

**83 Remuera Road, Newmarket (Lot 2 DP 44814):  
archaeological assessment**

**report to  
Ottow Burke and Associates**

**Beatrice Hudson, Jennifer Low and Matthew Campbell**

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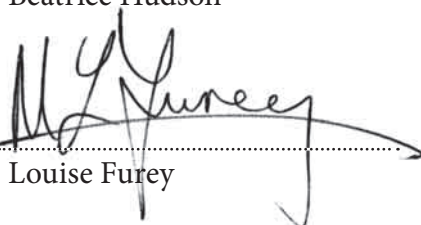
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Prepared by:



Beatrice Hudson

Reviewed by:



Louise Furey

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**CFG**  
HERITAGE

CFG Heritage Ltd.  
P.O. Box 10 015  
Dominion Road  
Auckland 1024  
ph. (09) 309 2426  
beatrice.h@cfgheritage.com

## **83 Remuera Road, Newmarket (Lot 2 DP 44814): archaeological assessment**

Ottow Burke and Associates has requested a Plan Change to the land at 83 Remuera Road (Lot 2 DP 44814), from its current status as Residential 7b to Residential 8c, a change that would allow for more intensive development of the site. In their submission to Auckland City Council on the plan change the New Zealand Historic Places Trust drew attention to the potential of the proposal to adversely affect the amenity and heritage values of the adjacent St Mark's Anglican Church. They requested that the amenity and heritage values and effects of the proposal be outlined in greater detail and drew Council's attention to the fact that archaeological sites may be located on the property. In response to this, Ottow Burke have contracted CFG Heritage Ltd to carry out an archaeological and heritage assessment of the property.

The property is currently occupied by the National Library building.

### *Scope*

All archaeological sites are protected and may not be destroyed, damaged or modified without an authority issued by the New Zealand Historic Places Trust.

An archaeological site is defined in the Historic Places Act 1993 as:

any place in New Zealand that—

- (a) Either—
  - (i) Was associated with human activity that occurred before 1900; or
  - (ii) Is the site of the wreck of any vessel where the wreck occurred before 1900; and
- (b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

### **St Mark's Church and The Priory**

The history of St Mark's Anglican Church began in 1847 when Bishop Selwyn bought an acre of land from George Graham and the original church was built. A few early paintings of this building exist showing the church in a rural setting with no close neighbouring buildings.

By 1859 the growth of the congregation had caused pressure for space at the church and the decision was made to build a new church. The original church was moved off-site and in 1860 the nave and small chancel of the current church were built. Enlargements began after 1863 when a series of extensions were made by the addition of transepts and the addition of the tower in 1871 (Anon. 1956).

In 1857 Reverend G.T.B. Kingdon was appointed at St Mark's Church. He purchased land on the west side of the church boundary, now within the bounds of 83 Remuera Road, and built for himself a house known as 'The Priory'. Despite its name it was not the church vicarage and Kingdon sold it when he left in 1859. Details of subsequent ownership are given below.

Images show the Priory to be a large, two storey, double-gabled house with a board-and-batten exterior to the ground storey and shingled exterior on the upper storey. The house had distinctive decorative arches in the verandah on the north face (Figure 1). Images of the south side of the Priory show that two small out-buildings were located within the property (Figures 2 and 3). One of the buildings had a chimney and so may have been an outdoor laundry with a fireplace and copper.

The Priory has been recorded in the New Zealand Archaeological Association site file as site R11/2514.

### *Historical ownership of 83 Remuera Road*

Research into the history of ownership of 83 Remuera Road was undertaken through Land Transaction records held by Land Information New Zealand (LINZ) using LandOnline and

Figure 1. The Priory of Saint Mark's Church during its occupancy by Major James Pirie. Photograph ca. 1890 (Sir George Grey Special Collections, Auckland City Libraries, A4962).



Figure 2. South west side of the church and the Priory from Mt Eden, showing the small outbuildings behind the house, ca. 1900. (Sir George Grey Special Collections, Auckland City Libraries, W140).



Deed Indexes and Deed Books held at the Auckland Office. Land ownership was able to be traced to the Crown Grant purchased by George Graham on 15 November 1847 (Deeds Index 7A/684, LINZ Auckland). Unfortunately, the original Crown Grant held in Crown Grant Book 4G/15 was unable to be viewed or photographed at this time. The Crown Grant purchase encompassed the entirety of Lot 2 Section 11, Suburbs of Auckland of which 83 Remuera Road is only a small portion.

George Graham, of the Royal Engineers Department, conveyed the 59 acre and 27 perch Lot 2 to James Dilworth, Gentleman for the sum of £800 on 7 July 1848 (2D/836, LINZ Auckland, Figure 5). The property had been advertised for sale in the *New Zealander* (6 May 1848: 1) and



Figure 3. Painting by Martin Trenwith ca. 1895 showing St Mark's church and the Priory from the south west. (Sir George Grey Special Collections, Auckland City Libraries, 30-33).



Figure 4. DP 2623, dating to 1902, which shows the Priory crosshatched.

was described as “The beautifully situated, wooded and watered Farm of “Remuera”, at Mount Hobson, 3 miles from town; comprising 59 ½ acres of choice land, the greater part of which has been cleared, fenced and cultivated.” The advertisement also notes “This property yields an annual rent of sixty pounds on an improving lease, terminable in four years from the present time.” Land transactions held by LINZ unfortunately do not record the Lease.

The subject property remained part of the Dilworth Estate until a 1 acre 1 rood and 39 perch portion was sold to Reverend George Theodosius Boughton Kingdon for the sum of £116.11.8 on 12 March 1858 (7D/553, LINZ Auckland, Figure 6). Reverend Kingdon had taken out a mortgage over the property from Henry Govett but returned to England still owing £500. On 31 January 1863 Maria Edmiston, Widow, who had arrived in New Zealand on board the *Mary Ann* from England (*Daily Southern Cross* 14 February 1863: 1) purchased the Equity of Redemption in the subject property from Kingdon for £100 (14D/491, LINZ Auckland). Edmiston had fully repaid the outstanding mortgage by July that same year (15D/635, LINZ Auckland).

On 4 December 1863 Edmiston conveyed the property to Thomas Phillipson, Chemist and Druggist for the purchase price of £750 (16D/348, LINZ Auckland). Thomas Phillipson, his wife Frances and son Herbert had arrived in Auckland on 24 September 1858 aboard the *Mary Ann* sailing from London (*Daily Southern Cross* 28 September 1858: 2). Phillipson and his wife Frances Louisa resided at the property, and Frances died in the house on 9 July 1870 (*Daily Southern Cross* 11 July 1870: 3). It is known that in 1866/7 Phillipson operated a chemist and druggist store in Princes Street and could not produce the Apothecaries’ Diploma required by Police to exempt him from the Jury List (*Daily Southern Cross* 5 January 1867: 4).

Thomas Phillipson’s Probate was recorded in land transactions dated 12 August 1878 (R46/534, LINZ Auckland). His will left his estate to “all my surviving children to be divided equally between them...” The Will mentions only the eldest son by name, Herbert Phillipson, and does not provide an account of the number or gender of other children. Records indicate

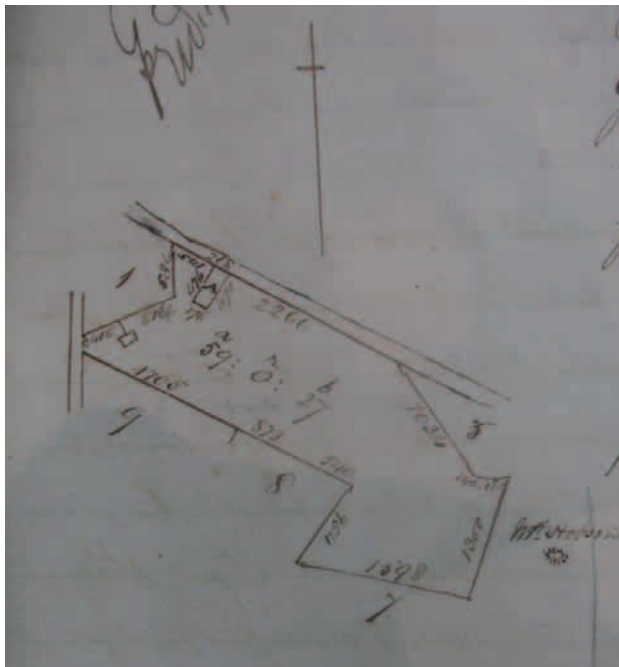


Figure 5. Property boundary of Lot 2 Section 11 Suburbs of Auckland at the time of sale to James Dilworth (2D/836, LINZ Auckland)

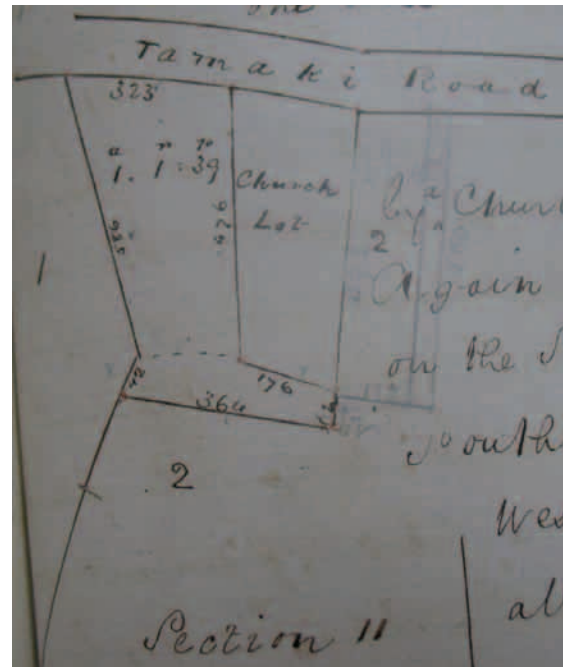


Figure 6. Property boundary at sale to Reverend Kingdon in 1858 (7D/553, LINZ Auckland)

Herbert Phillipson died intestate and the Supreme Court by Letter of Administration gave the estate over to Agnes Phillipson on 10 August 1880 (R45A/771, LINZ Auckland). It is likely Agnes was also a child of Thomas and Frances as the phrase “all my surviving children...” written in a legal document some years after the death of Thomas’s second son, Frank, suggests further children were borne of the marriage. It is known from society pages that Agnes had two sisters, May and Flossie (*Observer* 31 December 1892: 8). Thomas and Frances Phillipson’s son Frank had died at the age of 8 years at Remuera on 22 September 1868 (*Daily Southern Cross* 2 October 1868: 2).

Phillipson sold the property to Marion Catherine Garlick, wife of Herbert Garlick, with a Certificate of Title NA108/275 issued on 7 July 1902 (LINZ). Reid (1982: 3) notes that, after being owned by a Mr Phillipson and a Mr Harden, The Priory was sold again in 1876 to Major Pirie, who owned it until 1901. To date no land title record has been found relating to Major Pirie.

On 5 July 1906 a sale for the property was recorded to Arthur Francis Bridges of Auckland, Gentleman, who sold it less than a year later on 30 April 1907 to John Cowie Wilson of Auckland, Oil and Colourman. In 1909 Wilson subdivided the property selling the subject property to Arthur Ernest Marsack on 7 October with Marsack issued a new Certificate of Title NA162/33. By this time the property now measured 3 roods and 33 perches and was legally described as Lot 5.

Marsack retained ownership until 10 July 1920 selling to Jane Potter, Wife of Walter Potter, Merchant of Paeroa (NA162/33, LINZ). The property then changed ownership a number of times during 1926; Thomas Russell Cameron of Auckland, Minister of the Gospel purchased the property with the sale recorded on 15 July 1926, Thomas Edwardes Eyre on 26 August, and Edith Annie Henley also on 26 August. Henley mortgaged the property but quickly defaulted: the mortgagees Harry Edward Good of Hamilton, Farmer and Maurice Mason Earle of Wanganui, Medical Practitioner applied to the Supreme Court to exercise Power of Sale which the Court granted, transferring the property into their ownership with the transaction recorded on 18 December 1926. On 17 July 1929 the property was transferred solely to Harry Good. Good owned the property for a further 10 years until selling to James Fitzsimons of Auckland, Medical Practitioner recorded on 5 December 1939. Fitzsimons subsequent death saw the property transferred to Jessie Helen Fitzsimons, Widow, Henry James Butler, Solicitor, and the New Zealand Insurance Company Limited as executors on 3 July 1950 (NA162/33, LINZ).

The property was subdivided with the subject property at 83 Remuera Road now legally described as Lot 2 Deposited Plan 44814 (NA1D/971, LINZ). The executors of the estate sold the subject property to John Franklin Hunt of Hastings, Insurance Manager with the transaction recorded on 19 December 1963. Hunt later transferred the property to Davison Construction Limited at Penrose on 9 March 1971. Eighteen months later the property was sold to Bernard Martin Brooke of Auckland, Accountant, Richard Lionel Charles Brooke of Patumahoe, Timber Merchant, and Leon Frederick William Brooke of Ahuroa, Farmer recorded on 19 September 1972. Leon Brooke’s share was transferred to Bernard Brooke and Richard Brooke as tenants in common in equal shares on 26 February 1990 (NA1D/971, LINZ). A new Certificate of Title NA86A/623 for the property now measuring 2831m<sup>2</sup> was issued on 28 June 1991 (LINZ).

## Assessment

An archaeological assessment of effects is based on both the history described in the previous sections and an assessment of the values and significance of any archaeology that may remain

on site. The following assessment relates only to archaeological values. Other interested parties may hold different values regarding the proposed plan change.

### *Assessment of significance*

St Mark's Church is scheduled as a Category A item in the Auckland City District Plan and also as a Category I Historic Place by the Historic Places Trust. The adjacent property, 83 Remuera Road, is also a site of historical significance since it encompasses the area where the Priory and its outbuildings once stood.

The current National Library building would seem to occupy the footprint of the Priory as it is shown in DP 2623 (Figure 4). Very little subsurface evidence of the Priory is likely to survive, particularly along the eastern side of the current building, where the ground has been levelled by a cut of about 1.5 to 2 metres. It is not clear whether or not the western side of the property has been built up with fill – if so, evidence of the Priory may survive beneath fill layers. It is far more likely that evidence of the two outbuildings shown in historic images will survive intact, along with rubbish pits, latrines and utilities, and any other structures. There appears to have been relatively little modification to the southern portion of the section where these were located and where there is currently a car park.

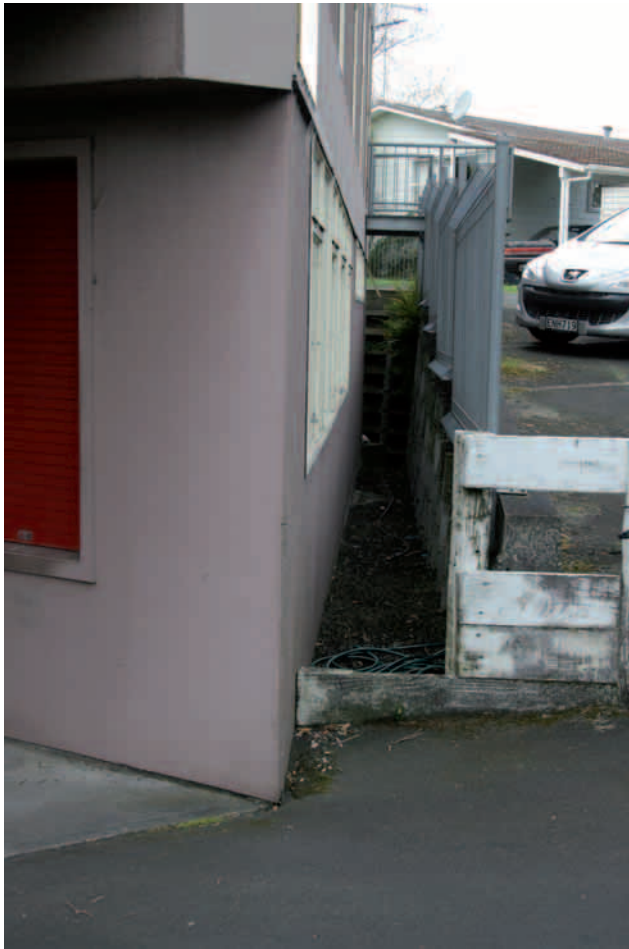
Little is known archaeologically of 1850s domestic residences in Auckland – they are rare and therefore of high significance. Given the probable destruction of much of the subsurface evidence of the Priory in the past, the significance of the site is much less than if it were intact. The site is assessed as having moderately high significance at a local and city-wide level. The potential for subsurface archaeology to remain in situ is high, but much of its context may be lost.

### *Assessment of effects*

It is not possible to accurately assess the effects of any future development before plans are made available, but given the nature of the plan change being sought, it seems likely that future development will adversely affect any remaining in situ archaeological evidence.



*Figure 7. The front of the National Library building (north facade) showing cut, with possible fill levels in the foreground.*



*Figure 8. Cut for the National Library building to the east.*



*Figure 9. The southern part of the property, where subsurface evidence of outbuildings is more likely to survive intact.*

Figure 10. A modern view of St Mark's and the National Library building from Mt Eden, which can be compared with Figure 2.

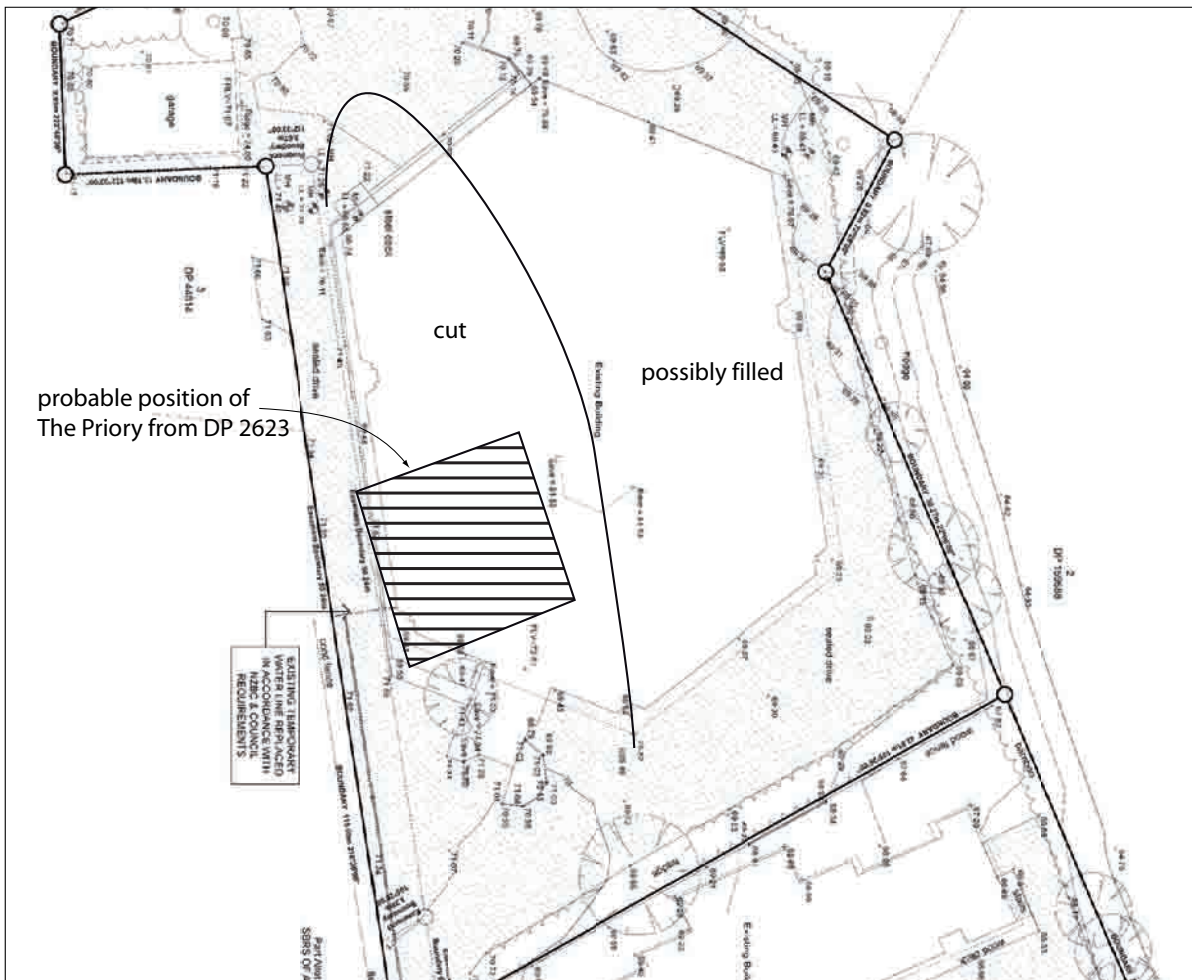


Figure 11. A site plan showing the current building, which can be compared with Figure 4. Areas of cut and possible fill are sketched.

## Recommendations

These recommendations are only made on the basis of the archaeological values that have been outlined above. Any other values associated with special interest groups can only be determined by them. It is recommended that:

- the archaeological and heritage values outlined here be taken into consideration during any future Plan Change hearings for Lot 2 DP 44814;
- in the event of future development on the site, an authority to destroy, damage or modify site R11/2514 be applied for from the New Zealand Historic Places Trust (HPT) under Section 11 of the Historic Places Act (1993);
  - note that this is a legal requirement;
  - an Archaeological Management Plan, including an Accidental Discovery Protocol, Archaeological Research Design and Archaeological Excavation Strategy will need to be developed and submitted to HPT as part of the authority application;
  - note that the application process may take up to three months from the date of lodgement, and following issue of any authority there is a period of 15 working days during which earthworks cannot commence, to allow for appeals to the Environment Court;
  - the authority to modify will carry conditions likely to include archaeological investigation of those parts of the sites that will be affected by any construction.

## References

Anonymous 1956. *The Parish of St Mark*.

Reid, H. F. 1982. *St Mark's Anglican Church Remuera: The Story of a Parish 1847–1981*. Vestry of St Mark's, Auckland.

Holman, D. 2001. *Newmarket: Lost and Found*. Bush Press of New Zealand, Auckland.