



## House-Hunting in the Archives



### Building Research in the Otago Settlers Museum Archives

The Otago Settlers Museum Archives is best known as a place for family history research. However, it is rich in resources that can be used for building and property research. Indeed, many of the sources used for tracing your family tree can also help you find information on your own house, or the location of a home or business of an ancestor. In the Archives you can look for information on individual buildings, the land they were built upon, the neighbourhoods and areas where they stood and the people who owned and occupied those structures.

### Directories

Directories are perhaps our best single source for information on the businesses and residences of Otago. They are similar to modern phone books in several ways. There is a 'professions and trades' section where individual businesses are grouped by type (e.g. dentists, rabbit skin merchants, blacksmiths and even 'night-soil' contractors). In addition there is an alphabetical section listing businesses and, for residential entries, the name of the head of the household, their occupation and address. Another section is organised by street, and records the names of residents and businesses located along each block. Our collection holds volumes covering nearly 100 years. For the period from 1864 until 1886 we have a variety of directories published by several companies. In 1884 the Dunedin publisher Stone Son & Co began producing their *Stone's Otago & Southland Directory* which continued to be printed until the business closed in 1954. Mike Hamblyn's book *Down every street and*

Detail of circled section on the panorama of Andersons Bay, 1928. This is a small five-centimetre section of a photograph that is approximately one metre wide. It shows individual houses with a surprising level of detail. Otago Settlers Museum collection

byway: finding your family with Stone's New Zealand directories offers an introduction to the history of Stone's directories and how to use them for research.

## Photographs

Visual depictions of buildings are often the most sought-after sources for research. The Archives holds many photographs of individual houses and businesses. These are primarily nineteenth-century photographs of early structures owned by wealthier Dunedin settlers, and many of these buildings still stand today. In addition, we hold hundreds of images of streetscapes and panoramas in our subject photo collection. With some patience and close examination, these photos can be a very rewarding resource.

## Maps

There are over 1,000 maps in the Archives collection. They are a varied group of records and range in date from the 1840s up to the end of the twentieth century. Of particular value for building research are the hundreds of land sale plans we hold. Not only do they show how streets and suburbs were subdivided and when those sections were sold for development, they also often indicate where older existing buildings were situated. In addition to land sale maps, we hold dozens of Dunedin street maps originally published in Stone's directories.

## Books

The library holds a number of published books that can accompany building research. Of note are the books on Dunedin's historic homes written by Lois Galer. If you are looking for information on the area where a particular building was situated, we have a good collection of local and suburban histories.

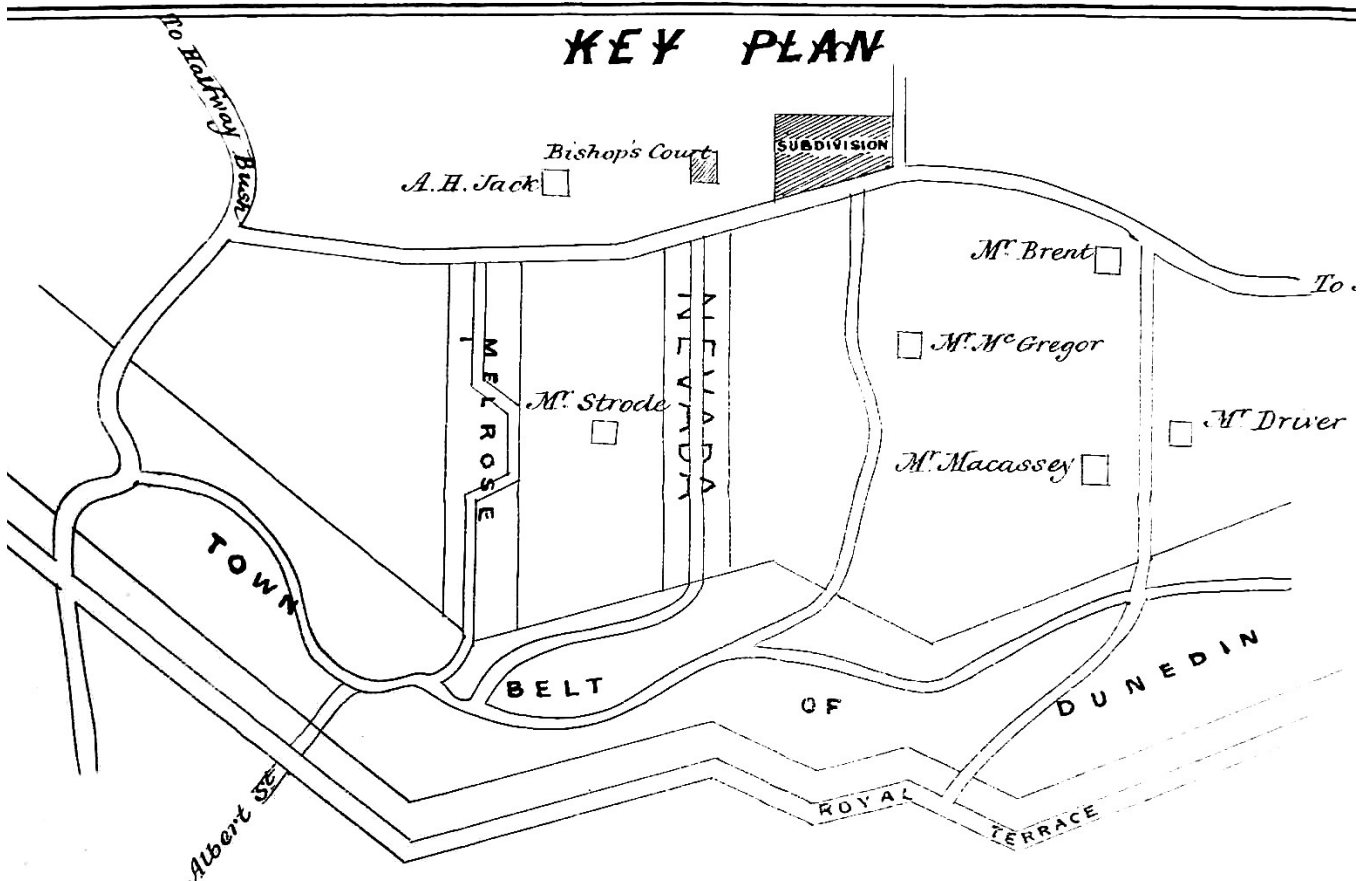
## Family history resources

You might be interested in learning about the lives of those people who owned and lived in the building you are researching. Family history resources can help you discover details such as the names of past owners or occupiers, what they did for a living and how long they lived in a house or held a business.

The Archives does not hold any government records related to property. For land transfers (Certificates of Title), valuation rolls and state house plans visit the Dunedin Regional Office of Archives New Zealand, and for rates, building plans and consents see the Dunedin City Council Archives.

The Otago Settlers Museum Archives is open weekdays from 10am to 1pm. Entry is free to members of the Otago Settlers Association.

**Jill Haley**  
Archivist



Detail of a map advertising the sale of sections in 'Bishopscourt,' Upper Kaikorai District, late nineteenth century. Existing houses and their owners are noted. The houses marked 'Bishop's Court' and 'A H Jack' are now part of Columba College in Highgate.

# With Regards to Old Broadway

In our previous issue, the story of Farley's Royal Arcade, which linked High and Maclaggan Streets, reached 1890. Prominent among the establishments in the Arcade in the 1890s were McFarlane's grocery store, Langley's china shop and the premises of Isaac Morris, cigarette manufacturer. Morris may have been the man who was later recalled as sitting resplendent in a waistcoat, starched white shirt and gold cuff-links, hand-rolling cigarettes – to any specification or mixture – at 'a penny a throw'. The most popular place, however, was Bailey's, nominally a watchmaker's shop but in effect an entertainment parlour where, to quote from the *Evening Star*, 'every type of entertainment was democratically priced at 1d. Drop 1d into a glass case and a group of monkeys would all come out and dance about for some time. Another 1d placed in a slot in a grand piano – with all the wooden panels replaced with glass – would miraculously cause the piano to play "Home Sweet Home" for there was no visible sign of a pianist. Gentlemen and ladies always found a "Scent Machine" irresistible. When the penny dropped into this machine the customer would quickly place his or her handkerchief under a little funnel and would find it daintily scented with either rose or lavender water. Small boys used to guiltily drop 1d into a kaleidoscope which showed "Naughty Paris Ladies" in various stages of undress and all emerging from a giant clam shell. There was a weighing machine which, as well as telling the customer's weight, would present him or her with a photograph (very badly developed) of the person they were going to marry. But probably the most exciting attraction was a giant machine which tested the amount of electricity each person could stand. The customer would pay his money and grip two handles while the operator would slowly pass a charge of electricity through him, increasing it until the customer would signal he could take no more. Then, to the vast interest of the watching crowd, he would be told just how much electricity had passed through his body.'

By the turn of the century the importance of the Arcade as a shopping and entertainment centre had begun to decline. The area became the haunt of undesirables, upkeep of the buildings was being neglected and the place came to be regarded as a



Farley's Royal Arcade, late nineteenth century - Otago Settlers Museum collection

slum. In 1920 the remnants of the syndicate that owned the property put it up for auction. It went for £15,000 to J B Nichol, a lawyer representing a new syndicate, the Dunedin Arcade Co Ltd. The report of the sale mentioned that the site would be suitable for a hotel or theatre.

In 1926 another company offered to buy the Arcade with the intention of erecting an up-to-date theatre on the site. The Dunedin City Corporation wasn't happy about this plan. As the Mayor, H L Tapley said, the Arcade had provided a right-of-way to the public for many years and it would be a 'calamity' if that right-of-way were allowed to be closed. In 1927 the Corporation offered to buy the site. The agreed price was £22,000 for which a loan would be required. According to standing orders this would have to be authorised by a poll of ratepayers. At a Corporation meeting in May 1928 the proposal to take such a poll was considered. Councillor S B Macdonald said the Arcade had been an eyesore for the past 30 years. It was a danger and a disgrace to the city and should be cleaned up immediately. It would relieve traffic at Rattray Street and would clean up Maclaggan Street, of which the residents of Dunedin could not be proud. Dunedin could never be 'the city beautiful' while the Arcade existed.

The poll was held in September 1928. The ratepayers turned the proposal down flat. While the purchase proposal had been under discussion the question had arisen as to whether the Arcade had the legal status of a public highway. The Corporation believed it had; the Arcade company thought otherwise, believing they were free to use it or sell it for any purpose. The company decided to put the matter to the test by barricading each end of the Arcade outside business hours and, if their right to do so was challenged, to take the question to court for settlement. The barricades were duly erected and no-one objected but the Corporation took the matter to court anyway, in a 'friendly' action. The case took several days in April 1929. Witnesses included three old men who remembered the Arcade in the early 1860s. One recalled that in those days there were gates at either end. The only work done by the Corporation was in 1876 when a water main was put through. There was no evidence that this was done at the expense of the Corporation, although it was admitted that the books had been destroyed and the then town clerk was later found guilty of embezzlement. The judgement, announced in June, was against the claim of the Corporation. By that time other prospective buyers had lost interest and the Arcade company had turned to Option C, which was to redevelop the area themselves. The few remaining tenants were given notice. Among the last to go were Miss Edith Towler, patent medicine proprietor, and William Lee, violin and cello manufacturer. Although the brickwork was still in the best of repair, the buildings were demolished in January 1931.

They were replaced with neat lines of Spanish-style shops designed by H McDowell Smith and built, at a cost of £15,000, by James Fletcher. The thoroughfare between was lined with flagstones interspersed with garden plots. Because it wasn't roofed, the name 'Arcade' was no longer appropriate, but finding a new name proved to be a matter of considerable difficulty. The original intention of the directors was to call

the property the 'Dunedin Arcade Company Buildings' but the prospective tenants wanted something snappier that could be featured in their advertising. 'Phoenix Place,' 'St James Place' and 'Newmarket' were all suggested before someone came up with 'Broadway.' Few people liked it but when the tenants were polled they were presented with a list starting and ending with 'Broadway,' and that name got more votes than any of the others. So 'Broadway' it became.

Broadway was officially opened in December 1931 by the Mayor of Dunedin, R S Black. Despite the effect the great Depression was having on business activity, nearly all the 32 shop premises were taken up. Broadway continued to be a privately-owned street for 33 years. During that period tenants included Kirkham's, the well known grocers, and Dr Dick Cotton, who hit the headlines in 1953 when his speedboat was involved in a fatal collision on Otago Harbour. Other controversial characters were Hanning and Rickerby, a pair of renegade hairdressers who broke ranks with all the other barbers in town by charging less than the standard rate for a man's haircut. Broadway remained a pedestrian mall until the 1950s when a petrol station was established.

In 1963 the City Corporation again considered buying the property and was granted an option by the Arcade Company. This lapsed but there was renewed interest the following year when a firm of American transport consultants began preparing a traffic plan for Dunedin. With the idea of turning the area into parking spaces, the Council bought Broadway for £60,000 in November 1964 and installed parking meters.

A long period of uncertainty followed. Would the land be used as a street, a parking building, perhaps a street running beneath a parking building? What would happen to the shopkeepers? It wasn't until June 1969 that an answer was provided. Broadway was to become part of a one-way-street system and the tenants were notified that they had until the end of March 1970 to vacate their premises before the buildings were demolished.

Taking their place was a new, realigned Broadway linking Manse and Rattray Streets. Today it forms part of the Eastern Bypass and there is no longer a trace of the Arcade that was Henry Farley's pride and joy.

**Donald Gordon**



## Exhibitions



### *My Pix* Photographs by Stephen Jaquery from the *Otago Daily Times*, 1979-2006

Stephen Jaquery has worked as a newspaper photographer for over twenty-five years, winning both junior and senior sections of the Qantas press photographer of the year award. Since 1990 he has held the position of Illustrations Editor at the *Otago Daily Times*. His photographic assignments have taken him to Asia, America, Australia and East Timor but it is his connection with Otago that has produced some of Stephen's most notable images. This retrospective covers a quarter century of capturing 'pix' of the daily life of Otago and its people.

Presented in association with the *Otago Daily Times*.



The rebuilt Broadway Arcade - *Otago Daily Times* 18 December 1931  
Stephen Jaquery (top) and his photograph *Invercargill Floods* 1984 - Allied Press



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## Christchurch and Auckland Meetings

The Christchurch meeting was held in the Durham Street Methodist Church Hall on 1 October and attracted 25 members and friends. Brian Gray relayed Association news and details of the Museum Redevelopment. Dr Jennie Coleman, a Dunedin researcher and educator, gave an address entitled 'Globetrotting Visionaries and Munificent Benefactors: John Ross and Margaret Cassels, latterly Sir John and Lady Ross.' The Association extends its thanks to Dr Jennie Coleman for her address and to Brian Gray for his continuing organisation of this event.

On 14 October, 21 members and friends gathered in Ferndale House, Mt Albert, for a morning tea and luncheon meeting. OSA President, Melville Carr, brought news of Association activities, giving special attention to the Museum Redevelopment. After morning tea he gave an address about Polish migration to Otago and other parts of New Zealand. One member recalled when she lived at Allanton near Dunedin and experienced a huge flood how a single Polish gentleman refused to leave his hut and slept on his table with water inundating everything below! There was much conversation and thanks are extended to Annette and Barrie Paterson for their excellent organisational effort.

## Pixie Town, 2006

This year the OSA's contribution to this popular Christmas attraction has been to provide modern roller bearings for the 50-year-old machinery (which has had an unfortunate tendency to stop at inconvenient times) and to hire more Santa assistance. Thanks to a generous donation from an Association member a newly restored ferris wheel will be on display for the first time.

Opens: Monday to Friday 2-4pm, from 4 December, and 10-12 as well at the weekends.



The newly restored Pixie Town ferris wheel.

## Otago Settlers Roll

As part of the 150<sup>th</sup> Anniversary of the settlement of Otago the OSA established a permanent wall display in the concourse of the Settlers Museum listing families who have settled in Otago during its first 150 years. The wall display has been filled but information about families whose names do not appear on it can be accessed from the Settlers Roll database.

If you wish to record your family on this database you may do so for a modest donation of \$100 to Association funds (this donation is tax deductible). Members who did not participate in the original project are urged to give this their serious consideration. Details may be obtained from the Association office.

## Annual General Meeting

About 60 members attended the 108<sup>th</sup> Annual General Meeting of OSA held on Thursday 14 September. Priscilla Pitts, the Museum Director, presented her report on museum activities over the past year printed overleaf. The resignation of Paul Aubin from the committee was accepted with regret. The officers and other committee members of the Association were re-elected.

Following the official business, Gordon Parry of the *Otago Daily Times* spoke entertainingly about his new book, *My Dunedin*. In an experiment that proved popular with members the museum shop opened to sell the book after the talk. Copies are available from the museum shop: details are on the back page of this newsletter.

## Gordon Sharpe

At the AGM Gordon Sharpe stood down as Treasurer, a position he had held for the last two years, but had been willing to remain on the committee. Members were saddened to hear of his death the next month. Gordon's initial involvement with OSA came through the Dunedin North Rotary Club's sponsorship of *Across the Ocean Waves*. He became an enthusiastic participant in our activities and a good friend.

## For Your Diary Christmas Party

The OSA Christmas party will be on Friday 15 December at 7.30 pm. John Ingram has kindly agreed to open Pixie Town to members before the meeting. We are fortunate to have Dunedin's own Patricia Payne to speak, and sing, to us. She has entitled her talk 'An Opera Singer's Odyssey!' and promises we will be entertained and informed, and will go home with a feel-good factor.

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# At the Museum, 2005-2006

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## Annual Report from the Museum Director, Priscilla Pitts

### Exhibitions

Six new temporary exhibitions opened in the period July 2005 to June 2006. They were *Dunedin's War: The Wartime Experience of Dunedin People 1939-1945*; *Pascoe: Songs of Innocence*; *Cover Stories: Quilts Old and New from the Otago Settlers Museum Collection*; *Shipwrecked: Maritime Mishaps and Misadventure* and, in the Ka Hau e Wha: People of the Four Winds gallery, *A Barbarous Measure: The Poll Tax and Chinese New Zealanders* and *Our Southern Poles: Otago's Polish Heritage 1872-2006*.

A new permanent exhibition, *Toytown: Toys and Games of Yesteryear*, was installed adjacent to the railway display and work continued on the redevelopment of the *Kai Tahu Whanui* display.

### Visitor Programmes

The museum again offered a varied menu of talks, performances and activities. The number of regular guided walking tours was doubled and a new venture, Walk Dunedin guided inner city tours, was established. Walk Dunedin takes place every weekday but will shortly be expanded to include weekends. Former visitor programmes officer, Val-mai Shaw, initiated the idea and has undertaken most of the guiding with support from others.

Santa's Grotto and Pixie Town were again a popular feature of the museum's programme in the weeks before Christmas. Some newly-restored components of Pixie Town were on display, thanks to funding from the Otago Settlers Association.

### Collection Management

The cataloguing project is progressing well and its benefits to the museum are already becoming apparent.

Thanks to the Association's generosity, part of a bequest from Miss Frances Alexander was used to purchase a microfilm reader/printer for the Archives. This is a very welcome addition to the archive facility.

### Conservation

A good deal of work has been done on the painting collection, including surface cleaning and structurally securing the works before returning them to the Art Store.

Funds raised by the Otago Embroiderers' Guild have been used for conservation of a number of the museum's samplers and one of the quilts in *Cover Stories*.

### Acquisitions

Donated artefacts continue to be added to the collection. One outstanding gift was the nationally-significant Rockliff Collection of railway photographs. Members of the Ocean Beach Railway Trust are cataloguing the negatives and prints, and the first 2000 photographs have been received into the museum.

### Visitation

Visitors for the 2005/2006 financial year totalled 53,724, compared with 56,000 the previous year, 3,724 ahead of target. The slight drop can be attributed to Santa's Grotto being



open for a shorter period than the previous year and the lack of a large public event such as Josephine's Birthday. In-house surveys showed that 96.5% of visitors were either satisfied or very satisfied with their experience at the Museum compared with 98% the previous year.

### Staff

There have been several staff changes during the year. LEOTC teacher Patricia Kay resigned and has been replaced by Sara Sinclair; collection cataloguer Barbara Huband has returned to work on a part-time basis following a year's parental leave. Administration assistant Hilary Samuelson and the director's personal assistant Carmen Greiner also left and have been replaced by Robyn Johnston and Jane Hinkley. The new part-time position of visitor host co-ordinator has been filled by Rosemary Jackson Hunter.

### Otago Settlers Association Student Scholarship

The Association, the museum and the History Department at the University of Otago have developed a student scholarship that sees a history student spend several weeks during summer working on a project at the museum. The inaugural recipient, Elspeth Knewstubb, researched the New Zealand-made electrical equipment in the collection. The information she gleaned will be added to the collection records and will be useful when developing exhibitions in the future Museum Development

The funding appeal for the \$28 million building project was launched in November with a handsome gift of \$150,000 from the Association. Long-standing member Iain Gallaway kindly consented to act as patron of the appeal and the Association is hosting the appeal. The fundraising committee meets regularly and is pursuing many avenues to secure funds for the project. An application has been made for funding under the Government's Regional Museums Policy and the result of this should be known before the end of the year.

Resource consents for the storage building and foyer and tower complex have been obtained, another significant step forward. Detailed design of the storage building will begin in October this year.



### Conclusion

The last year was a busy one for the museum, with a number of staff contributing to aspects of the museum development as well as undertaking their usual duties. Staff also had to prepare for the likely impact of the Dunedin City Council's very welcome decision to remove the general admission charge from 1 July 2006.

The Otago Settlers Association has again assisted the museum in a variety of ways and has initiated and supported several new projects. One excellent initiative is the OSA Student Scholarship. Another is the development of an embroidery kit based on one of the samplers in the collection; this will be for sale through the museum before the end of the year. We are, as always, tremendously grateful to the Association for its support. Committee members are actively involved on many fronts, and it has been a pleasure to work with the Association at a time of positive change and advancement for the museum.



# The Otago Settlers Museum Shop

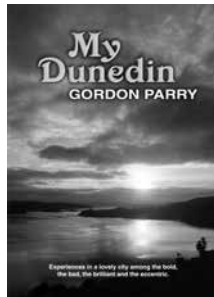
*My Dunedin* by Gordon Parry

Gordon Parry, doyen of Dunedin writers and broadcasters, has a rare insight into what makes his favourite city tick. Over the past 60 years he has played a leading role in a range of local and national organisations and, in this book, tells of some of his experiences.

There are serious comments about politicians, the domino effect of the Northward drift, the decline of religion, the advance of the University of Otago and the role of women in the community. But running through the narrative is also a series of entertaining anecdotes. There is reference to the mayoral oyster-and-chips parties, an eccentric police chief, a lecturer whose research was noted by *Playboy*, a Dame on the warpath, the Dickensian style of a once-prominent businessman, and some strange events involving newspapermen. The lid is lifted on legal antics and there is candid criticism of civic leaders in a book which is both enlightening and amusing.

172 pages - Paperback

Price to members \$31.50  
(Postage and packing \$3.50)



## General Information

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

A complete list of items for sale in the museum shop is now available. If you would like a copy, please contact the OSA Secretary, PO Box 74, Dunedin.



## Marion Sandilands sampler Cross Stitch sampler

The embroidery sampler replicated in the Marion Sandilands sampler pack is the first sampler known to have been acquired by the Otago Settlers Museum. The sampler was designed and stitched by Marion Sandilands, who arrived in Dunedin from London on board the *Gloucester* on 26 December 1858. She died of consumption at the age of sixteen and it is likely that this sampler, with its beautifully executed and unusually painterly landscape scene, was made by her during the course of her illness.

The sampler pack contains everything required to create an exact copy of the Marion Sandilands sampler:

- Charted design
- Needle
- 100% cotton floss
- 28-count quality even-weave linen
- Complete directions and stitch instructions

The Marion Sandilands sampler pack was produced by Otago Settlers Museum with generous support from the Otago Settlers Association and the Otago Embroiderers' Guild. Price to members \$79.20 (Postage and packing \$4.50)



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This newsletter was produced by the Otago Settlers Association, founder and supporter of the Otago Settlers Museum. Membership of the Association is open to everyone interested in the heritage of this region. Details of membership are available from the Museum Reception desk or Otago Settlers Association Secretary, Box 74, Dunedin. Phone/fax 03 477 8677, email [otago.settlers.assn@xtra.co.nz](mailto:otago.settlers.assn@xtra.co.nz)

 **Otago Daily Times**

*The Otago Daily Times supports Otago Settlers Museum*

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