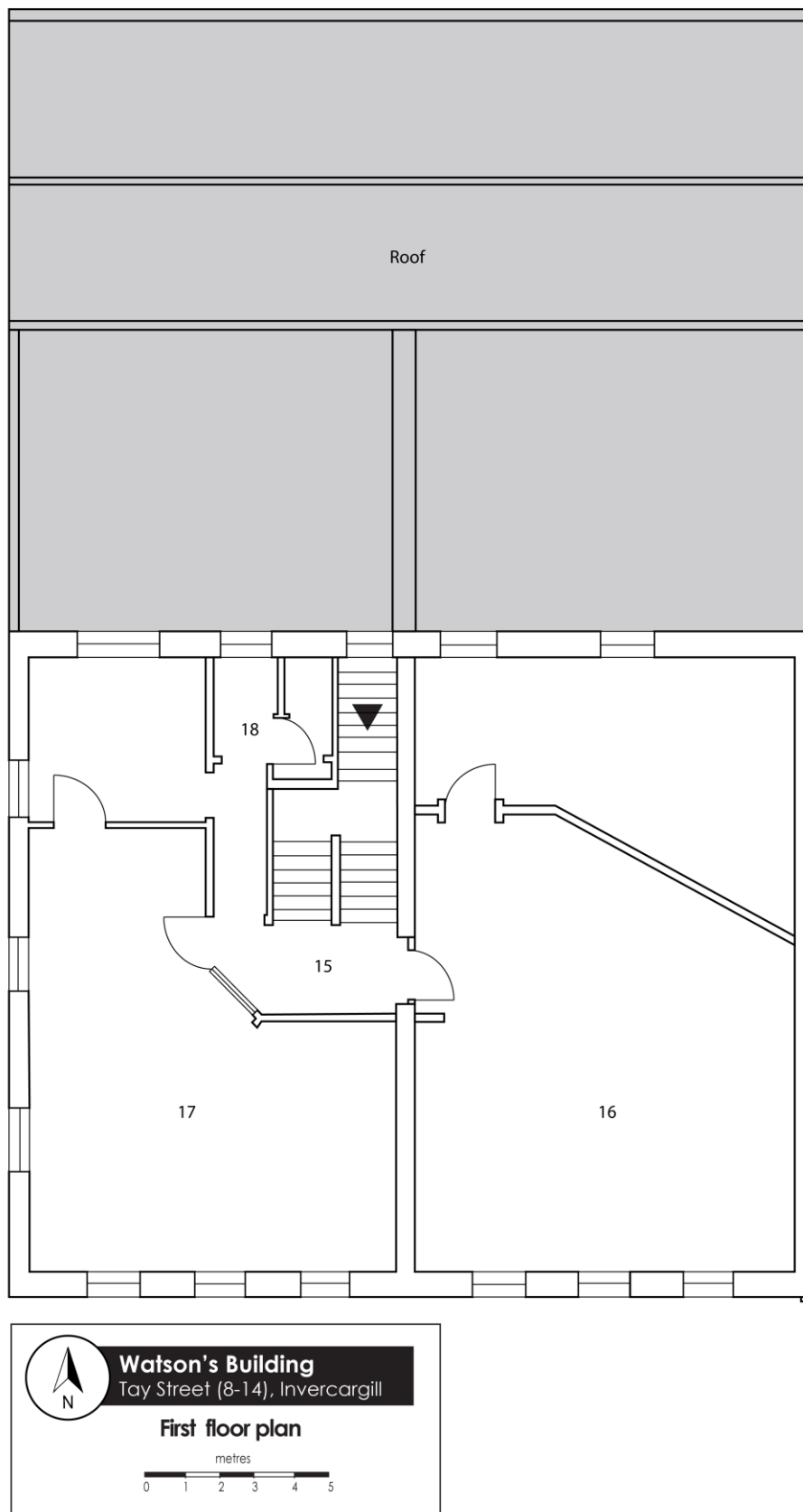


Figure 6-490. First floor plan of Watson's Building.



Figure 6-491. Room 16 looking south (left) and north (right).

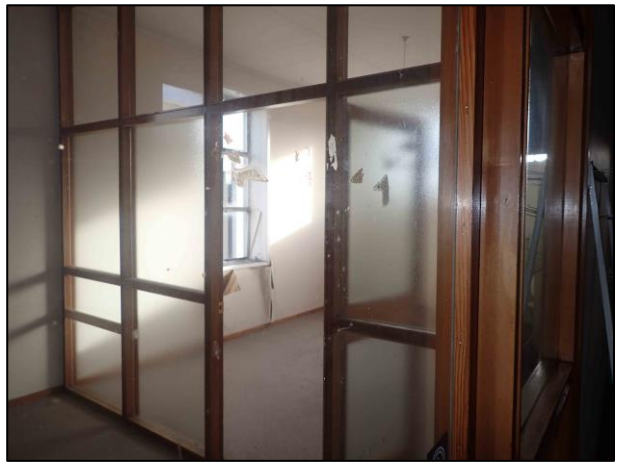


Figure 6-492. Room 17 looking southwest (left) and northwest (right).



Figure 6-493. Original roof structure viewed through opening in ceiling in Room 15.

6.19.3 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-86 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/82 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-86. Summary of archaeological value for E46/82.

Value	Criteria	Assessment
Condition		Moderate. Watson's building is still standing on site but has been extensively altered and retains minimal heritage fabric. The presence and/or condition of subsurface archaeological remains is unknown.
Rarity or Uniqueness	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	Moderate. Historic commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated. This site was also occupied by businesses that have not been investigated archaeologically in New Zealand, such as the public bath house.
Contextual Value	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	High. When considered alongside the other sites on this block, E46/82 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants, such as Abram Watson, plumber and ironmonger, and Edwin Pearl, hairdresser.

Value	Criteria	Assessment
Information Potential	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	High. Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present. The early occupation history of this site is also poorly recorded and so the archaeology has the potential to provide a more complete picture of this time.
Amenity Value	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	Low. The exterior of Watson's Building has been extensively altered during the twentieth century and as such retains low levels of amenity value.
Cultural Associations	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

6.19.4 Heritage Values

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Watson's Building are summarised in Table 6-87 below, and based on this assessment, NZHP considers Watson's Building to have a **low** level of overall significance.

Table 6-87. Summary of physical, historic, and cultural values for Watson's Building.

Archaeological Values	
Archaeological Information	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> Moderate. Watson's Building is part of an archaeological site assessed as having moderate archaeological value (see Table 6-86).
Architectural Values	
Architecture	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> Low. Watson's Building has a plain rendered brick and concrete façade that holds no architectural value and the interior does not contain any features that possess architectural value.
Rarity	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.
Representativeness	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? <ul style="list-style-type: none"> Low. Watson's Building is not deemed a good example of updated period design.
Integrity	Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out? <ul style="list-style-type: none"> Low. The interior and exterior of Watson's Building have been heavily modified and retain minimal heritage fabric.
Vulnerability	Is the place vulnerable to deterioration or destruction or is threatened by land use activities? <ul style="list-style-type: none"> The ground floor and mezzanine flat of Watson's Building are occupied and being maintained, however the first floor is only partially occupied and is falling into a state of disrepair.
Context or Group	Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance? <ul style="list-style-type: none"> Moderate. Watson's Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not a principal contributor to the value of the group.

Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> • Low. Watson's Building is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> • Low. Watson's Building is not held in high public esteem.
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> • Watson's Building holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> • Low. Watson's Building does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> • There are no known tangata whenua connections to Watson's Building.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> • Watson's Building was constructed prior to 1900 and is part of archaeological site E46/82 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> • Low. Watson's Building is not associated with any significant individuals or groups.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> • Low. Watson's Building is not associated with any significant events.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> • Moderate. Watson's Building is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> • Watson's Building holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> • Watson's Building holds no technological value.

6.20 Town Section 21 (Site E46/83)

Town Section 21 (4 Tay Street; Figure 6-494) has been occupied as early as 1857 and has been occupied by a bank for most of its history. John Jones' established done of Invercargill's first shops on the section in 1857 and the first bank was built alongside this in 1862 for the Bank of New Zealand. A fire in 1882 destroyed all buildings on the property but a second bank was erected the following year by the Bank of Australasia. This building stood on site until 1974 when the current building was erected for ANZ and housed the bank until 2000 when it was converted into a car park. Archaeological site E46/83 is defined by the boundaries of the original section, surveyed in 1857, due to the shared early history of the modern properties (Lots 1 and 2 DP 4801 and Part Lot 2 DP 14147). The section is currently occupied by:

- **ANZ Building**
 - Constructed 1974, designed by Sargent and Smith and Partners, commissioned by Australia and New Zealand Banking Group (ANZ)
 - Interior and exterior alterations 1982, 2000

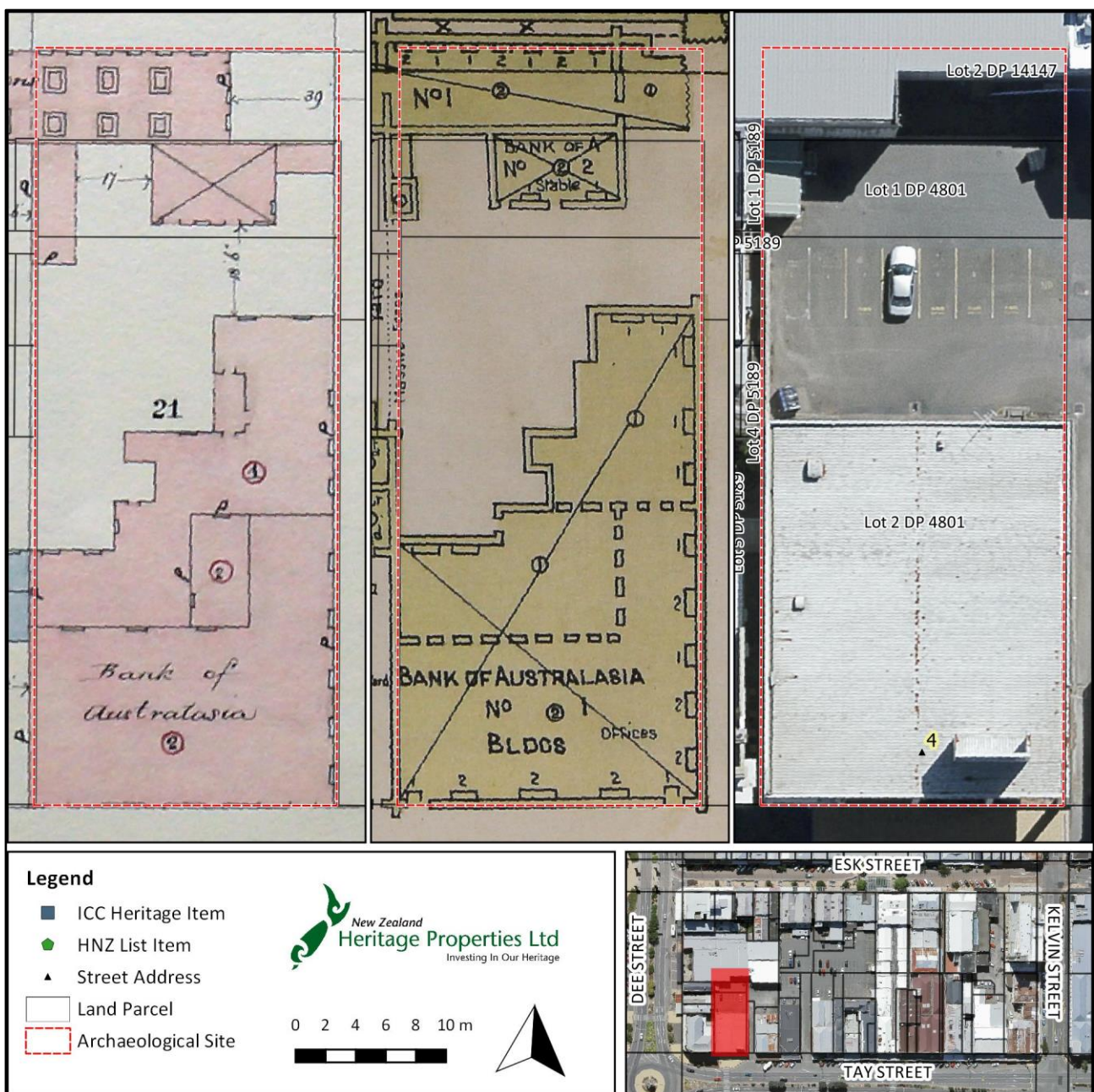


Figure 6-494. Town Section 21, Block II, Invercargill (E46/83). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

6.20.1 Historical Background

The following section outlines the history of the section and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of the land transactions and key events for TS 21 can be found in Table 6-88.

Table 6-88. Summary of land transactions and key events records for E46/83.

Year	Event	Source
1857	Town Section 21 purchased by John Jones, shop constructed on site	H.47
1862	Crown Grant to John Jones	DR B.711
1862	Conveyance John Jones to the Bank of New Zealand, timber bank erected on site	DR. B711
1864	Frederick Nutter and Invercargill Savings Bank occupying Jones' building	Southland Times, 1864a
1878	Thomas Lumsden, watchmaker, occupying part of Jones' building	Southland Times, 1878
1879	Nutter and BNZ vacate buildings	Southland Times, 1879b
1880	Conveyed to the Bank of Australasia	SL2/23
1881	Section at north of TS21 leased to John Kingsland, boot warehouse extended	SL2/23, Southland Times, 1881
1882	Fire destroys buildings on Lots 1 and 2 DP 4801	Otago Witness, 1882
1883	New brick bank building complete on Lots 1 and 2 DP 4801	Southland Times, 1883
1895	North portion leased and then sold to William Alexander Ott	SL2/23, SL55/159
1906	Annie Millar rebuilds and extends building on north portion	Southland Times, 1906
1924	North portion purchased by Annie Millar	SL55/158
1956	Lots 1 and 2 DP 4801 purchased by ANZ	SL186/105
1974	Bank of Australasia Building demolished, replaced with extant structure	ICC Property File
1992	Building on north portion demolished	ICC Property File
2000	ANZ building converted into car park	ICC Property File

Town Section 21 was purchased by John Jones on 20 March 1857, and officially granted to him on 15 January 1862 (H.47; DR B.711). Jones was born in Sydney, Australia, in 1809, and came to New Zealand to run a whaling station at preservation Inlet in 1835, although he is best known for the farming settlement he established in Waikouaiti (Hall-Jones, 1946: 16). During the sale of the first town sections in Invercargill, Jones purchased TS 21 with the view of establishing a shop which was to be managed for him by William Henderson Calder (Hall-Jones, 1946: 33). By the end of April Calder was advertising the sale of a variety of general goods from the store on TS 21 (Otago Witness, 1857d). Calder continued to advertise the sale of goods from the property into the early 1860s (Otago Witness, 1860a). A photograph taken across the Puni Creek in the early 1860s shows a building present on TS 21 that is likely John Jones' original shop (Figure 6-495).

The Bank of New Zealand (BNZ) purchased TS 21 from John Jones in January 1862 (DR B.711). The bank had been established in Auckland in 1861, with the first branch opening in Dunedin later that year (Otago Witness, 1862b). Upon taking possession of TS 21, the bank began the construction of a new building on the section. By July the frame of the new bank building was erected and described in contemporary newspapers as being "undoubtedly the best building here, and really has an imposing appears, worthy of the place and bank" (Otago Witness, 1862c). By October the new bank building was completed and the bank were advertising it as being open for business (Otago Daily Times, 1862). A photograph taken across the Puni Creek in the early 1860s shows the BNZ building present on TS 21 adjoining a wooden building that is likely John Jones' original shop (Figure 6-495). A photograph taken on Tay Street later in the 1860s, shows the BNZ building in greater detail, though the wooden building to the west is obscured from view (Figure 6-496). In 1865 the Bank of New Zealand purchased a share in a right of way extending along the eastern boundary of their section, being a part of TS 20, adjoining the Bank of Otago (DR 7.328). A fire which broke out in the neighbouring Bank of Otago building, threatened to burn down the BNZ building in October 1871. The BNZ building was scorched, but thanks to a south-easterly wind and the efforts of those who suspended wet carpets from the parapet of the building it was saved from being completely destroyed. An article printed in the *Otago Daily Times* concerning the fire, noted that the building was in part saved because the front of it was sanded over the paint, to simulate the appearance of stone, and this "thin surface of non-conducting material offered a really substantial resistant to the flames" (Otago Daily Times, 1871b). A Certificate of Title was issued to the Bank of New Zealand for TS 21 in 1872 (SL2/23).

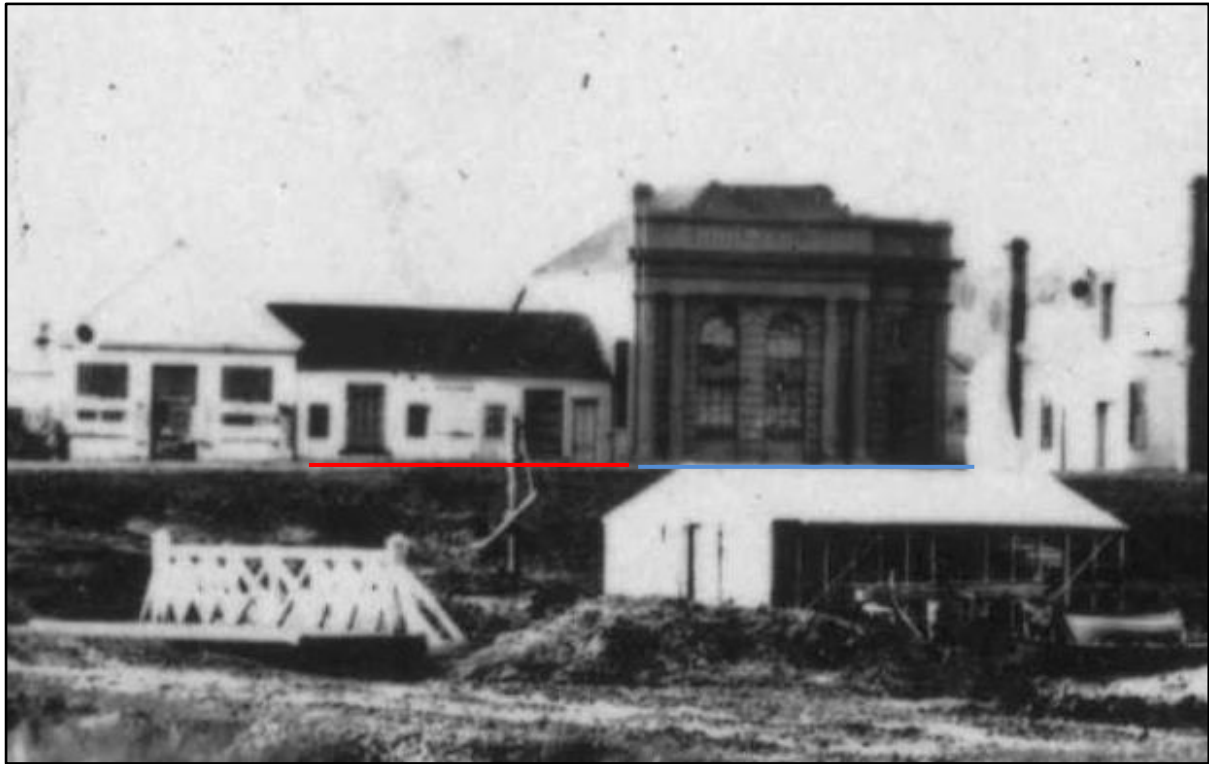


Figure 6-495. Detail from photograph taken from south of the Puni Creek in c.1860s, showing a wooden building that is likely John Jones' original shop (indicated in red), and the new Bank of New Zealand building (indicated in blue) (Anon, 1860b).

During the Bank of New Zealand's occupation, they leased out the original wooden building to the west of their banking premises. By 1864 Frederick Nutter, an accountant and commission agent, appears to be in occupation of the premises (Southland Times, 1864e). Nutter was involved in a number of business ventures during the first decades of the Invercargill settlement, include the establishment of the Invercargill Savings Bank in 1864. The Invercargill Savings Bank joined Nutter in occupying the wooden building adjoining the Bank of New Zealand between September 1864 and August 1866 when they removed to new premises in Esk Street (Southland Times, 1864i, 1866a). Nutter was also involved in the Southland Chamber of Commerce, holding positions as both accountant and secretary, and hosting a number of meetings in his offices (Southland Times, 1864j, 1868b, 1875d). Nutter continued in occupation of the premises until May 1879 when he removed to new offices in Dee Street (Southland Times, 1879e). William Mitchell, a boot and shoe maker, took over Nutter's former premises later that month to hold a clearing sale of his stock (Southland Times, 1879b). Thomas J. Lumsden, a watchmaker and jeweller, also took up occupation in the premises in June 1878 (Southland Times, 1878b). Lumsden continued to occupy the premises until May 1882 when a fire broke out in Lumsden's shop and completely destroyed the building (Otago Witness, 1882).

The BNZ occupied the building on TS 21 from 1862 until 1879 when they removed to more commodious premises they constructed on the corner of Dee and Clyde Streets (Southland Times, 1879f). When the BNZ initially presented their plans for their new premises in 1877, the *Southland Times* commented that their new offices would be "of a more lasting and less combustible nature than their present primitive looking offices are composed; offices that no doubt were suitable and appropriate a dozen or so years ago when a part of Dee Street was covered by bush, but of late years altogether unworthy of the Bank of New Zealand" (Southland Times, 1877k).

The Bank of Australasia purchased TS 21, and the share in the right of way along TS 20, from the Bank of New Zealand in 1880 (SL2/23; Deeds Register 28.807). The Bank of Australasia had been established by way of Royal Charter in October 1835 and expanded its business to New Zealand in 1864. Upon taking possession of the Bank of New Zealand's former premises the Bank of Australasia invited tenders for painting, glazing, and other works to the building designed by architect Frederick Burwell in February 1880, likely as a means of overcoming the "primitive" look of the building (Southland Times, 1880d).

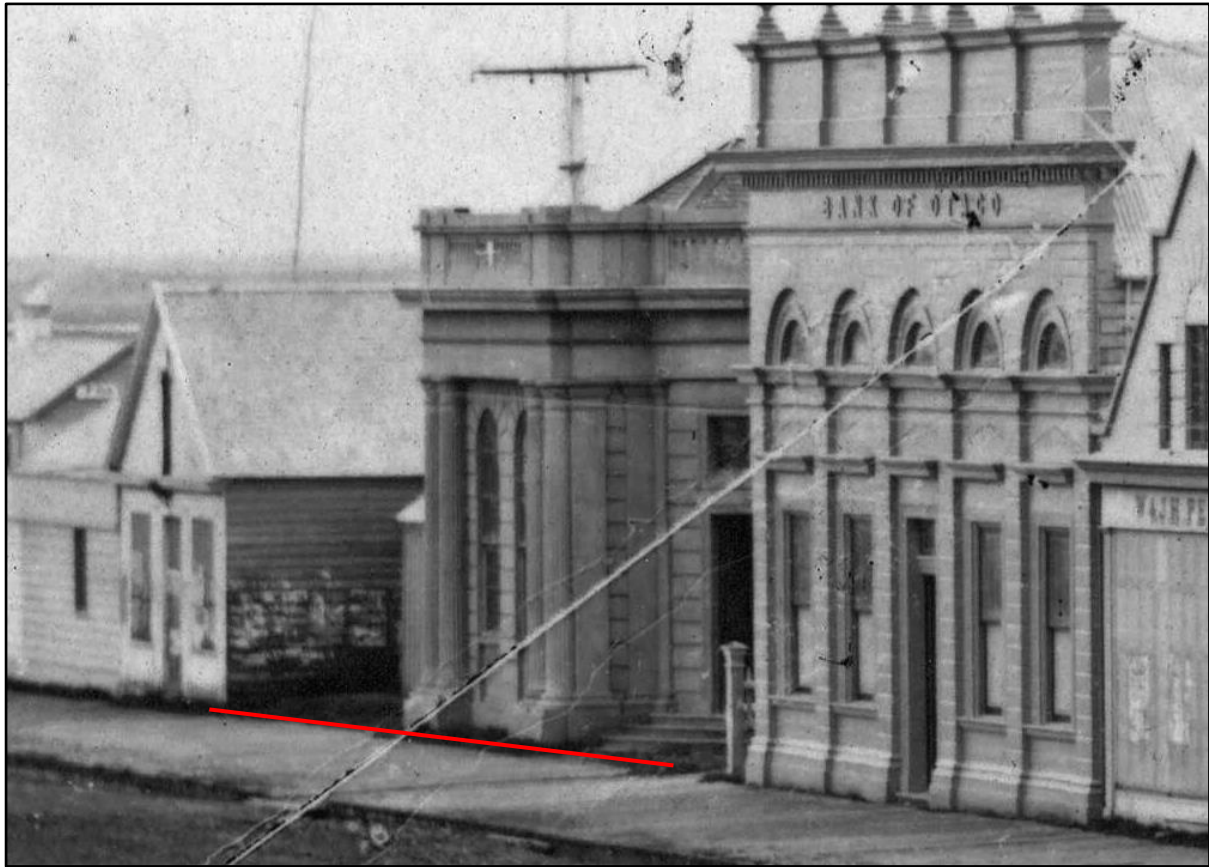


Figure 6-496. Detail from a photograph taken on Tay Street in the 1860s, showing the Bank of New Zealand building on Town Section 21 (indicated in red) (Ross, c.1860).

In 1881 the bank separated off a small section on the northern boundary of TS 21, now part of Lot 2 DP 14147, and leased the section along with the access to the right of way along TS 20 to John Kingsland who had recently taken up the lease of the adjoining portion of TS 22 (SL2/23; Deeds Register 31.849). That year Kingsland extended the shop on TS 22 across his leased portion of TS 21 (Southland Times, 1881g). Kingsland continued to occupy this portion of TS 21 until he removed to his new premises on TS 18 in 1887, at which point baker Duncan MacFarlane took over the lease and established the Coffee Palace.

The Bank of Australasia occupied the BNZ's former premises between 1880 and May 1882, when a fire broke out in the adjoining wooden building on the section and burnt the bank to the ground (Otago Witness, 1882). The Bank of Australasia quickly removed to temporary premises adjoining Stack and Co.'s warehouse on Tay Street (Southland Times, 1882a). In August the bank called for tenders for the construction of new premises designed by Architect Angus Kerr (Southland Times, 1882d). The *Southland Times* printed an article on Kerr's building plans in October 1882, which provides great detail on the proposed building:

The one-storey wooden building in Tay Street which, after having been the abode of two banks in succession, was finally destroyed by fire in the early part of the present year, will shortly be replaced by a handsome two-storey edifice in brick and concrete, in which the Bank of Australasia will be able to continue those operations which were so rudely interrupted a few months ago. The plans for the new building, which by the way it will take another twelve months to erect, have been prepared by a Melbourne architect, who has chosen the classical style, the columns of the façade on the ground floor being of Doric design, while on the upper storey the pilasters will have Corinthian caps and the usual entablature. The height from the pavement to the top of the parapet will be 53 feet, the highest elevation so far attained by any two-storey building in town. There will be three plain circular-arched windows on the ground floor, with a door at each end of the building, the one on the left leading to the banking hall, and that on the right to the manager's private house. On the upper floor there will be five windows. On entering the lobby the visitor will find himself within a large and handsomely fitted up banking hall, probably the handsomest, as it will be the

largest one of the kind in the town, the actual measurement being 54 feet in length by 34 feet, in width, with a height of 26 feet. At the further end of this spacious hall will be a handsome close-panelled cedar screen, six feet high, behind which to the left will be the desk for the ledger clerks, and to the right will be that for the accountants, while in the centre, and slightly in front of the screen will be the teller's counter, the tresses of which will be carved lions' claws. After having sufficiently admired the cedar screen, the visitor will next fall to examining the floor, which he will find to be laid with enamelled tiles, and then the ceiling, the plastered panelling of which will probably also arrest his attention. Having transacted his business with the tellers, whom he may probably congratulate on the aesthetic nature of their surroundings, the visitor will doubtless make a point of interviewing the manager. This important personage he will find comfortably ensconced in a cosy little room at the back of the ledger clerks, in a line with the entrance, with which, indeed, there is a passage of direct communication. The manager will ask his visitor, who will probably be a well-known and esteemed acquaintance of his, what he thinks of the new bank premises as a work of art, and, without waiting for a reply, for the answer must necessarily be one of approval, will at once show him over the building, first directing his attention to the strong room at the back of the screen, and then showing him, in succession, the dining room, kitchen, and servants' rooms, on the ground floor, and the drawing-room and six bedrooms on the upper storey. Something like the above, at any rate, one would anticipate from a study of the plans would be the result of a visit to the new bank premises as soon as they are erected. That these plans have been carefully designed is evident from what had already been said, and that they will be carefully carried out our readers will feel assured when we inform them that Mr Angus Kerr has been entrusted with their execution (Southland Times, 1882m).

The Bank of Australasia announced their removal to their new premises in October 1883 (Southland Times, 1883c). The 1886 Burwell Plan shows the footprint of the bank premises designed by Kerr, while a photograph taken on the corner of Dee and Tay Street in 1905 shows the bank's street façade (Figure 6-494 and Figure 6-497). No evidence could be found respecting nineteenth century alterations or additions to the Bank of Australasia Building.

TS 21 was formally subdivided, and the northern portion sold to William Ott in 1895 (SL55/159). MacFarlane continued to lease the property and run the Coffee Palace until 1899 when he sold the business to Hugh Culling. By 1901, Culling had expanded the business to include the Palace Oyster Saloon which offered his cliental "stews and fries" at any time (Southern Cross, 1901). In 1902 Annie Millar took over the lease and business and extended the premises north into TS 1 and 2 in 1906 (Southland Times, 1906b) before purchasing the property from Ott in 1924. The 1910 Fire and Insurance Plan shows that footprint of the building had not been altered since 1886, though the outbuildings at the rear of the section adjoining the bank's (Figure 6-494).

The Bank of Australasia continued to own and occupy the original premises at 4 Tay Street until 1956 when the Australia and New Zealand Bank limited (later known as ANZ) purchased the property (SL186/105). ANZ continued to occupy the 1882 building until 1974 when they demolished it to make way for more up to date premises designed by Sargent and Smith and Partners (Figure 6-498 and Figure 6-499). This building remains extant at 4 Tay Street. The building continued to be utilised as a banking establishment until 2000, when major renovations saw the building converted into carparking facilities. The building continues to be used for this purpose today. Millar's extended tearooms were demolished in 1992 to make way for the extant Reading cinema complex.



Figure 6-497. Detail from a photograph taken on the corner of Dee and Tay Street in 1905, showing the Bank of Australasia building in the centre (Muir & Moodie, 1905).

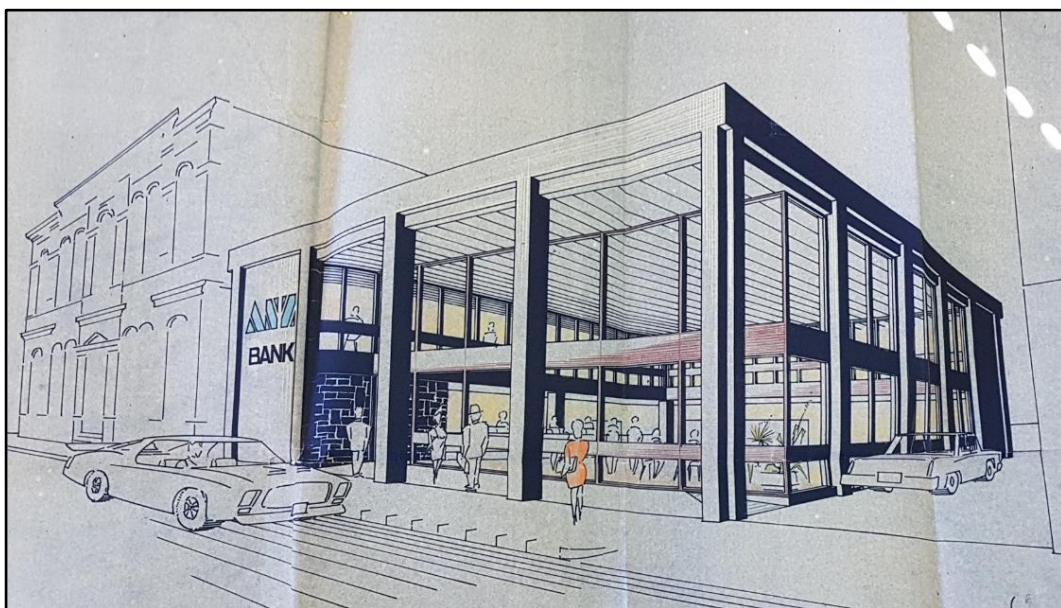


Figure 6-498. Detail from 1973 architectural rendering of the new ANZ building to be built at 4 Tay Street (Sargent and Smith and Partners, 1973).

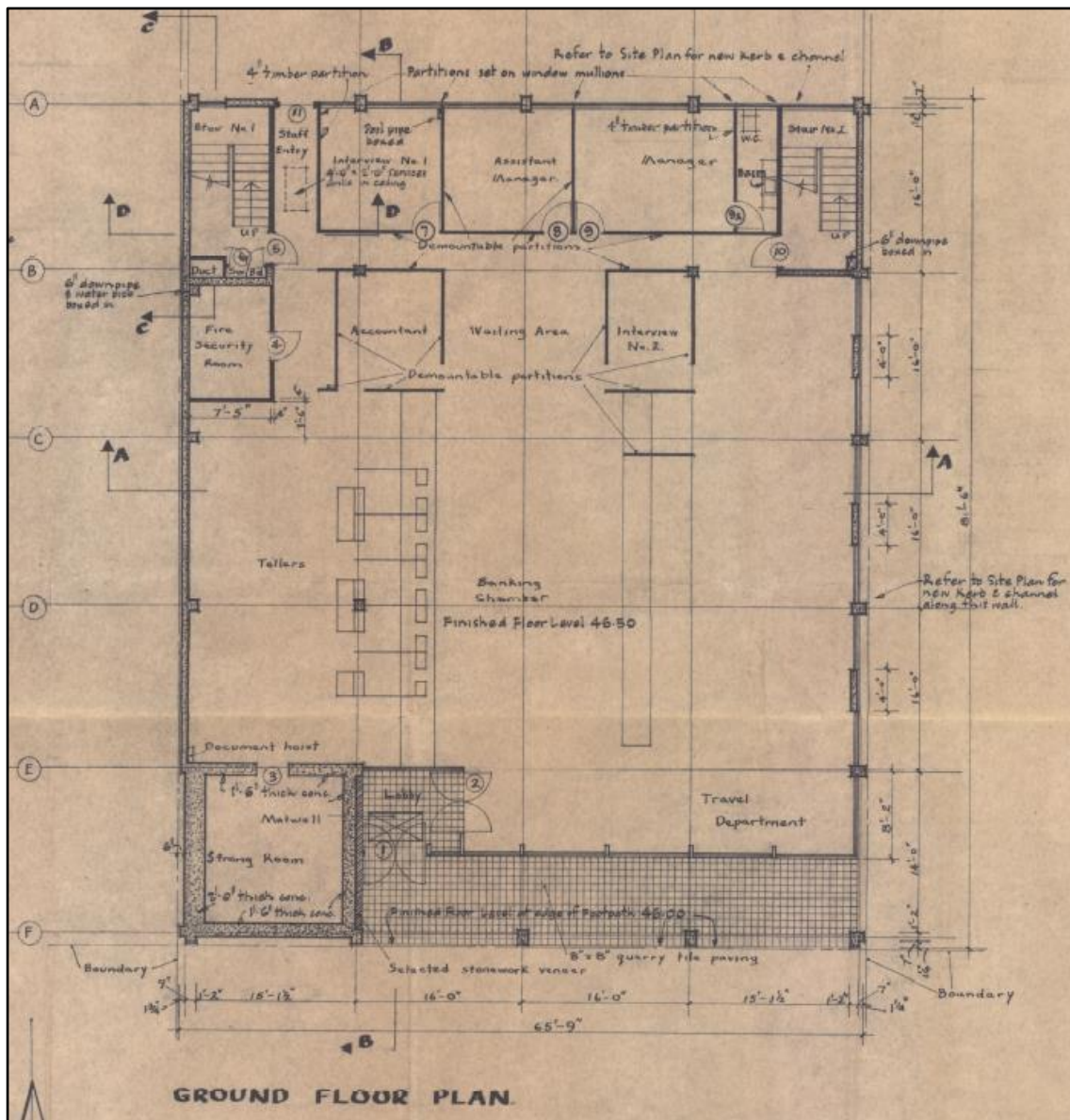


Figure 6-499. Detail from 1973 plan, showing the floor plan for the new ANZ building at 4 Tay Street (Sargent and Smith and Partners, 1973).

6.20.2 On Site Observations: ANZ Building (4 Tay Street)

The building at 4 Tay Street was constructed in 1974 to a design by Sargent and Smith and Partners at the behest of the Australia and New Zealand Banking Group (ANZ). Exterior and interior alterations took place in 1982 and 2000.

Table 6-89. Summary of built structures at 4 Tay Street, Invercargill.

Building Name	ANZ Building
Address	4 Tay Street Invercargill
Heritage Listing	n/a
ICC Heritage Record	n/a
Construction Details	<ul style="list-style-type: none"> Constructed 1974, architect Sargent and Smith and Partners, commissioned by the Australia and New Zealand Banking Group
Building Details	Interior removed, now a parking building

The south elevation of 4 Tay Street faces the street (Figure 6-500). The north elevation backs onto a car park accessed via various lanes and alleys. There are no pre-1900 features or fabric associated with the building at 4 Tay Street.



Figure 6-500. The south elevation of 4 Tay Street.

6.20.3 On Site Observations: Lot 1 DP 4801 and Part Lot 2 DP 14147

The rear of TS 21 is occupied by two other land parcels. Lot 1 DP 4801 is currently an asphalt open-air car park while Lot 2 DP 14147 that extends onto the north of this section is occupied by the Reading Cinema complex (Figure 6-501). No archaeological or heritage features are visible on either land parcel.



Figure 6-501. Lot 1 DP 4801 and Part Lot 2 14147 looking west.

6.20.4 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-90 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/83 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-90. Summary of archaeological value for E46/83.

Value	Criteria	Assessment
Condition		Unknown. No pre-1900 structures remain on site and no surface features are visible, however the condition of any surviving subsurface archaeology is unknown.
Rarity or Uniqueness	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	Moderate. Historic commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated.
Contextual Value	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	High. When considered alongside the other sites on this block, E46/83 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants or businesses, such as the Bank of Australasia or the Kingsland & Co. Dee Street boot warehouse.
Information Potential	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	High. Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
Amenity Value	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	Low. No nineteenth century buildings or features remain on the site.
Cultural Associations	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

6.20.5 Heritage Values

The ANZ Building was constructed in 1974 for the ANZ Banking Group. This building in itself does not possess heritage value as defined by the Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, or best practice standards from HNZPT (NZHPT, 2007a), however it is one of the few buildings of this age and in the International style on Block II and contributes to the overall townscape. Modern buildings such as this are an important part of Invercargill's story and provide evidence of the town's twentieth and twenty-first century development.

6.21 Town Section 22 (Site E46/84)

Town Section 22 (1-9 and part 29 Dee Street; Figure 6-502) has been occupied since before Invercargill was formally surveyed. James MacAndrew erected a store on site in 1856 and then purchased the property the following year. The property passed through several owners before being purchased by the Bank of New South Wales (BNSW) in 1863 who subdivided the northern half of the site. Four small commercial buildings were constructed on the subdivided properties during the 1870s, three of which survive. The BNSW retained ownership of the southern half of the site and constructed two branches; the first in 1875 and then its replacement in 1904 which still stands. Archaeological site E46/84 is defined by the boundaries of the original town section, surveyed in 1857, due to the shared early history of the modern properties (Part Sections 22, Lots 1-5 DP 5189 and part of Lot 2 DP 14147). Part of the building at 29 Dee Street was constructed on TS 22 in 1992. The section is currently occupied by (north to south):

- **Lumsden's Building (9 Dee Street)**
 - Constructed 1872, unknown architect, commissioned by George Lumsden
 - Interior and exterior alterations 1942, designed by Edward W Smith, commissioned by Brass Brothers
 - Heritage item No. 85 on the ICC District Plan
- **Barham's Building (7 Dee Street)**
 - Constructed 1872/1873, unknown architect, commissioned by William Barham
 - Interior and exterior alterations 1933 and 1964
 - Heritage item No. 84 on the ICC District Plan
- **Ott's Building (5 Dee Street)**
 - Constructed 1875, designed by Angus Kerr, commissioned by George Ott
 - Interior alterations 1999 and 1981, exterior alterations at unknown date, unknown architects
- **Bank of New South Wales (1 Dee Street)**
 - Constructed 1904, designed by Cuthbert John Brodrick, commissioned by Bank of New South Wales
 - Corner vestibule entrance and interior alterations 1968
 - Category 1 historic place (No. 2443), heritage item on the ICC District Plan (No. 14) and protected by a heritage covenant

6.21.1 Historical Background

The following section outlines the history of the section and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of the land transactions and key events for TS 22 can be found in Table 6-91.

Town Section 22 was occupied prior to the sale of the first Invercargill town sections in March 1857 by James MacAndrew. MacAndrew emigrated from Scotland to Dunedin in 1851 and five years later moved south to Invercargill and set up a store roughly on the modern corner of Dee and Tay Streets (Hall-Jones, 1946: 28). When the Invercargill town sections were offered for sale in March 1857, MacAndrew purchased TS 22, containing his shop (H.47). The section was formally granted to him by the Crown on 3 December 1862 (A.138).

John Hyde Harris and William Cass Young purchased the section from MacAndrews in October 1857. They were partners together in the firm of "Young and Co." trading as merchants and stock agents (Otago Witness, 1857b). In an advertisement taken out in the *Otago Witness* in October 1857, Young and Co. announce they "are about to open their stores (one lately the property of Messrs. James MacAndrew & Co.) at Invercargill, under the management of Mr T J White" (Otago Witness, 1857b). Thomas John White was a military man from Shropshire, England, who had come to Invercargill (via Dunedin) to manage Young & Co.'s store (Hall-Jones, 1946: 34). Under White's management a portion of the wooden store on the corner of Tay and Dee Street was approved for the warehousing and securing of goods under bond (New Zealander, 1858). White also conducted the first Anglican Service in Invercargill within in the building (Hall-Jones, 1946: 34). John Hyde Harris conveyed his interest in the

property to Edward McGlashan in April 1860. McGlashan also took over Harris's interest in the business, and traded with William Cass Young as partners together in the firm of "Young and McGlashan" (Otago Witness, 1859).

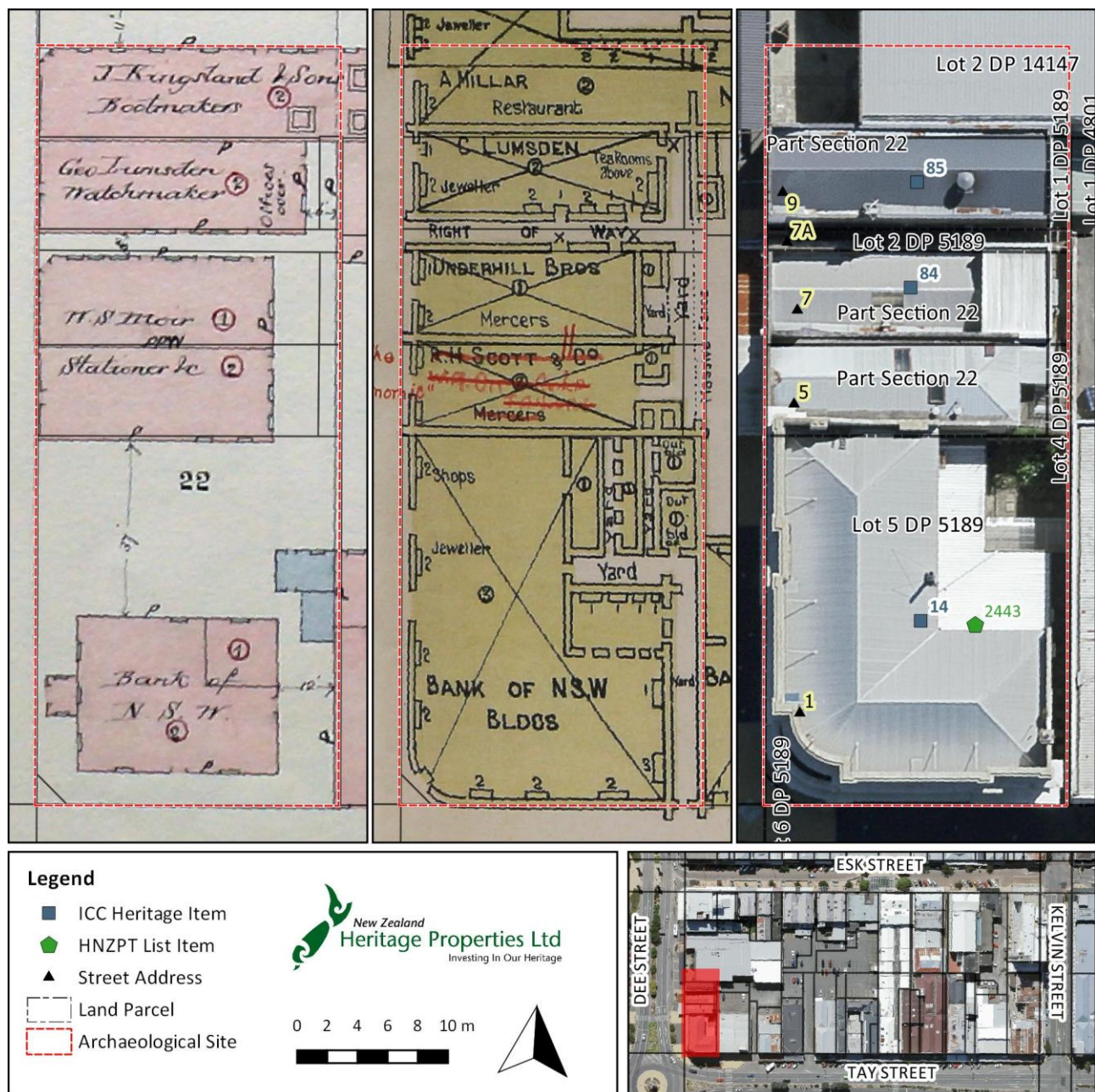


Figure 6-502. Town Section 22, Block II, Invercargill (E46/84). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

Thomas John White formally purchased the section from Young and McGlashan in June 1861, and took out mortgages on the section in 1861, 1862, 1862. Following some financial difficulties, White's mortgagees, Archibald Thomas Manning and Alfred Henry Manning, sold TS 22 to Henry Horner on 28 May 1862. Later that month Horner conveyed a two-thirds share of the property to his business partner Colin Nicol Campbell. Together they traded together in the firm of "Colin N. Campbell and Co." as commission agents, merchants, and auctioneers (Southland Times, 1862a). A photograph taken along Dee Street in the early 1860s shows TS 22 enclosed by a wooden fence, with stores on the Dee and Tay Street corner (Figure 6-503). The photograph also shows wooden buildings at the rear of the stores which likely served as residences and outbuildings. Horner and Campbell took out two mortgages on the section with the BNSW in 1862. However, following some financial difficulties Horner

and Campbell dissolved their partnership and were forced to sell their interests in the property (Southland Times, 1863e).

Table 6-91. Summary of land transactions and key events records for E46/84.

Year	Event	Source
1856	James MacAndrew establishes store on TS 22	Hall-Jones, 1946
1857	TS 22 purchased by James MacAndrew	H.46
1857	TS 22 conveyed to John Hyde Harris and William Cass Young	DR 1.611
1860	Conveyance of share in property from J H Harris to Edward McGlashan	DR B.122
1861	TS 22 conveyed to John Thomas White	DR B.122
1862	TS 22 conveyed to Henry Horner in mortgagee sale	DR 5.106
1862	Conveyance of 2/3 share of TS 22 to Colin Nicol Campbell	DR 8.611
1863	TS 22 conveyed to the Bank of New South Wales	A.138
1872	Section at north of TS 22 conveyed to Kenneth Rose	D.183
1872	Section of TS 22 conveyed to William Barham, he erects building on site	SL2/31
1872	George Lumsden erects building on TS 22	Southland Times, 1872c
1873	Rose erects building on north portion of TS 22	Southland Times, 1873c
1874	Section of TS 22 conveyed to George Ott	SL4/127
1875	Section of TS 22 conveyed to George Lumsden	SL5/191
1875	George Ott erects building on TS 22, leases it to Samuel Jacobs	SL4/127, Southland Times 10/2/1875: 2
1875	Bank of New South Wales building constructed on TS 22	Southland times 4/8/1875: 2
1876	Second storey added to Lumsden's Building	Southland Times, 1876c
1878	Barham's Building leased to Samuel Jacobs and William Moir	SL2/31
1881	Ott's Building leased to Samuel Jacobs and William Moir	SL4/127
1881	Rose's Building conveyed to John Kingsland, building extended into TS 21	D.183, Southland Times, 1881c
1888	Rose's Building leased to Duncan McFarlane	Southland Times, 1888b
1890	Barham's Building leased to John Wilson	Southland Times 3/10/1890: 4
1891	Ott's Building leased to Charles Hale	Southland Times 18/3/1891: 2
1892	Ott's Building leased to Alexander Frame Lithgow	Southland Times 12/11/1892: 2
1893	Ott's Building leased to Frances James Lillicrap	Southland Times 6/9/1893: 2
1893	Ott's Building leased to Thomas Shepherd	SL4/127
1895	Ott's Building leased to Alexander Moir	SL4/127
1895	Rose's Building sold to William Alexander Ott	SL55/158
1898	Barham's Building leased to David William Barham	Southland Times 20/8/1898: 5
1899	Rose's Building leased to Hugh Culling	Southern Cross, 1896b
1902	Rose's Building leased to Annie Millar	Southern Cross, 1902
1903	Barham's Building leased to Edward George Undrill	Southern Cross 19/9/1903: 8
1904	Lumsden's Building transferred to Richard Marshall and Robert J Cumming	SL5/191
1904	New Bank of New South Wales building constructed on TS 22	Southland Times 1904
1905	Ott's Building leased to Robert H. Scott and Harry Gill	Otago Witness 16/8/1905: 52
1906	Rose's Building extended by Millar and Ott into TS 1 and 2	Southland Times, 1906a
1909	Lumsden's Building transferred to R Marshall, R J Cumming and Francis Flemming	SL5/191
1910	Lumsden's Building transferred to Thomas Flemming and Edward C Leary	SL5/191
1915	Ott's Building leased to Undrill Brothers	Southland Times 15/3/1915: 4
1923	Barham's Building leased to John Still Brass and Percy James Brass	H. Wise & Co. 1924: 512
1924	Ott's Building leased to Brass Brothers	H. Wise & Co. 1924: 512
1924	Annie Millar purchases section at north of TS 22	SL55/158
1933	Alterations to the fronts of Barham's and Ott's Buildings	ICC Property File
1942	Lumsden's Building transferred to John Still Brass and Percy James Brass	SL5/191
1942	Alterations to the interior and exterior of Lumsden's Building	ICC, 1942
1963	Cambridge Electrical purchases section at north of TS 22	SL155/179
1964	Alterations to the front and interior of Barham's Building	ICC Property File
1968	Alterations undertaken to the Bank of New South Wales	ICC Property File
1981	Alterations to the interior layout of Ott's Building	ICC Property File
1992	Cinema Investments purchases section at north of TS 22, demolishes building	SL155/179, ICC Property File
1996	Fire damages second floor of Bank of New South Wales	Tonkin, 1996
2000	Earthquake strengthening undertaken on BNSW	ICC Property File

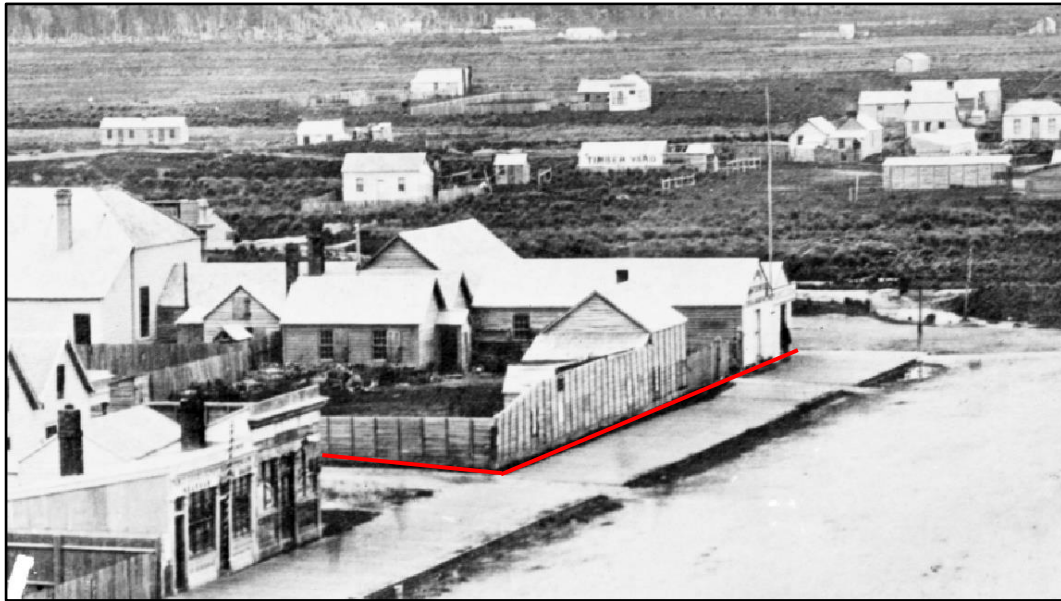


Figure 6-503. Detail from a photograph taken along Dee Street in the early 1860s, showing Town Section 22 enclosed by a wooden fence (indicated in red), and showing commercial and residential buildings on the site (Anon, n.d.-a).

The BNSW purchased TS 22 from Horner and Campbell in December 1863. The BNSW had been established in Sydney, Australia, in 1817, and first expanded its business into New Zealand in 1861, by taking over the Oriental Bank Corporation. Their expansion into New Zealand was the first of many branches to be opened throughout Oceania during the nineteenth and early twentieth centuries (Wellington Independent, 1861e, 1861d). Their first Invercargill premises was located on the same town block, on TS 14 fronting Tay Street, from which they were advertising from as early as June 1861 (Lyttelton Times, 1861b). Having obtained the new property from Horner and Campbell in 1863, it was announced that the BNSW would likely soon be constructing new brick premises on section (Southland Times, 1863l). However, it was a full decade before the BNSW would move their business to the section at the corner of Dee and Tay Street. In the meantime, the bank advertised the 100 foot Dee Street frontage as being available for lease (Southland Times, 1864e). A photograph taken along Tay Street in the late 1860s, shows the Tay Street frontage of the timber commercial buildings, which likely date to James McAndrew's occupation of the property, and which the BNSW offered for lease in 1864 (Figure 6-504).

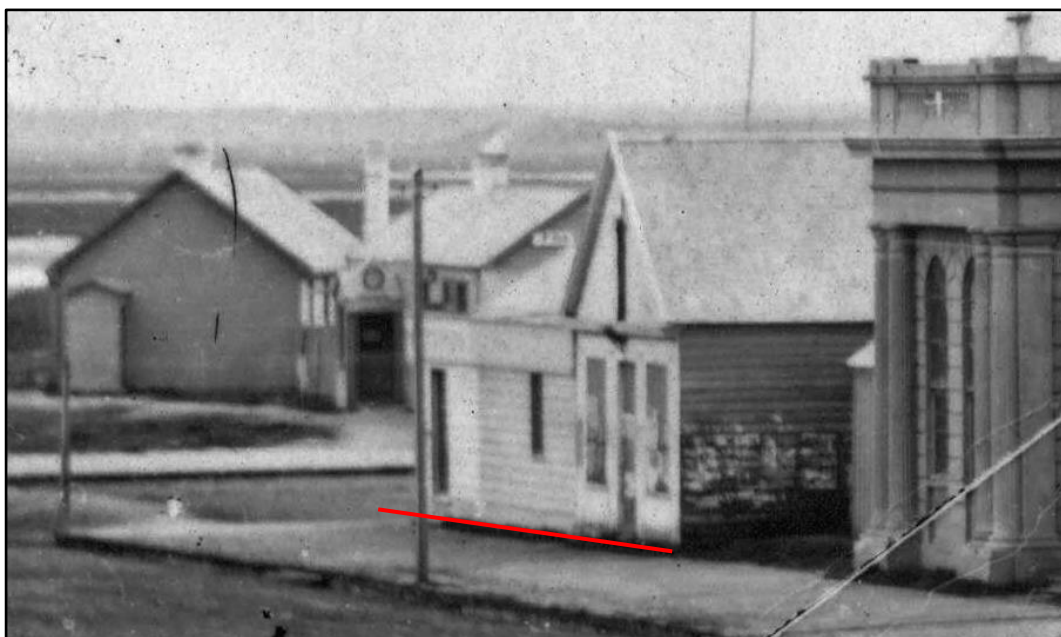


Figure 6-504. Photograph taken along Tay Street in the late 1860s, showing wooden buildings present on Town Section 22 at the corner of Tay and Dee Streets indicated in red (Ross, c.1860).

By 1872, the BNSW had formed a right of way through TS 22, to facilitate the formal subdivision of the section into five parts. These boundaries likely reflect those of the earlier informal leaseholds of the property from 1864.

A portion on the north boundary of TS22 containing 4.48 perches (now part of Lot 2 DP 14147) was purchased from the BNSW by Kenneth Rose on 1 June 1872 (D. 183). Rose was a bookseller and stationer, who had been in business in Invercargill on Tay Street since July 1863 (Southland Times, 1863f). Rose continued in business in Tay Street until 1872, when he advertised the sale of his stock in preparation for his removal to his new brick premises in Dee Street (Southland Times, 1872a). By March 1873, Rose was advertising his business in the new premises in Dee Street. The advertisement provides a detailed description of Rose's stock, and includes a sketch showing his new premises (Figure 6-505).

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SCHOOL BOOKS,
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1000 School Books ar-
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and are now
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Catalogues of Sta-
tionery, Fancy Good-
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Hour, Sunday
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Words for the
Young, British
Workman, British
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Children's Friend,
Cottager and Artiz-
an, Child's Com-
panion, Little
Folks, Peter Par-
ley's Annual, &c.
&c.

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Miscellaneous Essays, 5 vols—Hallam's
During the Middle Ages—Hallam's Con-
stitutional History of England—Half
Hours with the Best Authors—"Eight
Months on Duty," Franco-Prussian War
—Mrs Beeton's Book of Household Ma-
nagement—The Horse, by Youatt (Il-
lustrated)—The Illustrated Horse Doctor, by
Mayhew—Every Man his own Lawyer—
Combe's Elements of Phrenology—South-
gate's Many Thoughts of Many Minds—
Dr Gully on the Water Cure, Acute and
Chronic—Smedley's Hydropathy—Mrs
Smedley's Ladies' Manual—Leaves from
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by H.M. the Queen (4to., superbly illus-
trated—Health and Disease, by Dr W.**

**Hall (a handy book of medical information
and advice)—Bull's Hints to Mothers—
Bull's Maternal Management of Children—
Practical Midwifery, by Tanner—Infancy
and Childhood, by Graham—Domestic Me-
dicine and Surgery, by J. W. Walsh—The
Family Doctor—The Innocents Abroad, by
M. Twain—The Innocents at Home—Os-
sian's Poems—The Days of the Fathers in
Ross shire, by Kennedy—Eastward, by Nor-
maa McLeod—The New Testament (revised
edition)—How to Study the New Testament
—The Boy's Manual of Seamanship and
Gunwery—Gregory's Organic Chemistry—
The Class and the Desk, Manual for Sunday
School Teachers—900 School Books landing
this day, and will be sold at Reduced
Prices.**

K. ROSE,

DEE STREET, INVERCARGILL.

Figure 6-505. Advertisement in the *Southland Times* in 1873, for Kenneth Rose's newly relocated stationary business in Dee Street (Southland Times, 1873e).

A section of TS 22 containing 4.5 perches (now 7 Dee Street) was purchased from the BNSW by William Barham on 29 August 1872 (SL2/31). Barham was a hairdresser from London and as early as June 1864 he was advertising the opening of his new hairdressing establishment in Dee Street, known as the "London Hairdressing Saloon" (Southland Times, 1864d). Barham's first shop was located north of the Albion Hotel on TS 1. Barham constructed

a brick and plaster building on his new Dee Street section between 1872 and 1873. A photograph taken on Dee Street between 1872 and 1873 shows Barham's Building under construction at this time, with the brick structure in place prior to the addition of the plaster edifice (Figure 6-506).



Figure 6-506. Detail from photograph taken on Dee Street between 1872 and 1873, showing Rose's building (left), Lumsden's Building (centre) and Barham's Building (right, under construction) (Anon., n.d.-h).

A central portion of TS 22 containing 4.5 perches (now 5 Dee Street) was purchased from the BNSW by George Ott on 22 September 1874 (SL4/127). Ott arrived in Invercargill in 1862 and established a tailoring business in Tay Street (Hall-Jones, 1946: 52). Two days after purchasing the land in Dee Street from the bank, Ott was advertising for tenders for the erection of a two-storey brick building on the section designed by architect Angus Kerr (Southland Times, 1874c). Prior to the construction of Ott's Building, the land had had been occupied by one of the wooden buildings associated with the early commercial activity on the town section (Figure 6-503 and Figure 6-506). A photograph taken along Dee Street between 1873 and 1875, shows that wooden building was still present on Ott's section at this time (Figure 6-507).



Figure 6-507. Detail from a photograph taken on Dee Street between 1873 and 1875, showing Rose's building (left), Lumsden's Building (centre left), Barham's Building (centre right) and timber structure on George Ott's section prior to the construction of his brick building (right) (Anon, 1874).

A portion of TS 22 containing 4.5 perches (now 9 Dee Street) was purchased from the BNSW by George Lumsden on 17 November 1875 (SL5/191). Lumsden, a watchmaker, was born and educated in Scotland and came to Invercargill in 1861 (Hall-Jones, 1946). Later that year Lumsden established a watchmaking business in Tay Street, opposite the Victorian Horse Bazaar (Southland Times, 1862a). Lumsden returned to Scotland for a short period

in 1868, and returned the following year with new stock for his business (Southland Times, 1868a, 1869c). Three years later, in October 1872, Lumsden advertised the removal of his business to new premises in Dee Street, opposite the Post Office (Southland Times, 1872c). This suggests that Lumsden leased the section prior to purchasing it in 1875. A photograph taken along Dee Street between 1873 and 1875, shows Lumsden's premises with his distinctive clock extending from the pediment (Figure 6-507).

The BNSW continued to own the southern portion of TS 22 on the corner of Tay and Dee Street into the twentieth century. Although they did not occupy the premises themselves until 1875, the bank appears to have continued the tradition begun by MacAndrew in 1856, by leasing the property to be used for retail purposes. When the bank finally decided to begin construction of more permanent facilities for themselves on the section in 1874, the property contained the stores of fruiterer and poulter Mr Gregg, draper D Hunter, and butcher D Sinclair, as well as the offices of accountant D Flemington (Southland Times, 1874h). The bank advertised for the sale and removal of the buildings in October 1874. The bank called for tenders for the construction of their new brick premises, designed by architect W H Clayton, in November 1874 (Southland Times, 1874a). The building was completed in August 1875, and from Monday 26 August the BNSW were open for business in their new premises (Southland Times, 1875b). A photograph taken on Dee Street between 1880 and 1881 shows the bank premises on the corner of Dee and Tay Street, with the distinctive portico on the Dee Street frontage (Figure 6-508).

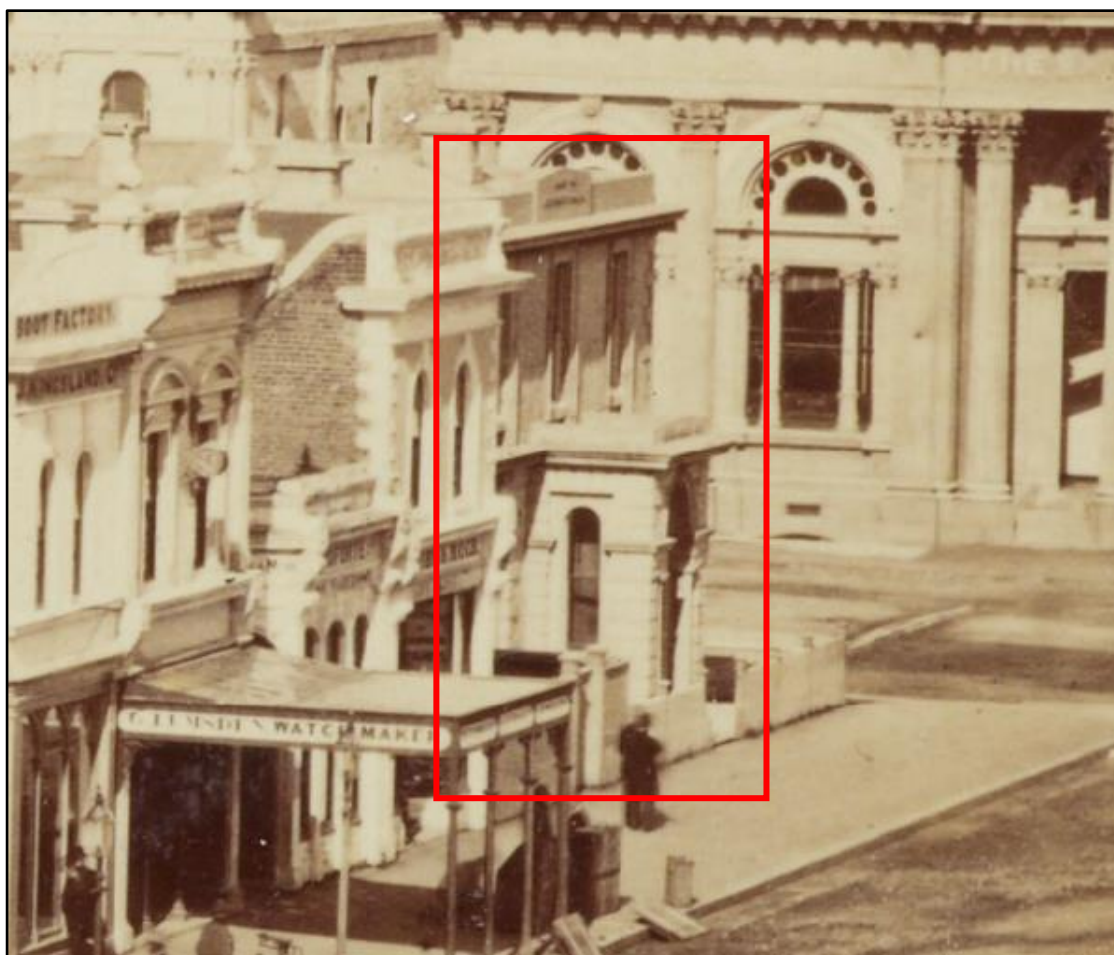


Figure 6-508. Detail from photograph taken on Dee Street between 1880 and 1881, showing the Bank of New South Wales building on the corner of Dee and Tay Streets (outlined in red) (Anon., 1880).

By February 1875, Ott's Building was under construction (Southland Times, 1905d). It appears that Ott purchased the land as an investment and did not intend to occupy the premises himself, as before the building was even completed he leased the section to Samuel Jacobs for a term of three years at £3 10s a week (Southland Times, 1875m). Ott continued to own and lease the property until his death in 1909 (Otago Daily Times, 1909).

Samuel Jacobs was a fancy goods dealer, and not long after taking the lease of Ott's Building he made a preliminary announcement in the *Southland Times* regarding his gift depot which was soon to be opening in the premises (Southland Times, 1875f). The gift depot formally opening in the new building on 27 March 1875 (Southland Times, 1875b). Jacob's gift depot offer a number of fancy goods for sale, including: music boxes, stationary, perfume, cushions, playing cards, pipes, stationary, bibles and broaches (Southland Times, 1875h). As the gift depot only occupied the ground floor of the building, Jacobs advertised the lease of the second storey as offices or a residence in March 1875 (Southland Times, 1875e). This space appears to have had a number of occupants during Jacobs tenancy of the property, including: the Corporation of Invercargill, lignite seller A McLeod, manufacturers of constructional ironwork Charles Williams and Co., music teacher Mr Lund and civil engineers Bews and Millar (Southland Times, 1875f, 1878a, 1880g, 1881c).

A photograph taken along Dee Street between 1873 and 1875, shows Rose's brick premises with stone façade on the northern boundary of TS 22 (Figure 6-507). A fire which broke out in the adjoining Albion Hotel in March 1875 caused some damage but did not destroy the building (Southland Times, 1875j). Much of Rose's trade stock was saved by the fire brigade. Rose advertised for tenders for brick additions to the premises designed by Frederick Burwell in November 1875 (Southland Times, 1875f). In December, Rose purchased the land at the rear of his premises, which had previously been set aside as a right of way, from the Bank of New South Wales (SL5/298). It is likely that the additions tendered for were an extension of his original building into this land. The Nicholas Brothers, photographers from Riverton, were advertising the opening of their new gallery at the rear of Rose's shop in January 1876 (Southland Times, 1876a). This suggests that Rose constructed the extension as leasable offices rather than as an extension to his own premises. The Nicholas Brothers do not appear to have leased the premises for long, however, as by August of that year they were claiming to be unable to take any more photos in the studio since Mr Lumsden, who occupied the neighbouring premises, had added a second storey to his premises and blocked out the Nicholas Brothers light. They subsequently removed to new premises down the street (Southland Times, 1876d).

The lease of Barham's old Dee Street premises had been taken over by May 1873, suggesting that he had removed to his new Dee Street building by this time (Southland Times, 1873c). The photograph taken on Dee Street between 1873 and 1875 shows Barham's building to be completed and occupied (Figure 6-507). Barham continued to own the section until his death in 1878, however he appears to have leased out the building from 1877 as at this point he moves his London Hairdressing Salon to a shop on TS 19 (Southland Times, 1884j). Louis Longuet, Clerk to the Invercargill Road Board, and Frederick Burwell, an architect, both advertise their offices being located in Barham's Building in Dee Street opposite the Post Office between 1873 and 1877 (Southland Times, 1873b, 1874g, 1877d, 1877h). Following Barham's death, the property continued to be owned and leased out by his widow, Margaret Walker.

Lumsden continued to his building and section of TS 22 until his death on 11 February 1904 (Southern Cross, 1904b). During his ownership he carried out several alterations, including the addition of a second storey in 1876 (Figure 6-509). The Nicholas Brothers (photographers who leased premises next door) complained in August 1876 that the new addition to Lumsden's building blocked the light into their studio, and made it impossible for them to take portrait photographs (Southland Times, 1876d). A photograph taken along Dee Street between 1879 and 1880, shows the additional storey added to Lumsden's building, with the distinctive clock now located in the centre of the building (Figure 6-510).



Figure 6-509. Detail of 1876 photograph of Dee Street showing the construction of a second storey on Lumsden's shop (right) (Anon., 1876).



Figure 6-510. Detail from a photograph taken on Dee Street between 1879 and 1880, showing Rose's building (far left), Lumsden's Building (centre left), Barham's Building (centre right) and Ott's Building (right) (Coxhead, c.1870-1880).

In October 1876, Jacobs took William Moir into partnership with him, and their business together became known as “Jacobs and Moir” (Southland Times, 1876c). Together their business boomed, and in September 1878 they expanded their premises by leasing Barham's Building to the north. Jacobs and Moir announced this extension by advertising the sale of musical instruments from the new building (Southland Times, 1878c). A photograph taken along Dee Street between 1879 and 1880 shows Jacobs and Moir's original two-storey gift depot in Ott's Building,

and their expanded pianoforte and music wareroom in Barham's Building (Figure 6-510). A sign for Bews and Miller's civil engineering business can also be seen in the second storey window of Ott's Building, indicating that they were occupying the office space.



Figure 6-511. Detail from photograph taken on Dee Street between 1879 and 1880, showing the second storey of George Lumsden's building, with an advertisement for Frederick Nutter's accounting, secretarial and land agency business in the left window. (Coxhead, c.1870-1880).

The 1879-1880 photograph also shows Frederick Nutter advertising his business from the second storey window of Lumsden's building (Figure 6-511). Frederick Nutter was well known in Invercargill, having been a member of numerous companies and boards in the township for a number of years, including: agent to the Northern Assurance Company, Secretary of the Southland Building Society, Clerk and Treasurer of the School Committee, and Secretary of the Invercargill Chamber of Commerce (Hall-Jones, 1946: 77, 127; Southland Times, 1864b, 1875a, 1875b). Nutter also ran his own accounting, secretarial and land agency business, and advertised the removal of this company to Lumsden's first floor offices in May 1879 (Southland Times, 1879d).

In January 1880, Rose advertised both his building on Dee Street and his personal homestead, known as Rosemount, for sale (Southland Times, 1880i). It is likely that Rose was forced to offer the premises for sale due to financial difficulties, as in April he was forced to declare bankruptcy (Southland Times, 1880e). Rose's stock was sold off in May, with his premises being conveyed to the trustees in his estate, William Moffett and William Lewis (Southland Times, 1880c, 1880i).

Charles Rout purchased the business and lease to the first floor offices of Lumsden's Building from Frederick Nutter in May 1880 (Southland Times, 1880j). Rout came to Invercargill in 1863 after growing up in Australia and set up a successful ironmongery business with his brother to service the goldfields (Hall-Jones, 1946: 139-140). Having taken over Nutter's business, Rout continued to run the business and occupy the first floor offices of Lumsden's Building until his death in 1905 (Southland Times, 1905b).

John Kingsland formally purchased Rose's Dee Street premises at the north of TS 22 in January 1881 (D.183). However, Kingsland had been in occupation of the premises since August the previous year, when he advertised the removal of his boot-making business, known as the Red Boot, to Rose's building (Southland Times, 1880n).

Upon taking over the building, Kingsland had the building “thoroughly re-organised and renovated” to be “one of the most compact, convenient, and elegant business places in town” (Southland Times, 1880n). A photograph taken along Dee Street between 1880 and 1887, shows Kingsland’s brick premises with the distinctive “red boot” on the store front (Figure 6-512).



Figure 6-512. Detail from photograph taken on Dee Street between 1880 and 1887, showing Kingsland’s Building (left), Lumsden’s Building (centre) and Barham’s Building (right) (Burton Brothers, c.1880).

Kingsland advertised for tenders for a brick extension to be added to his premises, designed by Frederick Burwell, in September 1881 (Southland Times, 1881f). In October, Kingsland leased the land at the rear of his premises, being part of TS 21 (SL2/23). It is likely that the additions tendered for were an extension of his original building into this land.

In May 1882, a fire broke out in a building on Tay Street occupied by watchmaker T. J. Lumsden, which quickly spread to the adjoining premises of the Bank of Australasia (TS 21) and the BNSW (Southland Times, 1882i). The stock and effects of the BNSW were removed before they could be destroyed by fire and smoke, and although the building was badly damaged, it was not completely lost and continued to be occupied by the bank.

The partnership between Jacobs and Moir was dissolved in October 1881, with the business in Ott’s Building to be carried on solely by William Moir after this date (Southland Times, 1881d). Moir did not remain in business by himself for long, as by May 1882 Nicholas Johnson had joined him in partnership. They advertised for tenders for alterations to their premises in May 1882, including the addition of a strong room and alteration to the staircase (Southland Times, 1882e). Moir married Johnson’s daughter, Margaret Jessie Johnson, in August 1884 (Southland Times, 1888l). However, the working relationship between Moir and Johnson did not last, as by September 1886 the partnership had been dissolved with Moir carrying on the business by himself (Southland Times, 1886c).

Burwell's 1886 plan (Figure 6-502) shows Kingsland's extended premises at the north of TS 22 and TS 21. To the south of this, Lumsden's Building, with "offices above" is occupied by Lumsden, while both Barham's and Ott's Buildings are occupied by Moir. The relatively small footprint of the first BNSW building on site is visible at the southern end of the section and has two iron outbuildings at the rear.

The partnership between Kingsland and his sons was dissolved in May 1886 (Southland Times, 1886c). It is likely that the dissolution was due to financial difficulties, as the company was forced to declared bankruptcy in June (Southland Times, 1886b). The stock and trade of the company was sold by tender in July, but Kingsland appears to have continued to occupy the shop at the north end of TS 22 for another year, selling the hides, skins, and tallow of his son Thomas' tanning and fellmongery business (Southland Times, 1886g, 1886b, 1887c). J Kingsland and Co. appear to have overcome their financial difficulties, as in August 1887 they advertised the removal of their business to new premises in Tay Street (Southland Times, 1887b).

William Moir continued to run the music warehouse and fancy goods store in Ott's Building until July 1888 when financial difficulties resulted in the sale of much of Moir's stock and trade, including all of the store's fittings and glass cases (Southland Times, 1888h). The sale of the stock appears to have sufficiently discharged Moir's debts, and he was able to announce the re-opening of the "Southland Music Depot" on the premises the following month (Southland Times, 1888a). Moir now advertised himself as the manager and agent for the Dresden Piano Company, and no longer advertised the fancy goods department (Southland Times, 1889a). Moir continued to occupy the premises until his death in March 1890 (Southland Times, 1902c). Following Moir's death, the premises continued to be occupied by his widow, who sold theatre ticket from the premises (Southland Times, 1890a, 1890b, 1891a).

Duncan McFarlane leased the section at the north of TS 22 from Kingsland's mortgagees in June 1888 (Southland Times, 1888c). McFarlane, a baker, was born in Linlithgow, Scotland, and came to Southland in 1878 (Hall-Jones, 1946: 173). Not long after his arrival in Southland, in September 1878, McFarlane took over the Southland Bakery in Esk Street, and continued in his trade as a bread and biscuit baker and confectioner (Southland Times, 1878b). Just two months after taking over Kingsland's premises in Dee Street, a fire broke out in the adjoining Albion Hotel. Much of McFarlane's stock was removed safely from the premises, and the building sustained little damage (Southland Times, 1888i). McFarlane continued to run the bakery and confectioner business from the premises, which came to be known as the "Coffee Palace" (Southland Times, 1888e, 1890d). The land upon which the Coffee Palace stood was purchased by William Alexander Ott in November 1895 (SL55/158). Not long after the sale of the land, McFarlane tried to give up the business. In January 1896, McFarlane offered both the business and his lease of the property for sale (Southland Times, 1896b). The business did not sell at this time. McFarlane tried again in October 1897, claiming as he had recently acquired the lease of the Deschler's Commercial and Family Hotel and was desirous to dispose of the Coffee Palace establishment (Southern Cross, 1897). It was not until March 1899 that McFarlane finally disposed of the business.

Following William Moir's death in 1890, the lease for Barham's Building was taken over by John Wilson (Southland Times, 1890d). Wilson opened a tea merchant and general grocer business on the premises. Wilson advertised the sale of teas from China, Ceylon, and India, as well as the sale of fresh butter, eggs and quality ham and bacon from the store (Southern Cross, 1894; Southland Times, 1891a). Wilson remained in occupation of the building until March 1898, when he advertised the removal of his business to new premises in Tay Street (Southland Times, 1898b).

Charles Hale took over Ott's Building from Mrs Moir in March 1891, and continued the tradition of running a fancy goods and music business in the premises (Southland Times, 1891a). Hale was also an optician, and expanded his business to include an optician's and the sale of spectacles (Southland Times, 1891e, 1891b). Hale continued in business on the premises until November 1892, when Alexander Frame Lithgow took over the leasehold of Ott's Building, and advertised the sale of fancy goods from the premises (Southland Times, 1892d). Lithgow did not remain in business for long on the premises before selling it to Frances James Lillicrap in September 1893

(Southland Times, 1893a). Lillicrap carried on the fancy goods and music business in the premises, and like Moir before him, he was an agent for Dresden Piano company (Southland Times, 1893c, 1893a).

Thomas Shepherd and Alexander Mair took over the leasehold of Ott's Building in October 1893. Together they traded as "Mair and Shepherd" and established a "mercery, hosiery, hats and shirts" business in the premises (Southern Cross, 1893). A photograph taken on Dee Street in 1905 shows Mair and Shepherd's outfitting store in Ott's Building, advertising a clearing sale (Figure 6-513).



Figure 6-513. Detail from photograph taken on Dee Street in 1905, showing Mair and Shepherd's premises in Ott's Building (Muir & Moodie Studio, 1905).

Hugh Culling purchased the business and lease of the Coffee Palace at the north end of TS 22 from McFarlane in March 1899 (Southern Cross, 1896c). Culling continued to run the Coffee Palace into the early twentieth century, offering "pastry and confectionary of all descriptions" (Southern Cross, 1896c). By 1901, Culling had expanded the business to include the "the Palace Oyster Saloon" which offered his cliental "stews and frys" at any time (Southern Cross, 1901).

David William Barham opened a fancy goods and music warehouse in Barham's Building in 1898 (Otago Daily Times, 1898a). It is not clear what relationship David William Barham was to William Barham the former owner of the section. David Barham continued to run the fancy goods store on the section into the early twentieth century. In December 1900, a fire broke out in the premises and Barham is estimated to have lost £600 worth of stock (Southland Times, 1900c). Although the building received damage in the fire amounting to £100, the building was not destroyed at this time. By February 1901, Barham was again open for business (Southland Times, 1901a). Barham advertised his business for sale in May 1902, due to his ill health (Southland Times, 1902a).

Mrs Annie C Millar took over Culling's lease of the Coffee Palace in June 1902 (Southern Cross, 1902a). Millar continued to run the Coffee Palace and Palace Oyster Saloon on the property. The property owner, William Alexander Ott, obtained a perpetual lease for the land adjoining the property on TS 1 and 2 in 1906 (SL78/28). Since the early 1860s, this land had been reserved as a right of way (Figure 6-503). Millar announced in August 1906 that her Coffee Palace business would be temporarily removed to a shop in the Albion Hotel, while her current premises were being rebuilt (*Southland Times*, 1906b). Together Ott and Millar constructed new enlarged premises, which extended over the land newly obtained by Ott adjoining the Albion Hotel (Southland Times, 1906a). By November, Millar was advertising the opening of her new and "up-to-date" tea rooms, now called the "A C M Tea Rooms" (Southern Cross, 1906a).

The BNSW continued to conduct their business from the corner of Tay and Dee Street for the remainder of the nineteenth century (H. Wise & Co. 1878-1879: 151, 1880-1881: 150, 1883-1884: 178, 1885-1886: 194, 1887-1888: 235, 1890-1891: 242, 1892-1893: 143, 1894-1895: 384, 1896-1897: 378, 1898-1899: 422). In 1902 the bank decided to replace the old brick building with new larger premises. Architect C J Brodrick designed the new building, and was calling for tenders for its construction in September 1902 (Otago Daily Times, 1902). The tender of M. and H. Mair was accepted for the work. The building was completed in 1904, and was open for business in September of that year (Southern Cross, 1896c; Southland Times, 1904d). An article printed in the *Southland Times* in September 1904 provides a description of new building shortly after its completion:

The building at the corner of Dee and Tay streets, for the Bank of New South Wales, is now completed, and the Bank chambers were yesterday taken possession of by the local staff. The vast improvement which has been made to this corner will be noted by everyone who recollects the comparatively diminutive character of the building which occupied this site two years ago. From an outside point of view the new bank presents a most attractive appearance. It is three storeys high, and matches nicely with its nearest neighbour, the Bank of Australasia. The design is in the Italian Renaissance style, with a few slight variations into the Romanesque and Grecian. The ornamentation on the outside is artistic and picturesque and nicely in harmony with the styles of architecture introduced. The plinth, or base, is of dressed Ocean Beach granite, and the superstructure of brick and cement. The unusual whiteness of the building has been frequently commented on, and is explained by the fact that the best white sand was used in the cement plaster. The building is divided into three sections, viz.; bank offices, private chambers, and a shop. There are four entrances, the principal and most attractive opening into the banking chambers, at the corner. This is architecturally described as a Corinthian portico, and the design adopted is certainly very effective. Two massive pillars divide the entrance into two, and incidentally afford a good deal of protection from boisterous weather to the inner chamber. The doors are slightly curved, and work on patent slides, rather a new thing in bank buildings in this part of New Zealand. The vestibule is floored with unglazed tiles, and these are continued into the banking chamber, which is divided from the vestibule by an inner set of doors. The chamber is very handsomely appointed indeed, and it presents an extremely pleasing and artistic appearance. The counterpane is of hand-carved, dull-polished red pine, and is supplied with ornamental brass screens and fittings specially made to the Bank's order in Sydney. The ceiling, as is the case throughout the entire building, is of stamped steel, distempered in agreeable colours. The manager's room connects with the chamber, and is a fair criterion of the comfort and suitability of the rest of the offices in the building. The strong-room, telephone-room, bank offices, lavatory, and several other rooms, are conveniently placed and within easy call of the main chamber. The ground floor contains all the bank offices, which, it may be added, do not connect directly with any of the other offices. A portion of the building is equipped as a shop, which should be found suitable for almost any business. The second floor is reached by broad, handsome staircases from either street entrance. The second floor comprises several strong-rooms and offices, several of which are already taken up. The lighting is by large semi-circular headed windows, which are apparently very effective. The third floor is practically a repetition of the second, there being eleven offices and four strong rooms available for letting. The stairways are worthy of special commendation, the ornamental work about them being the product of a local firm, Messrs W. Smith and Co., Nith Street. Special attention has been paid to sanitation and ventilation, and the result should give no excuse for complaint. The Bank of New South Wales has spent about £8000 on the building, and the shareholders are to be congratulated on owning such a fine property. The architect was Mr C. J. Brodrick, whose work on this occasion had been much admired. The contract was faithfully executed by Messrs M. and H. Mair. The painting was undertaken by Messrs Wren and Co. the plastering and moulding by Messrs Washer and Donaldson, and the bricklaying by Mr Hamilton. The

steel-stamped ceilings, which are such a prominent and pleasing feature in the interior were supplied by Messrs Briscoe and Co. The building is an exceedingly fine one, and a decided acquisition to the architecture of the town (Southland Times, 1904d).

Following George Lumsden's death in 1904, his building continued to be owned by Lumsden's trustees, and the watch and jewellery business continued to operate on the ground floor. A photograph taken from the corner of Dee and Tay Street shows the store's frontage, with the distinctive clock still present on the second storey (Figure 6-514).



Figure 6-514. Detail from a photograph taken on the Dee Street and Tay Street corner in 1926, showing (left to right) Albion Theatre, Millar's building, Lumsden's Building, Barham's Building and Ott's Building (Moore, 1926).

Edward George Undrill took over the leasehold of Barham's Building in September 1903. Undrill opened a menswear store in the premises, known as the "Hat Box" (Southern Cross, 1903a). A photograph taken on Dee Street in 1905 shows that the building occupied by Undrill's Hat Box had undergone alterations since its construction in 1872/1873, including alteration to its pediment and the addition of a verandah (Figure 6-513). The date of these alterations is not known.

Robert H Scott and Harry Gill purchased the leasehold and business of Mair and Shepherd in August 1905 (Otago Witness, 1905). Scott and Gill traded together as "R. H. Scott and Co." and ran a clothiers and outfitting store from Ott's Building (Southland Times, 1908a).

The 1910 fire and insurance plan shows the new, much enlarged BNSW building with a yard and outbuildings at the rear (Figure 6-502). Lumsden's, Barham's and Ott's Buildings have minor changes to the 1886 plan. The occupants of Barham's Building are incorrectly identified as the "Underhill Brothers" and not as Undrill Brothers. The footprint of Millar's building can be seen to extend into the neighbouring TS 1, 2 and 21.

Lumsden's business continued to operate in his building until 1942, when his trustees sold the property to the Brass Brothers (SL5/191). Following their acquisition of the property, the Brass brothers undertook renovations on the building, including altering the building's street elevation and floor plan (Figure 6-515 and Figure 6-516). The Brass Brothers did not occupy the building themselves but leased it to McCracken and Walls, radio and electrical retailers.

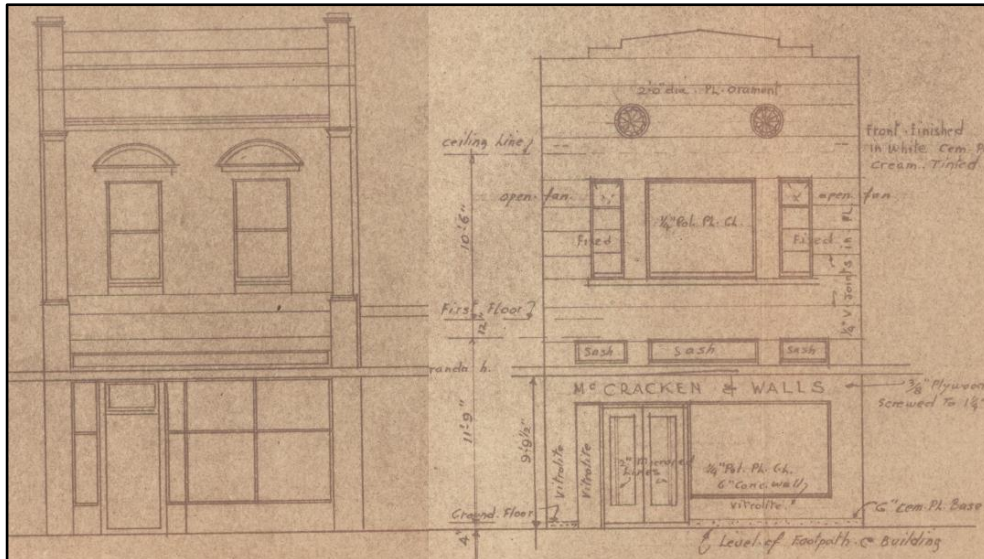


Figure 6-515. Detail from 1942 alteration plans to the building at 9 Dee Street for the Brass Brothers, showing the alterations to the Dee Street frontage of the building (E. Smith, 1942).

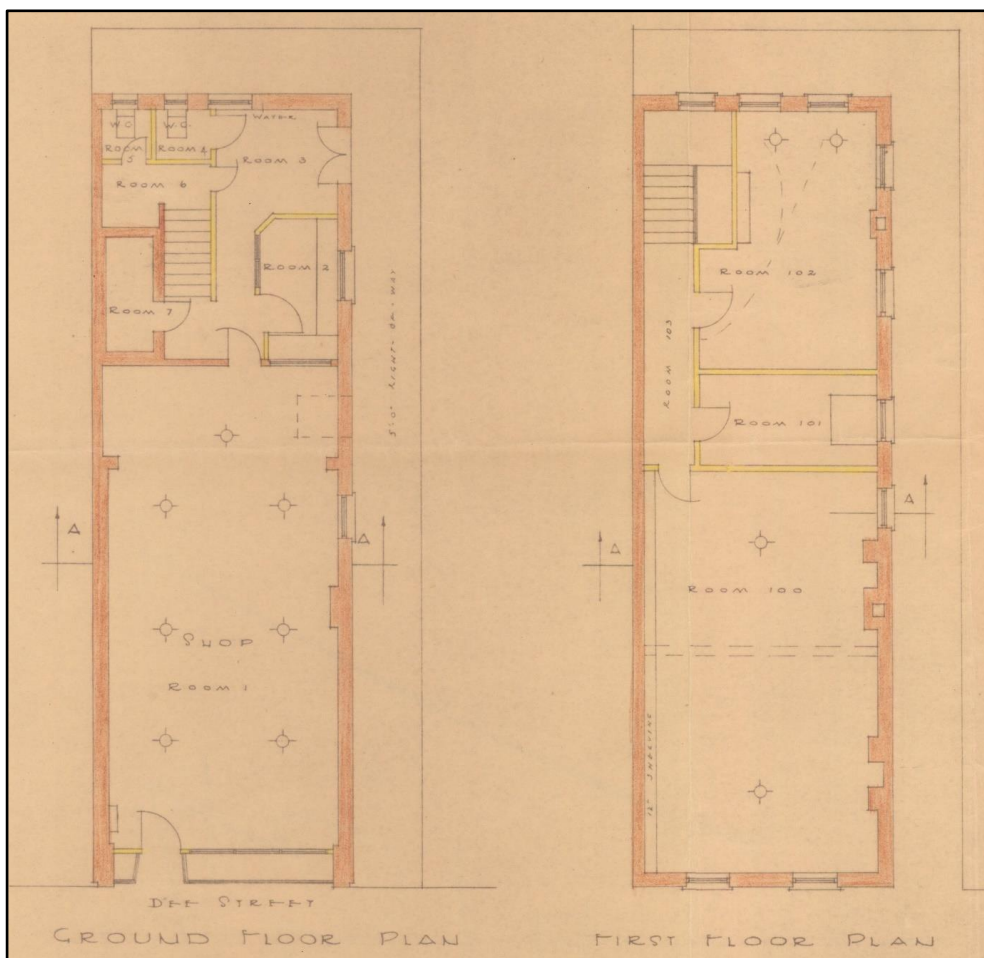


Figure 6-516. Detail from 1942 alteration plans to the building at 9 Dee Street for the Brass Brothers, showing the alterations to the floor plan of the building (E. Smith, 1942).

A photograph taken on the Dee and Tay Street corner in 1905 shows the exterior of the BNSW building shortly after its completion (Figure 6-517). In comparison to the 1905 photograph, a second photograph taken on the Dee Street and Tay Street corner in 1926 shows that little alteration to the exterior of the building has occurred by this time, though the addition of a verandah has been made to the front of the Dee Street shops (Figure 6-518).

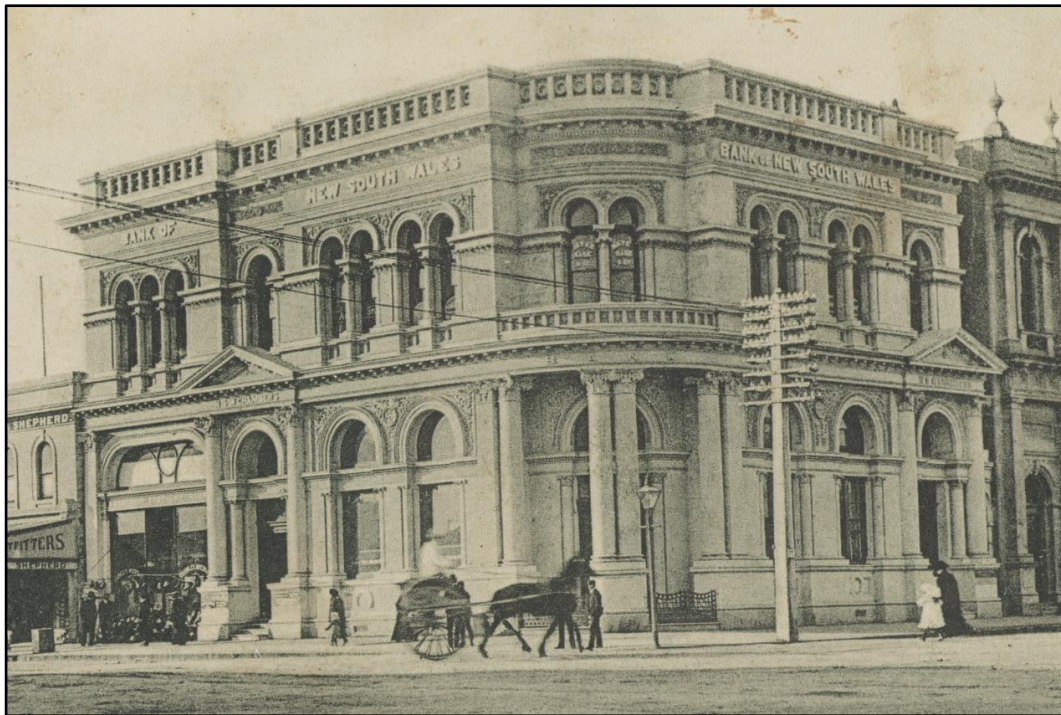


Figure 6-517. Detail from postcard showing the Dee Street and Tay Street corner and the Bank of New South Wales building shortly after construction (Muir & Moodie Studio, 1905).



Figure 6-518. Detail from photograph taken on the Dee Street and Tay Street corner in 1926, showing the Bank of New South Wales building (Moore, 1926).

Edward Undrill's business flourished in Barham's Building, and in 1915 he expanded his business by obtaining the leasehold for Ott's Building to the south from R H Scott and Co. (Southland Times, 1915d). Undrill continued to occupy Barham's Building until 1923, when his lease of the premises was taken over by John Still Brass and Percy James Brass, who traded together as the Brass Brothers (H Wise & Co. 1923: 515, 1924: 512).

The Brass Brother continued to run a clothier business in Barham's Building (H Wise & Co. 1924: 512). A photograph taken on the corner of Dee and Tay Street in 1926 shows the Brass Brothers in occupation of Ott's two-storey and Barham's single-story buildings (Figure 6-517). In 1933, the Brass Brothers carried out alterations to the store front of Barham's and Ott's Buildings (Figure 6-519 and Figure 6-520). The Brass Brothers formally purchased Ott's Building in 1952 and continued to own the property until 1963.



Figure 6-519. Detail from 1933 plan of building at 7 Dee Street, showing alteration to the store front (Brodrick & Royds, 1933).

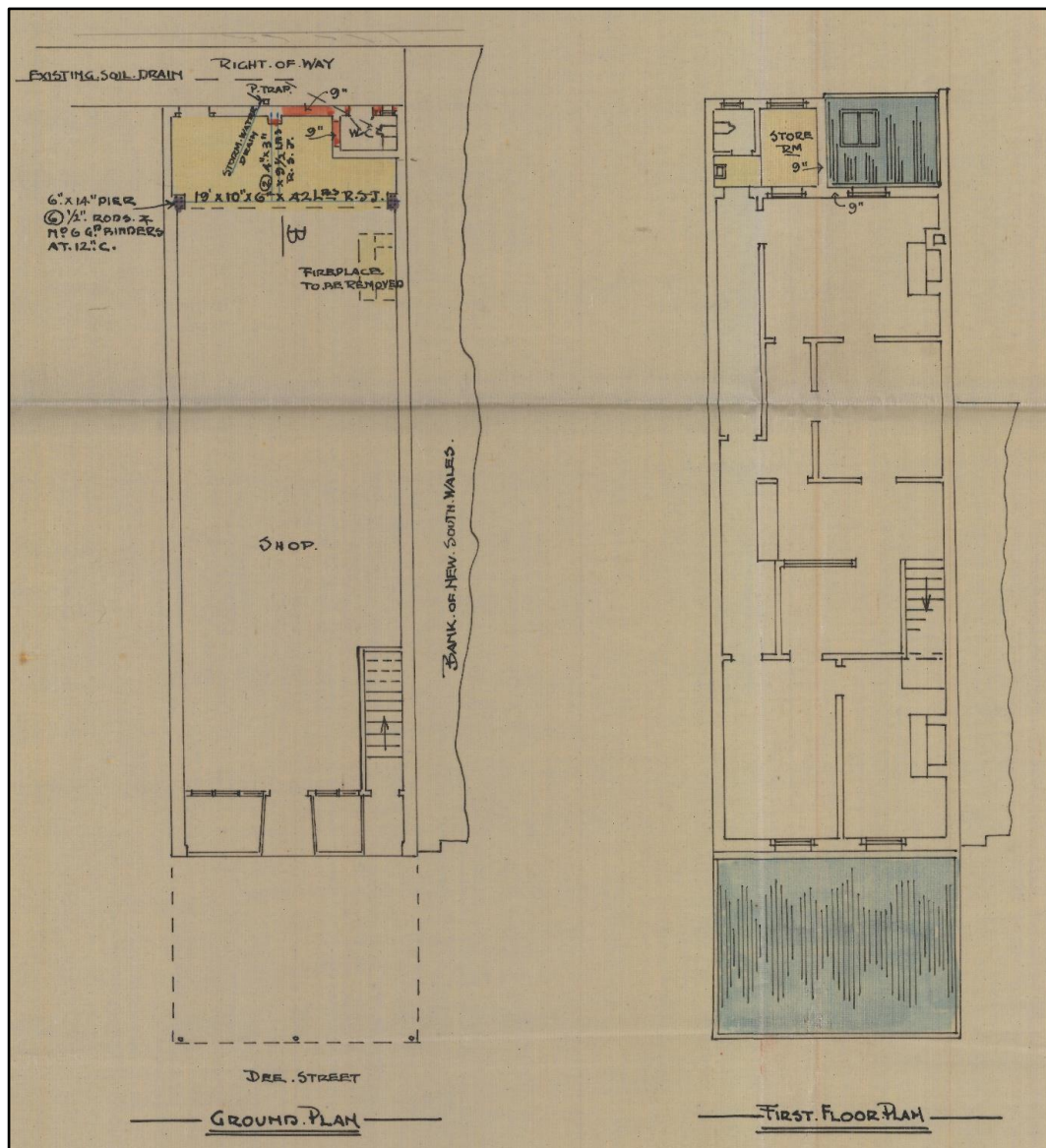


Figure 6-520. Detail from 1933 plan showing alterations to the interior layout of the building at 5 Dee Street (Brodrick & Royds, 1933).

Having been owned by the Barham family since 1872, Barham's Building was finally sold to Mr J O'Kane in 1964 (SL147/160). O'Kane undertook alterations to the exterior and interior layout of the building later that year (Figure 6-521 and Figure 6-522).

Millar continued to lease the tea rooms on TS 21 and 22 from Ott until November 1924, when she purchased the property outright (SL55/158). Millar formally took over the lease for the property over TS 1 and 2 from Ott in 1948 (SL132/35). A photograph taken from the Dee and Tay Street corner in 1926 shows the Dee Street frontage of Millar's building extending to adjoin the Albion Hotel (Figure 6-518).

A floor plan of the interior of the BNSW was drawn up the building's original architect C J Broderick in 1937 (Figure 6-523). The layout of the building reflects the original description of the building's layout from 1904, suggesting that little internal alteration of the building had occurred by this time. In comparison, a floor plan of the building drawn by the architectural firm of Stephenson and Turner in 1968, shows a number of changes to the internal layout of the building (Figure 6-524). The most significant change evident is the removal of the vestibule entranceway on the corner of the building, and the addition of a large entrance and lobby off the Dee Street frontage, where the second store was previously located.

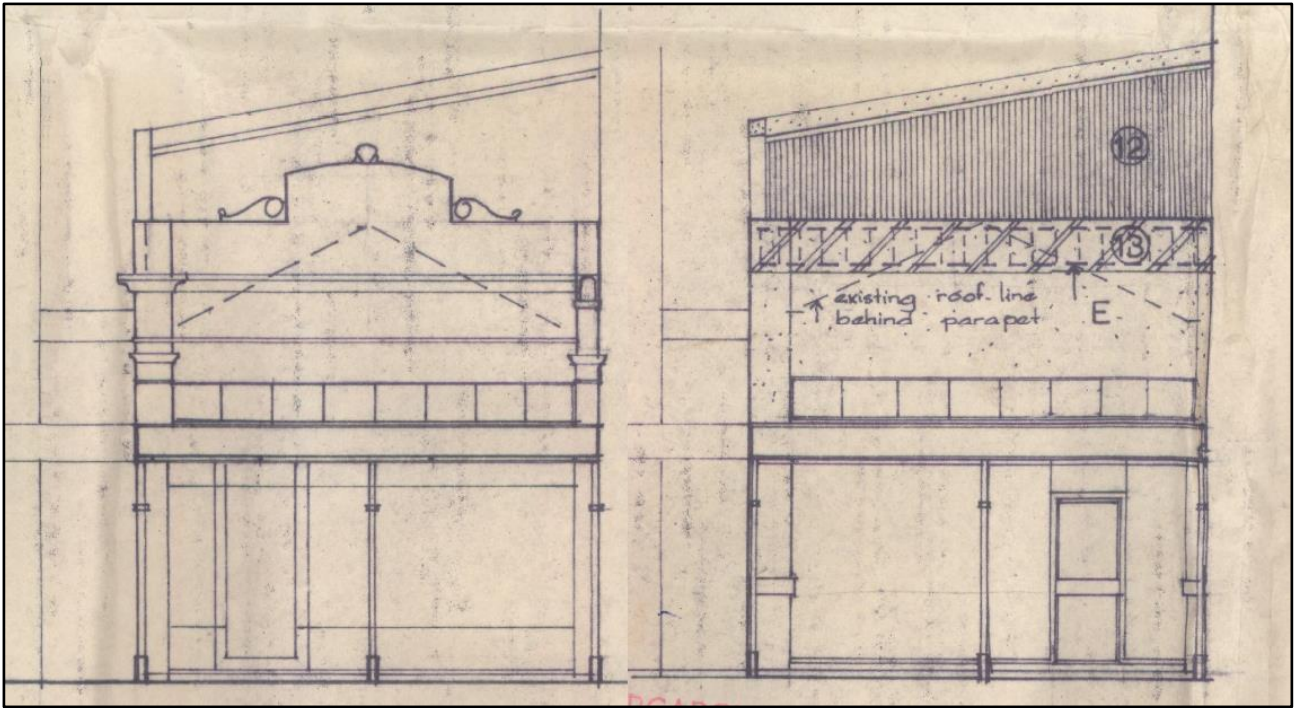


Figure 6-521. Detail from 1964 plan, showing the original and planned alterations to the west elevation of the building at 7 Dee Street (E R Garden & Associates, 1964).

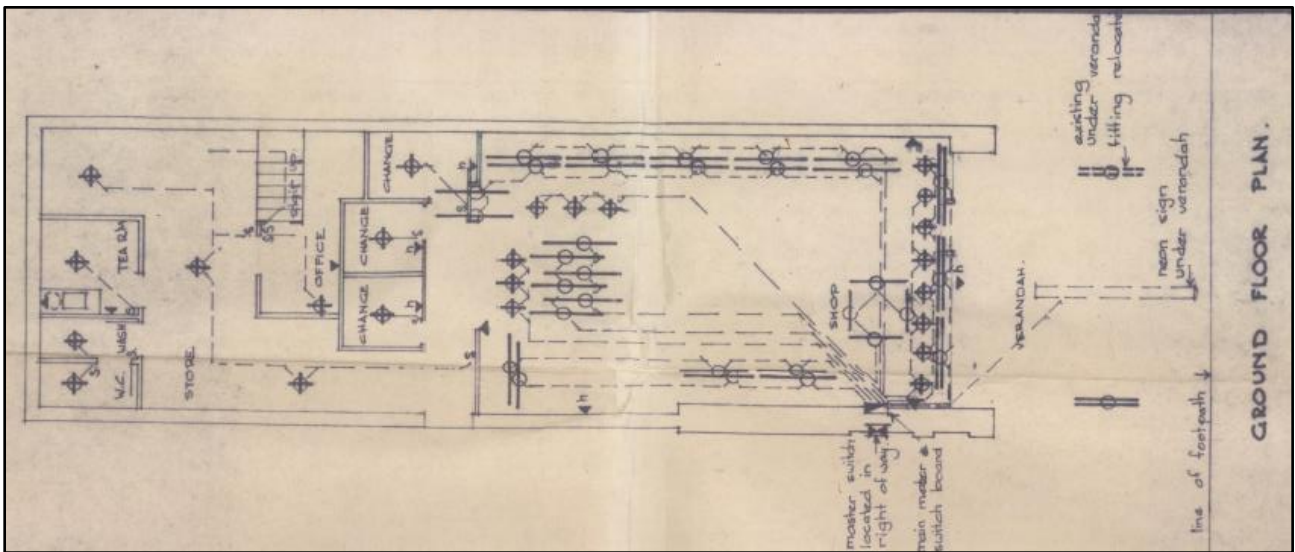


Figure 6-522. Detail from 1964 plan, showing alterations to the floor plan of the building at 7 Dee Street (E R Garden & Associates, 1964).



Figure 6-523. Detail from 1937 plan of the Bank of New South Wales, showing the ground floor plan of the building (Brodrick, 1937).

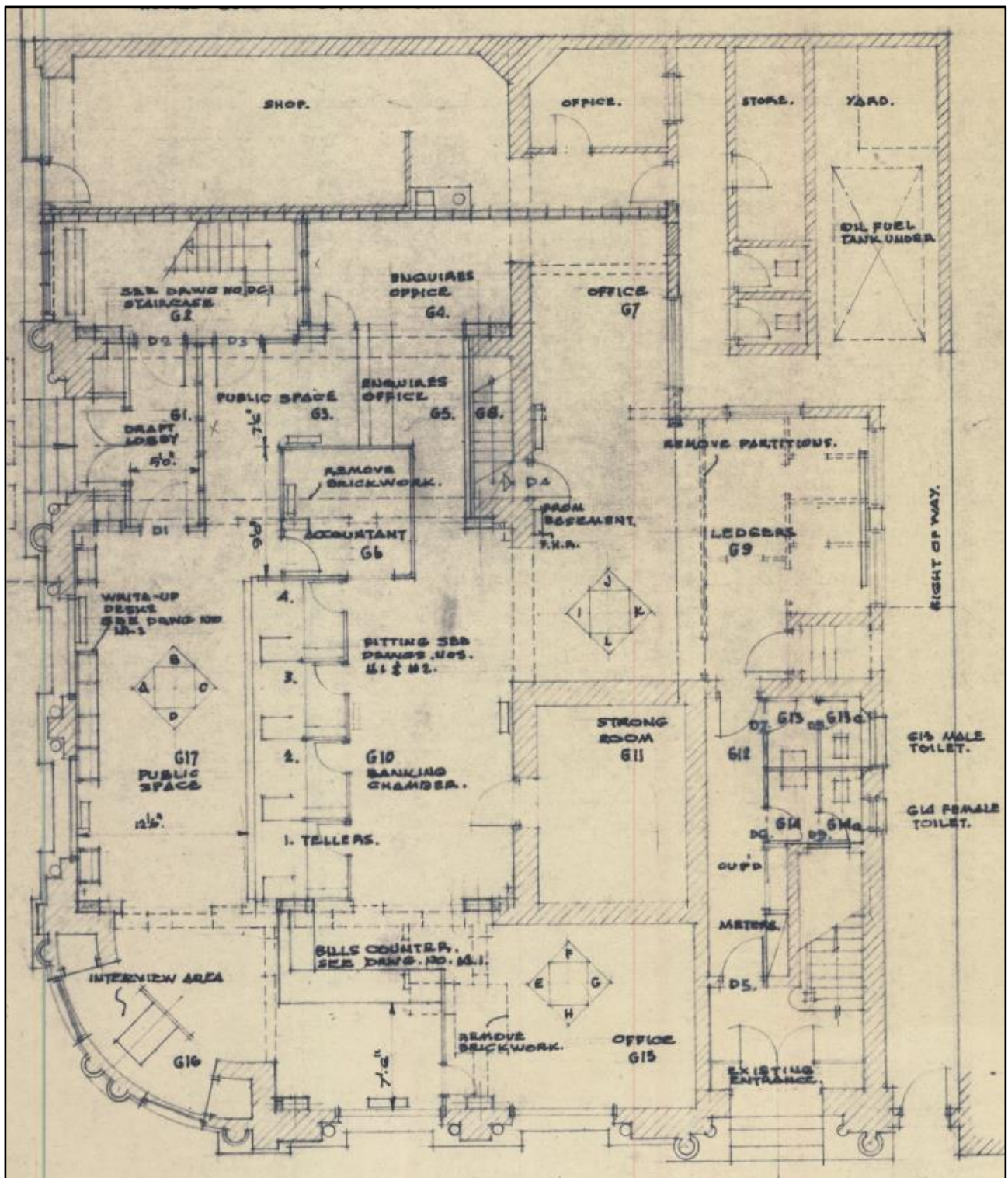


Figure 6-524. Detail from 1968 plan of the Bank of New South Wales, showing the ground floor plan of the building (Duffill Watts & King, 1968).

Millar continued to own the tea rooms until 1963 when Cambridge Electrical took over the building at the north of TS 22. In 1992 the property was purchased by Cinema Investments limited, who also owned the adjoining land, and Millar's building was demolished to make way for the extant cinema complex.

Further alterations occurred to the interior of Ott's Building in 1981, in preparation for the establishment of the Gaslight Restaurant on the ground floor (Figure 6-525). It is not clear when alterations to the store's street frontage was undertaken.

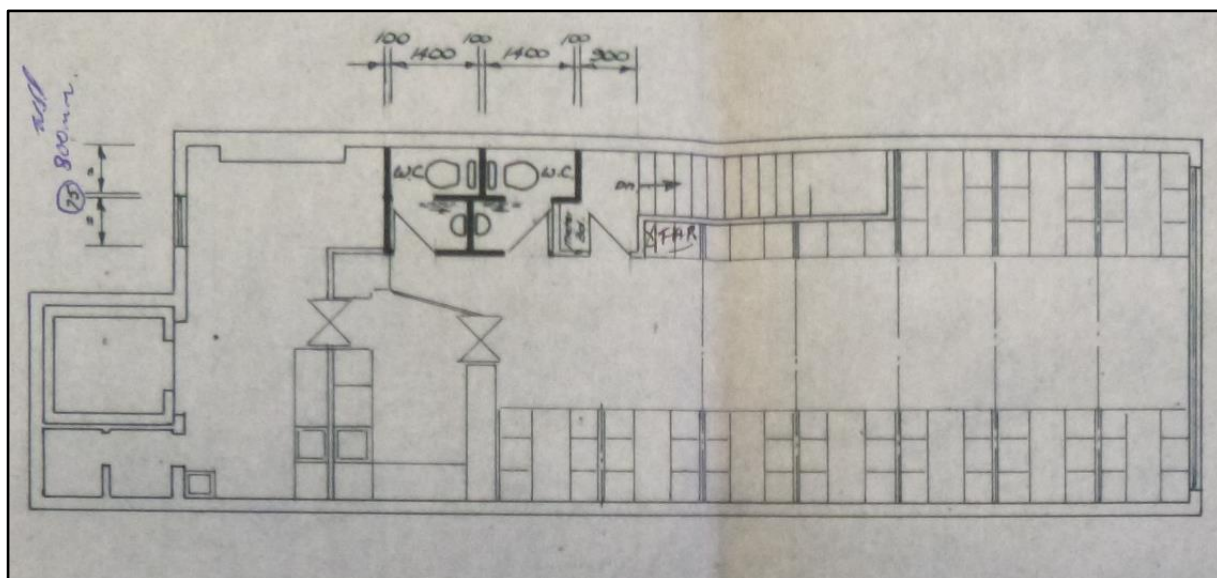


Figure 6-525. Detail from 1981 plan showing alterations to the ground layout of the building at 5 Dee Street (Hopgood, 1981).

The BNSW building continued to be used as bank premises until 1990, at which time the building was listed as a Category 1 Historic Place (HNZ, 1990: 2443). In 1992 a heritage covenant was entered into between HNZPT and the building's owner, Bruce Hyndman Henley, which placed legal protections over the structure and its maintenance (New Zealand Historic Places Trust, 1992). A fire broke out on the second floor of the bank building in September 1996. Although the flames caused significant damage, they did not spread beyond the one room, and did not cause any structural damage to the building (Tonkin, 1996). The building was described at the time of the fire as having been unoccupied for some time, and signs of vandalism evident on every level of building, including smashed windows, broken doors, and holes in the walls.

In 2000 children's' clothing retailers Pumpkin Patch took up occupancy of the ground floor of the BNSW building and continued to operate from here until they went into receivership in 2015. Earthquake strengthening was undertaken as part of the fit out for the new retail space (ICC Property File). In May 2015, Troopers Trust commissioned a seismic assessment of the building that found it to not be earthquake prone (Hadley & Robinson Ltd, 2015). The building is currently being gradually restored by the Troopers Memorial Corner Charitable Trust and is often referred to as the Troopers Memorial Building.

6.21.2 On Site Observations: BNSW (1 Dee Street)

The BNSW is situated at the corner of Dee Street and Tay Streets (Figure 6-526), opposite the Crescent. The building was designed by Cuthbert John Brodrick and was completed by builders M. and H. Mair in 1904, comprising the bank and a retail shop to the north. The architectural and townscape value of this building has been recognised by Heritage New Zealand, with which it has a Historic Place Category 1 listing. Throughout the history of the building, there have been numerous alterations; however, the exterior of the building has only seen minor changes. An assessment survey of the ground floor and second floor was undertaken on 29 March 2018 by Dr Dawn Cropper, and the results are presented below, first considering the external appearance before discussing each floor of the building. A detailed photographic record of each room is available in Appendix D.

Table 6-92. Summary of built structures at 1 Dee Street, Invercargill.

Building Name	Bank of New South Wales
Address	1 Dee Street, Invercargill
Heritage Listing	Category 1 Historic Place (No. 2443)
ICC Heritage Record	No 14; Appendix II.2
Construction Details	<ul style="list-style-type: none">Completed in 1904, designed by Cuthbert John BrodrickThe front entrance altered in 1937
Building Details	Ground Floor - 10 (Rooms 1-10) First floor - 12 (Rooms 11-20 and 39) Second floor - 17 rooms (Rooms 22-38)



Figure 6-526. West elevation of the BNSW.

South and West Elevations

The BNSW is a prominent three storey corner building with façades to Tay and Dee Streets (Figure 6-526 and Figure 6-527). A true specimen of Renaissance Revival architecture, the façade incorporates both Italianate and Romanesque design elements and represents typical monumental architecture utilised by financial institutions to promote their ideologies of strength and permanence.



Figure 6-527. The south façade facing onto Tay Street.

The façade is divided into six vertical bays by setbacks created around the three original doors. Today, just the west and south doors remain; however, the main entrance to the bank was on the corner and has since been enclosed. The west and south doorways are emphasised by their triangular pediments, which are supported on Corinthian columns with capitals featuring acanthus leaves. The corner entryway was setback with a porch above, creating a covered entryway for the patrons of the bank. The design was flawed as water ponded in the balcony, dripping water in the entryway below. The corner entryway was enclosed in 1937, and the steel windows used in this alteration are clearly of a different era but respect the character and distinguishes it from the original fabric.

Each entryway has heavy double timber doors, comprised of a set of eight-panelled bifold doors (Figure 6-528). Unlike any other building in the block, the ground floor is considerably higher than ground level, and each doorway features a staircase (Figure 6-529). The stairs are concrete formed *in situ*, and there are incised lines along the edge of each tread for drainage. The remainder of the treads are lined with mosaic tiles.

The ground floor windows and doors are bounded by engaged arches, with the upper portion of the arch surrounded by a moulded architrave. The lower rectangular windows comprise sets of double hung sashes separated by a mullion. The arched widow units are comprised of a small central double hung sash with fixed panes on either side. The spandrels surrounding the arches are highly ornamented. There is a heavy cornice between the lower rectangular windows and the arches above, which disguises the first floor.

The north end of the west façade has a slightly different window arrangement from the remainder of the bank (Figure 6-526), and perhaps this was done to visually separate the bank from the retail space. Here, both arched windows are surrounded by a single moulded architrave (blind arch). The windows are different from those elsewhere in the building and have been replaced over time. This former retail space originally had a separate recessed entry and shopfront windows, as demonstrated by historical photos.

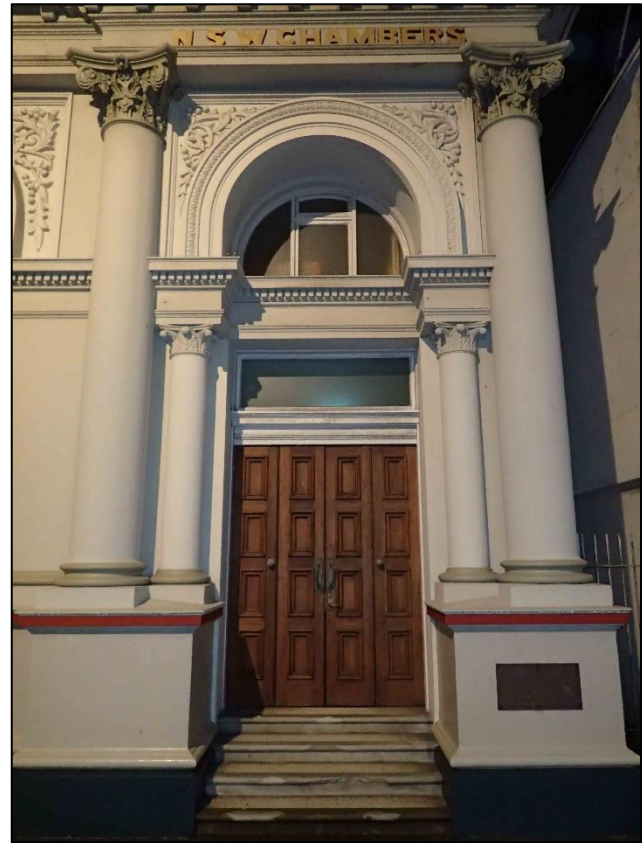
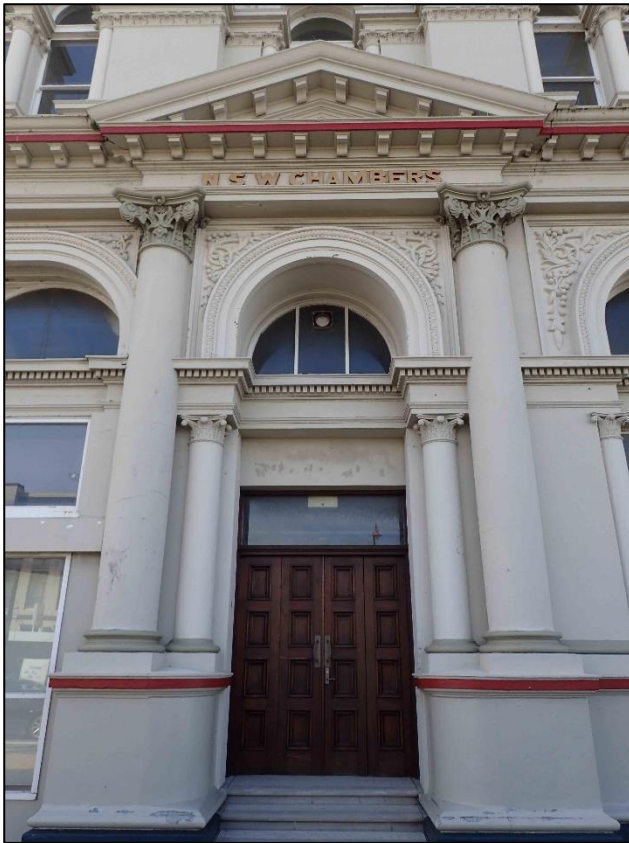


Figure 6-528. Left: detail of the west doorway and triangular pediment. Right: detail of the south doorway.



Figure 6-529. Detail of the stairs leading up to the south doorway.

Above the columns is an entablature, featuring a plain frieze and a wide overhanging cornice with a modillion band. The second storey has tall arched windows with each comprised of rectangular double hung sash at the base and a fixed arched window above the transom. The windows vary in width, but their common design and arrangement harmonises the façade. The windows are flanked by engaged columns, and they are further ornamented by balusters below. A notable feature of the corner windows is their curved glass. Like on the ground floor, there is a decorative entablature running in line with the transom, and there is a single architrave surrounding each set of windows. The spandrels also feature ornate decoration. The second floor is topped by a wide entablature, with the frieze bearing BANK OF NEW SOUTH WALES. The modillion band is repeated, as is the broad cornice, and a decorative parapet tops the building

The North and East Elevations

The north and east elevations are a sharp contrast to the highly ornamented façade, consisting of a completely plain rendered wall punctuated by window openings and services (Figure 6-530 and Figure 6-531). There is an L-shaped single storey extension at the northeast corner of the building (Figure 6-531), which appears to incorporate at least two of the original lean-tos on the building. A covered access ramp from the former ANZ Building, now used as a carpark is visible in Figure 6-531, and there is a small open courtyard in the far northeast corner of the property.



Figure 6-530. The east elevation of the BNSW.

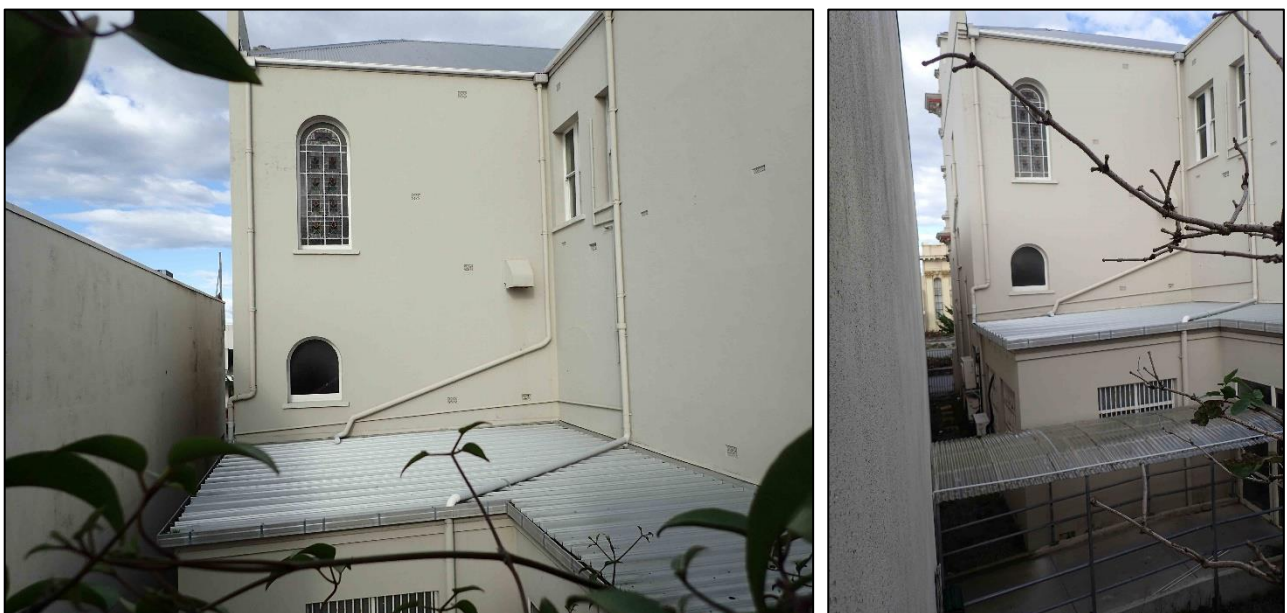


Figure 6-531. The north and east elevations of the BNSW.

Roof

The BNSW has an L-shaped hipped roof clad in corrugated iron. While fireplaces are noted on the interior of the building, all chimneys have been brought down below the roof level. The single-storey extension in the northeast corner of the building has a skillion roof.

Windows

A variety of windows occur throughout the building, representing a mixture of original double hung sashes, arched windows, steel windows, and shopfront windows. Of particular interest are the second-storey windows on the southwest corner of the building. These windows have curved glass and curved frames and architraves. They are an exceptional feature of the building.

Ground Floor

The ground floor was occupied by Pumpkin Patch Clothing until 2015 and has since been vacant. Despite several years of vacancy, the ground floor remains in excellent condition. Ten rooms (Rooms 1-10) were defined on the ground floor, and the area is broadly separated into the retail space, (Rooms 1-4), the former strong room (Room 5), storage (room not accessed), and the lobby and facilities (Rooms 7-10) (Figure 6-533). When Pumpkin Patch was in operation, the main entrance was through a covered accessway in the courtyard. The adjacent ANZ Building was utilised as a carpark and this provided a more accessible way to enter the store, especially with small children.

There is abundant heritage fabric throughout the ground floor, including the timber and tiled floors (Figure 6-532). The original timber floors are exposed throughout, with some bearing the scars of former walls. Two areas of the floor retain the original tiles, including an area in the former corner vestibule and a larger irregularly-shaped area just to the north in the public space in front of the former tellers. The tiled areas include a variety of plain tiles (white, black, and green) and encaustic tiles (white flower in a blue background, surrounded by a gold circle, green leaves on a burgundy background) laid in an intricate diagonal lattice pattern and surrounded by a border of white, green and black mosaic tiles. Patterned tiles are less common than plain tiles, as they were more expensive, and this attests to the wealth of the bank. There are also areas of exposed concrete, including two large area in northwest corner, in areas where load bearing walls have been removed, and a small area just inside the west doorway.

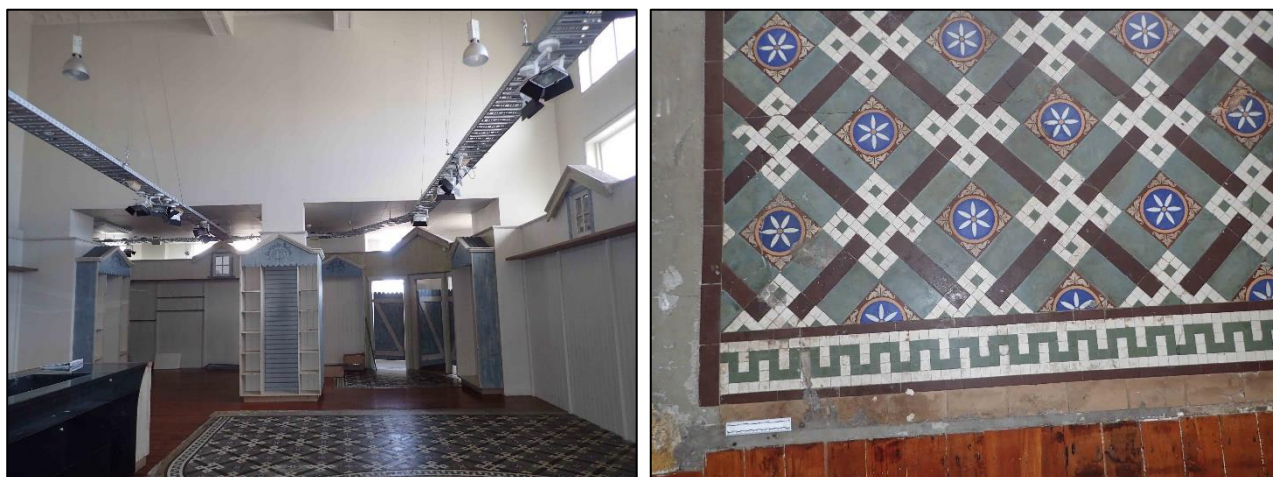


Figure 6-532. Timber and tiled floor on the ground floor of the BNSW.

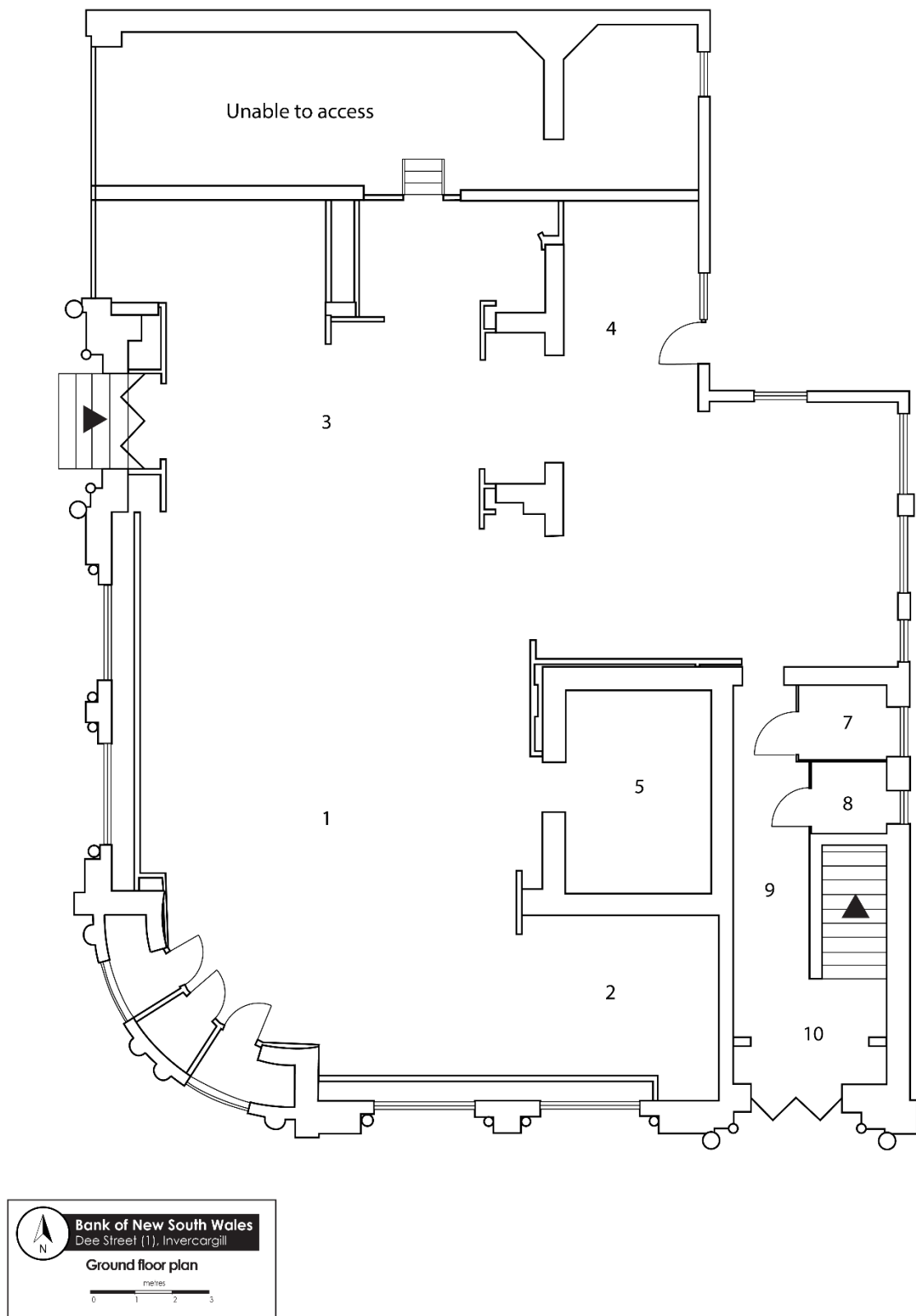


Figure 6-533. Ground floor plan of the BNSW.

The double height coffered ceiling (installed in 2000) is another striking feature of the main retail area (Figure 6-534); although, it is not an original feature as historical records indicate the bank to have had a pressed steel ceiling. The ceiling is divided into nine coffers arranged in a cross pattern, including four large coffers in the corners, separated by four rectangular coffers, and a small square coffer in the centre. There are scalloped ceiling roses in the four corners which feature modern pendant light fixtures. There are smaller plain ceiling roses in the four rectangular coffers. Apart from the coffered ceiling, all other areas have a dropped ceiling lined with softboard with recessed fluorescent light fittings. There are suspended track lights throughout the ground floor.

The lower level of the walls was covered almost entirely by the fittings of the former retail shop, while the upper portion of the walls features a painted finish.

The strong room remains a tangible connection to the original function of this building (Figure 6-535). Inside is a lattice of steel support from when the building was strengthened. The strong room has a vaulted ceiling, providing structural support for the strong rooms above.

The hallway on the east side has been recently updated and there are modern linings throughout. This hallway provides access to the toilets, services, and to the south lobby. An original sash window with moulded architraves is visible in the toilets (Figure 6-536). While the original skirting boards have been removed, the scar on the wall shows their considerable height. In a service cupboard beneath the stairs, some beaded tongue and groove match lining remains. In the rooms off the hall, the plastered brick wall is visible, and the layers of plaster are visible in Figure 6-536.



Figure 6-534. Coffered double-height ceiling.

The south lobby provides access from Tay Street to the first and second floors (Figure 6-537). The lobby has a modern tile floor, a timber dado with a faux woodgrain finish (modern) and plastered walls above. There is a narrow vestibule (partial height) just inside the external doorway, which has had its doors removed. There are sidelights on the east side and fanlights above; the west sidelights have been removed. The exterior door is surrounded by a moulded architrave with a plinth block. The lobby has a pressed steel ceiling that partially continues up the staircase before being replaced by a board and batten ceiling. One of the most prominent features of this small space is the ornately carved newel post, while there are slender turned balusters along the inside of

the stairs that are capped with a carved handrail. The treads of the stairs are timber and there is a central carpet runner. This treatment of the stairway is continuous from the ground floor to the second floor.

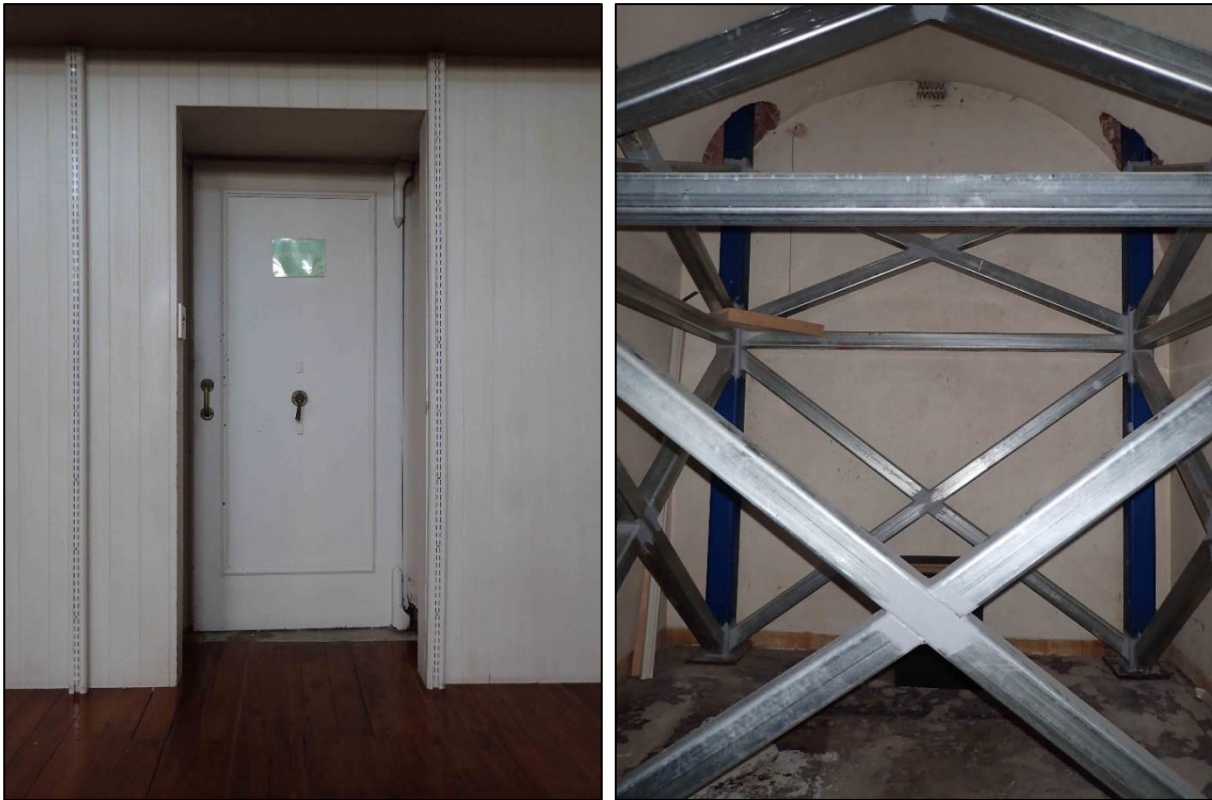


Figure 6-535. Left: the ground floor strong room door. Right: strengthening inside the strong room. Note the vaulted ceiling.



Figure 6-536. The original architraves, stool, and apron on the double-hung sash window in the ground floor toilet. Right: the thick plaster render over the brick walls exposed to accommodate the water supply.



Figure 6-537. Left: the ornate balustrade and the timber dado in the south lobby. Right: the narrow partial height vestibule.

First Floor

The first floor is comprised of 12 rooms or spaces (Rooms 11-20 and 39) and is divided into southern and northern extents, with no direct access between the two sections (Figure 6-538). During the 2000 alterations, a central portion of the ground floor was converted to double height ceiling, permanently separating these two areas of the first floor.

The south first floor is accessed via the south stairway, leading onto a landing (Figure 6-539). The décor of the ground floor lobby continues up the entire stairway, comprising the timber dado with painted walls above and the board and batten ceiling. The stairway has turned balustrades and a carved handrail that follows around the stairs, along the landing, and up the stairs to the second floor. A large portion of the handrail was replaced as it was damaged by the 1996 fire. The south first floor has been carefully restored with modern materials replacing those that were lost, including doors, architraves, and skirting boards. The toilets are accessed directly off the landing, and a door leads into a separate hallway that features two strong rooms and provides access to a large open plan room (Figure 6-540). This large office space has been created through the removal of partition walls.

The north first floor is a stark contrast to the south, as it has not seen the careful restoration that has been afforded elsewhere. This area is divided into four rooms accessed off the north stairway (Figure 6-541). The walls have a timber veneer dado, with wallpaper and painted finishes above. The ceilings are unfinished stopped plasterboard, and the original timber floors are exposed throughout.

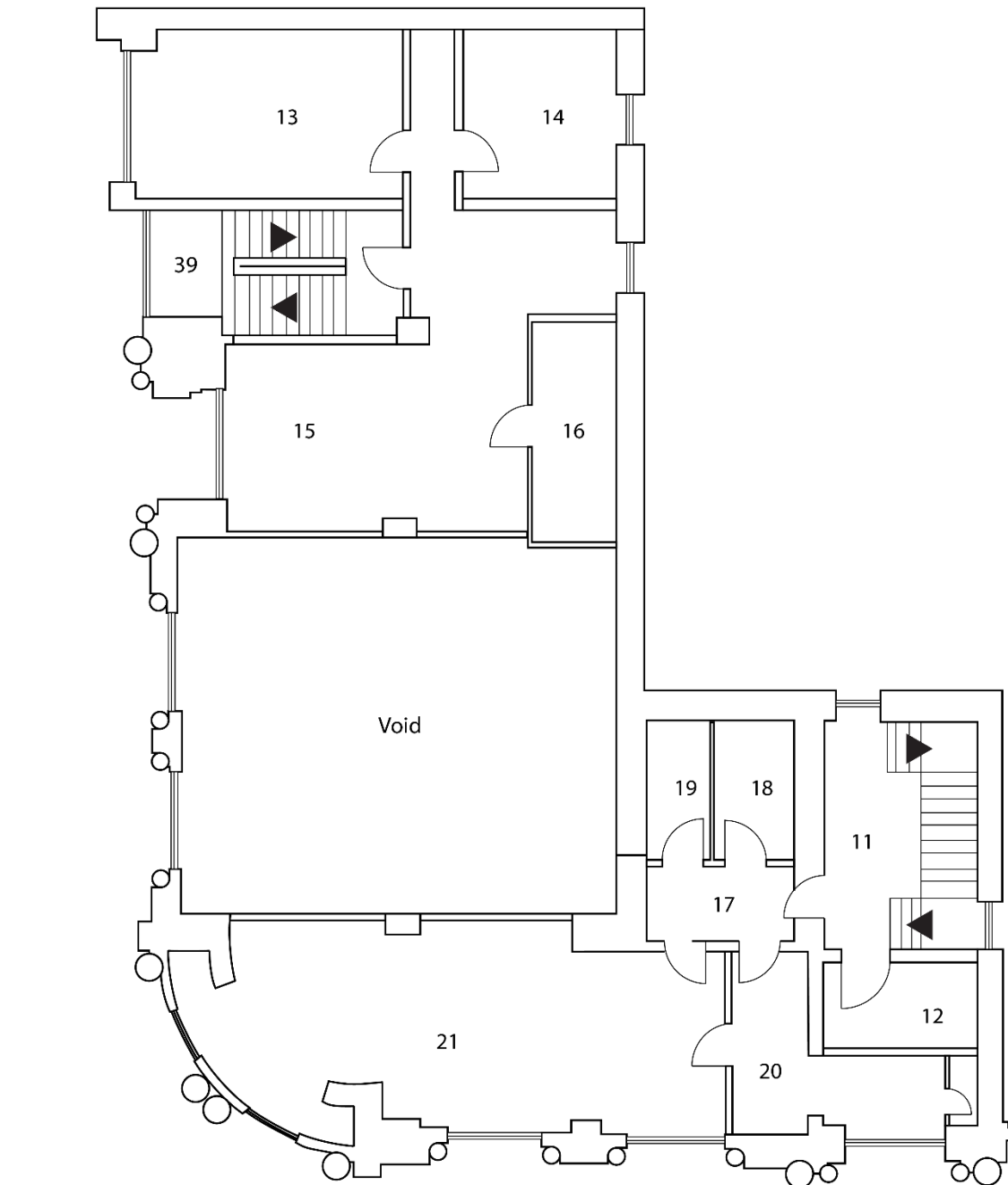


Figure 6-538. First floor plan for the BNSW.

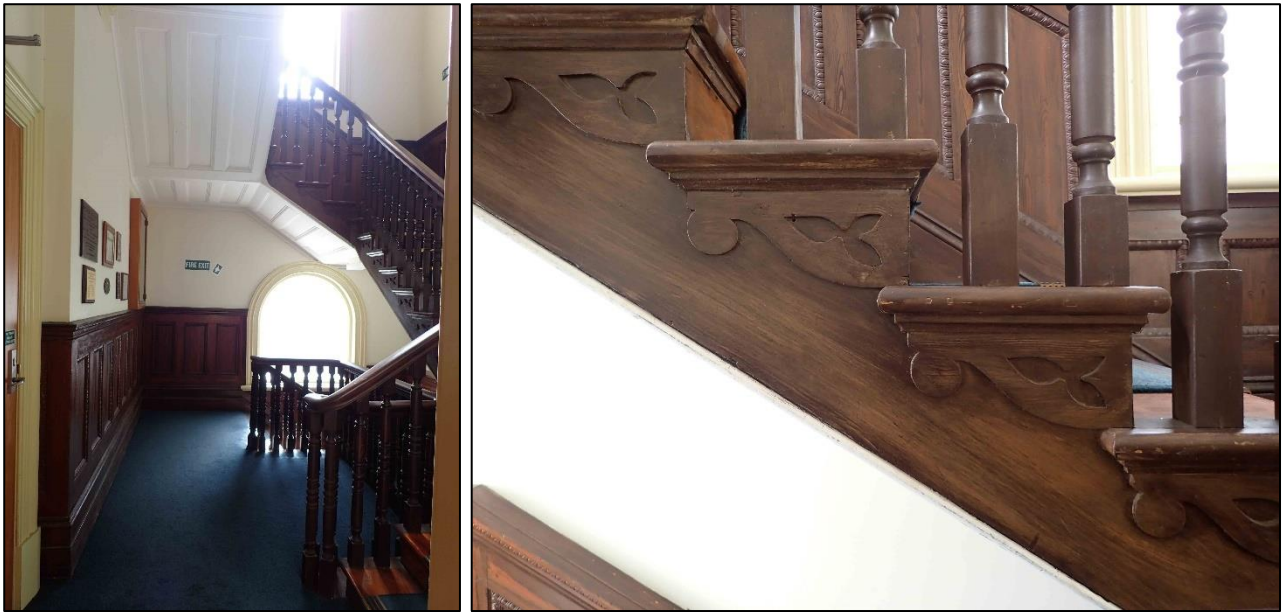


Figure 6-539. Left: the first-floor landing. Right: detailing of the mouldings along the stringer and the turned balusters.



Figure 6-540. Left: the first-floor south hallway. Right: the large open-plan office on the south side of the first floor (Room 21).



Figure 6-541. Left: view of Room 13, facing west. Right: looking down the western stairway to the first-floor landing.

Second Floor

The second floor comprises 17 rooms (Rooms 22-38; Figure 6-542), most of which have been restored to the same standard as the south first floor. The main access is via the south stairway; however, access is also possible from the north stairway. In the south stairway leading up to the second floor, there are two feature windows. The first window is an arched window with textured glass and timber muntins surrounded by a moulded architrave on the south wall. On the north wall is a large stained-glass window, which was replaced during the recent alterations. The second-floor landing has much the same décor as the first-floor landing below, with the exception of the pressed metal ceiling.

The décor of the landing continues through to the L-shaped hallway (Figure 6-545), which terminates at Room 33 and is currently used as a sitting room. Most of the rooms off the hallway have been completely restored, and work continues in the others. The rooms all share the same finish and feature moulded architraves and skirting boards, a picture rail, and pressed metal cornices and ceiling. The doors all have transom windows, providing daylight for the otherwise dark hallway. The small corner office is an unusual layout, but it has a unique feature: the curved glass windows with curved framing, architraves, stool, and apron (Figure 6-546). At the north end of the building is a large open plan room, which had previously been partitioned as is evidenced by scars on the ceiling. Renovations have begun in this room but are not yet complete.

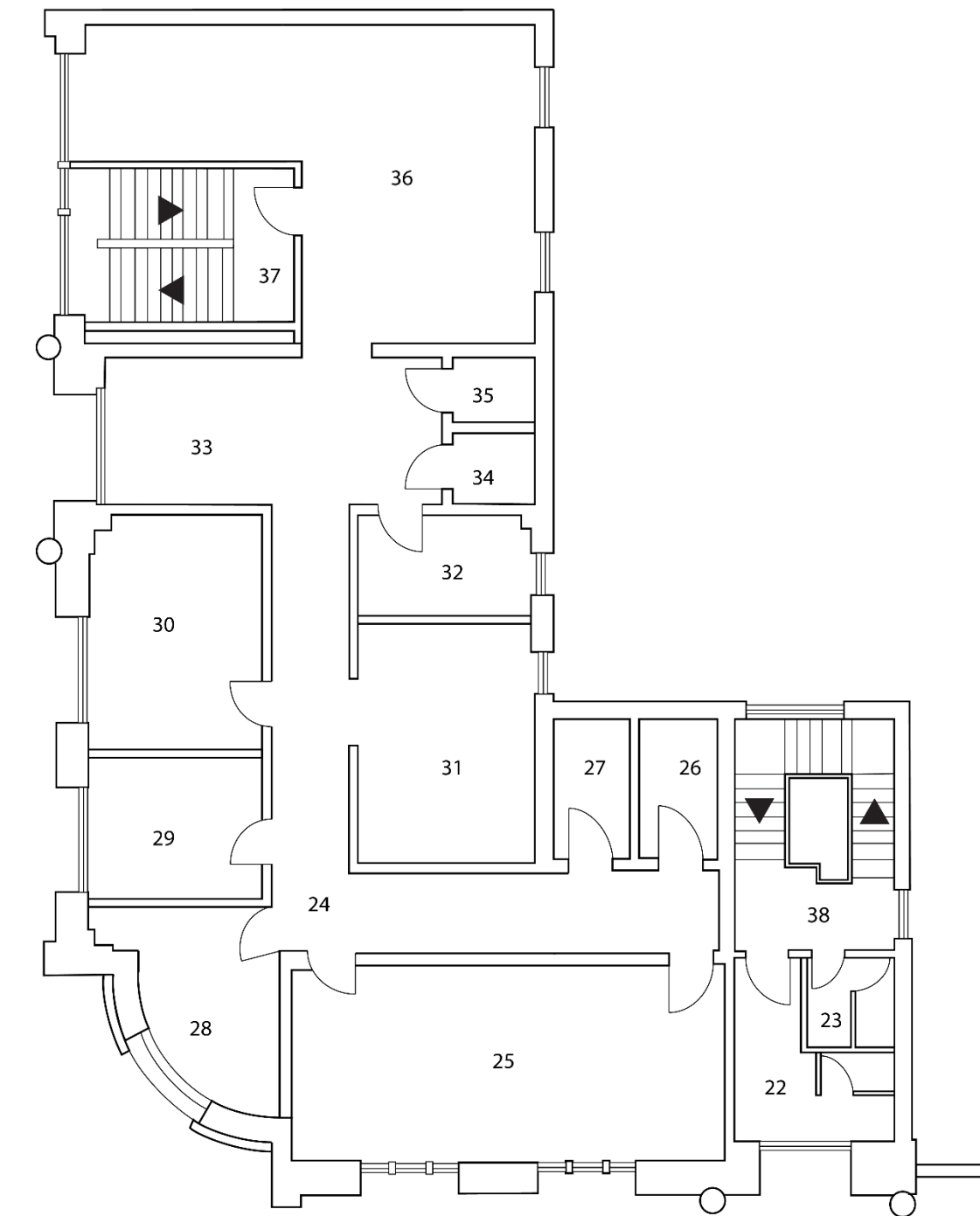


Figure 6-542. Second floor plan for the BNSW.

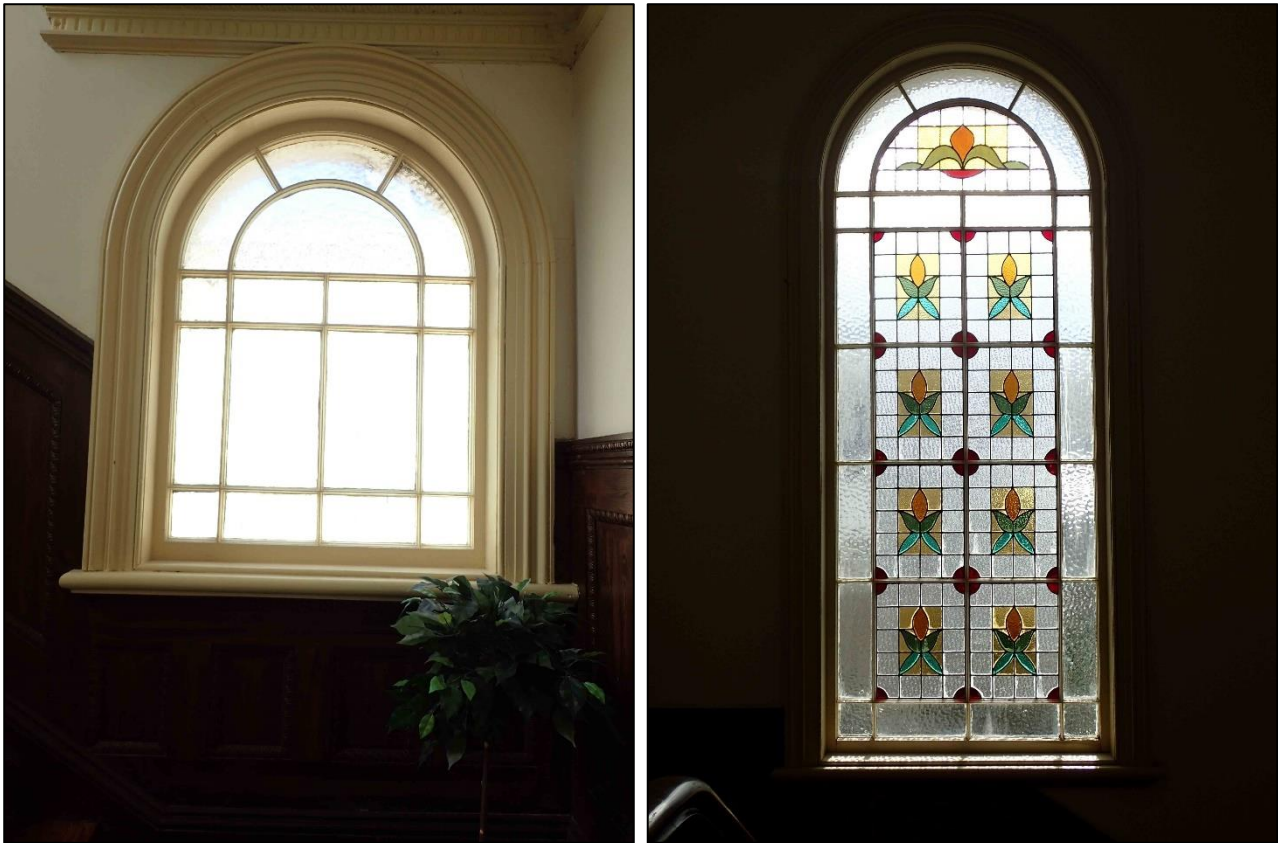


Figure 6-543. Left: arched window with timber muntins and textured glass in the south stairway. Right: modern stained-glass window on the second-floor landing.



Figure 6-544. Left: the pressed timber ceiling of the second-floor landing. Right: the original stool and apron with a modern architrave.



Figure 6-545. Left: the L-shaped hallway (Room 24). Right: an example of a finished room on the second floor (Room 25).

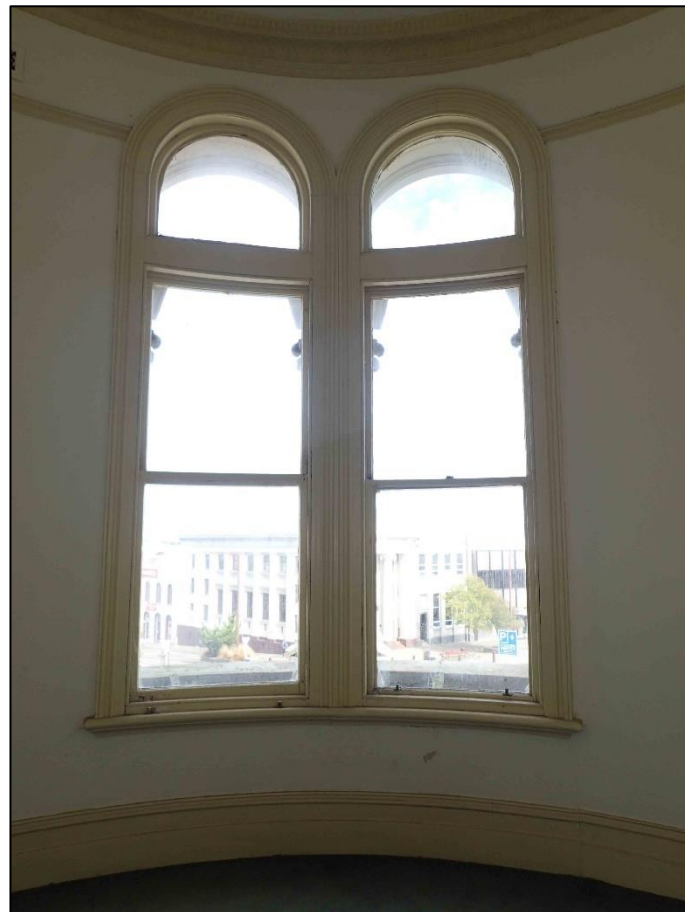


Figure 6-546. The curved windows in Room 28.

6.21.3 On Site Observations: Ott's Building (5 Dee Street)

The building at 5 Dee Street was constructed in 1875 to a design by architect Angus Kerr at the behest of George Ott. Interior alterations took place in 1981 and 1999, and exterior alterations were undertaken at various dates during the twentieth century. The following description of the building follows from the site visit conducted by Peter Mitchel on 19 April 2018.

Table 6-93. Summary of built structures at 5 Dee Street, Invercargill.

Building Name	Ott's Building
Address	5 Dee Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	n/a
Construction Details	<ul style="list-style-type: none">Constructed in 1875, designed by Angus Kerr, commissioned by George Ott.External modifications carried out at various unspecified dates in the twentieth centuryInternal modifications carried out in 1981 and 1999.
Building Details	Ground floor- 5 (Rooms 1-5) First floor- 4 (Rooms 6-10)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The exterior and interior have been extensively modified on numerous occasions since the building was first constructed, and as a result, there is very little visible heritage fabric. The building is comprised of the ground floor and first floor (**Error! Reference source not found.**).

West Elevation

The west elevation of Ott's Building faces the street and retains no visible heritage fabric (Figure 6-547). The ground floor of the west elevation is heavily modified and consists of large fixed windows and two glass and steel doors. The door on the left (north) accesses the main ground floor retail area (Room 1) and the door on the right (south) accesses the stairway to the first floor (Room 4). A row of steel framed fixed windows with awning quarter lights stretch almost the full width of the first-floor façade and appear to date to an external modification undertaken during the twentieth century. All decoration has been removed from the façade and it has been rendered in concrete and a plain parapet lines the top. The supports have been removed from the verandah, probably at the same time as the façade and first floor windows were replaced. There is a steel fire escape at the south end of the first-floor façade that leads from a window on the verandah.

North, South and East Elevations

The north and south elevations of Ott's Building are not visible due to the building sharing these exterior walls with the buildings either side of it. The east elevation of Ott's Building is constructed of brick laid in English Garden Wall bond (Figure 6-548). A door in the ground floor of the east elevation accesses Room 1. A fixed window on the ground floor is associated with this door. Other windows in the ground floor are associated with the ground floor toilets (Room 3). There is a fire escape door in the first floor that accesses a kitchen (Room 6) that appears to have originally been a window. There are two windows of different sizes in the first floor of the east elevation, both of which are associated with Room 6. One of these is an arched window with flashed glass panels and the other is a small fixed window with timber frame.

Roof

The roof is clad in corrugated iron and maintains its original form (hipped at the east end, gabled at the west), though it has been reclad.

Windows

The windows in the west elevation all appear to have been replaced at various times in the twentieth century. The windows in the east elevation appear to be mostly original, with the arched window with flashed glass panels being of note as it extends below the modern first-floor level (Figure 6-549 and Figure 6-550).



Figure 6-547. Dee Street façade of Ott's Building.

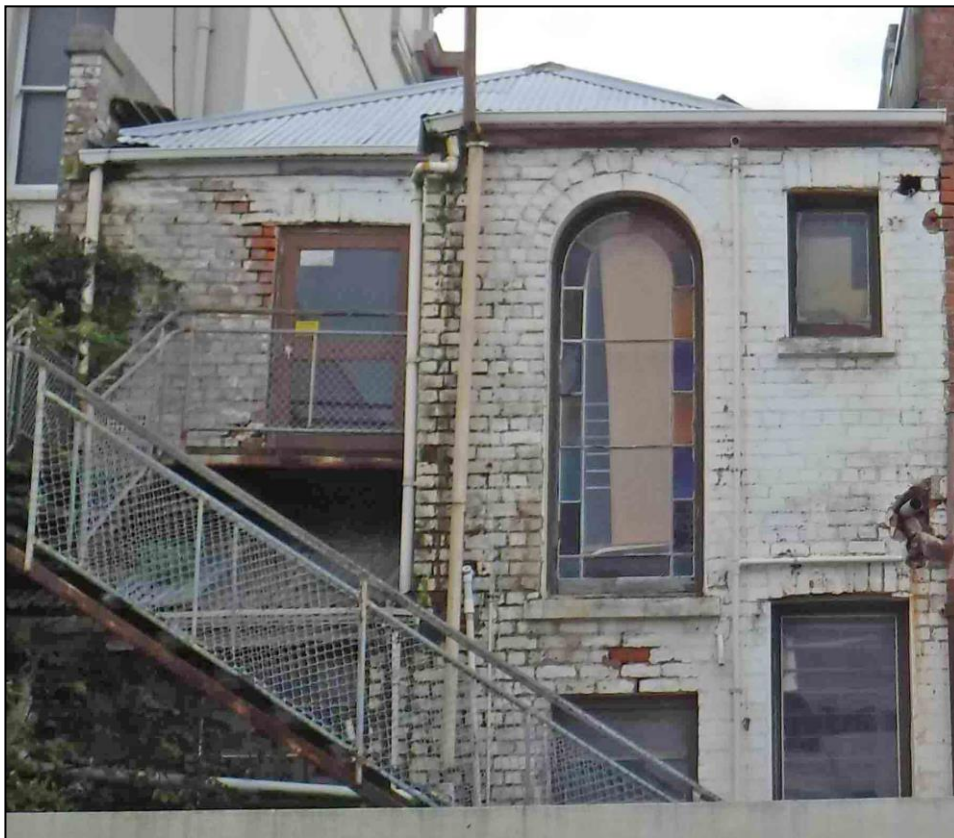


Figure 6-548. East elevation of Ott's Building.

Ground Floor

The ground floor of Ott's Building is divided into four spaces (Figure 6-551, Figure 6-552, Figure 6-553 and Figure 6-554): a large open retail area (Room 1), a storage room (Room 2), toilets (Room 3) and a staircase to the first floor that is accessed from the street (Room 4). These room divisions, with the exception of the stairwell, appear to be modern and the ceiling has been raised (Figure 6-555). A small section of original beaded tongue and groove match lining is visible on the east wall of Room 3. The ground floor walls and ceiling are lined with plaster board and the floor is carpeted, most likely dating to the 1999 alterations. There is tongue and groove match lining in the rear of the ground floor. The floor in the rear of the building is concrete.

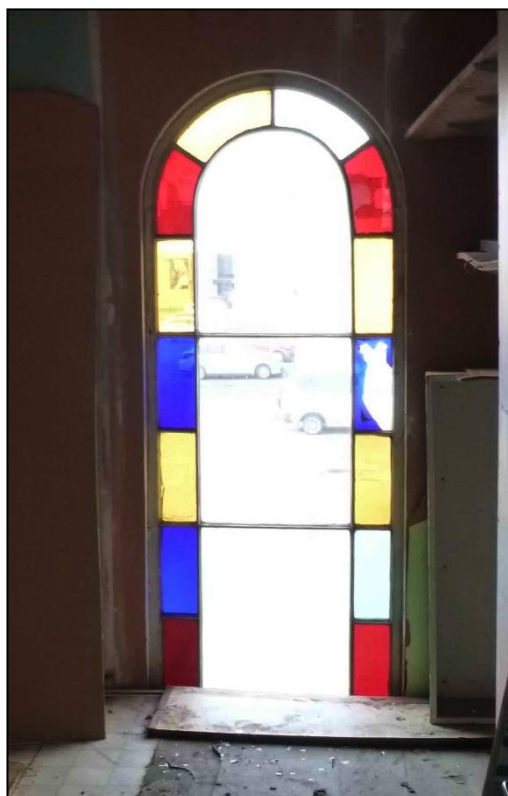


Figure 6-549. The arched window in the east wall of Room 6, looking east. Note that the floor cuts the window, indicating that the floor is not at its original height.



Figure 6-550. The bottom of the arched window in the east wall of Room 3.

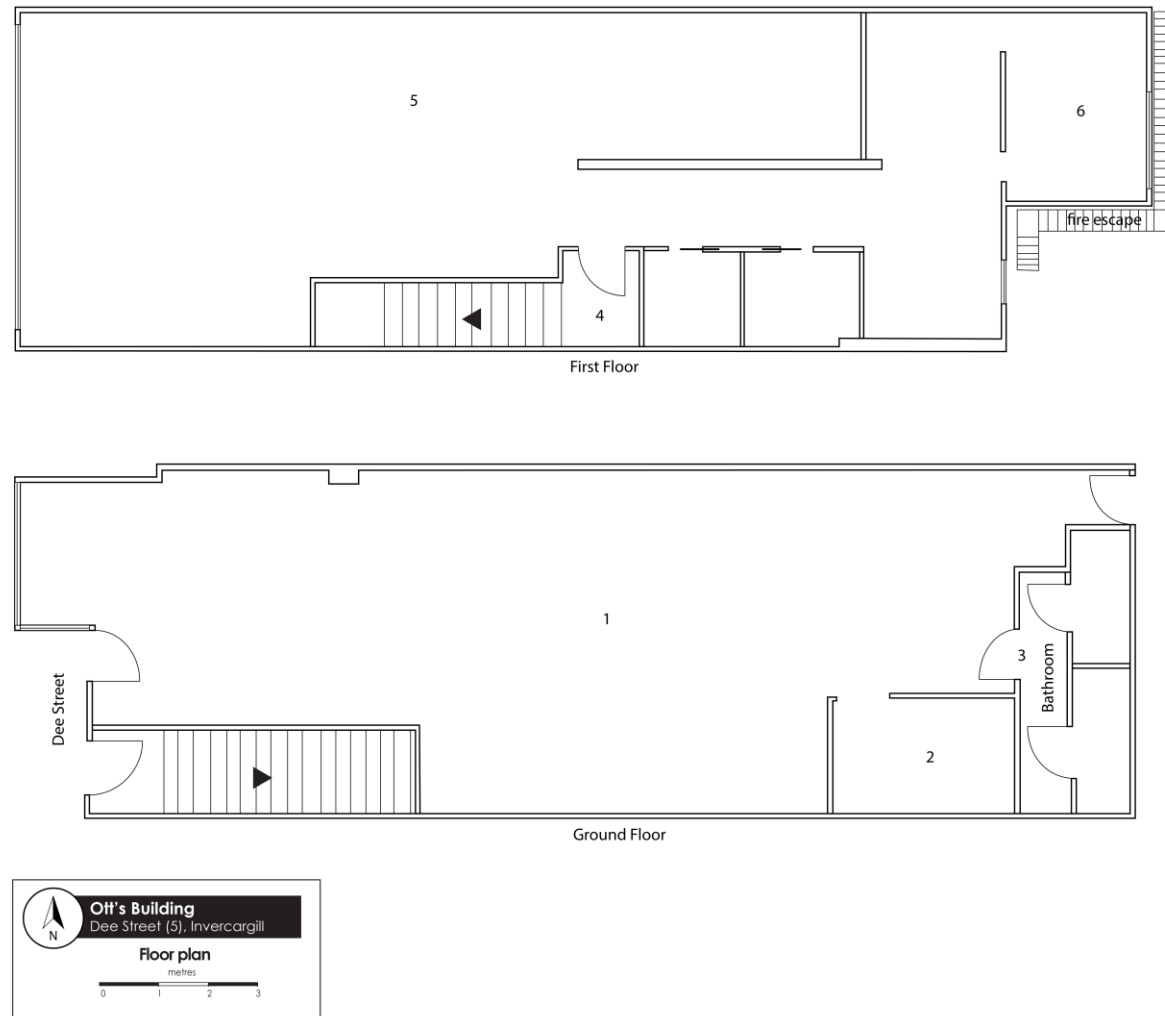


Figure 6-551, Ground and first floor plans of Ott's Building.



Figure 6-552. Looking west in Room 1.



Figure 6-553. Looking east in Room 1.

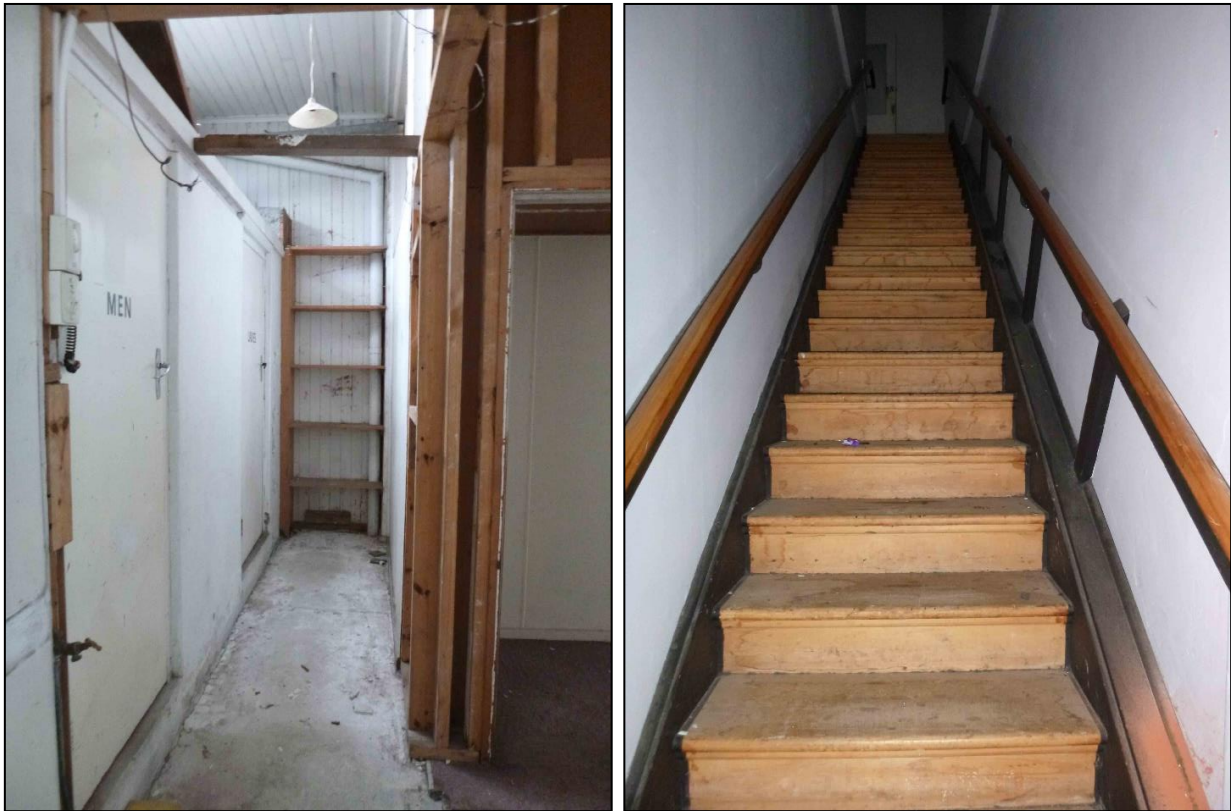


Figure 6-554. Left: looking south in Room 3. Right: the staircase (Room 4), looking east.

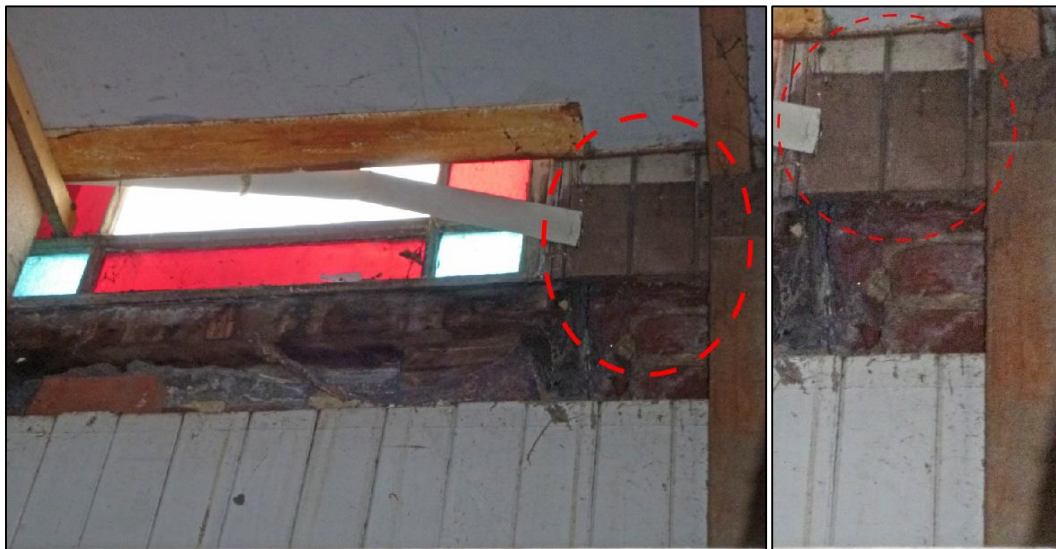


Figure 6-555. Original beaded tongue and groove match lining visible where the ground floor ceiling/first floor has been raised.

First Floor

The first floor of Ott's Building is divided into two main spaces (Figure 6-551): an open front area with fitting rooms and a modern toilet (Room 5) and a rear kitchen (Room 6). Apart from the arched window in the east wall there are no original features visible on the first floor (Figure 6-556, Figure 6-557 and Figure 6-558). The beaded tongue and groove match lining noted on the east wall of the ground floor may continue behind the hardboard wall lining of the first-floor portion of the east wall (Figure 6-555). The walls and ceiling in the front section of the first floor are lined with plaster board dating to the 1999 alterations. The floor is covered with vinyl.



Figure 6-556. Looking west in Room 5.



Figure 6-557. Looking east in Room 5.

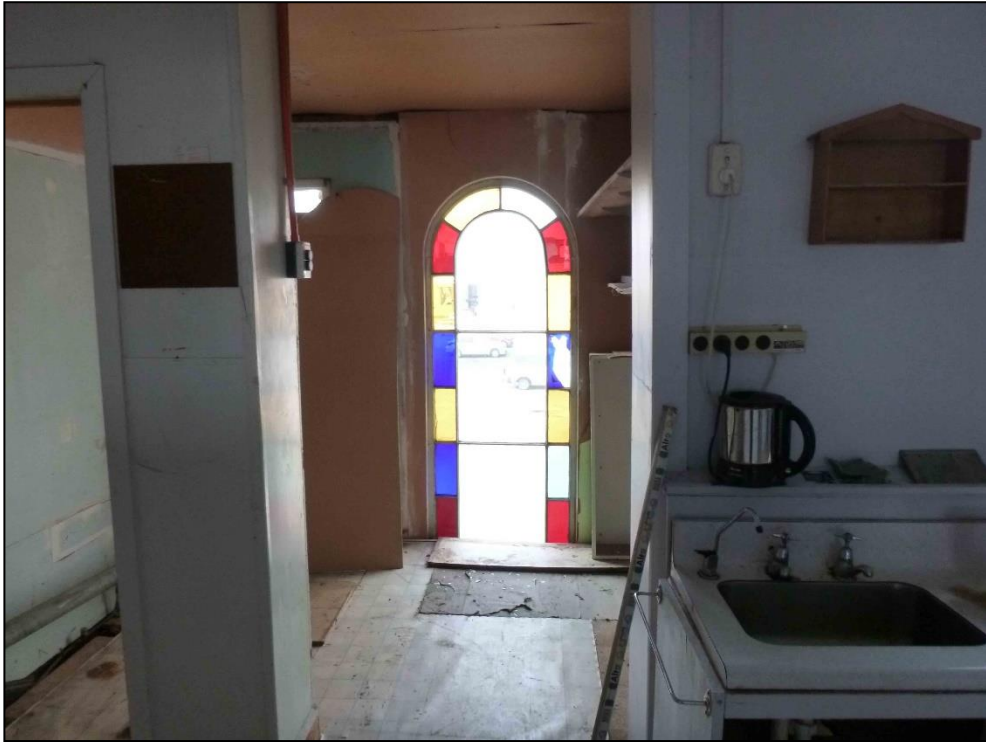


Figure 6-558. Looking east in Room 6.

6.21.4 On Site Observations: Barham's Building (7 Dee Street)

The building at 7 Dee Street, Invercargill was constructed in 1872-3 for hairdresser William Barham. The exterior and interior were extensively altered in 1933 and again in 1964 when a first-floor extension was added. The following description of the building follows from the site visit conducted by Dr Naomi Woods and Peter Mitchell on 8 June 2018. The first-floor addition was visited but not photographed as the occupant did not give permission.

Table 6-94. Summary of built structures at 7 Dee Street, Invercargill.

Building Name	Barham's Building
Address	7 Dee Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	No 84; Appendix II.2
Construction Details	<ul style="list-style-type: none">Constructed 1872/73, unknown architect, commissioned by William BarhamInterior alterations 1933 and 1964Partial first floor added 1964
Building Details	Ground floor: 2 (Rooms 1-2) First floor: 1 (Room 3)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The exterior and interior have been extensively since the building was first constructed, and as a result, there is very little visible heritage fabric. The building is comprised of the ground floor and first floor (Figure 6-566).

West Elevation

The Dee Street façade retains some heritage fabric but has been heavily modified (Figure 6-559). The shop front has two large fixed windows, with a door at the south end that accesses Room 1. There are four small fixed windows at the top of the ground floor of the west elevation. These and the verandah (supported by three iron posts) date from the 1933 façade alterations. A short rectangular parapet sits atop the façade and dates to the 1964 alterations when the previous, more elaborate design was simplified. Below this is a simple entablature that appears to retain most of its original fabric. The north end has been altered at some point in the late nineteenth century when the corner entrance was removed.

North, South and East Elevations

The south elevation of Barham's Building is not visible as it abuts the neighbouring structure (Ott's Building). The north elevation is visible from the alleyway at the north of the building and retains a considerable amount of heritage fabric. Exposed original English Garden Wall bond brickwork is visible along the whole length of this elevation and several windows and doors have been bricked up using modern bricks in a stretcher bond pattern (Figure 6-560). The west end of this elevation features rendered ornamentations around three arched windows that were bricked up during the 1964 alterations (Figure 6-561). This part of the building would have been visible from the street when the alleyway was open, and this is likely why it is relatively ornate. The east end of this elevation is two storeys and has no decoration. The east elevation of Barham's Building is plain exposed brick with a row of louvre windows at the top of the ground floor (Figure 6-562).



Figure 6-559. The Dee Street façade of Barham's Building.



Figure 6-560. North elevation of Barham's Building, looking southeast, showing exposed brickwork and blocked openings.

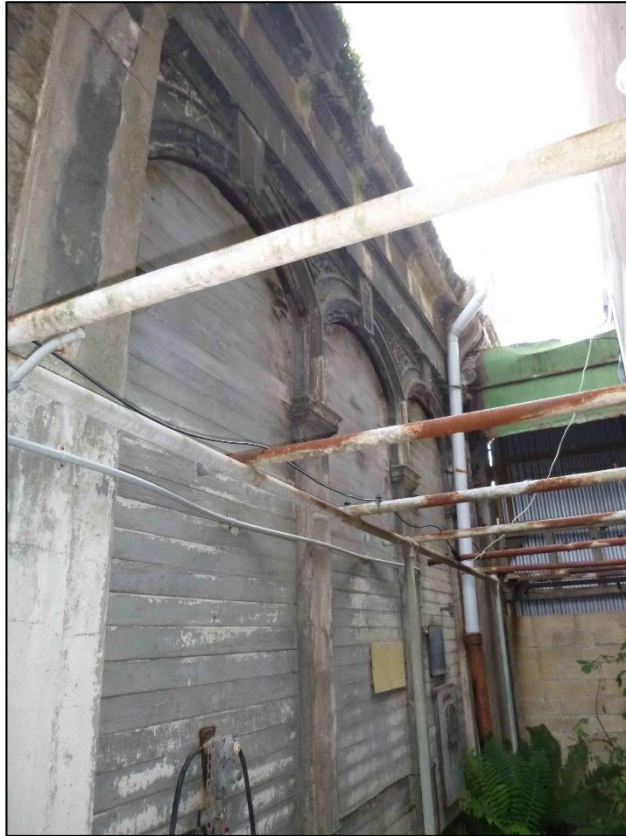


Figure 6-561. Detail of the west end of the north elevation of Barham's building showing decoration around blocked windows.



Figure 6-562. The east elevation of Barham's Building.

Roof

The main roof of Barham's Building is a simple gable roof clad in corrugated iron that is obscured from view by the front parapet. It appears to date from the building's construction but has been reclad. The first-floor addition has a mono-pitch roof that slopes down to the north and is also clad in corrugated iron.

Windows

No original windows appear to have survived in Barham's Building. The shop windows are modern, as are the louvre windows in the east elevation and the casement windows in the west wall of the first-floor addition.

Ground Floor

No heritage fabric was visible on the ground floor. The space is currently divided into a large front room (Room 1; Figure 6-563) and a rear kitchen and toilet area (Rooms 2 and 3; Figure 6-565). A modern stairway in the southeast corner leads to the first-floor addition (Figure 6-564). The wall, ceiling and floor linings in each room are modern. Carpet has been laid over part of the poured concrete floor that was installed in the 1960s.

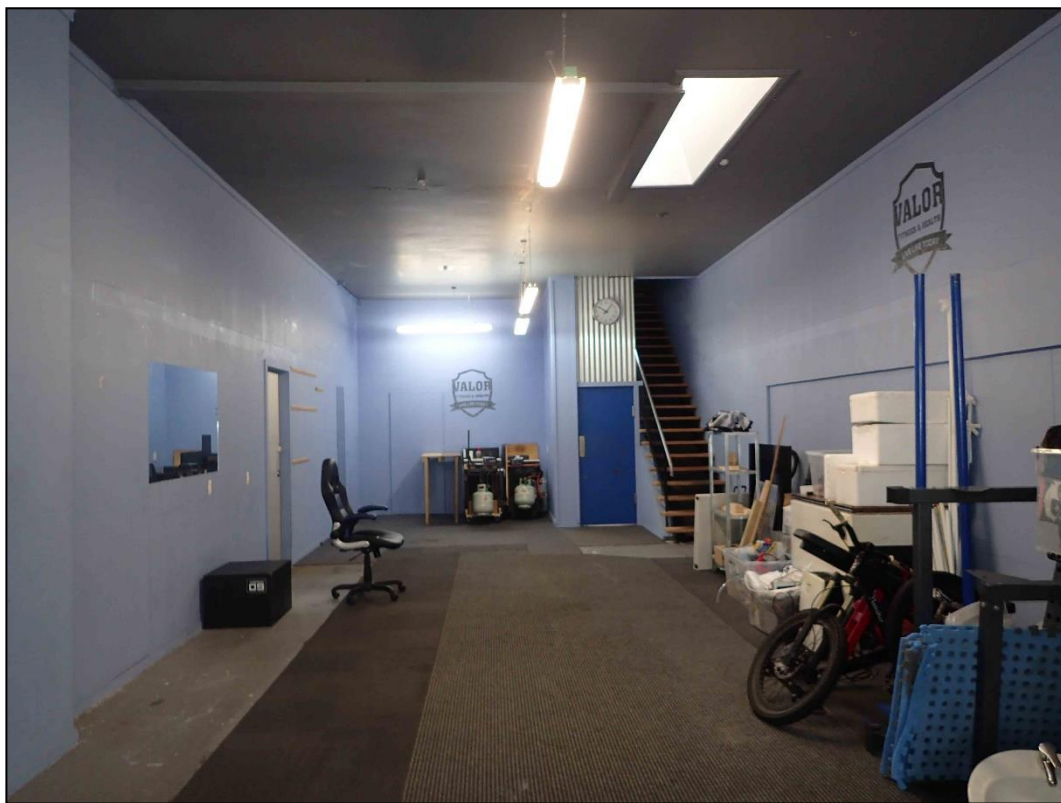


Figure 6-563. Room 1, Barham's Building, looking east.

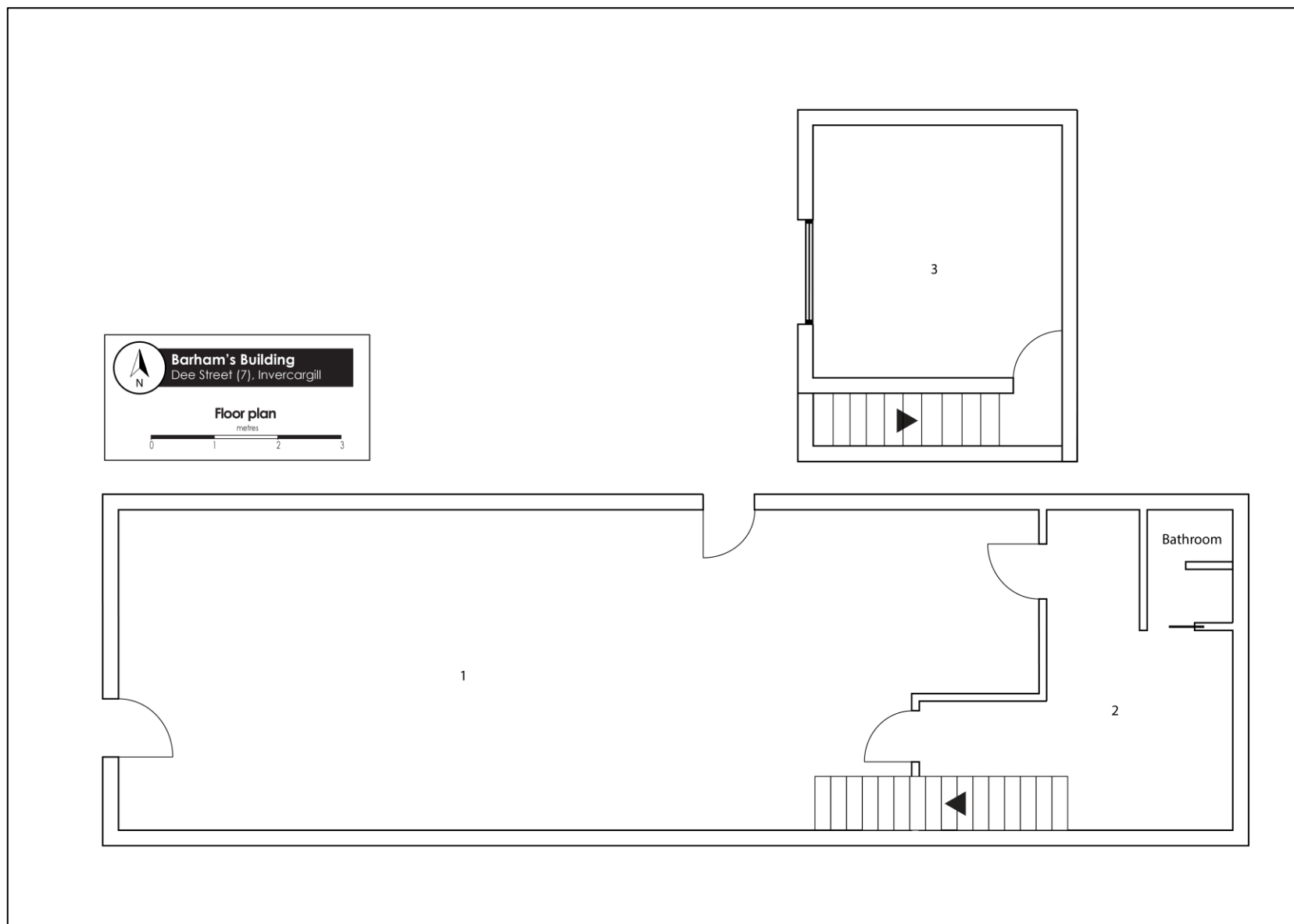


Figure 6-564. Ground (bottom) and first floor (top) plans of Barham's Building.



Figure 6-565. Room 2, Barham's Building, looking northwest.

First Floor

As mentioned above, the first-floor addition was not photographed as the occupant's permission was not obtained. The space consists of a single square room with small landing at the top of the stairs (Figure 6-564). This addition appears to have been added in the 1960s.

6.21.5 On Site Observations: Lumsden's Building (9 Dee Street)

The building at 9 Dee Street, Invercargill was constructed 1872. It was commissioned by George Lumsden, a watchmaker. The name of the architect is unknown. The exterior and interior were extensively altered in 1942 at the behest of the Brass Brothers, with the alterations being designed by Edward W Smith, and again in 1963, 1964 and 1968. The following description of the building follows from the site visit conducted by Dr Naomi Woods and Peter Mitchell on 7 May 2018.

Table 6-95. Summary of built structures at 9 Dee Street, Invercargill.

Building Name	Lumsden's Building
Address	9 Dee Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	No 85; Appendix II.2
Construction Details	<ul style="list-style-type: none"> Constructed 1872, unknown architect, commissioned by George Lumsden Addition of first floor 1876, commissioned by George Lumsden Alterations to interior and façade 1942, designed by E W Smith, commissioned by Brass Bros Interior alterations 1963, 1968, 1970, commissioned by R. Hoise 2001 alterations for restaurant
Building Details	Ground floor: 6 (Rooms 1-6) First floor: 7 (Rooms 7-14)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The exterior and interior have been extensively modified on numerous occasions since the building was first constructed, and as a result, there is very little visible heritage fabric. The building is comprised of the ground floor and first floor (Figure 6-566).

West Elevation

The Dee Street façade of Lumsden's Building has been repeatedly modified and retains no visible heritage fabric or features (Figure 6-566). The ground floor of the west elevation has two large modern fixed windows, with a door at the south end that accesses Room 1. Four small fixed windows at the top of the ground floor date from the 1942 façade alterations. The first floor of the west elevation features a large central window flanked by two multi-pane casement windows with awning quarterlights. Again, these date from the 1942 alterations. There is a panel above the central window that was installed by the last business to operate from the building (Thai Dee), and the façade is topped with a simple stepped parapet. The entire façade has been rendered in concrete.



Figure 6-566. The Dee Street façade of Lumsden's Building.

North, South and East Elevations

Most of the north elevation of Lumsden's Building is obscured by the south elevation of the cinema complex to the immediate north. A section of the north elevation is visible from Dee Street (Figure 6-567). A door in the north elevation assesses Room 1. The south elevation is clad in concrete render and features six filled in windows (two on the ground floor and four on the first floor) and a filled in doorway on the ground floor (Figure 6-568). The join between the 1872 building and the 1876 first floor addition is visible on the south elevation.



Figure 6-567. The section of the north elevation of Lumsden's Building that is visible from Dee Street.



Figure 6-568. Left: the south elevation of the ground floor of Lumsden's Building. Note the filled in windows and doorway. Right: the first floor of the south elevation, looking northwest. Note the line that appears to define the 1876 first floor addition.

The first floor of the east elevation was added in 1876 and remodelled in 1942. A lean-to addition on the ground floor is a twentieth century feature (Figure 6-569). This obscures any potential original ground floor features or fabric. There are three windows in the first floor of the east elevation, two double hung lugged sash windows with two panes per sash, which opens into Rooms 4 and 5 and a fixed window which illuminates the stairwell (Room 3). These appear to date to the 1876 addition of the first floor.



Figure 6-569. The east elevation of Lumsden's Building.

Roof

The roof of Lumsden's Building is a simple gable roof clad in corrugated iron. It appears to date from 1876 but has been reclad.

Windows

As noted above, only the three windows in the first floor of the east elevation pre-date 1900 (**Error! Reference source not found.**). Two of these are sash windows with lugs on the top sash and two panes per sash. The rest of the windows date to the twentieth century.

Ground Floor

The ground floor of Lumsden's building is divided into three spaces (Figure 6-570): a main restaurant seating and bar area (Room 1; Figure 6-571 and Figure 6-572), rear toilets (Room 2) and a kitchen (Room 3). A window in what was once the exterior wall of the east elevation has been filled in and is visible in Room 2 (Figure 6-573 and Figure 6-574). This wall is rendered in concrete (Figure 6-574). Further evidence of the original external east

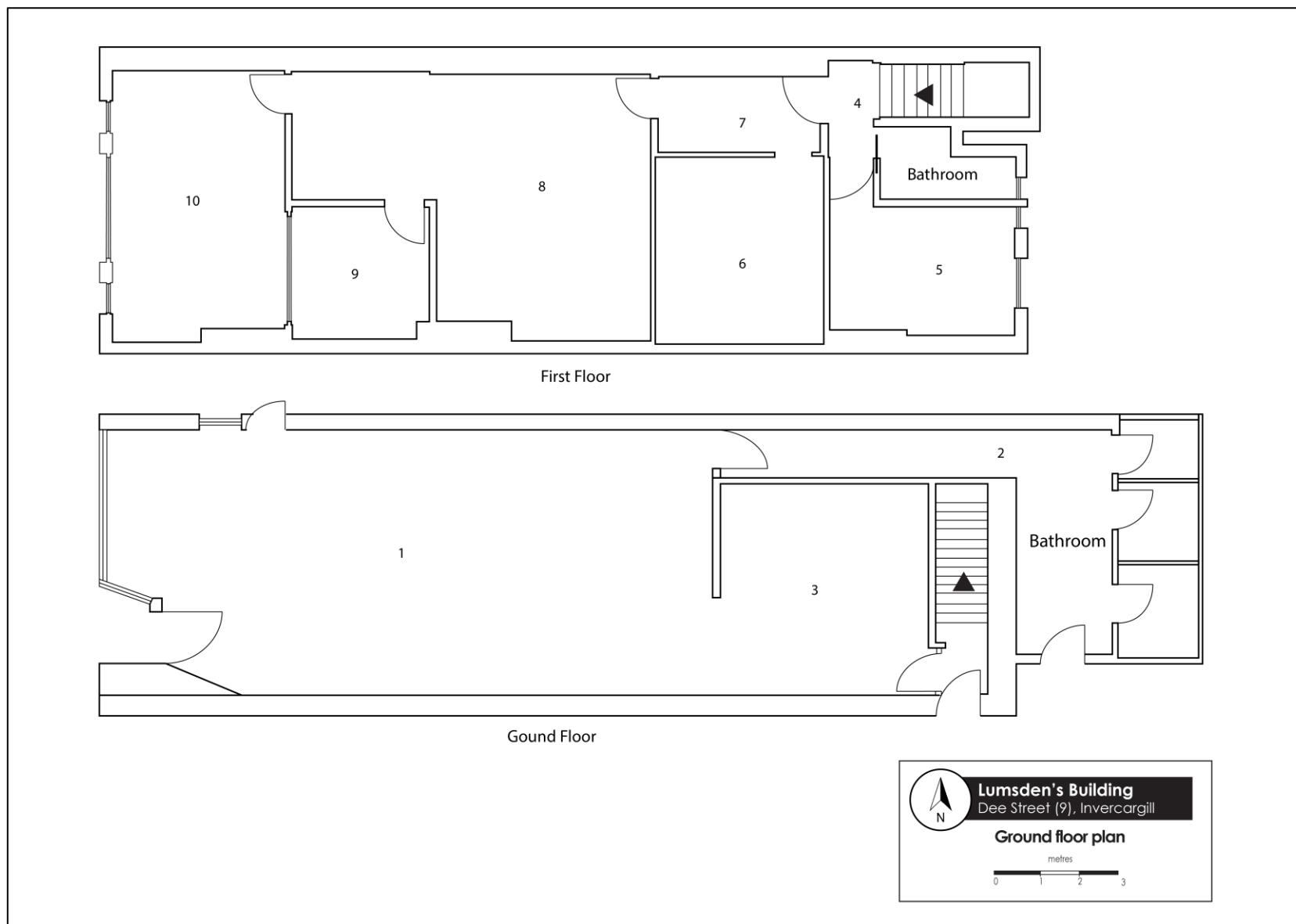


Figure 6-570. Ground and first floor plans of Lumsden's Building.

elevation is visible in a cupboard under the stairs in Room 2, where the original brickwork can be seen (Figure 6-575). A steel fire-door in the south wall of the stairwell opens to the exterior (Figure 6-576). The wall and ceiling linings are plaster board and the floors lined with modern carpet, all of which appear to date to the 2001 alterations.

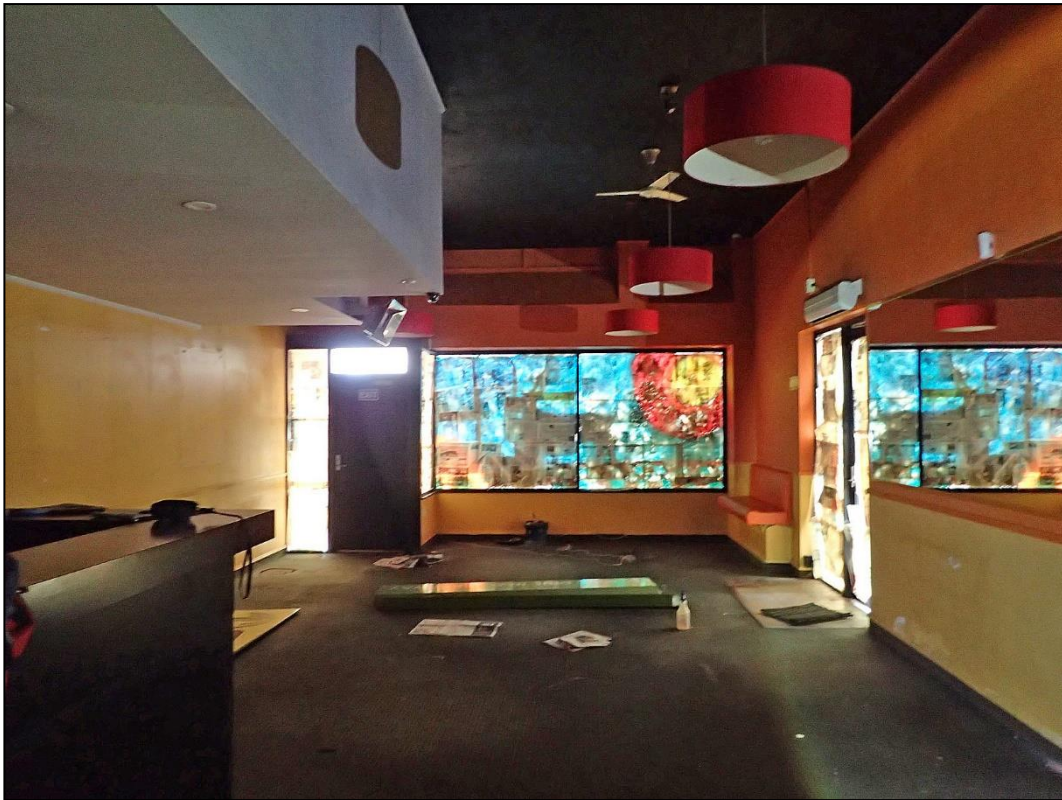


Figure 6-571. Room 1, Lumsden's Building, looking west.



Figure 6-572. Room 1, Lumsden's Building, looking east.



Figure 6-573. In-filled window in Room 2. This is the original exterior surface of the east elevation.



Figure 6-574. Scarring where the window sill has been removed from the original exterior of the east elevation.



Figure 6-575. The original brick work of the internal surface of the east elevation. Looking east in the cupboard in Room 2.

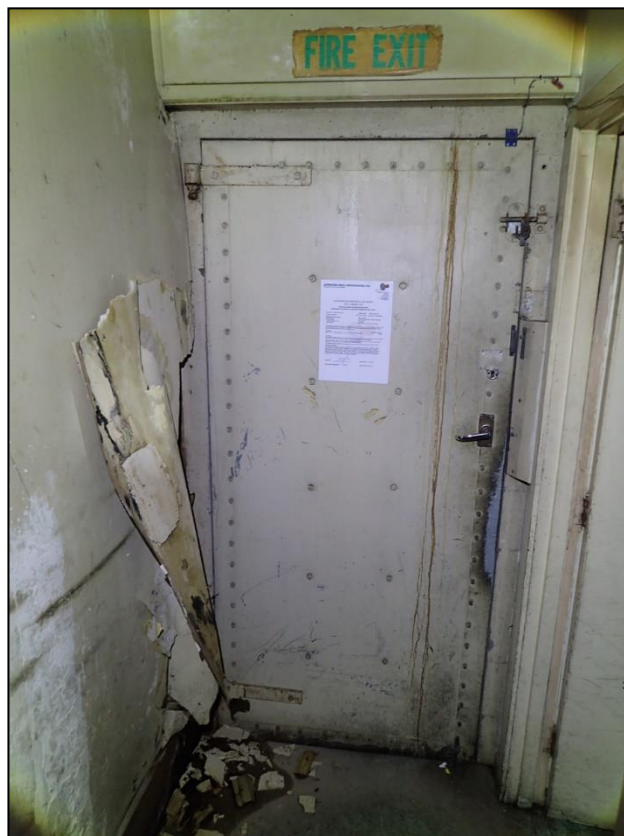


Figure 6-576. Steel fire door, south wall of stairwell.

First Floor

The first floor of Lumsden's Building is divided into seven rooms (Figure 6-570), most of which are the result of twentieth century alterations. Room 8 (another kitchen) has been divided through one of the pre-1900 sash windows, and a small toilet created at the top of the stairwell (Room 4) (Figure 6-577 and Figure 6-578). The fixed

window in the east wall of Room 4 appears to be original to the 1876 addition of the first floor (Figure 6-579). An area of floorboards in Room 7 (the hall) are wider than those in other rooms (Figure 6-580 and Figure 6-581), and suggest at least part of the floor has been replaced at some point. Scarring on the ceiling and floorboards indicate where walls have been removed at various times (Figure 6-580). The wall and ceiling linings are a mix of hardboard, plaster board, concrete render and faux timber, dating to various periods of the building's occupation.



Figure 6-577. Looking east in Room 8 at the pre-1900 sash windows.

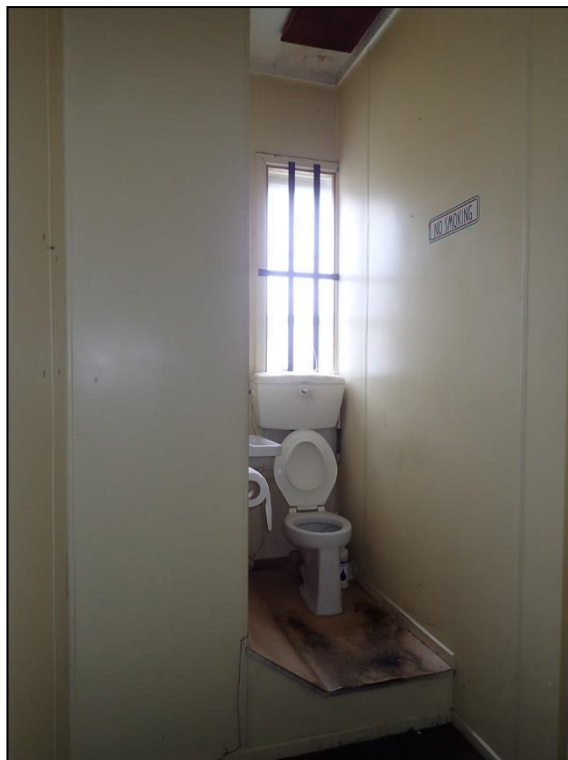


Figure 6-578. Looking east in Room 9, where a wall has been installed half way along a pre-1900 window.



Figure 6-579. The fixed window in the east wall of Room 6 appears to be original to the 1876 build.



Figure 6-580. Looking east in Room 12 toward Room 10 with the change in floorboards circled in red. The arrows indicate scarring in areas where walls have been removed.



Figure 6-581. Detail of the change in floorboard size from Room 10 (top) to Room 12.

6.21.6 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-96 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/84 has been determined to possess moderate to high archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-96. Summary of archaeological value for E46/84.

Value	Criteria	Assessment
Condition		Moderate. Three pre-1900 buildings remain on site and, despite being heavily altered throughout the twentieth century, each retains some heritage features. The construction of the BNSW building will likely have disturbed subsurface archaeology on the southern half of the site but the presence and condition of deposits and/or features across the rest of the site is unknown.
Rarity or Uniqueness	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	Moderate. Historic domestic and commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated.

Value	Criteria	Assessment
Contextual Value	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	High. When considered alongside the other sites on this block, E46/84 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants, such as James MacAndrew, or businesses, such as the Bank of New South Wales or the Kingsland & Co boot factory.
Information Potential	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	High. Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
Amenity Value	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	Moderate. Three nineteenth century buildings remain on the site on the Dee Street frontage, however all have been heavily altered. The Bank of New South Wales was constructed post-1900 but has high streetscape value.
Cultural Associations	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

6.21.7 Heritage Values: Bank of New South Wales

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the BNSW (ICC heritage item no. 14 and HNZPT List No. 2443, Category 2) are summarised in Table 6-98 below, and based on this assessment, NZHP considers the BNSW to have a **medium to high** level of overall significance.

Table 6-97. Summary of physical, historic, and cultural values for the BNSW (ICC Heritage item No. 14, HNZPT List No. 2443).

Archaeological Values	
Archaeological Information	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> Moderate. The BNSW was constructed post-1900 but is part of an archaeological site assessed as having moderate archaeological value (see Table 6-96).
Architectural Values	
Architecture	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> High. The BNSW has previously been classed as having high architectural and streetscape value given its highly ornate Italianate style and prominent corner site (Farminer & Miller, 2016).
Rarity	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> Moderate. Bank buildings of this age and style are relatively common around New Zealand but there are few of this scale surviving in Southland.
Representativeness	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? <ul style="list-style-type: none"> High. The BNSW is deemed a very good example of a late Victorian/Edwardian bank building.
Integrity	Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?

	<ul style="list-style-type: none"> High. The exterior and interior of the BNSW have been modified but both retain many of their original features and most updates have been sympathetic to the building's style.
Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> The BNSW is partially occupied and is being maintained but some areas require remedial work.
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> High. The BNSW is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and is a principal element of the streetscape.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. The BNSW is not the focus of any shared identities, however it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> High. The BNSW is protected by the ICC District Plan and listed with HNZPT as a Category 2 Historic Place.
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> The BNSW holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Low. The BNSW does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> There are no known tangata whenua connections to the BNSW.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> The BNSW is part of archaeological site E46/84, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014, is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act and is protected by a heritage covenant.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> High. The BNSW is associated with notable architect C J Brodrick and is on the site of Invercargill's first general store.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> Low. The BNSW is not associated with any significant events.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> Moderate. The BNSW is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> The BNSW holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p>

	<ul style="list-style-type: none"> The BNSW holds no technological value.
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6.21.8 Heritage Values: Ott's Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Ott's Building are summarised in Table 6-98 below, and based on this assessment, NZHP considers Ott's Building to have a **low** level of overall significance.

Table 6-98. Summary of physical, historic, and cultural values for Ott's Building.

Archaeological Values	
Archaeological Information	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> Moderate. Ott's Building is part of an archaeological site assessed as having moderate archaeological value (see Table 6-96).
Architectural Values	
Architecture	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> Low. The façade of Ott's Building was remodelled in the 1940s and holds no architectural value.
Rarity	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.
Representativeness	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> Low. Ott's Building is not deemed a good example of updated period design.
Integrity	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> Low. The exterior and interior of Ott's Building retain almost no visible heritage fabric.
Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> Yes. Ott's Building is currently vacant and rapidly falling into disrepair.
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> Moderate. Ott's Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not a principal contributor to the value of the group.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. Ott's Building is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Low. Ott's Building is not held in high public esteem.
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> Ott's Building holds no commemorative value.

Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> • Low. Ott's Building does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> • There are no known tangata whenua connections to Ott's Building.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> • Ott's Building was constructed prior to 1900 and is part of archaeological site E46/84, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> • Low. Ott's Building is not associated with any significant groups or individuals.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> • Low. Ott's Building is not associated with any significant events.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> • Moderate. Ott's Building is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> • Ott's Building holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> • Ott's Building holds no technological value.

6.21.9 Heritage Values: Barham's Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Barham's Building (ICC Heritage item No. 84) are summarised in Table 6-99 below, and based on this assessment, NZHP considers Barham's Building to have a **low** level of overall significance.

Table 6-99. Summary of physical, historic, and cultural values for Barham's Building (ICC Heritage item No. 84).

Archaeological Values	
Archaeological Information	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> • Moderate. Barham's Building is part of an archaeological site assessed as having moderate archaeological value (see Table 6-96).
Architectural Values	
Architecture	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p>

	<ul style="list-style-type: none"> Moderate. The façade of Barham's Building was remodelled in the late nineteenth century, 1930s and again in the 1960s but has retained some of its original Victorian Classical elements, and more of this decoration has survived on the north elevation.
Rarity	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.
Representativeness	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> Low. Barham's Building is not deemed a good example of updated period design.
Integrity	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> Low. The interior of Barham's Building retains almost no visible heritage fabric and the exterior has been heavily modified.
Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> Yes. Barham's Building is currently untenanted and is at risk of falling into disrepair.
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> Moderate. Barham's Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not a principal contributor to the value of the group.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. Barham's Building is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Low. Barham's Building is scheduled as a heritage item on the ICC District plan but this designation has recently been advised to be unnecessary (Farminer & Miller, 2016).
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> Barham's Building holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Low. Barham's Building does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> There are no known tangata whenua connections to Barham's Building.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> Barham's Building was constructed prior to 1900 and is part of archaeological site E46/84 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> Low. Barham's Building is not associated with any significant groups or individuals.

Events	Is the place associated with an important event in local, regional or national history? <ul style="list-style-type: none"> • Low. Barham's Building is not associated with any significant events.
Patterns	Is the place associated with important aspects, processes, themes or patterns of local, regional or national history? <ul style="list-style-type: none"> • Moderate. Barham's Building is associated with the social and economic development of Invercargill.
Scientific	
Scientific	Does the area or place have the potential to provide scientific information about the history of the region? <ul style="list-style-type: none"> • Barham's Building holds no scientific value.
Technological	
Technology and Engineering	Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history? <ul style="list-style-type: none"> • Barham's Building holds no technological value.

6.21.10 Heritage Values: Lumsden's Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Lumsden's Building (ICC Heritage item No. 85) are summarised in Table 6-100 below, and based on this assessment, NZHP considers Lumsden's Building to have a **low** level of overall significance.

Table 6-100. Summary of physical, historic, and cultural values for Lumsden's Building (ICC Heritage item No. 85).

Archaeological Values	
Archaeological Information	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> • Moderate. Lumsden's Building is part of an archaeological site assessed as having moderate archaeological value (see Table 6-96).
Architectural Values	
Architecture	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> • Low. The façade of Lumsden's Building was remodelled and simplified in the 1940s, resulting in the loss of any architectural value.
Rarity	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> • Low. Commercial buildings of this age and style are common in Invercargill and around New Zealand.
Representativeness	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? <ul style="list-style-type: none"> • Low. Lumsden's Building is not deemed a good example of updated period design.
Integrity	Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out? <ul style="list-style-type: none"> • Low. The interior and exterior of Lumsden's Building retain almost no visible heritage fabric.
Vulnerability	Is the place vulnerable to deterioration or destruction or is threatened by land use activities? <ul style="list-style-type: none"> • Yes. Lumsden's Building is currently vacant and is in an advanced state of disrepair.
Context or Group	Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?

	<ul style="list-style-type: none"> Moderate. Lumsden's Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not a principal contributor to the value of the group.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Low. Lumsden's Building is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Low. Lumsden's Building is scheduled as a heritage item on the ICC District plan but this designation has recently been advised to be unnecessary (Farminer & Miller, 2016).
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> Lumsden's Building holds no commemorative value.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Low. Lumsden's Building does not possess the ability to significantly contribute to public education or awareness of the past.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> There are no known tangata whenua connections to Lumsden's Building.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> Lumsden's Building was constructed prior to 1900 and is part of archaeological site E46/84, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> Low. Lumsden's Building is not associated with any significant groups or individuals.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> Low. Lumsden's Building is not associated with any significant events.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> Moderate. Lumsden's Building is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> Lumsden's Building holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> Lumsden's Building holds no technological value.

6.21.11 Heritage Values – Overall values of Block II as a complex

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards

from HNZPT (NZHPT, 2007). The assessment criteria for Block II as a complex (as a collective group) are summarised in Table 6-11 below, and based on this assessment, NZHP considers Block II to have a **medium to high** level of overall significance.

Table 6-101. Summary of physical, historic, and cultural values for Block II, Invercargill.

Archaeological Values	
Archaeological Information	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> High. Block II has been continuously occupied since 1856 and was one of the first town blocks to be developed so has the potential to contain archaeological material relating to all phases of Invercargill's past. This area is also known to have been used by Māori prior to the arrival of Europeans so there is the potential to encounter archaeological remains that pre-date the European settlement.
Architectural Values	
Architecture	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> High. Block II contains a range of architectural styles that are representative of several prominent local architects and several key styles, including Victorian and Edwardian Revival, Art Deco and Commercial.
Rarity	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> Low. City blocks with a comparable range of built heritage are common in Invercargill and around New Zealand.
Representativeness	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> High. Block II has numerous key characteristics of period architecture from the 1870s through to the early twenty-first century and as such is highly representative of Invercargill's built environment.
Integrity	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> Moderate. many buildings on Block II have undergone alterations and additions throughout their use-lives, resulting in a loss of integrity. Despite this, the essential character of the block and many heritage values has been retained and at times improved through high-quality updates.
Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> Yes. Block II is suffering from low occupancy rates, particularly on the first floors, As a result, many of the heritage buildings are rapidly falling into disrepair or are no longer fit for purpose.
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> High. Block II has previously been identified as one of the key character blocks within Invercargill and as a significant component of the city's townscape (Farminer & Miller, 2016).
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> Moderate. Block II is a valued component of the Invercargill townscape and is important to Invercargill's sense of place given the long history of occupation and development in this area.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> Moderate. Block II has long been one of the key public and commercial blocks in Invercargill, and although many of the buildings are now vacant, there is still a desire to invest in the area. Three of the bordering streets (Tay, Dee and Esk Streets) have been previously described as the 'crown jewels' of the central city due to their built heritage (Farminer & Miller, 2016).
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p>

	<ul style="list-style-type: none"> Moderate. Block II was the site of several of the first European structures in Invercargill and has ties to numerous key early settlers. Two plaques on the corner of Dee and Tay Street commemorate Invercargill's first settler John Kelly and the first business premises in the settlement opened by James MacAndrew in 1856.
Education	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> Moderate. Block II has the potential for education about the past and heritage values at a local level.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> There are no known tangata whenua connections to Block II.
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> Block II contains 22 archaeological sites protected under the Heritage New Zealand Pouhere Taonga Act 2014, four listed buildings and a further 14 that are scheduled on the ICC District Plan and are therefore protected under the Resource Management Act.
Historic Values	
People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> Moderate. Block II is associated with several important individuals and groups in Invercargill's past, including John Kelly, the Southland Times, Frederick Burwell, the Invercargill Licensing Trust and H & J Smith.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> High. Block II was the location of the home of the first European settler in Invercargill, John Kelly. The block was also the site of numerous important events in Invercargill's commercial, social and bureaucratic development.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> Moderate. Block II is associated with the social and economic development of Invercargill.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> Block II holds no scientific value.
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> Block II holds no technological value.