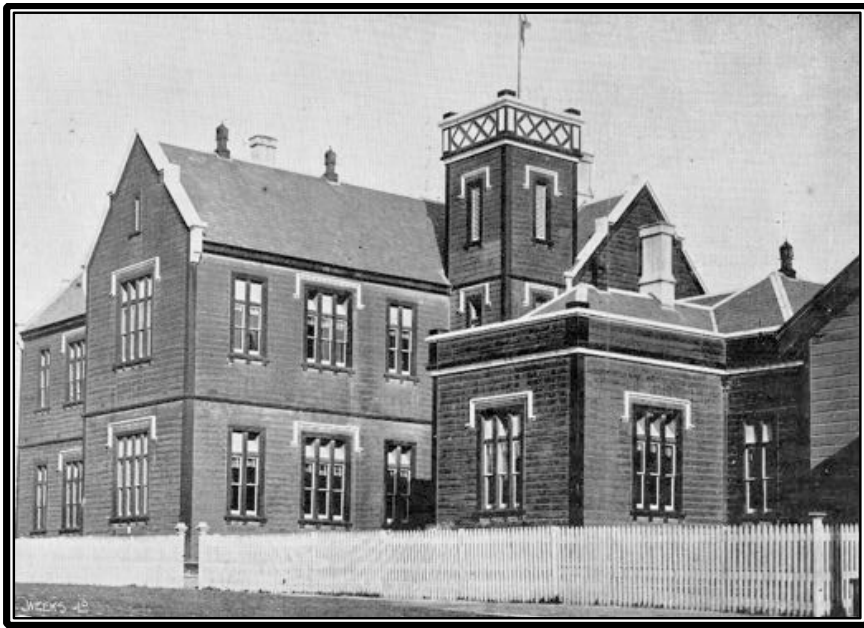


HIGH STREET SCHOOL SITE
DUNEDIN
ARCHAEOLOGICAL SITE 144/731



ARCHAEOLOGICAL AUTHORITY No. 2017/233
FINAL REPORT
FOR
URBAN COHOUSING OTEPOTI LTD.

P.G. PETCHEY
SOUTHERN ARCHÆOLOGY LTD.

2020

Archaeological Report
High Street School Site, Dunedin
(Urban Cohousing Otepoti)
P.G. Petchey
Southern Archaeology
2020

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Cover illustration: The High Street School in about 1904 (*Cyclopedia of New Zealand*, Volume 4, Otago & Southland).

Executive Summary

Between 2018 and 2021 Urban Cohousing Otepoti has constructed a housing development based on community living and sustainability at the site of the old High Street School on High Street, Dunedin. This was originally the location of James Paterson's 'Essequibo' property established in 1860, and between 1886 and 2011 it was the location of the High Street School, and the wooden school building that stood there between 1886 and 1983 is reputed to have been the largest wooden two storey school building in New Zealand.

Archaeological investigations were carried out at various times during the construction, and an Accidental Discovery Protocol was in place for bulk excavation. It was found that the site had between one and two metres of clay fill placed upon it for the 1885/86 school development, and this material needed to be excavated and a buried topsoil removed, before the clay was replaced and compacted.

Evidence of the 1886 High Street School foundations was found within this clay fill. Below the clay fill, in and on the old topsoil, several rubbish concentrations and an old fenceline associated with the occupation of Essequibo were found. The artefactual material included ceramics and glass of the 1860s period. The archaeological features and artefactual material help interpret how this part of Dunedin has changed and developed over the past 160 years.

Introduction

This report describes the results of archaeological monitoring and investigations carried out at the old High Street School site in Dunedin during the construction of the Urban Cohousing Otepoti development from 2018 to 2020. The site in question was originally the location of James Paterson's 'Essequibo' property, later owned by James Hazlett. Between 1886 and 2011 it was the location of the High Street School, and the wooden school building that stood there between 1886 and 1983 is reputed to have been the largest wooden two storey school building in New Zealand. The school closed in 2011, and the property sold for private development.

The site is recorded as archaeological site I44/731 on the New Zealand Archaeological Association Site Recording Scheme.



Figure 1
The Memorial Gate at the High Street School site in 2016.

Setting

The old High Street School site is located at the top of High Street in Dunedin, at the point where the road leaves the built-up urban environment of central Dunedin and passes through the Town Belt as it climbs the steep hillside. High Street is dominated by larger heritage houses and buildings, and is listed in the Dunedin City District Plan as a heritage precinct. The school site with its Memorial Arch, iron railing fence and trees fits well into this general townscape.

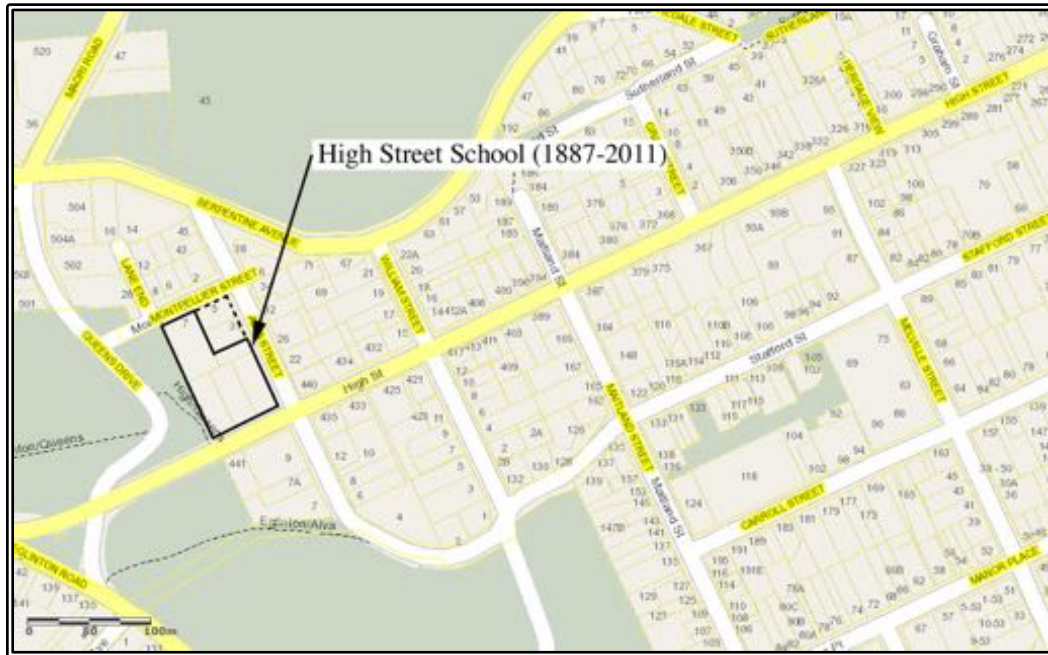


Figure 2

The location of the High Street School site, Dunedin. The solid line is the area of the school site that Urban Cohousing Otepoti Ltd have purchased. The dashed line is the part of the school site that has been sold to other landowners (DCC Webmap).

Legal Description & Heritage Listings

The area of the old High Street School site owned by Urban Cohousing Otepoti Ltd is at 7 Montpellier Street (but with street frontages on Montpellier, Alva and High Streets).



The present legal description of the land is: PT LOT 2 DP 6575, LOT 9 DEEDS 270, SEC 7 BLK II SO 14197 TN OF DUNEDIN, SEC 8 BLK II SO 14197 TN OF DUNEDIN, SEC 9 BLK II SO 14197 TN OF DUNEDIN.

Figure 3

The legal boundary of the land owned by Urban Cohousing Otepoti Ltd. The land at 5 Montpellier and 31 Alva Streets area was part of the final school area, but has been sold to other private owners (DCC Webmap).

Cohousing Development

The old High Street School site was purchased in 2013 by Urban Cohousing Otepoti Ltd., a company that was formed by a group of Dunedin residents with the intention of developing a cohousing building project consisting of 20 to 25 homes around a shared green space and community facilities on the site. The following is from the company's website (<http://highstreetcohousing.nz>):

Cohousing is the term coined by two American architects, Kathryn McCamant and Charles Durrett, to describe a housing arrangement developed in Denmark over the last 40 years, and now adopted increasingly throughout Europe and North America. Developed and managed by the residents themselves, it combines the autonomy of private dwellings with the advantages of more social living. Although individual dwellings are designed to be self-contained – each having its own kitchen, bathroom and living areas – the extensive common facilities and in particular optional common house dinners are valued features of cohousing. Cars are kept at the edge of the site to create a pedestrian friendly area designed for casual interaction and safe play for children.

The 1982 High Street School building (close to Montpellier Street) has been retained in the development as a shared community facility, and the new housing have been built as terraces along the High Street and Alva Street frontages. The 1926 Memorial Arch has been retained in place, and the 1904 iron fence has also been kept, with some modifications to allow for site access. As of early 2021 the main apartment blocks are almost complete.



Figure 4
Concept drawing of the High Street School cohousing development.



Figure 5
The Cohousing development nearing completion in January 2021.

General History

The Otago settlement was a joint venture between the New Zealand Company and the Lay Association of the Free Church of Scotland, which purchased 144,600 acres of land in coastal Otago in 1844. The intention was to establish a Wakefield class settlement, where the community would have two main classes, a land-owning capitalist class, and a wage-earning working class. The head of Otago Harbour was selected as the site for the main town in 1844 by the Company surveyor, Frederick Tuckett. Charles Kettle and his assistants Robert Park and William Davidson carried out the main survey in 1846 (McDonald 1965: 1-4). The town was named “Dunedin,” the Gaelic form of Edinburgh.

The town survey had to take into account the topography of the chosen site, and it was certainly not possible to comply with the Company’s wishes that it emulate the plan of Edinburgh. The layout adopted by Kettle had a main road running roughly north-south across the head of the harbour, this being George Street (at the north end) and Princes Street (at the south end). In the middle, where the road names changed, was the ‘town square,’ the Octagon (although not so named at the time). Just to the south of the Octagon was Bell Hill, which divided the low-lying flat ground at the head of the harbour in two. On the north side of Bell Hill was “a swampy flat...interposed between the hills and a rather indeterminate shoreline” (McDonald 1965: 2). A swampy tidal inlet ran in from the harbour to the area bounded by Great King Street, Cumberland Street, Moray Place and Hanover Street.

The first two ships carrying settlers, the *John Wickliffe* and the *Philip Laing*, arrived in March and April 1848. A makeshift barracks was built to house them, but the settlers were soon making efforts to construct new homes. Initially huts of scrub and bushes were built for temporary accommodation, while more permanent structures were put up. There had been several sawyers on the first ships, and they soon set to work felling trees and supplying timber (Wood 1997: 57). Those materials that were to hand were used, which included timber and clay with thatched or shingled roofs. One settler, James Adams, even used standing trees to build his house, running string lines for the walls through a clump of Mapau trees, keeping any trees that were on the lines. He noted that there was a difference of two feet in the gables, but as ‘no-one could see all four corners at once, he was the only one to know it’ (Wood 1997: 57).

Dunedin’s early growth was concentrated along Princes and Rattray Streets on the south side of Bell Hill, in the area now known as the Exchange. Ballots for land in the new settlement had been drawn on 21 April 1848, and very few settlers chose ground north of Stuart Street (McDonald 1965:13). The bulk of Bell Hill was a considerable hindrance to northward expansion, and the swampy northern ground did not encourage settlement. Nevertheless, some did choose to live there, as the unclaimed sections provided rent-free space for squatters.

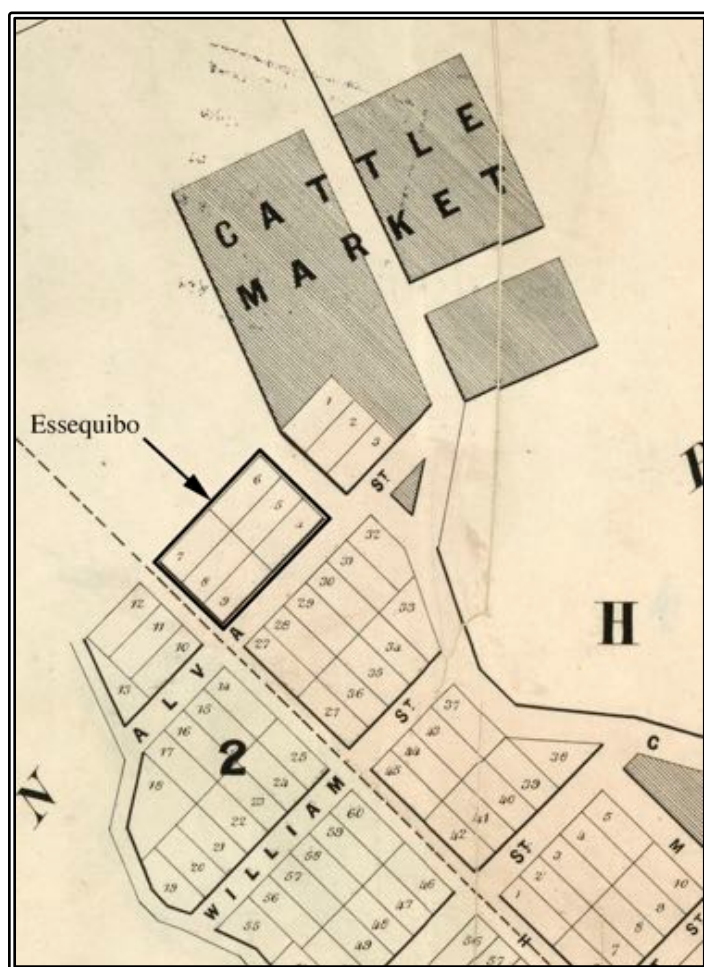
In the 1860s and 1870s the rapid expansion of the town saw increased building north of Bell Hill, and George Street was lined with commercial premises of all descriptions. The nature of the businesses reflected the fact that this was no longer a frontier town, with jewellers and paperhangers present alongside storekeepers and coal merchants. However, back away from the main thoroughfare, there was still much open ground, and the swamp still existed until the end of the decade. Reclamation of land from the harbour was carried out throughout the late nineteenth and early twentieth centuries, and much of the bulk of Bell Hill was used for this purpose.

Site History

The High Street School site has several elements to its history. The site as occupied by the High Street School at its closure covered the land that was originally surveyed as Sections 4 to 9 inclusive, Block II, Town of Dunedin. Prior to the establishment of the school on this site in 1886 it was the location of James Hazlett's Essequibo property (which had been established by James Paterson). The 1886 school occupied Sections 7, 8 and 9, and parts of Sections 4 and 5. Prior to the redevelopment of the school in 1982 the rest of Sections 4, 5 and 6 were occupied by large houses. These different aspects of the land history are covered separately below, beginning with the earliest occupation.

Essequibo

The one and a half acre block of six sections bounded by High, Alva and Montpellier (then called Ann) Streets (Sections 4 to 9 inclusive, Block II, Town of Dunedin) were part of a



larger block of land (Sections 4 to 17 inclusive) purchased by John Paterson in October 1860 (Crown Grant 8/167).

Figure 6
Annotated detail from 1869 Reimann map of Dunedin, showing the six sections of Essequibo.

James Paterson was born in Edinburgh in 1807, and in 1838 he travelled to Essequibo in the West Indies, where he stayed for 14 years. He returned to England in 1851 or 1852, and then left for New Zealand, arriving in Dunedin in February 1854. He went into business as a general importer, and in 1861 he was elected to the Otago Provincial Council. In 1866 he was elected to the House of Representatives, where he held the portfolio of Postmaster in the Stafford Government. However in 1867 the Stafford Government

became intensely unpopular in Otago after they withheld delegated powers from the recently elected superintendent Macandrew and instead appointed Bradshaw as representative. Shortly before the Stafford Government resigned office Paterson was elevated to the Upper House, and he sat regularly until he suffered a stroke in about 1881. He died in 1886 at his residence in Queen Street (*Evening Star* 29 July 1886: 3).

After his purchase of the large area of land around the upper end of High Street, Paterson built a house on section 6, and named his property 'Essequibo' after the location of his time in the West Indies. Based on later sales descriptions this was a well-appointed house with good quality furnishings and a well-tended garden (Figure 7).



Figure 7
Essequibo house and garden (Hocken Library).

In 1875 James Paterson planned to return to England, and Essequibo Lodge was put up for sale. The sale notice (*Otago Daily Times* 15 January 1875: 4) described the property as consisting of:

...a self-contained block of six sections with frontages to High Street, Alva Street, Ann Street and Town Belt. The house, consisting of 12 apartments, is fitted with every convenience for a family residence, besides various outbuildings, stable, coach-house etc, etc. The lawn and garden are replete with rare plants, flowers, and fruit trees of every description.

The land title shows no change of ownership at this time, and so presumably it failed to sell, and it was not until November 1879 that a change of ownership was recorded, to James Hazlett (Deed 69/31), although Smith (2018: 67) states that James Hazlett purchased Essequibo in 1878. Hazlett was a successful Dunedin merchant, of the firm Mackerras & Hazlett. He quickly offered the property for sale again, and it was advertised in February 1879, with the northern sections where the house stood (Sections 4, 5, 6) for sale as one lot in the first instance (*Otago Daily Times* 15 February 1879: 4), but it failed to sell. In July 1885 the Otago Education Board purchased Sections 7, 8 and 9 (Deed 85/488) for the new site of Park's School, then operating in William Street (see below). This was the southern half of the Essequibo block, leaving the house and northern half in Hazlett's ownership. In 1898 Hazlett had this remaining area resurveyed (Deed Plan 270, see Figure 8), and the Education Board purchased one of the new sections (section 9 on Deed Plan 270, this being part of the old Sections 4 and 5) for a new school gymnasium/hall (Deed 106/960). Essequibo House stood on a large section (section 6 DP 270), and three new sections fronting Alva Street (Sections 10, 11, 12 DP 270) were purchased in 1899 by Charles Rattray for a large new house (Deeds 110/199; 112/301; 112/189; 176/319; 264/32).

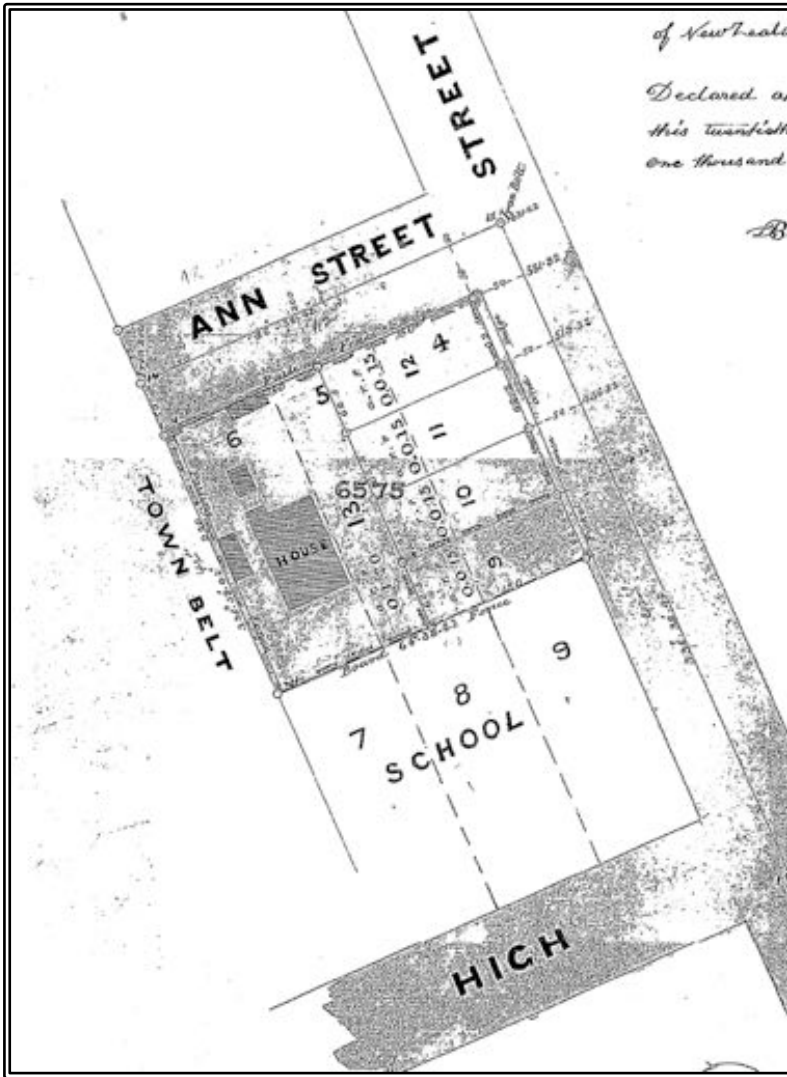


Figure 8
Detail of Deed Plan 270
(1898) showing the
subdivision of the
Essequibo property,
with the High Street
School already
established on Sections
7, 8 and 9 (LINZ).

The original Essequibo house remained in the Hazlett family, and was briefly occupied by Hazlett's son William in the late 1890s, before being purchased by another son, Edgar, in 1908. In 1920 Edgar Hazlett demolished the old house and had a new, much larger, concrete house built on the site (Smith 20018: 67).

The two large Hazlett and Rattray houses were acquired by the Education Board in the late 1970s, and were demolished to make way

for the 1982 redevelopment of the High Street School site. As described further below the old 1886 High Street School building was demolished to provide playground space, the Hazlett house was demolished to make way for the new school building, and the Rattray House made way for more play area and a dental clinic. By the start of the 1983 school year in February the only sign of these houses were the retaining walls along Montpellier and Alva Street which still (in 2021) show where the gateways were.

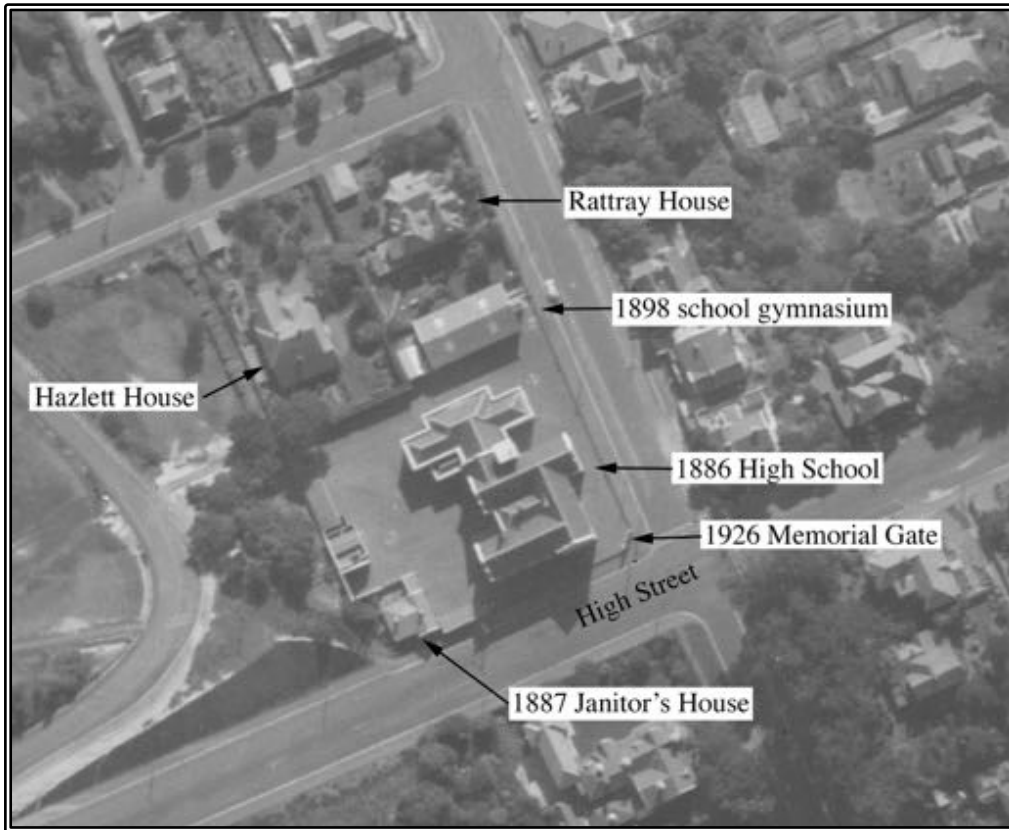


Figure 9
Annotated detail of 1947 aerial photograph, showing the High Street School and the neighbouring large Hazlett and Rattray mansions (Dunedin City Council).

Park's High Street School

The following is taken from the High Street School Diamond Jubilee publication (1924), the High Street School Centennial publication (1964) and notes by Mervyn Smith (2015) unless otherwise referenced.

In 1863 the Dunedin School Committee, under the Otago Provincial Council, decided to establish a new South District School, and a site on William Street was selected. The architect R.A. Lawson was commissioned to design the school building, a two storey brick structure in the Scottish Baronial style (Ledgerwood 2013: 32). The committee appointed John Brown Park as the first headmaster, and his name for many subsequent years was attached to the school, which became known as 'Park's School.' Park had been born near Glasgow in 1822, and first taught at Loanhead in Scotland. He then emigrated to Tasmania, where he was headmaster of the school at Bothwell. In late 1863 he applied for the position of headmaster of the South Dunedin School, and moved to Dunedin with his wife and family.

The new school initially opened in St. Andrew's Church (the original wooden structure, replaced in 1870 by the building that still exists) in Walker Street (now Carroll Street) in February 1864, and moved to the William Street building in 1865 once that was finished. A schoolhouse was also built in Alva Street for Park and his family.

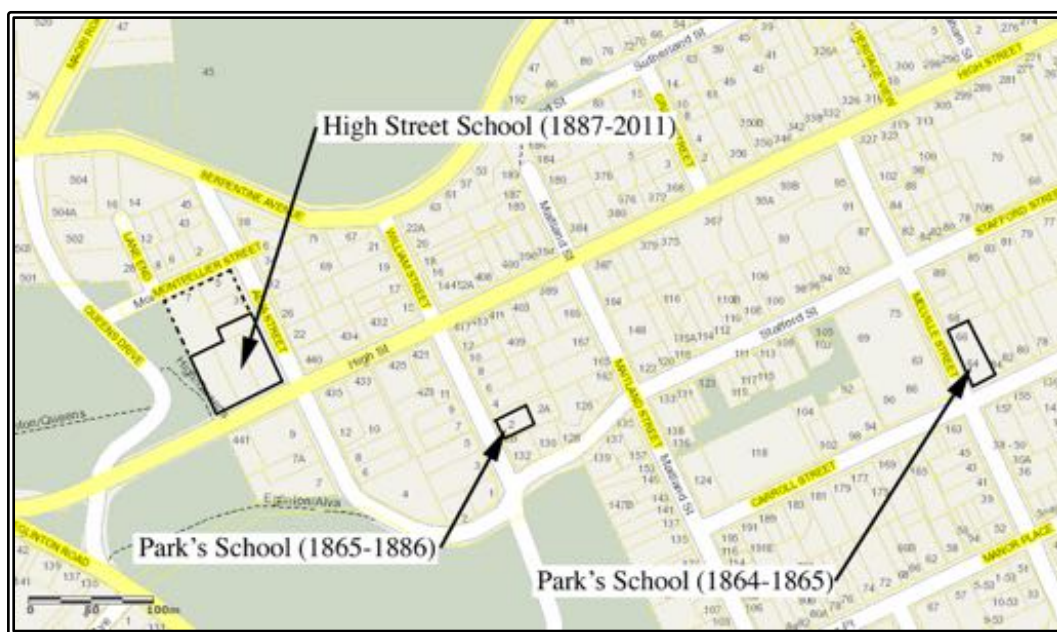


Figure 10

Map showing the three locations that Park's School occupied. The 1887-2011 site is the area of the present archaeological assessment. The dashed area of this site is the land that was acquired for the 1982/83 redevelopment of the school. The areas indicated for the earlier school sites are the modern section boundaries, not this historical extent of the church and school buildings (DCC GIS with annotations).

The school was mostly staffed at this time by members of the Park family; John Park taught the more advanced pupils, his wife taught the younger pupils, their daughter Jessie Park assisted where necessary, and Mary Park was appointed a pupil teacher. A Mr. Lord from Melbourne was first assistant. As the school roll grew the building became overcrowded, and a detached building, known as the Infant School, was added prior to 1870. However, the problem became increasingly worse, and extra space was gained by infill building between the existing structures. However, it was clear that there was insufficient space at the William

Street location, and in 1884 the school committee wrote to the Education Board to lobby for better accommodation.



Figure 11

The school on William Street in 1870. The Lawson-designed school building is on the right and the infant room to the left (1924 Diamond Jubilee booklet).

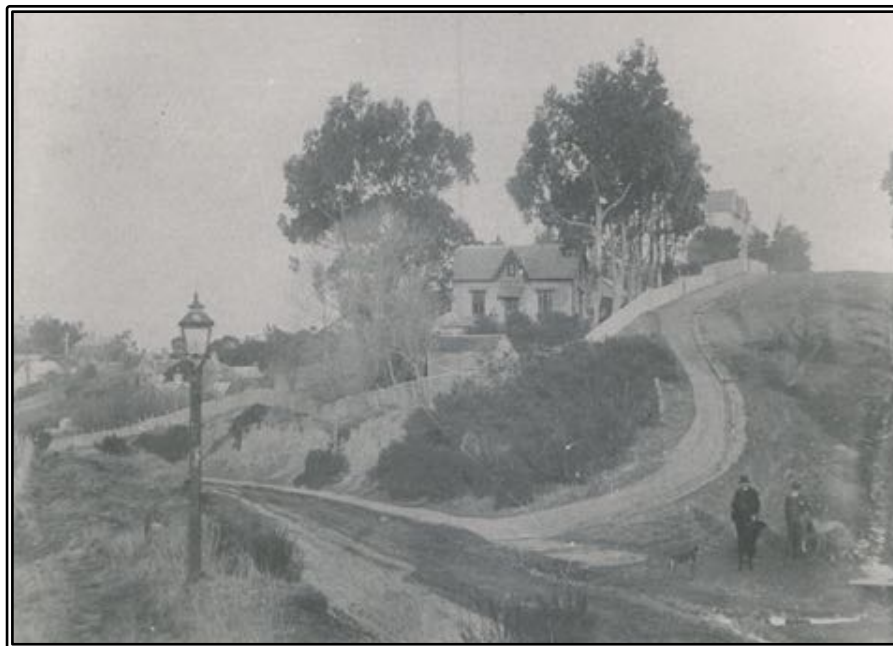


Figure 12

The schoolhouse on Alva Street that was built in 1865, and occupied by J.B. Park until his death in 1891. The house was removed in 1911, and later replaced with a brick and tile house deigned by Basil Hooper (Hocken Snapshot).

The committee's letter had a favourable reception, and the headmaster was asked to provide ideas for a new school to be erected on the southern half of the Essequibo property (Sections 7, 8 and 9) that the Education Board had purchased from James Hazlett. The new school was built in 1886, and was formally opened on 15th February 1887. The pupils were assembled

outside the old William Street School and then marched up to the new site where they were addressed by Sir Robert Stout, the Minister of Education.

The headmaster, John Park, had a considerable influence on the design of the new school building, and it had the widest corridors then known in departmental schools, and the classrooms had exceptionally high ceilings to ensure ample air space for every child. The building was a two storey timber structure with a slate roof and a square tower. It was described in some detail in the *Otago Daily Times*:

The building, which is of wood, provides ample accommodation for 750 pupils, and will if necessary without inconvenience accommodate 1000 pupils. On the ground floor of the main building there are four classrooms and a matron's room. Two of the rooms are 36ft by 24ft, one 40ft by 24ft, and one 24ft by 24ft. The corridors are 10ft wide and the walls 17ft high. The second floor is the same as the lower flat, with the exception that the head master's room is larger than the matron's, as it takes in the space occupied on the ground floor by the entrance passage. There are two staircases, each 5ft in width, and all the doors in the building have been made to open outwards, in order to provide the safest means of egress. The portion of the school to be occupied by the infant department is on the north side of the main building. It is one story high and comprises one large room 50ft by 30ft and two ante-rooms each 20ft by 20ft. The height of the ceilings, in these rooms is 20ft. Provision has been made for the thorough ventilation of the building. All the bottom sashes of the windows will open; the fan lights are made to fold inwards, and there are no less than 56 wall-valve ventilators in the building. In addition to these there are circular ventilators in the ceilings of all the rooms, and air-tight tubes are carried from them to the ridge and capped with Archimedean screw ventilators.

After Park died in 1891, the position of headmaster was filled by James Waddell Smith, who had been trained in Southland and had been appointed second assistant under Park at the William Street school in 1881. He remained in that position until his retirement at 65 in 1924. In 1898 more land was purchased from James Hazlett facing Alva Street (Deed 106/960), and the large school hall/gymnasium was built. In October 1904 a contract was let to J. & W. Faulkner for the installation of a new wrought iron fence around the school site for the price of £175 (Hocken Archives). This is the fence that still survives today (2016).

The 1905 *Cyclopedia of New Zealand* (Volume 4, 1905: 168) described the school buildings:

The High Street Public School stands on a large block of ground at the corner of High Street and Alva Street, adjoining the Town Belt. It is a large wooden building, of modern design, of two stories, surmounted by a square tower, and was erected in 1886. The whole of the rooms are very lofty, and plastered throughout and are thoroughly ventilated. There are four rooms on the ground floor, in addition to the infants' room; and four classrooms upstairs, besides the head-master's and matron's apartments. A large and well-constructed gymnasium adjoins the school buildings. At the end of 1903 there were 570 scholars on the roll, with an average attendance of 530. The school staff, in addition to the headmaster and mistress, comprises three male and four female assistant teachers, and three pupil-teachers.

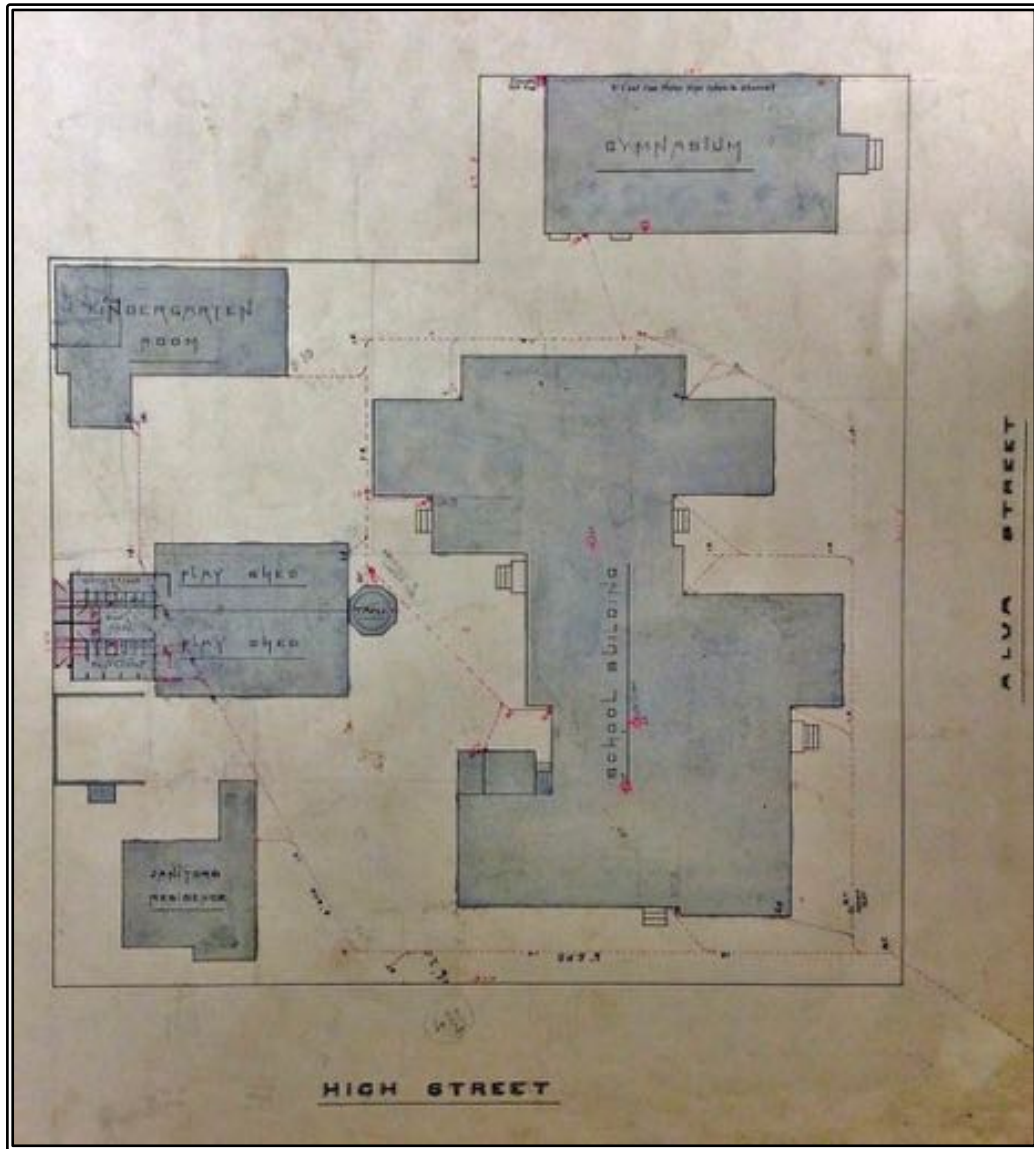


Figure 13
Plan of the High Street School site as it appeared after 1898 when the gymnasium was added (Hocken Archives).



Figure 14

The High Street Public School as illustrated in Volume 4 of the 1905 *Cyclopedia of New Zealand*. Note that the ornate iron fence has yet to be installed (the contract was let in late 1904), and a plain wooden paling fence is present instead.

In 1914 a planned celebration to mark the 50th anniversary of the establishment of the school was postponed due to the outbreak of the First World War, and the celebrations were revived a decade later in 1924 to mark the Diamond Jubilee. Following the celebrations the Jubilee Committee started fundraising for a memorial to the ex-pupils who had died during the war. The memorial gate was constructed by monumental masons H.S. Bingham & Co. using stone salvaged from the recently closed New Zealand and South Seas Exhibition, with ‘The



Empire’s Call 1914-1918’ engraved in the centre. It was formally unveiled in a ceremony in 1926 (Heritage NZ List Entry No. 9645). An additional tablet was added in 1950 for students who served in the Second World War.

Figure 15
The unveiling of the memorial gate in 1926 (1964 Centennial publication).

In 1924 the shelter shed in the middle of the playground was demolished to increase the space available and the materials used to build two new sheltersheds on the edges of the grounds, one on the Town Belt boundary and one of the High Street Boundary (this latter shed was finally dismantled in 2018). In 1934 new infant toilets were built, and in 1937 the boys' and girls' outhouses were renewed.

In 1936 the subject of the internal remodelling of the main school building arose, when the School Committee made a representation to the Education Department. The Otago Education Board commissioned an architects report, but this did not find the case for remodelling to be urgent. Two years later S.P. Cameron of the School Committee stated that the school building was 'old fashioned, cold and draughty, and without electric light and some of the rooms never received the sun.' His comments reflect some of the changes in school designs and attitudes to health over the previous 50 years; whereas in 1886 the school had been designed to provide each child with ample fresh air, the loft ceilings and large were now seen as cold and draughty. This attitude would continue to develop, and eventually lead to the demolition of the old school in the 1980s.

The School Committee enquired whether a new building could be erected on the same site, but the chairman of the Otago Education Board opposed this, and was in favour of a new building only if a more suitable site could be found. In the end the decision was made to remodel the exiting building, and in 1940 work commenced on levelling floors, subdividing some of the classroom areas and installing new windows. In 1942-43 a dental clinic was erected at the south end of the gymnasium. This was a 'Type B' clinic, which consisted of three rooms.

From 1932 until 1945 the school experienced a fall in numbers, possibly partly due to the expanding business area of town encroaching into areas that had earlier been solely residential. While enrolments picked up again in the 1940s, and reached 430 in the 1950s due to the post-war baby boom, the 1964 Centennial publication again reported that a declining roll left the future of the school in some doubt.

In 1955 a new boiler was installed, which largely solved the heating problems in the school at the time. Double gates were installed beside the boys' shelter shed on High Street at about the same time to allow coal trucks to enter.

Another ongoing problem for the school was lack of playground space. In the early 1950s the school obtained permission from the Dunedin City Council to use some of the area of ground above the school on the corner of Queens Drive and Montpellier Street. This area was then levelled, and sown. For a period the Otago Education Board considered establishing a learners' swimming pool in this area, but in the event this was constructed at Mornington instead.

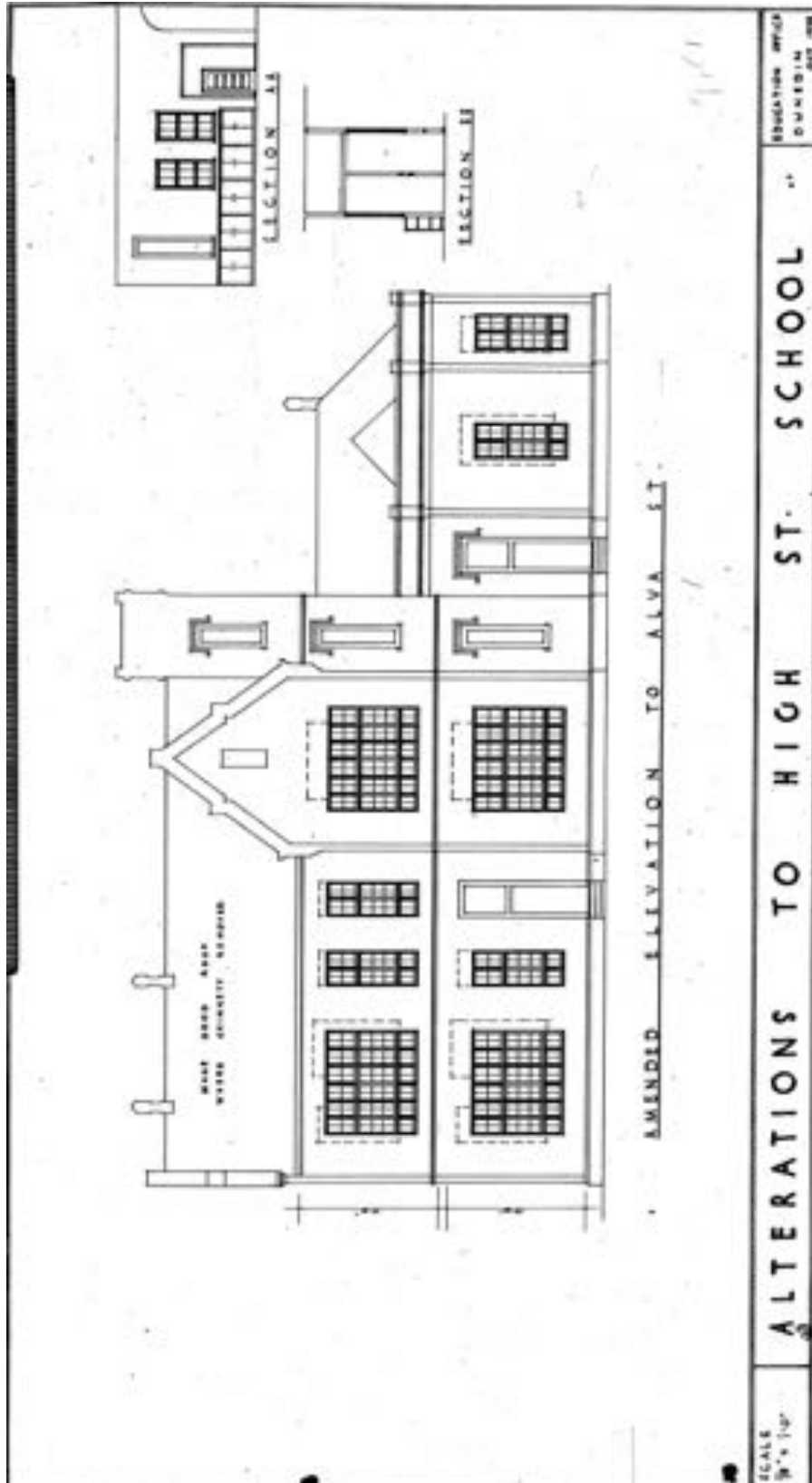


Figure 16
Plan showing the alterations to the Alva Street frontage of the main school building that were carried out in 1940 (DCC Archives).

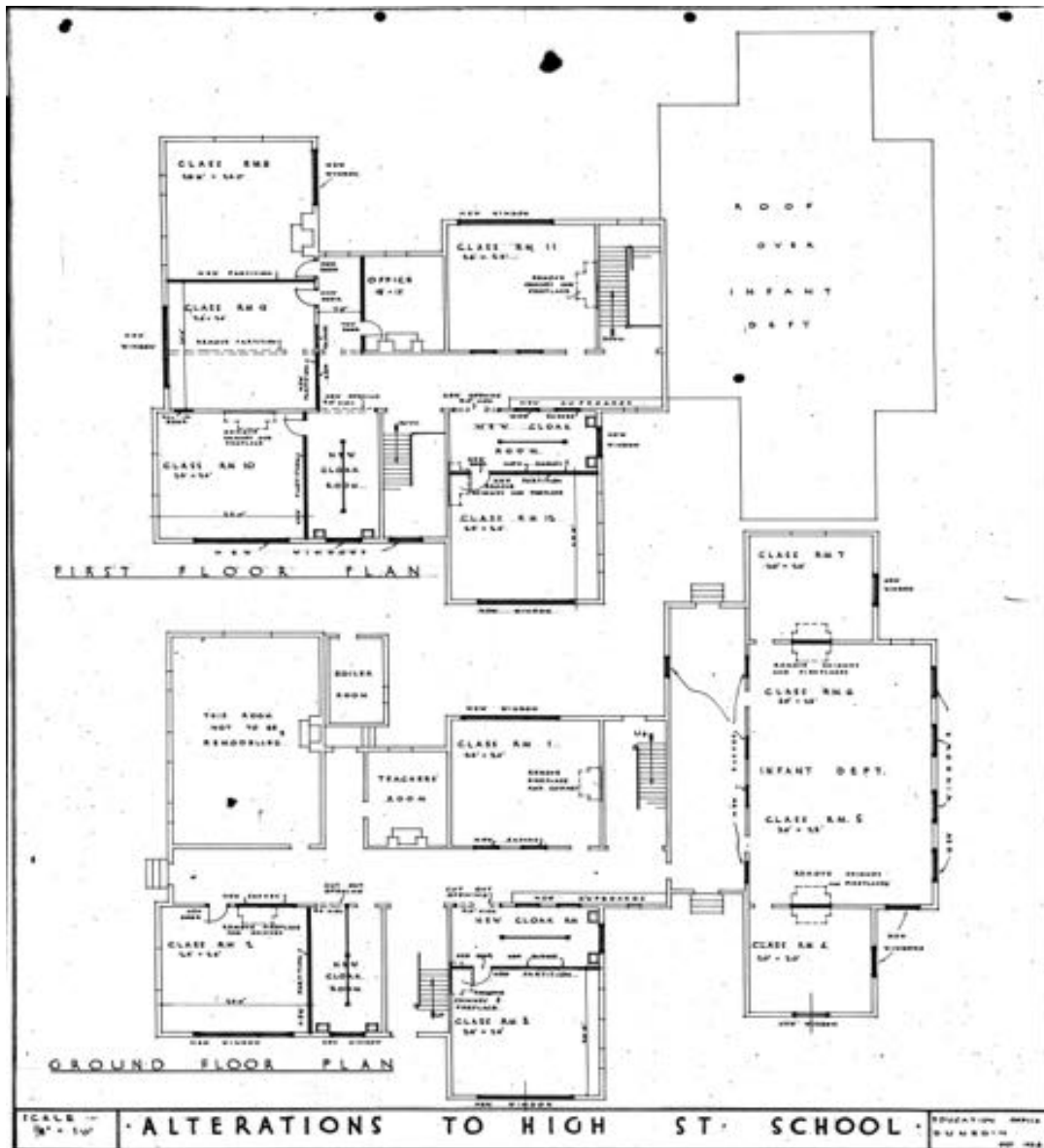


Figure 17
Plan showing the alterations to the main school building that were carried out in 1940 (DCC Archives).

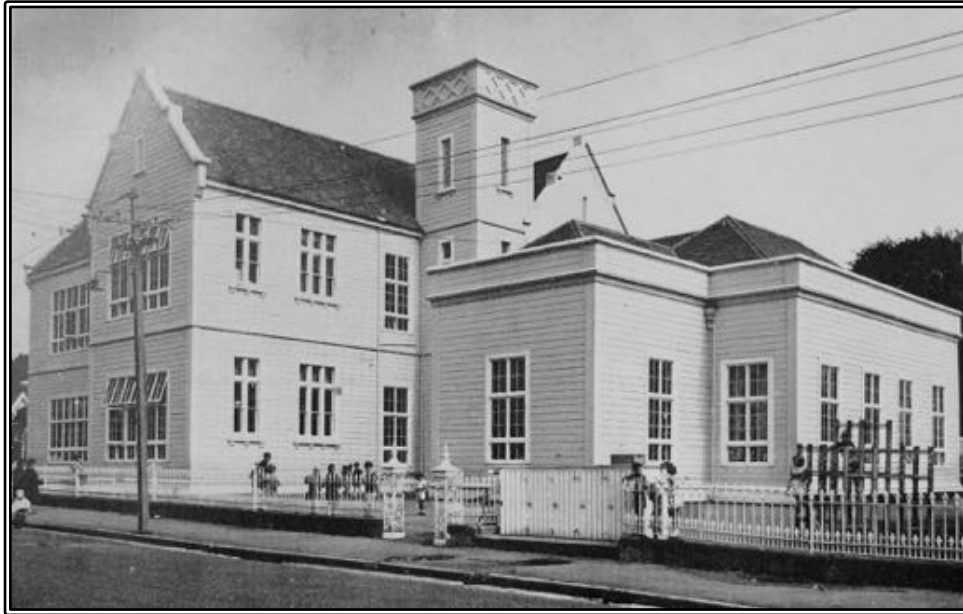


Figure 18
The High Street School in 1964 (1964 Centennial publication). A comparison with Figure 14 above (the 1905 view) shows how many of the windows had been enlarged during the 1940s alterations.



Figure 19
The High Street School centenary, with the main school block on the left and the hall on the right (Hocken Snapshot).



Figure 20

A still from a cine film of the High Street cable car, showing the High Street School at left, with the caretaker's cottage at the lower left (with red roof) (supplied by Rosemarie Smith).



Figure 21

The High Street School and caretaker's cottage in snow in 1957 (Gary Blackman, supplied by Rosemarie Smith).

In the 1970s the school committee began to vigorously lobby for the replacement of the 1886 school building, which they saw as archaic and dingy (*Weekender* 1 April 1979). Their comments were similar to those of the 1930s, and while the heating system was efficient, the committee saw it as wasteful to heat rooms with such high ceilings. There was also the perennial concern about the lack of playground space, and the old Rattray and Hazlett

mansions on Montpellier Street (on the balance of the old Essequibo property) were purchased and demolished.

In 1981 it was announced that a new school building was to be erected on the site of the old Hazlett house (almost exactly where the old Essequibo house had stood), and the old 1886 school building would be demolished as soon as its replacement was ready (*Otago Daily Times* 19 December 1981). The old school was registered by the NZ Historic Places Trust, and this registration and its inclusion on the DCC district scheme register had to be cancelled before the demolition could proceed (*Otago Daily Times* 10 August 1982). Demolition began during the summer school holidays in late 1982 with the removal of the roof slates, and was completed by February 1983 in time for the new school year (*Otago Daily Times* 15 December 1982; 20 January 1983).

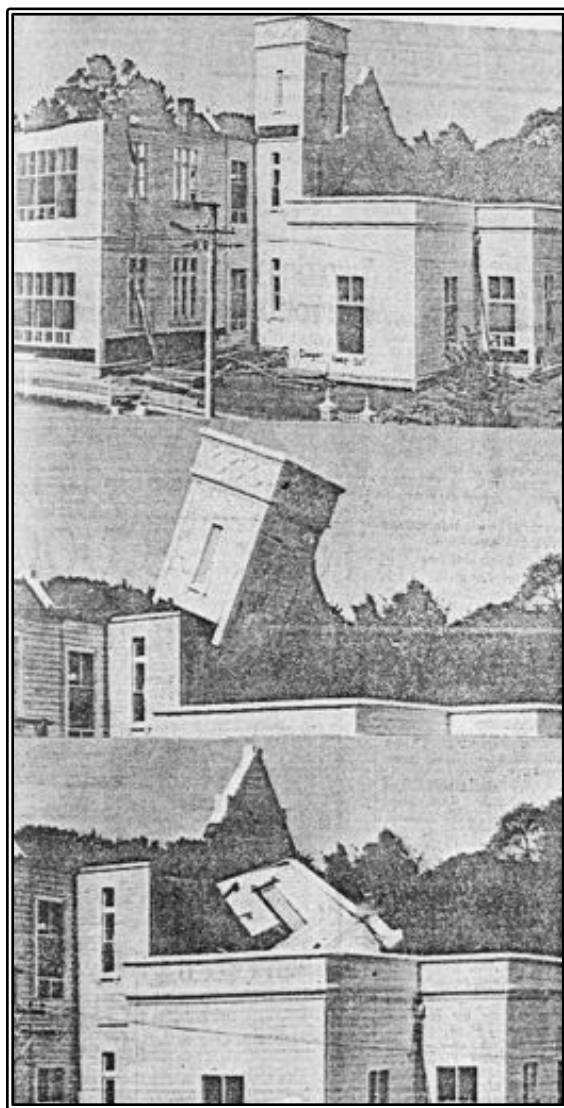


Figure 22
The demolition of the tower of the 1886 High Street School building in January 1983 (*Otago Daily Times* 20 January 1983).

However, the school roll was still declining, with an all-time low of 161 in 1981, and the new school was much smaller than the old one due to the reduced roll. It was a single storey building, set to face the sun.

The dental clinic was moved to a new location, but the old hall/gymnasium, fives court and boys' shelter shed were retained, together with the ornate wrought iron fence around the school grounds (*Otago Daily Times* 8 June 1983). However, the hall and the fives courts did not survive much longer, as the courts were demolished in 1986 to make way for a relocatable classroom, which was in turn intended to be a replacement for the old hall (*Otago Daily Times* 31 January 1986).

Despite the new facilities the old problem of a declining roll continued, not helped in 2008 by concerns about the school's management by a number of parents (*Otago Daily Times* 24 September 2008). Between the beginning of 2007 and the end of 2008 the school roll dropped from 125

to fewer than 80, and by 2010 to 28. In 2010 the possibility of the closure of the school was raised due to this decline, and in the light of several recent closures of other schools with falling rolls including the Tomahawk, Waldronville and Corstorphine schools (*Otago Daily Times* 8 September 2010). In October of that year the board of trustees formally applied to the Ministry of Education to close the school, and permission was granted for the school to close on February 28th 2011 (*Otago Daily Times* 12 October 2010; 16 December 2010)

There was a proposal to reuse the school by the Te Kura Kaupapa o Otepoti Maori immersion school which was at the time based in Fairfield (*Otago Daily Times* 24 March 2011), but this did not eventuate. The relocatable classrooms were removed for use in Christchurch as part of the earthquake recovery programme, and in September 2013 Urban Cohousing Otepoti Ltd. purchased the old school site for redevelopment as a housing project.

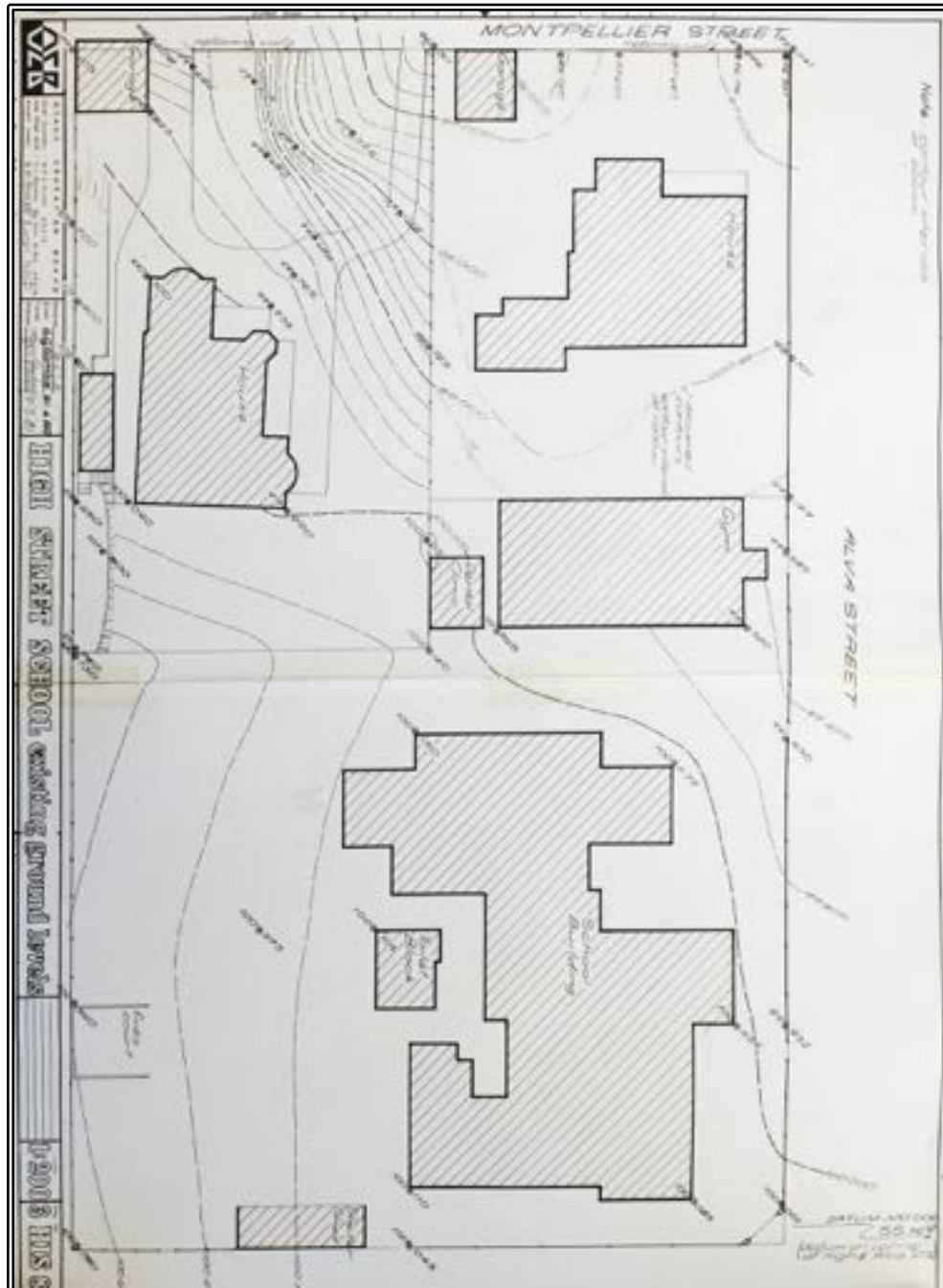


Figure 23

Plan of the High Street School site and neighbouring Hazlett and Rattray houses immediately prior to the redevelopment of the entire site in the early 1980s. The only structures on this plan to survive in 2021 are the Memorial Gate (SE corner) and iron railing fence (south and east boundaries).

Parks High Street School Timeline

- 1848 First settlers arrive in Dunedin.
- 1860 Crown Grant of land to James Paterson, who builds Essequibo House.
- 1863 South District School opens in temporary accommodation in St. Andrews Church. John Park is headmaster.
- 1864 School moves to Lawson-designed building in William Street.
- 1879 James Hazlett buys Essequibo property from James Paterson.
- 1884 School Committee lobbying Otago Education Board for new premises with more room for growing school roll.
- 1885 Otago Education Board buys Sections 7, 8 and 9 of old Essequibo property from James Hazlett for new school site.
- 1886 New school under construction.
- 1886 High Street School opens in new building.
- 1891 Headmaster John Park dies, but his name continues to be associated with 'Park's-High Street School' for many more years.
- 1898 More land purchased from James Hazlett for space for gymnasium/hall.
- 1904 Contract let for new iron railing fence around school property.
- 1914 School jubilee postponed because of First World War.
- 1924 School Diamond Jubilee.
- 1924 Shelter shed in middle of playground demolished, and two new sheds built beside boundaries (High Street side shed survives in 2016).
- 1926 Memorial Gate unveiled. Built using stone from New Zealand & South Seas Exhibition.
- 1936 Scholl Committee lobbying for rebuilding or renewal of old school building.
- 1940 Remodelling of school building.
- 1942 Dental clinic built at end of hall.
- 1950 WWII tablet added to Memorial Gate.
- 1964 School Centennial.
- 1977 School Committee lobbying for replacement of 1886 school building.
- 1981 Announcement of school redevelopment, with new school building on newly acquired neighbouring land (old Hazlett and Rattray properties), and demolition of 1886 school building.
- 1982 Demolition of 1886 school building starts after end of school year.
- 1983 New school year begins in new school building.
- 2010 Due to years of falling school rolls this is the last year of teaching at High Street School.
- 2011 School formally closed in February.
- 2013 School site purchased by Urban Cohousing Otepoti Ltd.
- 2018 Construction of the Urban Cohousing development starts.
- 2021 Construction of new housing units complete.

Site Prior to Construction

The site is a level terrace on the north side of High Street, with the ground at the rear of the school site rising up to Queens Drive. The most immediately noticeable features of the site was the stone memorial gate and the wrought iron schoolyard fence. The main playground area was open and reasonably well maintained, and in 2016 the asphalt area was being used to store buses that belong to the Otago Heritage Bus Society Inc. Figure 24 and Figure 25 show the site in 2006/07 (when the school was still in operation) and in 2016.



Figure 24
The High Street School site in 2006/07, when the school was still in operation (DCC GIS).



Figure 25
The main playground area in 2016, looking across where the 1886 school building once stood towards the corner where the 1926 Memorial Gate still stands.



Figure 26
The main playground area in 2016, looking towards the High Street boundary and the 1924 shelter shed. Otago Heritage Bus Society buses were being stored on the site (on the right).



Figure 27
The 1924 boys' shelter shed on the High Street boundary in 2016.

The Memorial Gate & Iron Fence

The 1904 iron fence and 1926 Memorial Gate are the last historic structures remaining on the site, and are protected by a heritage covenant. The gate is located on the High Street-Alva Street corner, on the edge of the footpath. It is constructed from Oamaru limestone on a bluestone base, with marble tablets that carry the names of ex-pupils that served during the World Wars. A steel rod has been inserted through the structure of the arch to earthquake strengthen it. The wrought iron gates (to match the rest of the iron fence) are still in place inside the arch.



Figure 28
The Memorial Gate in September 2016.

The wrought iron fence extends away from the Memorial Arch along both the High Street and Alva Street frontages of the school site. It is set on a plastered concrete plinth, with iron braces to the rear at each main fence post. A number of original ornate gateposts and gates survive where there were other entrances to the school grounds (Figure 29, Figure 31). The gate at the western end of the High Street fence was the entrance to the 1887 caretaker's cottage (Figure 32).



Figure 29
Ornate gateposts and gate in the Alva Street fence in 2016. This gateway led to a door in the main 1886 school building. There were six such posts (including these two) along Alva Street.



Figure 30
The High Street iron fence in 2016, looking along from the Memorial Gate towards the 1924 shelter shed.



Figure 31
The double gate beside the boys' shelter shed in 2016. This used the 1904 Wrought iron gateposts, but was possibly widened in 1955 to allow coal trucks to enter the school grounds when a new boiler was installed.



Figure 32
The gateway to the caretaker's cottage on High Street in 2016.

Site Investigations

Site development commenced in August 2018, with the stripping of the topsoil from the old playground area. This was monitored for archaeological features, and the 1886 school building foundations were found and recorded. More stripping was carried out in October, and then again in November 2018, when more foundation details were recorded. However, at this stage the project engineers realised that the ground was not virgin clay, as had been thought, but was actually clay fill over an undulating topsoil horizon that varied from 1 to 2 metres below the modern surface. The site had evidently been levelled for the school development in 1885-86, when the large classroom block was constructed, using clay fill cut from somewhere nearby.

The presence of the buried topsoil horizon produced an engineering problem, and necessitated the bulk excavation of the whole new building footprint, removal of the soil, and replacement

and compaction of the clay, with compacted engineered fill on top of that. This delayed the project several months. Recording of archaeological features associated with this buried soil horizon took place in March and April 2019. Some drainage excavations were inspected in September 2019. Construction continued throughout 2020 and into 2021, but no archaeological evidence was found during this period.

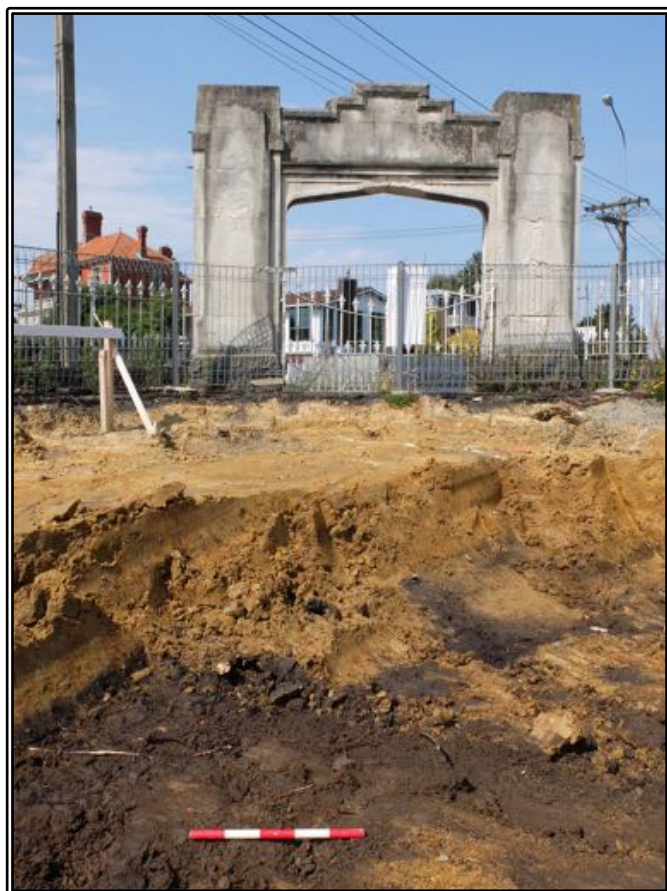


Figure 33

The buried topsoil horizon and overlying 1885-86 clay fill layer, with the Memorial Gate in the background. Taken during bulk excavation of the site in March 2019. The scale is 0.5m long.

From an archaeological perspective, the above events and discoveries had two main archaeological implications:

- The upper fill layer and associated building foundations dated to ca. 1885-86, and were evidence of the development of the High Street School.
- The buried topsoil and associated features pre-dated ca. 1885, and were therefore probably associated with the Essequibo property of ca. 1860 to 1885.

The description and discussion below addresses these two phases stratigraphically: Layer 1, the school occupation; Layer 2, the early occupation.

School Occupation (1885-2011)

The High Street School site prior to the start of site works is described in detail above. The area was in grass and asphalt, and the only standing structure (apart from the Memorial Gate and fence, which remain in place) was the small brick boy's shelter shed that had been built in 1924. This shed was dismantled and the bricks saved for future landscaping use on site.

Surface stripping commenced on the grassed area of the site, and quickly revealed the outline of the concrete foundations of the old school building between 200mm and 400mm below the modern surface. These foundations were traced over about 2/3 of the original extent of the building; some extended into the central area of the site which will not be built upon in the current development. Evidence of the caretaker's cottage was also found in the SW corner of the site, and the old school hall in the NE corner of the site.

Main School Building

The main school building foundations that were uncovered and recorded are shown in Figure 36. They defined the outline of the main wings of the building along High and Alva Streets. The foundations consisted of a continuous concrete perimeter beam and internal concrete floor piles. The main perimeter consisted of coarse unreinforced concrete, 10 inches (250mm) wide at the top, thickening to 16 inches (400mm) at the base. At the point where detailed measurements were taken (the SE corner of the building, near the Memorial Gate), the foundations extended down 1 metre, set into the original ground (ie below the 1885-86 fill). The floor piles were also coarse unreinforced concrete, and were 10 inches (250mm) square, arranged in lines that indicated where the main floor bearers ran.

Overall the foundations agreed closely with the plans of the school buildings (Figure 13, Figure 17, Figure 23). The majority of the foundations of the classrooms that faced High and Alva Streets were found, complete with evidence of the entrance steps into the building in

several places. The depth of the concrete foundations indicates that the builders of the school were well aware that the site had been filled, and the depth of this fill (as the main foundations were set onto the original ground surface), and therefore it is most likely that the site filling was carried out as part of the school development at that time.



Figure 34
The school foundations (to right of image) in the SE corner of the site closest to the Memorial gate on High Street, August 2018.

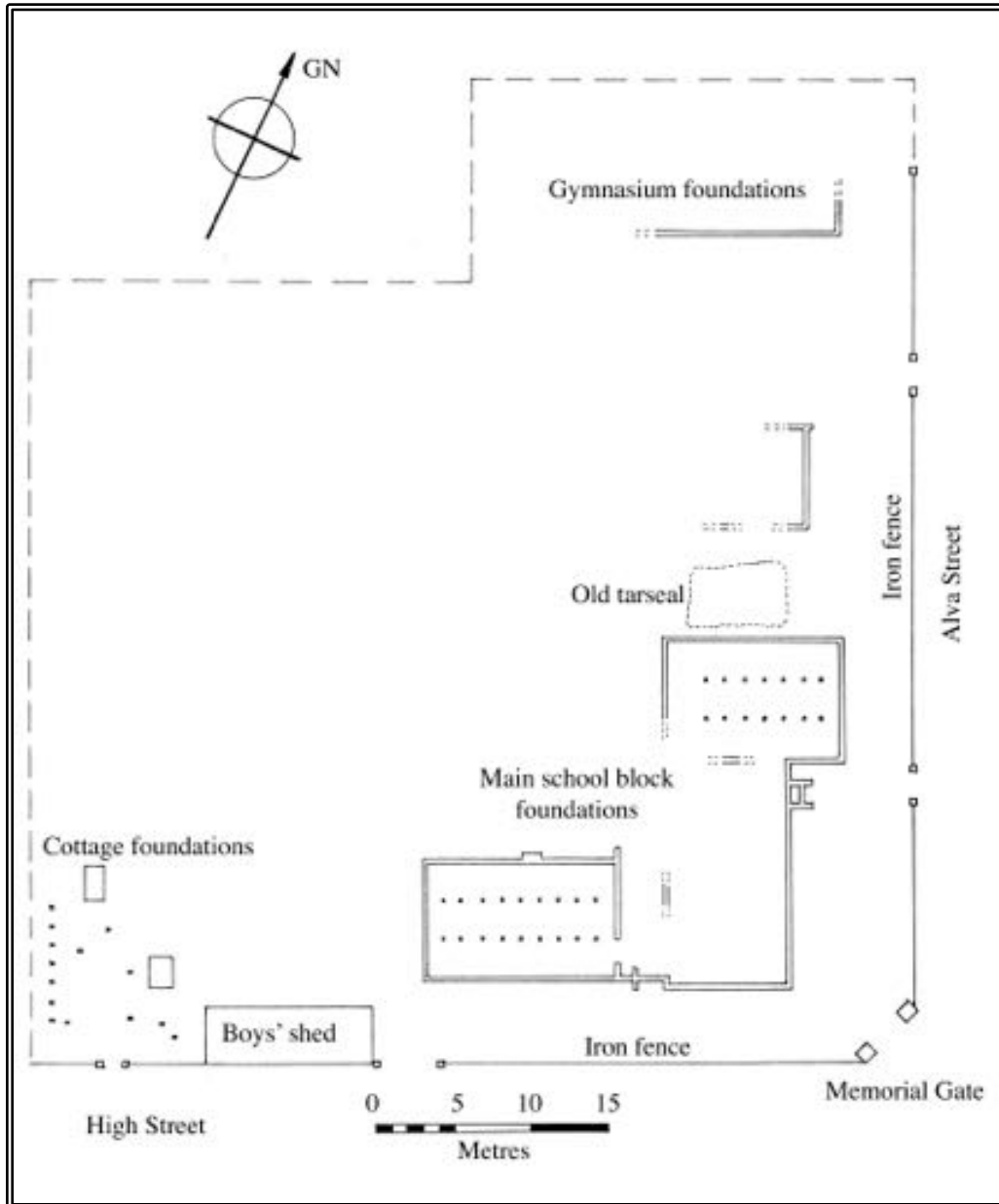


Figure 35
Plan of archaeological evidence of the High Street School complex found in 2018.



Figure 36
The initial topsoil removal underway on 20 August 2018, revealing the concrete foundations of the 1886 High Street School building just below the surface. The scale is 0.5m long.



Figure 37
Section cut through the school foundations during bulk excavation of the clay fill on the site, March 2019.

School Hall/Gymnasium

The foundations of the gymnasium were at the NE corner of the site. They consisted of the concrete foundation of most of the southern wall and part of the eastern wall (Figure 38). The nature of the foundations, in unreinforced coarse concrete, was very similar to that of the main school building.

Figure 38
The foundations of the school hall, 29
October 2018.



Caretaker's Cottage

The foundations of the caretaker's cottage were in the SW corner of the site. A gateway in the wrought iron school fence indicated where the front door of the cottage had once been. The archaeological evidence consisted of two pits, one of which was for one of the cottage chimneys, and a series of concrete piles. The chimney foundations had been removed, and the pit back-filled with brick rubble (Figure 39, Figure 40). A few intact bricks were present, marked with a 'G' in the frog (Figure 41). The concrete piles were similar to those for the main school building, being coarse unreinforced concrete, 10 inches (250mm) square (Figure 42). Not all of the house piles survived, but the western wall line was mostly well-preserved.



Figure 39
The rubble-filled chimney
foundation pit of the caretaker's
cottage, with the school fence and
High Street in the background. One
post of the gate into the caretaker's
cottage is visible, just to the right of
the bush.



Figure 40
The foundation excavation for one of the chimneys of the caretaker's cottage. The foundation itself had been broken up when the cottage was demolished and the void filled with brick rubble.



Figure 41
One of the 'G' bricks from the caretaker's cottage chimney foundation.



Figure 42
Concrete pile for the caretaker's cottage.

Early Occupation (prior to 1885)

The bulk excavation of the High Street School site in early 2019, and involved the bulk machine excavation of the entire area of the new cohousing buildings to a depth of approximately two metres, and then the backfilling and compaction of the excavations.

The clay fill was remarkably clean and homogenous (which is why the project engineers did not initially realise that it was fill), and must have been cut from somewhere relatively nearby. The old undulating topsoil horizon was clearly visible in the excavation (Figure 43), at a depth of between one and two metres below the modern surface, descending towards the north. The soil horizon was generally between 100 and 200mm thick, overlying clean clay.

There was a light scatter of artefactual material (mainly glass and ceramic fragments) across and within this topsoil surface, and several distinct features were on or cut into the surface (Table 1). One ceramic fragment found on the topsoil surface bore a maker's mark of Hancock, Leigh & Co. of Tunstall, England, who were in operation between 1860 and 1862 (see discussion in *Artefactual Material* below), which is consistent with this being the pre-1886 ground surface.

A small amount of artefactual material was recovered by the contractors from the bulk material during the excavation, but the context of this material was not exact, and some probably related to the school use period and the final demolition of the school buildings (such as a small child's rubber boot).



Figure 43
The bulk excavation of the building site underway in March 2019, with the undulating buried soil horizon clearly visible in the bank.



Figure 44

The second main area of bulk excavation, along the Alva Street frontage, after the High Street area had been excavated and backfilled, with the soil horizon visible.



Figure 45

Detail of section through clay fill and buried topsoil horizon. The scale is 0.5m long.

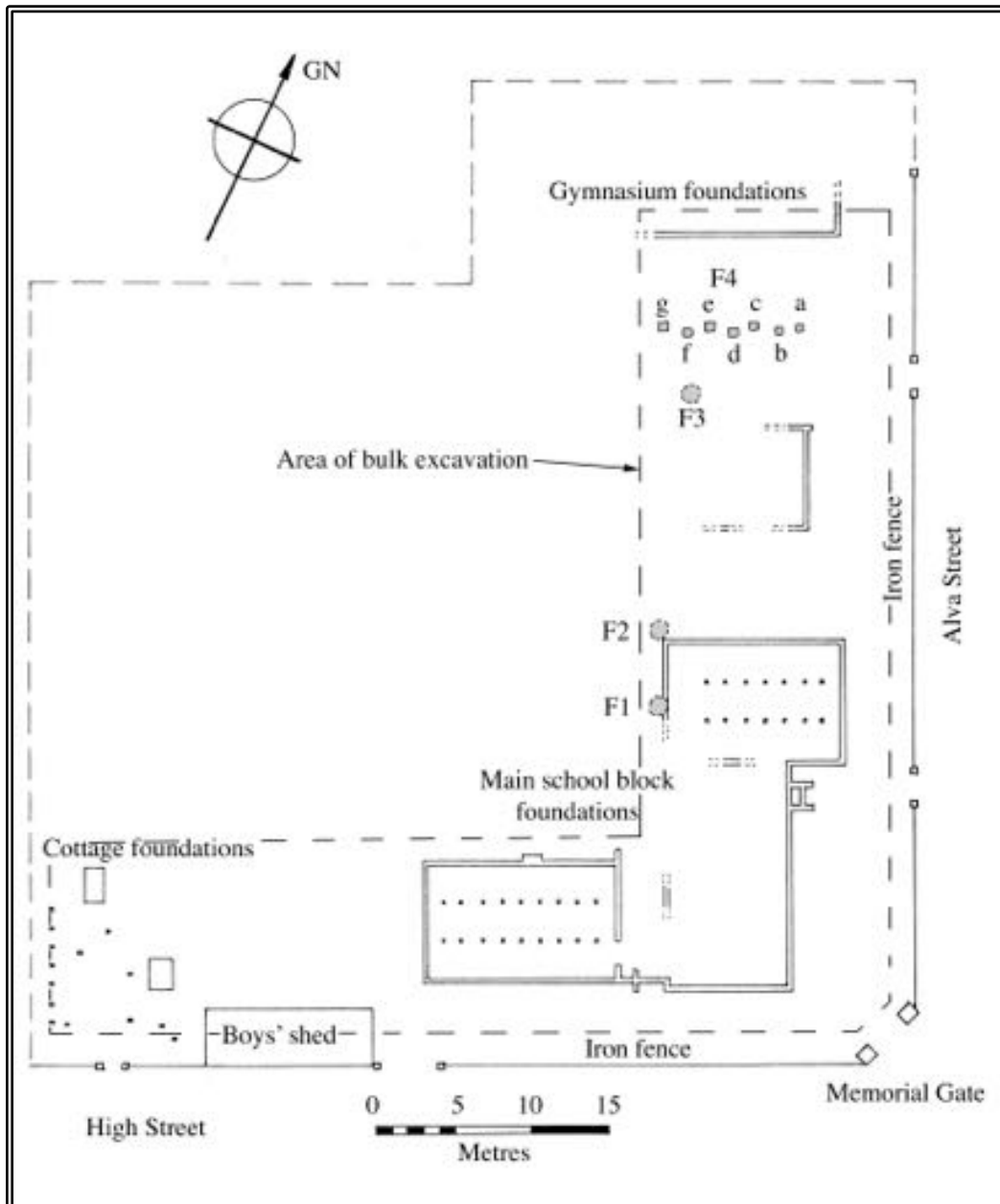


Figure 46

Plan of archaeological features found at the High Street School site during bulk excavation. The school foundations were constructed in the 1880s clay fill (see Figure 35 above), and Features 1 to 4 were found on or cut into the buried topsoil below this fill and the foundations. The buried topsoil layer itself extended across the entire bulk excavation area.

Table 1
Features associated with burial soil horizon

Feature	Description	Contents
1	Rubbish scatter on old ground surface	Ash, bottle glass, window glass, ceramic fragments
2	Rubbish scatter on old ground surface	Blue Willow ceramic fragments, plain ceramic jar fragments
3	Rubbish scatter on old ground surface	Ash, window glass, ceramic fragments (Asiatic Pheasants). Burnt material
4a	Small pit cut 50mm into old ground surface. 450 x 400mm	
4b	Small pit cut 350mm into old ground surface. 500 x 450mm	
4c	Small pit cut 100mm into old ground surface. 600 x 500mm	Blue willow ceramic plate fragment. White earthenware jar fragment.
4d	Small pit cut 400mm into old ground surface. 700 x 600mm	
4e	Small pit cut 100mm into old ground surface. 650 x 600mm	Slate pencil. Post mould.
4f	Small pit cut 260mm into old ground surface. 520 x 500mm	
4g	Small pit cut 150mm into old ground surface. 600 x 550mm	

Features 1, 2 and 3 were all rubbish concentrations on the top of the old ground surface, and covered by the clay fill. There was no sign of a pit in any case, so it is likely that they were sheet scatters of rubbish discarded shortly before the clay fill was placed. Features 1 and 3 both had an ashy matrix but did not appear to be hearths where fire had actually been set, suggesting that they were possibly small dumps of kitchen or domestic rubbish that included fire rake-out.

Feature 4a to 4g inclusive were a line of small, square(ish) pits dug into the buried ground, which was 2 metres below the modern ground surface at this location. The fill matrix was mottled clay/soil, suggesting that they had been dug down from the old topsoil surface and not through the clay fill (because they were found during bulk machine excavation, the exact level from which they were originally dug was lost). Several did contain a small amount of fragmentary artefactual material (4c and 4e), and 4e also appeared to contain a post mould (the void left when a timber post set into a hole decays away). This suggests that they were probably postholes associated with a fence in the Essequibo grounds. The 1898 plan of the property (DP 270, see Figure 8 above, and Figure 64 below) shows a 'Board Fence' in this location, strongly supporting this interpretation. The artefactual material in the fill of the pits would have been simply part of the surface/topsoil scatter of rubbish that was present (discussed above).



Figure 47
Pit features (Features 4f & 4g) found during bulk excavation. The scale is 0.5m long.



Figure 48
Feature 4e, with a post mould visible in the middle of the pit fill. This was probably part of a 'board fence' along the Essequibo boundary. The scale is 0.5m long.

Artefactual Material

The artefactual assemblage recovered from the High Street School site was not particularly large, and most came from three main contexts: general scattered material from the buried topsoil horizon; Feature 1; and Feature 3. Of these Feature 3 had the largest assemblage.

The buried topsoil horizon material consisted mainly of glass (bottle and window fragments) and ceramics (mainly refined earthenware). Only a small sample of diagnostic material was collected. This included a single fragment of an earthenware plate with 'Auricula' underglaze transfer print (UGTP) floral pattern and an intact maker's mark (Figure 49). It was marked 'H.L. & Co.' for Hancock, Leigh & Co., of Tunstall, UK, who were in operation between 1860 and 1862, before becoming Hancock, Whittingham & Co. (Godden 1972: 149; www.thepotteries.org/allpotters/501b.htm). This date range is consistent with the conclusion that the buried topsoil was contemporary with the occupation of the Essequibo property (from 1860 onwards), and was buried in 1885/86 when the new High Street School was built. A broken aqua green 3-piece mould bottle from the topsoil context is also consistent with the 1880s date of the horizon. Other material included window glass and roofing slate fragments, suggesting the presence nearby of occupied structures (presumably Essequibo house).

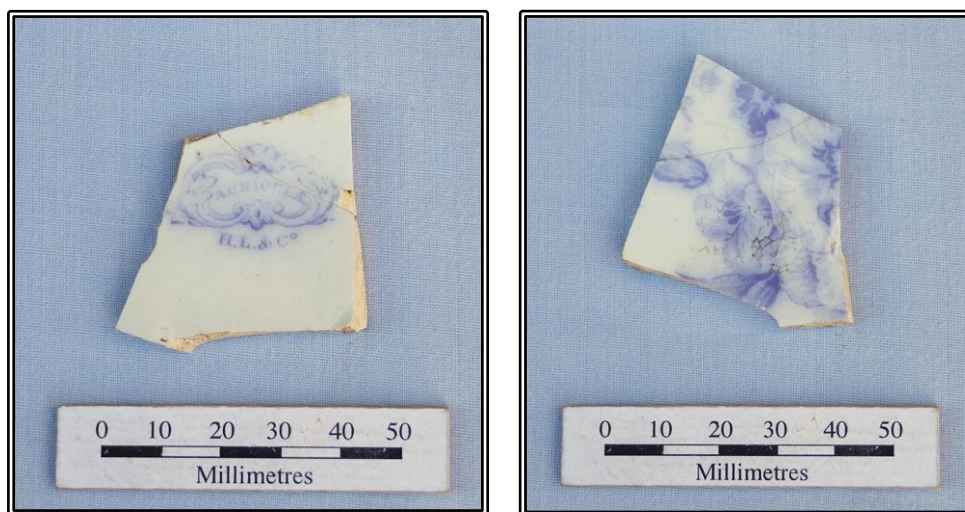


Figure 49
Back and front of ceramic plate fragment with 'Auricula' pattern and 'H.L. & Co.' maker's mark found on buried soil horizon.



Figure 50
Broken aqua green three-piece mould bottle from the buried topsoil horizon.

Features 1 and 2 were close to each other and stratigraphically at the same level, and the artefactual material in them was similar in nature. It consisted mainly of bottle glass and earthenware ceramics, together with a small amount of marine shell (oyster and mussel), coal fragments and clinker/ash. However, there was no sign of burning of the artefactual material itself, in contrast to the material in Feature 3 (discussed below).

The bottle glass included black beer fragments (MNI=3) and an almost intact inkwell with a shear lip (Figure 51). There were also two fragments from a green glass item with a central opening, possibly part of a lamp or candle shade. The ceramics were all from domestic earthenware vessels, including a UGTP plate and bowl (Figure 52). The glassware and ceramics are all typical of the late nineteenth century, particularly the 1860s-early 1880s.

The Marine shells (Figure 53) indicate that shellfish were part of the diet of the inhabitants of the site. Both oyster (*Tiostrea chilensis lutaria*) and blue mussel (*Mytilus edulis*) were both available from southern waters and are commonly found in nineteenth century southern sites (even inland) (eg Petchey 2010: 113).



Figure 51
Glass from Feature 1. At rear, three black beer bases. Front right, inkwell. Front left, pale green shade.



Figure 52
Ceramic fragments from Feature 1. Both typical nineteenth century UGTP designs on earthenware body.



Figure 53
Oyster and mussel shells from Feature 1.

Feature 3 was a sheet rubbish deposit that contained the largest single assemblage on the site. It was dominated by ceramics (NISP = 56), and was notable for the burnt nature of these ceramics: many had been subject to a very hot fire that has discoloured and even begun to melt the glaze. A number of vessels were represented, but the fragmentary, burnt and incomplete nature of the assemblage meant that MNI counts were not attempted. The most common pattern was Asiatic Pheasants (NISP = 5, MNI = 2), and two intact backstamps on Asiatic Pheasant pattern plates were present; one simply gave the pattern name and the other also included the maker, 'E. & C. Challin(or)' (Figure 55). The company of E. & C. Challinor of the Fenton Pottery, Fenton, Staffordshire, operated from 1862 until 1891 (Godden 2001: 137). Another distinctive pattern was a green UGTP agricultural scene; two large fragments of this pattern were present, one burnt and one unburnt (Figure 56). At least three stoneware bottles were also represented by the fragments (Figure 58).

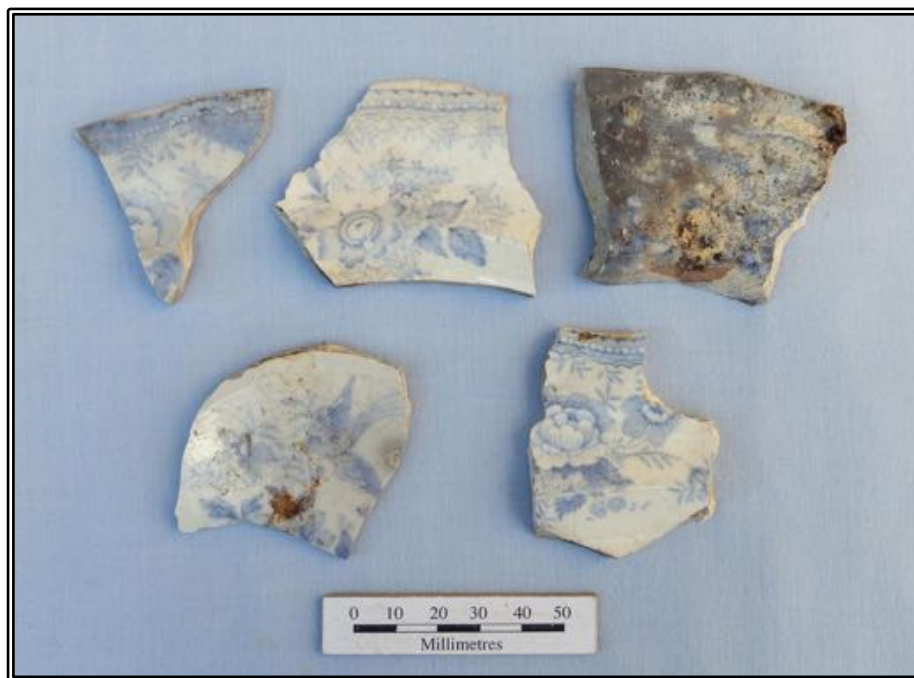


Figure 54
Fragments from 'Asiatic Pheasants' UGTP design earthenware plates from Feature 3.
Note that several have been subject to burning.



Figure 55
Two backstamps on Asiatic Pheasants plate fragments from Feature 3. On left, 'Asiatic Pheasants' (no maker given). On right 'Asiatic Pheasants, E. & C. Challin(or)'.

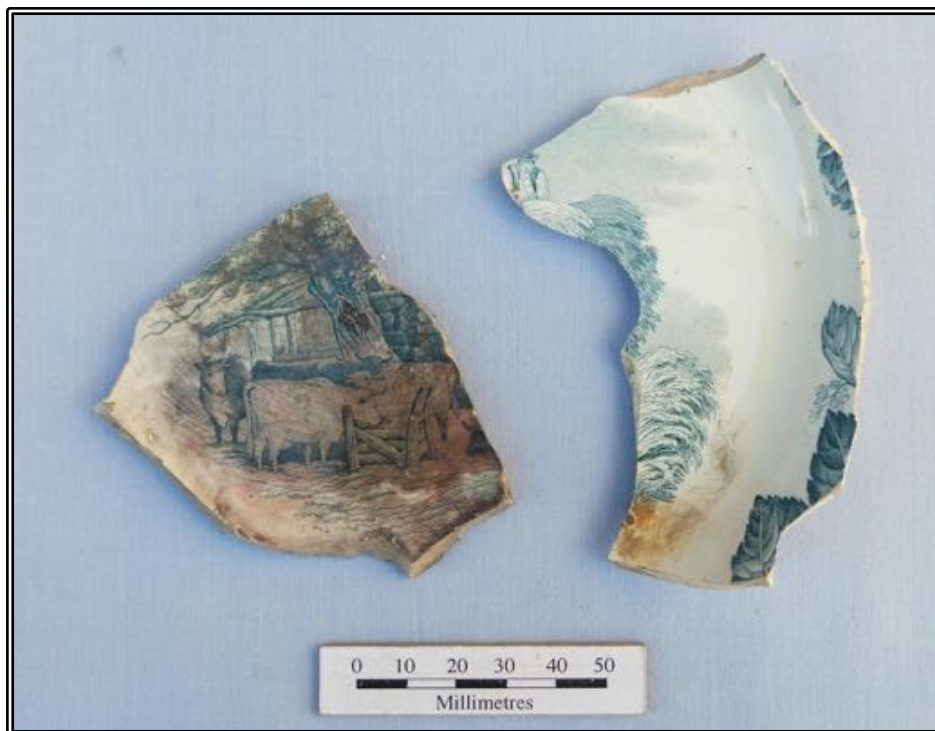


Figure 56
Two earthenware plate fragments with green UGTP agricultural scenes from Feature 3. The fragment on the left has been burnt.



Figure 57
Selection of burnt earthenware fragments from Feature 3.



Figure 58
Stoneware bottle neck fragments from Feature 3.

A corroded cast iron object (Figure 59) was possibly part of a grate, although it was broken and its exact use is unknown. The presence of burnt material in the feature suggests that it may be rake-out from a fire, supporting the interpretation of this item as part of a grate.

There was only a small amount of faunal material in Feature 3, namely a sheep tibia and a sheep rib mid-shaft section (Figure 60). The rib had cut marks, indicating that it had been butchered.



Figure 59
Iron object (possibly part of a grate) from Feature 3.



Figure 60
Faunal material from Feature 3. Top, sheep tibia. Bottom, sheep rib midshaft fragment with cut marks.

Feature 4c contained just three ceramic (earthenware) fragments, one from an UGTP Blue Willow plate and two from a plain white straight sided kitchen jar (Figure 61).

Feature 4e contained a single slate pencil (for use with writing slates).



Figure 61
Ceramic fragments from Feature 4c. Blue Willow UGTP earthenware plate fragment and plain white earthenware jar fragment.

Summary of Artefactual Material

The artefactual assemblage from the High Street School site was not large, but is informative. In terms of the pre-school contexts there were three main context types; material on/trodden into the buried topsoil horizon; three rubbish scatters (Features 1, 2, 3) on top of the buried topsoil horizon; and a row of post holes (Feature 4a-g) dug through the topsoil horizon that contained some artefacts. The common factor is that all pre-date the filling of the site for the High Street School development, and all of the artefactual material appears to be a typical domestic assemblage of the late nineteenth century. The ceramics and glassware in particular are diagnostic due to known changes in manufacturing techniques and designs over time, and the common presence of Asiatic Pheasants tableware is particularly notable as this is one of the most common designs found in late nineteenth century archaeological contexts.

The known history of the site suggests a date range of 1860-1885, when James Paterson and then James Hazlett owned the Essequibo property, and the material is all consistent with this period, and in particular the identified ceramics maker's marks all fit into this timeframe.

The presence of burnt ceramic fragments and ashes, but no evidence of a hearth or fireplace, suggests that the rubbish scatters were deposits of domestic rubbish, including fire sweep-outs, discarded in the grounds of the house.

Discussion

The archaeological evidence investigated during the development of the old High Street School site related to two main periods of the history of the land: the construction and occupation of the school (ca 1885 to 2011); and below that the occupation of the Essequibo estate (1860 to 1885). The school period evidence was fairly straightforward, as it consisted of between one and two metres of clean clay fill over the entire site, with the concrete foundations for the school buildings set within that fill and resting on the old ground surface. Comparison of the archaeological plans of the foundations with the 1940 floor plans (Figure 62) shows a very close agreement.

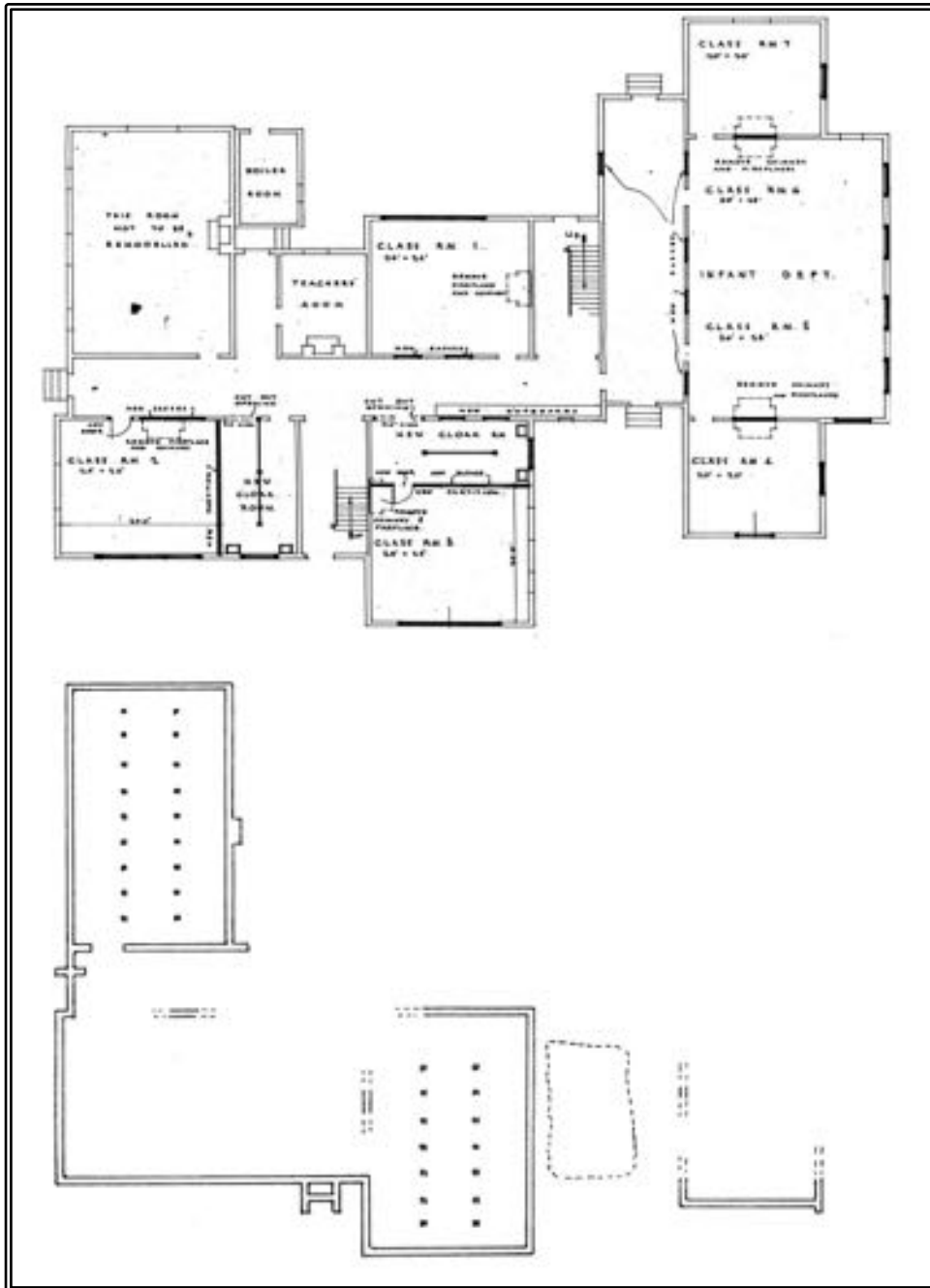


Figure 62
The 1940 High Street School ground floor plan (top) compared to the results of the recent archaeological investigations (bottom).

The concrete foundations contained no reinforcing, which was typical in the use of concrete at the time. Concrete has been used for construction purposes in New Zealand since at least the late 1850s (Thornton 1996: 22), so by 1886 its use by no means unusual. The school foundations are deep (due to the ground being filled to a depth of up to two metres), but not particularly massive (only 10 inches wide at the top) as they only had to support a timber building (albeit a large one). When the school was demolished in 1983 the building debris were carefully cleared away (no structural debris from the school buildings were found), but the foundations were mostly left undisturbed and simply covered over with a layer of topsoil to form the new playing grounds.

The occupation layer below the bulk fill of the school construction probably relates to *Essequibo*, the house and grounds of James Paterson (and later James Hazlett), who was a member of the Otago Provincial Council, the House of Representatives and Legislative Council. Paterson established his home in 1860, and there is a record of a family dinner in the 'new house' in October 1860 (G. Hepburn, quoted in Smith 2018: 66). From the archaeological excavations the two pieces of ceramic that bore maker's marks and could confidently be dated were both in production in the 1860s, and one (from Hancock, Leigh & Co.) was probably made between 1860 and 1862. Ceramics can remain in use for many years, but it may be that Paterson furnished his new house with new crockery, of which this is a piece. If the ceramics do originate from the *Essequibo* table, it seems that some success in commercial and public life Paterson was using much the same tableware as everyone else: the most commonly represented pattern here was *Asiatic Pheasants*, which is one of the most commonly found nineteenth century patterns in historic contexts.

Paterson's original property extended over all 6 town sections between High and Montpellier Streets, but as DP 270 (Figure 8 above) shows the house stood at the northern end of the property, and the southern three sections were fenced off and later sold for the school development. The only known photograph of *Essequibo* shows the neatly tended formal gardens in front of the house (Figure 7). The discovery of what appears to be the board fence shown in DP 270 (Feature 4a-g) during the archaeological investigations (see Figure 63 and Figure 64 below), with three areas of dumped domestic rubbish (Features 1, 2, 3) on the south side of that line, may suggest that the land on the south side of the fence was never so formally laid out, and instead was occasionally used for disposing of domestic rubbish. The fact that some of this rubbish had been in a hot fire suggests that the domestic rubbish was burnt before disposal, which would have removed any issues with rubbish creating smell and attracting vermin. These rubbish features were sealed in 1885-86 when the school grounds were filled.

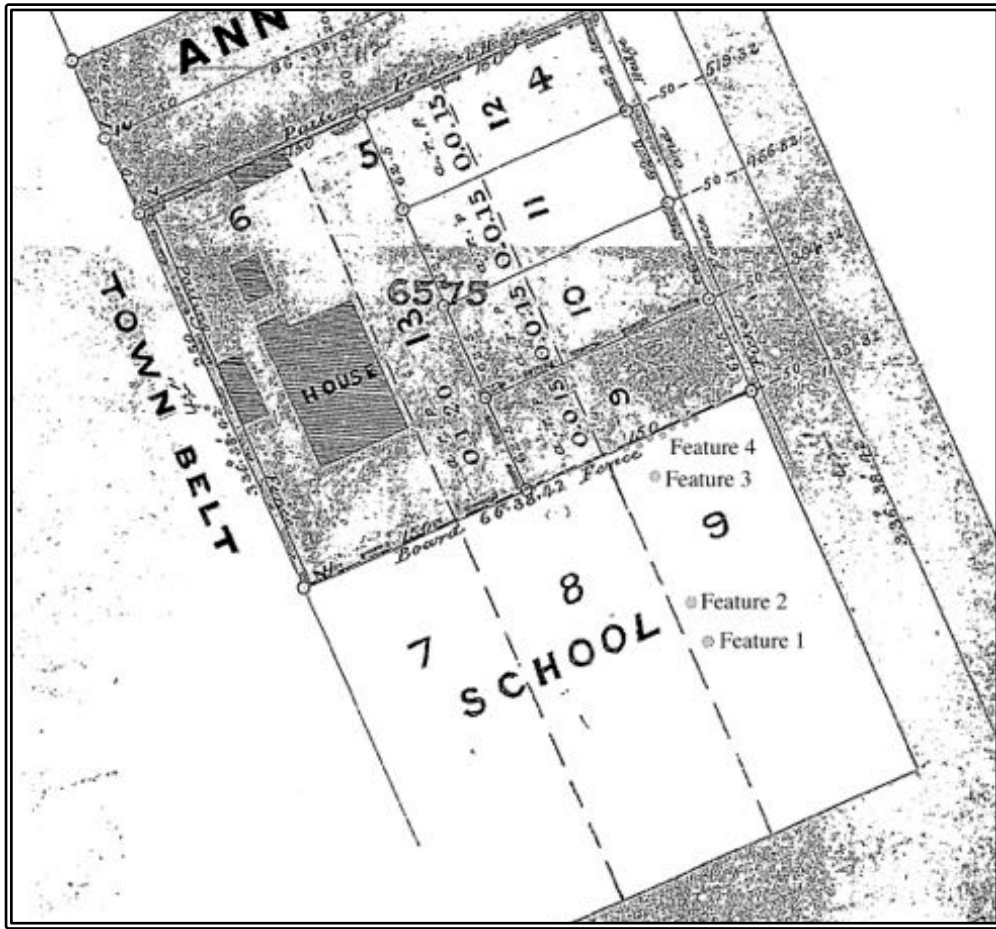


Figure 63
Detail of DP 270 (1898), showing Essequibo House, with the locations of archaeological features added. Note the alignment of Feature 4 with the fenceline along the section boundaries.



Figure 64
Zoomed-in detail of the 1898 plan showing the relationship between the feature 4 pits and the 'Board Fence' between Essequibo gardens and the school.

Conclusions

Overall, the archaeological investigations at the site of the High Street School site found evidence of the occupation of Essequibo House and grounds from 1860 onwards, and the establishment of the school over half of those grounds in the 1880s.

The archaeological evidence of Essequibo consisted of the postholes from a fenceline that ran along the boundary of the property (between Essequibo and the school grounds), several rubbish deposits, and an overall scatter of artefactual material. Analysis of the rubbish deposits suggest that it was deposited from the 1860s onwards. One possibility is that James Paterson purchased new tablewares when he moved into his new home Essequibo in 1860s, but that despite his increasing success in society he purchased patterns that were commonly available at the time. Asiatic Pheasants plates were to be seen on many contemporary tables throughout the country.

After the Education Board purchased half of the Essequibo grounds in 1885 a large amount of filling and levelling was carried out in order to prepare the property for the construction of the two storey timber school building. Concrete foundations were installed, carefully designed to rest on the original ground surface rather than the new fill, and the school then built on these.

The history and archaeology of the High Street School site illustrates how much effort was undertaken in the late nineteenth century as Dunedin was transformed from a quiet backwater into a major city. When one considers that the bulk filling of the site was done by hand, before the advent of heavy earthmoving machinery, the amount of hard labour involved in this type of civil engineering work can be appreciated. And this type of work was not unusual in contemporary Dunedin, as hillsides (such as Bell Hill in the middle of the town) were carved away and the fill used to reclaim gullies, swamps and the harbour margins.

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Deeds & Certificates of Title

Otago Certificates of Title 275/83, 84, 85.

Otago Deed Indexes: A 142, M 782, R 739, S 438, T 33, T 187 (Archives New Zealand, Dunedin regional Office).

Maps & Plans

Deed Plan 270 (1898) Plan of Essequibo (LINZ).

Dunedin City Council Archives plans.

High Street School plans (Hocken Archives).

Riemann, B. (1869) Map or Street, Building plan & Business Directory of the City of Dunedin, Otago, N.Z.

1947 Aerial photographs of Dunedin (DCC Archives).

Websites

<http://highstreetcohousing.nz>

www.thepotteries.org/allpotters/501b.htm

Appendix A **Artefact Catalogue**

Bulk exc. = Bulk excavation

Buried TS = Buried topsoil

F = Feature

UGTP = Under-glaze transfer print

NISP = Number of identified specimens (ie number of fragments)

MNI = Minimum Number of Individuals (or vessels)

Feature	Material	Colour/Pattern	Item	NISP	MNI
Bulk exc	Rubber	Black	Child's boot	1	1
Bulk exc	Slate	Grey	Roofing slate	2	2
Buried TS	Glass	Aqua green	3 piece mould bottle	6	1
Buried TS	Glass	Pale green	Bottle	8	1
Buried TS	Glass	Clear	Window glass (2mm)	12	
Buried TS	Ceramic earthenware	Blue UGTP	Plate rim fragment	1	1
Buried TS	Ceramic earthenware	Violet UGTP floral	Plate frag, 'AURICULA' 'H.L. & Co.'	2	1
F1	Glass	Black	Black beer (bases)	3	3
F1	Glass	Clear	Bottle	4	
F1	Glass	Green	Shade	2	1
F1	Glass	Aqua green	Inkwell	1	1
F1	Ceramic earthenware	Blue UGTP floral	Plate	2	1
F1	Ceramic earthenware	Blue UGTP floral	Cup/bowl	1	1
F1	Ceramic earthenware	Plain white	Frag	4	
F1	Shell		Oyster shell		
F1	Shell		Mussel shell		
F1	Coal		Coal frags		
F2	Ceramic earthenware	Blue UGTP Blue Willow	Plate fragments		
F2	Ceramic earthenware	Plain white	Plain jar fragments		
F3	Glass	Green	RSB bottle fragments	2	1
F3	Glass	Clear	Window glass (3.8mm)	2	
F3	Ceramic earthenware	Blue UGTP Asiatic Pheasants	Plate fragments, 'E & C CHALLINOR' 1 frag burnt	5	2
F3	Ceramic earthenware	Blue UGTP Blue Willow	Plate fragments 1 frag burnt	2	2
F3	Ceramic earthenware	Green UGTP country scene	Plate fragments 1 frag burnt	2	1
F3	Ceramic earthenware	White	Cosmetic/toothpaste jar ½ oz marked on base.	1	1
F3	Ceramic earthenware	Black UGTP pattern	Chamber pot frags	3	1
F3	Ceramic earthenware	Various frags	Burnt fragments	33	12

F3	Ceramic stoneware	Pale brown salt glaze	Stoneware bottle/jar fragments. Some burnt.	12	3
F3	Metal	Brass	Ring, 28mm diameter	1	1
F3	Metal	Iron	Heavy cast fragment. Grate?	1	1
F3	Slate	Grey	Heavy thick fragments	2	
F3	Faunal	Sheep	Tibia	1	1
F3	Faunal	Sheep	Rib ms. Cut marks	1	1
F4c	Ceramic earthenware	Blue UGTP Blue Willow	Plate frag	1	1
F4c	Ceramic earthenware	White	Straight sided jar frag	2	1
F4e	Slate	Grey	Slate pencil	1	1