The Wildest Place in Town
Farley's Arcade

Farley's Arcade was a lively place. Even before Henry Farley arrived, when the area was just a paddock, the site was the venue for public entertainments which attracted large crowds. One that made a big impression in the 1850s was a performance by a travelling troupe of trained dogs and monkeys. Nothing like it had been seen in Dunedin before.

The owner of the paddock was Daniel Campbell, printer and manager of the *Otago Witness*. It was from Campbell that Farley leased the part that became the Arcade. The original lease was executed in September 1861 and ran for fourteen years. The rental was £300 per annum. Construction of the Arcade began immediately. It consisted of a narrow passageway of planks linking High and Maclaggan Streets, with wooden shanty-style shops on either side. There were 54 shops altogether, plus the Arcade Hotel and public water closets. On 5 March 1862 an auction was held on the site for four-year leases of the shops. Such a crowd turned up as to 'seriously incommode the

proceedings'. Some seemed not to be genuine purchasers but instead there 'in a spirit of larking'. Among those present was 'The Inimitable' Thatcher, celebrated composer and singer of topical ditties, whose next performance at the Theatre Royal included an item entitled 'Farley's Arcade'. Farley made nearly £16,000 from the auction and subsequently collected about £2,500 per annum as ground rent. One of the early tenants was an oyster saloon proprietor with the unlikely name of D. Albatross.

At the height of the gold rush Farley's Arcade was the wildest place in town, especially on Saturday nights. In August 1862 a reporter from the *Otago Daily Times* found himself 'in the midst of a blaze of kerosene lamps and Babel of noise, excitement and confusion, cheek by jowl with lucky and unlucky diggers, jostled by loafers, stumbled against by a rough labourer three sheets in the wind who demands in abusive terms who I am "shovin' agin".'

Inside Farley's Royal Arcade - *Otago Witness* February 1905

Moving on, he found 'a dealer adding to the attraction of his stand by playing a popular tune on a seraphine, and quite an original advertiser who appeared to be striving for a livelihood by means of a small galvanic battery, in the basin of which he had deposited a half-sovereign, and then daring innocent people to take it for the small charge of sixpence paid down before making the attempt. Sixpences were sacrificed but the half-sovereign remained intact. The man who can induce people to pay for getting an electric shock must be a genius of no mean order!' Nearby was an auction of a type said to be peculiar to Farley's Arcade. The auctioneer asked a shilling for a lot consisting of an assortment of articles to which he added more and more items until a buyer was found. The auction was interrupted by 'a crier with a big bell which he rings passionately, with great vehemence, announcing Tom Fawcett's entertainment at the Commercial while another crier, with a still bigger bell, proclaims in a stentorian voice the bill of fare at the Theatre Royal. After eleven o'clock at night the Arcade is remarked for being very slippery, more frequently from young men partial to a whisky tot.'

If anything unusual arrived in town the Arcade was the place to exhibit it. In January 1863 Farley advertised:

WANTED, Everybody to come and see the SEA MONSTER captured yesterday by four fishermen. To be exhibited this afternoon, at the end of the Arcade, opposite Union Bank. Admission 1s; children half-price.

About half-way along the Arcade a flimsy culvert bridged the Kaituna stream which, at that point, was 'of no savoury note'. In December 1863 the *Otago Witness* reported, 'The Arcade is now in such a dangerous state that it would be appropriate to inscribe at one entrance "Abandon hope who enter here," and at the other, "Facilis descensus Averni" [descent to the underworld is easy], for it is quite on the cards that anyone essaying the passage will find himself precipitated through the slender floor into the turbid creek which flows beneath. Strong symptoms of decay in the shape of holes of various sizes may be seen, and in some parts the oscillation of the floor is by no means conducive to a sense of safety.'

Six months later the *Witness* had something else to complain about: 'Complaints have reached us from several quarters of the insulting behaviour of certain individuals in the Arcade, more especially towards ladies who may have occasion to pass through this thoroughfare. The conduct complained of consists
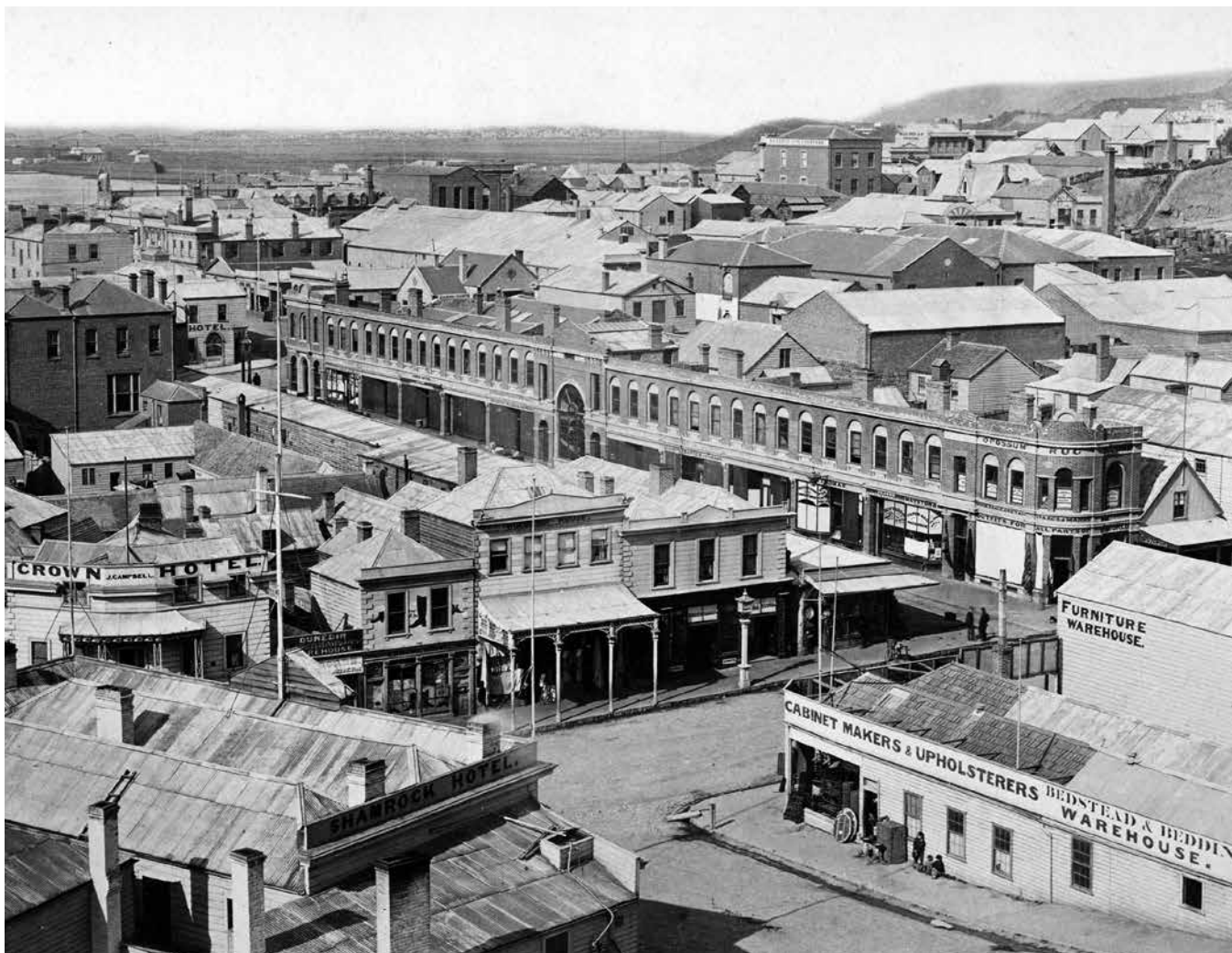
Farley's Royal Arcade in the early 1870s, the junction of Maclaggan and Rattray Streets in the foreground - Otago Settlers Museum collection

of making insulting, and frequently obscene, comments loud enough to reach the ears of passers-by. It is not only the loungers and loafers who hang about the Arcade who are guilty of this offence, as we are informed, it is the shop touters who are more particularly to blame. It would be well if the police would look sharply after these blackguards, and if the next lady who is insulted would have the courage to give the offender into custody, perhaps a taste of Mr Strode's powers would act as a wholesome check on the tongues and language of the persons complained of.'

But in matters relating to the Arcade the powers of Mr Strode, the magistrate, were limited. In July 1864 Farley sued two shopkeepers who continued to expose goods for sale in front of their shops after they had received written notice not to do so, but the magistrate held that, because the Arcade was private property, he had no jurisdiction.

It was in the same month that Farley opened the Arcade Produce Market on adjacent ground. Thirty stalls were taken up on 4-week leases but the venture wasn't a success. Some 20 years before any other Dunedin street, Farley's Arcade had street numbers. The system didn't follow the present-day convention of odd numbers on one side, even on the other. Instead, the numbering started at the High Street end, on the right-hand side, proceeded, with both odd and even numbers, to the end of the street, then continued back along the other side.

In February 1866 Farley renegotiated his lease from Campbell, being granted possession for a further 21 years and gaining an additional piece of land. The following month the four-year leases of the shops in the Arcade expired. This enabled Farley to proceed with an ambitious plan to widen the thoroughfare and replace the wooden shops with imposing two-storeyed brick structures. The architect was John Millar; the builder Henry Spears. The first part of the project involved the buildings on the western side only. Farley renamed the Arcade 'Fleet Street'.

On 18 October 1866 he advertised:

WANTED, the public to know those newly erected Brick Premises in Fleet Street [late Arcade] will shortly be ready for occupation. Fleet Street, from its central location, must unquestionably soon become the best place for business in Dunedin. Enquiries to H. Farley, generally to be seen in Fleet Street.

The Arcade, now covered c.1886 - Otago Settlers Museum collection

Two days later it was reported that construction was complete: 'In making the alterations Mr Farley has effected a really great city improvement. The new line of buildings is 330 ft long and includes an hotel and twelve shops.' The first licensee of the hotel was Charles Wilmot, a well-known comedian. The central shop was described as having 'a window 20 ft high and being galleried round, a pediment rising over the shop so as to make a total height of 34 ft.' Above this shop was a photographic studio. Another of the premises was taken up by Isaac & Marks's Opossum Rug Store which provided 'Outfits for all parts of the world.'

After 1867, Farley spent most of his time in Queensland, returning to Dunedin only occasionally. In February 1874 he set up the Farley Trust to administer his Dunedin affairs. The following year, however, he was in Dunedin for a lengthy period, supervising the replacement of the wooden shops on the eastern side of the Arcade with a brick row matching that already standing on the opposite side. Mid-way along, said a report, a 'three-storey erection rises extending over the pathway. This tall building is being fitted up as a photographic gallery for Messrs Clifford & Morris and as it is roofed with glass and rises above the surrounding buildings its lighting cannot in any circumstances be injured.' The whole carriageway was asphalted and roofed, and Fleet Street was renamed 'Farley's Royal Arcade.' At the formal opening on Monday, 25 October 1875, about 1000 people turned up to hear the 'Full Band of the Artillery' perform 'Operatic and other selections.'

Before the opening Farley had advertised:

WANTED, a Tall, Portly man, of good character, to act in the capacity of Beadle in the New Arcade. Must be a sober, steady man, and have good references. Apply by letter, stating terms. Henry Farley, Arcade.

After the opening it was reported, 'That man, with requisite height, bulk, age and general awe-inspiring appearance has been found and last evening he took his preliminary canter in the 'Royal.' We must congratulate Mr Farley on his selection of this officer who will doubtless instil terror into the hearts of the offending juveniles. To assist him in his onerous duties of preserving the peace, he has been armed with a staff of office. This staff has all the appearance of a well-turned bed-post but the weight is considered an advantage as it will not necessitate so much tapping as a light weapon. Last night the beadle looked magnificent and he withstood all the encomiums that were heaped on his head without turning a hair.'

Henry Farley died in 1880 but his trustees continued to hold the Arcade until the lease expired in 1887. Possession then reverted to the land owner, Daniel Campbell. In 1890, Campbell sold the property, for a sum rumoured to be about £20,000, to a syndicate of Melbourne and Dunedin men. They planned a major upgrade including the 'erection of a beautiful iron verandah which, for design and general workmanship promises to excel anything to be found in the city.' Other innovations were to be the installation, on massive iron pillars, of the orchestrion [a sort of organ] that had been a popular attraction at the 1889-90 New Zealand and South Seas Exhibition held in Dunedin, and the replacement of some of the shops with a concert hall. The hall never eventuated, but the other improvements were carried out and the orchestrion provided regular entertainment for some years.

What became of the Arcade in the twentieth century will be the subject of a future article.

Donald Gordon

Genealogical Research in the Museum's Archives

A finding aid which is becoming more and more useful is the genealogical database 'OASES' (Otago and Southland Early Settlers), which the museum's archives has on display. Pastfinders Avitus, a Dunedin-based genealogical research company, has for a number of years now allowed the museum free access to this in-house research database, which currently contains approximately 81,500 names.

In building up the database, emphasis has been placed on early (pre-1862) immigrants and their immediate families. Having said that, many early entries contain one or more later generations, so you may find people born in the late nineteenth century and beyond are included. The database contains a very high percentage of all immigrants and people born here before the gold rush of May 1861; there may well be earlier generations noted also. At present, work continues on the immigrants of the 1860s for whom passenger lists are often non-existent, and other sources are required to provide details. Visitors who find OASES useful are able to correct information and indeed often provide additional information for the benefit of all.

What sort of information does OASES contain?

To begin with, passenger lists (including Victoria Outwards shipping to New Zealand), births, deaths, marriages, baptisms, electoral rolls, and jurors' rolls up to about 1870 have been 'captured.'

One-off sources such as the early miners' rights at Tuapeka and the Militia Roll for 1865 have also been added. Legal descriptions of land owned may be recorded, as are obituaries and probate references. For run-holders, you may find sheep return details.

Not only is the data entered into OASES, but more importantly so is its source. There are about 240 different sources recorded, including many publications on the early days of Otago and Southland. A marriage, for instance, may have details from the following sources: 1. Civil registration; 2. Marriage index; 3. Marriage register; 4. Newspaper; 5. Documents held in the museum's archives.

Individuals are colour-coded so that immigrants, people born in New Zealand, people who are 'shipless' and people who did not come to Otago or Southland are easily recognised.

Who uses OASES?

1. The archivist in assisting visitors, particularly if they are seeking early immigrants; 2. The curator who answers all the museum's written genealogical enquiries; 3. The museum's curators in connection with the setting up of exhibitions; 4. Staff working on the cataloguing project in order to clarify details.

If you are able to visit the museum's archives in person, the staff will be happy to show you OASES. If you are unable to do so, then responses to written enquiries, where appropriate, will be checked against the database.

Bob Matthews

The Master Genealogist for Windows - C:\TMGW\OASES\OASES___.TMG						

File Edit View Add Format Tools Report Library Help

Subject   Antonio JOSEPH (825) (1828 - 1913)   · ·   Sndx J210   Last Edited 06 Sep 2004

| Type	Date	Name/Place	12DPM		Flag	
Name-Var	___ ___ ____	JOSEPH DA CONDE	· ·		SEX	M
Note	___ ___ ____	9 sons & 4 daughters			LIVING	N
Note	___ ___ ____	7 sons & 2 daus living, 3 sons & 1 dau married, 4 grandchildren - F98			BIRTHORDER	?
Occupation		whaler			MULTIBIRTH	?
Birth	* 14 Nov 1828	Flores, Azores Islands	3. 33		ADOPTED	?
Immigratn	* c __ Mar 1847	"Favourite", Port Chalmers, Otago, New Zealand, deserted ship	3 33		ANCE_INT	0
Occupation	* c __ Nov 1847	cook for the sawyers building the barracks for the coming settlers			DESC_INT	0
Marriage	* 20 Nov 1851	Anne CAMPBELL (729); House of Joseph Beale, Stafford Street, Dunedin, Otago, New Zealand	3333		PRE_1855	N
Note	* c ___ 1852	Kept accomodation house - the Bush Inn at Henley			CYCLOPEDIA	N
Juror Roll	* __ Feb 1852	Otago, New Zealand	3 33		SOU_PEOPLE	?
Address	__ Feb 1852	Manse Street, Dunedin, Otago, New Zealand			OTAGO	Y
Occupation	__ Feb 1852	boatman			IMMIGRANT	Y
Son-Nat	01 Nov 1852	Francis Antonio JOSEPH (2256); Macandrew Bay, Dunedin, Otago, New Zealand	· · ·		BORN_NZ	?
Son-Nat	05 Aug 1854	John JOSEPH (46988); Port Chalmers, Otago, New Zealand	· · ·		SHIPLESS	N
Census	* 13 Nov 1854	Town No. 2, Dunedin, Otago, New Zealand	3 33		MILITIA	?
Dau-Nat	26 Jan 1857	Mary Anne JOSEPH (25787); Taieri Village, Otago, New Zealand	· · ·		CENSUS49	O
Dau-Nat	c __ ___ 1858	Margaret JOSEPH (2255); Otago, New Zealand	· · ·		CENSUS54	D
Son-Nat	bt 1858-1859	John Sylvester JOSEPH (2257); Otago, New Zealand	· · ·		IMMI_SCOT	N
Address	* bt 1861-1864	Port Chalmers, Otago, New Zealand	2 22		OESA	?
Son-Nat	bt 1861-1861	Peter T. JOSEPH (102874); Henley, Otago, New Zealand	· · ·		MAID_SERVT	?
Note	___ ___ 1864	Pilot house, built of local pitsawn timber, boated in sections to the mainland and reassembled for own home	2 22			
Address	bt 1864-1909	Taieri Mouth, Otago, New Zealand	2 22			

Reference

(Deceased @ 84 years)   Children: 15

Father

Mother

The Morgue
From Inquests to Life-Saving
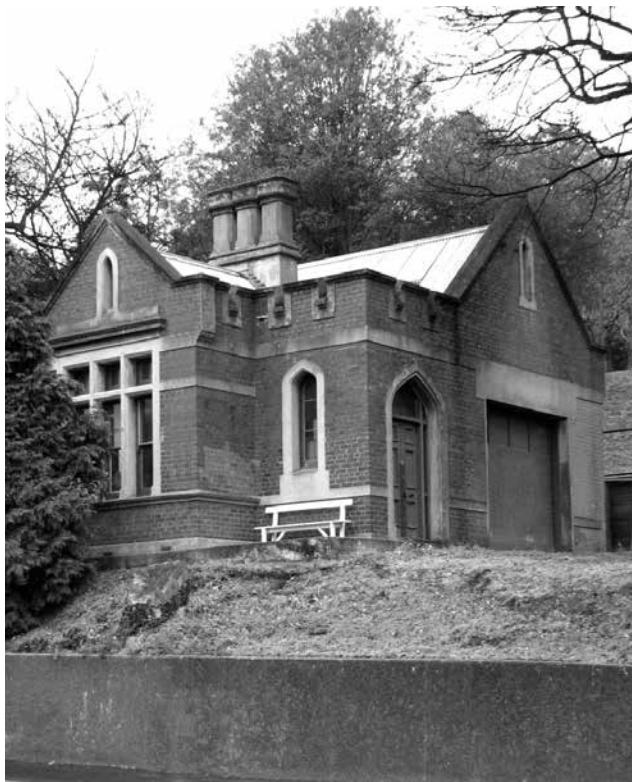
In 1884, *The Evening Star* reported the appalling conditions in Dunedin's morgue — a small dilapidated room belonging to the Supreme Court, in which could be seen two bodies covered in rags, with clothes removed from the deceased strewn about the floor. The article explained the need for a coroner's court with a morgue attached, and decried the then current practice of holding inquests in the hotel near the old morgue, for which the landlord was not remunerated.

Pressure from the Department of Justice for a public morgue was fuelled by outbreaks of infectious diseases (including diphtheria, typhoid and scarlet fever) in Dunedin and the perceived inadequacy of Quarantine Island in Otago Harbour to cope with a serious epidemic. An influenza pandemic and an outbreak of bubonic plague which Dunedin managed to keep under control in 1900 sufficiently frightened officials into action. On 30 April 1902, the Baths and Sanitary Committee of the City Corporation 'referred the report from the District Health Officer as to a suitable site for the proposed morgue being found in the Southern Cemetery to the Chairman and the Town Clerk with the power to act.'

The choice of the site does not appear to have been made because of its obvious connection to the cemetery or a mandatory requirement to bury the deceased in the adjoining plots, but rather because it was spare ground, conveniently located away from town. The Corporation asked the General Committee to prepare plans and the specification for a morgue, and on 11 June 1902 the architects Lawson and Salmond were appointed to prepare plans for the erection of a public morgue.

Six tenders were received for the work (the lowest from W Baskett and Son for £666, the highest from C W Wilkinson for £999) and Robert Dow was successful with his price of £789. The contract was let by the General Committee on 29 July 1902 and the major building work was completed on 10 February 1903. The Town Clerk was informed 'that the Morgue is now ready for use and keys of same can be obtained from caretaker (sexton of southern cemetery), police or town hall.'

The keys were handed over to the Corporation in June 1903 shortly before the connection of the morgue drain to the main sewer (under a contract let to D McIntyre on 30 July 1903). A separate access from the south road to the morgue was created, which remains today.

Mortuary by-laws enacted by Dunedin City Corporation in 1902 defined a mortuary 'as any morgue or place provided or maintained by the Corporation for the reception of dead bodies and shall include all offices and premises belonging thereto and the fact that any place is used as a morgue shall be evidence that it is so provided or maintained.'

The by-laws determined that permission was required from the Corporation to move the body of one who had died of an infectious disease to be placed in the mortuary and remove it within two days of the date of death, or three days in the case of a non-infectious disease. Persons bringing or removing a body or viewing a body were expected to conduct themselves 'in all respects with decency and propriety while in the premises and while in the neighbourhood itself.' A fee of 30 shillings was charged by Corporation to admit a body to the morgue.

The morgue was in use for 46 years, the first entry in the mortuary record book being at 2.30 pm on 13 August 1903 and the last on 2 February 1949. The building then remained vacant until 1952. In 1953, a building permit was issued for the conversion of the morgue to a tractor garage. Since then, it has been used by the Dunedin City Council as a maintenance depot and utility shed for equipment used in maintaining the cemetery and the southern portion of the Town Belt. In 1983, $35,000 was spent on strengthening the walls and roof for earthquake protection, a new floor and facilities for chemical storage.

In 1985, in response to suggestions that it would be cheaper to demolish the morgue (as was done to the Sexton's Cottage about 1987) than to pay for its maintenance, the New Zealand Historic Places Trust noted that the building was the only such monumental morgue of its kind in the country. Subsequent research suggests that it is the only known example in New Zealand of a morgue located in such close proximity to cemetery land.

The morgue in the Southern Cemetery as it appears today - Otago Settlers Museum

In November 2000, the *Otago Daily Times* reported the completion of further repairs to the morgue, which included the repair of retaining walls, the installation of a safety rail at the top of the retaining wall and the removal of an elm tree, its roots and branches having become a danger to the structure of the building. Noting that the building was used for storage, the article suggested that 'there may be an opportunity to use it as a public facility as it is in an historic precinct. [The City Council] could take the advantage to use the building for interpretive material about the cemetery.'

The article foreshadowed the protection of the building under the Dunedin City Council's District Plan in 2002 to mark its centenary the following year. The building is currently leased out for the storage of surf live-saving equipment.

The Edwardian-style morgue has changed little in appearance since it was completed in 1903. A photograph dated that year shows it to be constructed of exposed brick with a rendered base course and sills, and single arch-headed windows with rendered hood moulds between and above rendered string coursing. The eastern elevation has a projecting gabled bay with a tripartite window with double-hung timber sashes. The roof features projecting crenellations below the gutters and gable ends and is clad in corrugated iron. Ventilators rise from parapets along the central ridge line. The triple chimney stack behind the bay is rendered, with decorative mouldings.

Apart from the maintenance outlined above, the morgue has changed little in more than a century. A lean-to external toilet is located at the side of the building adjacent to the retaining wall. The ventilators were removed from the roof when it was re-clad in 2000, and corrugated fibreglass skylights were installed to provide extra light. The double timber-panelled front doors are painted and open on to a reception area which has vertical tongue and groove stained wooden panelling and painted plaster walls above, with wooden skirting below. The moulded door and window architraves are also stained. Elsewhere, in the former waiting room and office, timber and brickwork has been painted. To the right of the front door is a large opening, with a wooden panelled door which opens into a large space, presumably once used for the reception and laying-out of bodies. The space is dominated by large exposed timber roof beams, and decorative metal grilles above.

This article originally appeared in *Conservation Management Plan for the Northern and Southern Cemeteries, Dunedin, New Zealand* by Chris & Margaret Betteridge, Sydney.

Stewart Harvey
Historic Cemeteries Conservation Trust

Women and Children Last
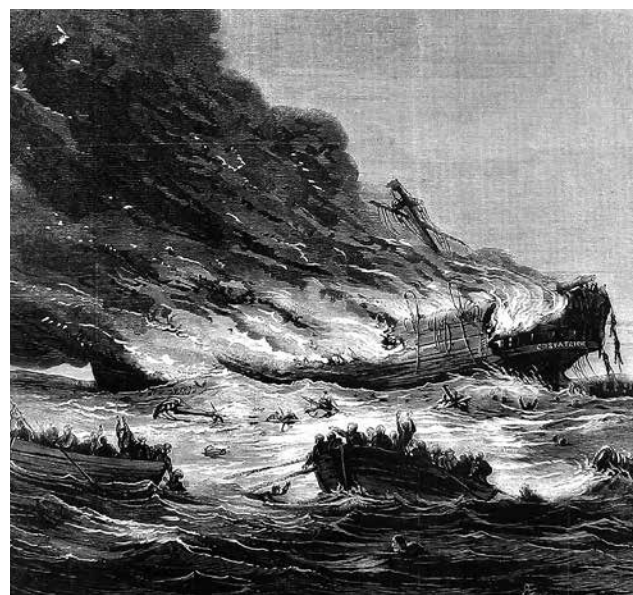## The Burning of the Emigrant Ship *Cospatrick*

On 23 June some eighty of our members gathered to partake of mulled wine, good company and a fascinating illustrated account by Dr Charles Clark of the loss of the *Cospatrick* in 1874.

Dr Clark brought his life experience in two sharply differing areas to the writing of his recent, acclaimed, book with the above title. New Zealand-born, he began his working life as a seaman in the British Merchant Navy, and later became a research chemist, for many years before his retirement at the University of Otago. His book is based on research carried out in Britain, New Zealand and Australia and sets the story of the *Cospatrick* in the context of the general issue of safety at sea.

The story is a tragic one. Of all the many ways a ship might be lost at sea, destruction by fire was perhaps the most feared. The *Cospatrick*, an emigrant ship bound for New Zealand was lost in the worst shipboard fire of the period. Almost 500 people died when the ship burned and sank in the South Atlantic. Hardly anyone on board survived the fire or death by drowning. In the single lifeboat that remained afloat, survivors were forced into acts of cannibalism. Only three men, all from the crew, came through the ordeal.

Bruce McMillan set the scene for the talk with three sea shanties, and at the end, sang some moving verses 'Fearful Loss of Life at Sea' inspired by the story of the *Cospatrick*. Vivienne McLean was the accompanist.

The evening ended with a viewing of the *Shipwrecked* exhibition, supper and talk.

The burning of the *Cospatrick* (detail) - *Illustrated New Zealand Herald*

Museum Redevelopment and Fundraising

Plans for the redevelopment of the museum were granted resource consent following hearings in May at which Melville Carr (President) made a submission. The Museum Development sub-committee for fundraising has devised a strategy and has started to make approaches to trusts, corporates and private individuals. As at 12 July, donations totalled $168,305; this sum includes $150,000 from the Otago Settlers Association. Closer analysis shows that only seventeen private individuals and one trust have contributed. The committee is grateful for this support but hopes that it will rapidly gather momentum, and encourages OSA members to respond generously.

For Your Diary

Annual General Meeting

The 108th Annual General Meeting of the Otago Settlers Association will be held at 7.30 pm on Thursday, 14 September in the Settlers Museum concourse. Immediately following the AGM Gordon Parry will give a talk entitled 'My Dunedin.' Members are cordially invited to attend.

Canterbury Members

A meeting for Canterbury members and friends will be held in Christchurch at 2 pm on Sunday, 1 October in the Oxford Street Baptist Church Hall on the corner of Kilmore and Madras Streets. Dunedin historian Jennie Coleman will give a talk entitled 'Globetrotting Visionaries: John Ross and Margaret Cassells, latterly Sir John and Lady Ross.'
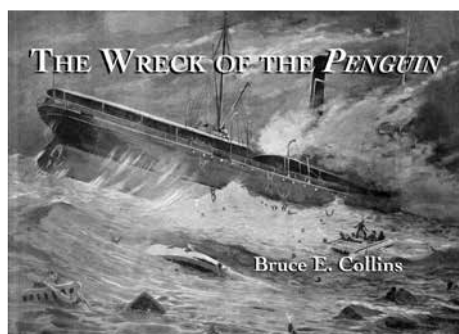
The Otago Settlers Museum Shop

The museum shop holds a wide selection of Dunedin- and New Zealand-made books, cards and gifts. You are always welcome to browse.

We are currently stocking two books by local maritime historian Bruce E. Collins both of which deal with events covered in the Otago Settlers Museum's *Shipwrecked* exhibition:

The Wreck of the **Manuka** ($31, or $27.90 to members)

The Wreck of the **Penguin** ($35, or $31.50 to members)

There is a 10% discount for members. Postage and packaging costs $4. Please make cheques payable to Dunedin City Council and post orders to the Otago Settlers Museum, PO Box 566, Dunedin. A complete list of items for sale is now available. If you would like a copy, please contact the Otago Settlers Association Secretary, PO Box 74, Dunedin.

Otago Daily Times *The Otago Daily Times supports Otago Settlers Museum*

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