

CAVERSHAM INDUSTRIAL SCHOOL

181 Mornington Road, Dunedin

Site Record No. I44/526

Archaeological Assessment

Prepared for Opus International Consultants

by Erin Williams

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1. INTRODUCTION

The New Zealand Transport Agency (NZTA) proposes to widen parts of State Highway 1 that connects the Dunedin Southern Motorway to the city. The project area is best described as being the State Highway 1 corridor between Andersons Bay Road and Lookout Point. More definitively, the project starts at Kensington Hill, south of King Edward Street overpass, and finishes south of Lookout Point at the transition onto the southern motorway. As part of the project development, a report by Opus International Consultants was commissioned to assess the potential effects of this proposal on the identifiable heritage areas addressed in earlier documents (Eaves 2009). That report only briefly covered the development of the former Industrial School site at 181 Mornington Road. This report expressly deals with the potential archaeological and built heritage issues at that site. To do this, further research and a site visit was undertaken.



Figure 1. Map showing general location of Caversham within Dunedin

1.1 Purpose

This report was commissioned by Julie McMinn of Opus International Consultants, acting for New Zealand Transport Agency. Opus is project managing the road widening works at Caversham, including the construction of a traffic overbridge between Mornington and Riselaw Roads. The Mornington end of this proposed bridge will cut through the property described herein, which is known to be the site of the former Caversham Industrial School, also known as the Otago Industrial School. Opus provided Guy Williams and Associates with their notice of requirement for the works (dated May 2011), and a report prepared by Charles Parkinson in February 2011 for Opus entitled "Caversham Valley Road Widening: Identification of Houses Requiring Detailed Recording". A series of maps showing proposed options for the modified road layout were also provided by Opus (see Figure 3). A turn of the century villa remains on the site, along with several modern buildings. It is known that the Caversham Industrial School was established in 1869, and it is suspected that the villa may have some association to the school, and may have been the principal's residence.

It is intended that this report identifies any likely archaeological and built heritage features affected by the proposed development of the site, and makes recommendations for the appropriate management of those features.

1.2 Background

The New Zealand Transport Agency intends to improve the existing layout of the roading at Lookout Point. At Lookout Point, the state highway is intersected by South Road and Mornington Road. The state highway has a very sharp summit crest curve and adjacent to the intersection of the state highway and Mornington Road is the Lookout Point Fire Station. State Highway 1 in this location carries approximately 26,000 vehicles per day, making it one of the busiest state highways in Otago.

Between 1 January 2010 and 31 December 2010 there were 41 vehicle crashes within a 50m radius of the South Road/SH1 and/or Mornington Road/SH1 intersections at Lookout Point, including one fatality. The New Zealand Transport Agency proposes to improve the intersection layout at Lookout Point as part of the State Highway One roadworks between Anderson Bay Road and Lookout Point. The proposed works at Lookout Point includes a new road bridge over the state highway, linking Mornington Road with Riselaw Road (beyond South Road) (see Figure 3).

1.3 Location and Legal Description

The former Caversham Industrial School site is located at 181 Mornington Road. The property is listed in the Dunedin City Council rateable database as 192 Caversham Valley Road (see Figure 2). The property is legally described as Pt Sec 41 Blk VI SO 6 Town SD, Pt Sec 42 Blk VI SO 6 Town SD.

1.4 Management Status

The property is currently owned by Burnside (Dunedin) Limited (formerly known as Burnside Developments Limited). The company is directed by Geoffrey Ross and Steven Ross, both of Dunedin. The property is managed by Christine Ross, and it is currently tenanted. NZTA intends to purchase the property at a later date.



Figure 2. 181 Mornington Road/192 Caversham Valley Road, Dunedin. Dunedin City Council Webmap.



Key

- Pedestrian link
- - - - Proposed shared cycle/footpath
- On road cycle
- Traffic movement
- ↑ Fire truck access only
- Short Street highway link closed
- ★ Proposed bus stop, final location to be determined

Base Option
Not to scale



File path: C:\Suwantha C Drive\Dunedin Project\Graphics\Urban Design Strategy 2011\Plans for Julie McKinn

Figure 3. Opus/NZTA proposed works at Lookout Point

2. STATUTORY REQUIREMENTS

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Historic Places Act* 1993 (HPA) and the *Resource Management Act* 1991 (RMA).

2.1. *Historic Places Act (1993)*

The New Zealand Historic Places Trust administers the HPA. Of relevance here are the criteria for the legal definitions of an archaeological site, the legal protection for such sites, and the process for gaining permission to destroy, damage or modify such sites. The HPA contains a consent (authority) process for any work affecting archaeological sites, where an archaeological site is defined 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 that 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 (HPA section 2).

Any person who intends to carry out work that may damage, modify or destroy an archaeological site, or to investigate a site using invasive archaeological techniques, must first obtain an authority from the Historic Places Trust. The process applies to sites on land of all tenure including public, private and designated land. The HPA contains penalties for unauthorised site damage or destruction.

The archaeological authority process applied to all sites that fit the HPA definition, regardless of whether:

- The site is recorded in the NZ Archaeological Association Site Recording Scheme or registered by the Trust
- The site only becomes known about as a result of ground disturbance, and/or
- The activity is permitted under a district or regional plan, or a resource or building consent has been granted.

The New Zealand Historic Places Trust also maintains a Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The Register can include archaeological sites. The purpose of the Register is to inform members of the public about such places and to assist with their protection under the Resource Management Act (1991).

Any person wishing to so destroy, damage or modify the whole or part of any archaeological site must first obtain an Authority under Section 11 or 12 of the HPA (1993) from the New Zealand Historic Places Trust.

The New Zealand Historic Places Trust can take up to three months to make a decision after an application is accepted. If an Authority is issued, it may come with

conditions relating to archaeological recording or investigations required before the site can be modified. It is the applicant's responsibility to commission this mitigation work, and final reports will be required to go to the NZ Historic Places Trust and relevant institutions and museums.

The life of an Authority issued by the NZ Historic Places Trust will be stated on the Authority. If no date is specified, the Authority will lapse five years after the date of issue.

2.2. Resource Management Act (1991) and Resource Management Amendment Act (2003)

The heritage provisions of the Resource Management Act (1991) have been considerably strengthened by the Resource Management Amendment Act (2003), which contains a more detailed definition of heritage sites, and now considers historic heritage to be a matter of national importance under Section 6. The RMA requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations.

The RMA now defines historic heritage as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history of cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities. Historic heritage includes:

- Historic sites, structures, places and areas;
- Archaeological sites;
- Sites of significance to Maori, including wahi tapu; and
- Surroundings associated with the natural and physical resources (RMA Section 2)

It should be noted that this definition does not include the 1900 cut-off date for protected archaeological sites that the Historic Places Act (1993) contains, and that any historic feature that can be shown to have significant values must be considered in any resource consent application.

2.3 Protected Objects Act (2006)

Under Section 11 of the Protected Objects Act any newly found Maori cultural objects (nga taonga tuturi) are automatically the property of the Crown if they are older than fifty years and can only be transferred from the Crown to an individual or group of individuals through the Maori Land Court. Anyone who finds a complete or partial taonga tuturu, accidentally or intentionally is required to notify the Ministry of Culture and Heritage within:

a) 28 days of finding the taonga tuturu; or

b) 28 days of completing field work undertaken in connection with an archaeological investigation authorised by the New Zealand Historic Places Trust

The Protected Objects Act also covers the ownership of 19th century New Zealand archaeological objects.

3. RECENT CHRONOLOGY OF DEVELOPMENT

NZTA plans to construct a four land median divided full priority carriageway on State Highway One between Barnes Drive and Lookout Point. The works also include a bridge between Mornington Road and Riselaw Road across state highway one. Together these works constitute the Caversham Valley Safety Improvements (CVSI)

The project area involves a section of State Highway 1, located between Lookout Point (western extent) and the bend at Andersons Bay Road (eastern extent). The work involves doubling lanes in areas which are currently single laned. The proposed works will follow the route of the existing highway. There will be no requirement to realign any part of the highway.

The work has been undertaken in two stages; the first (Figure 4a) is from Andersons Bay Road to Barnes Drive (currently in progress), the second, from Barnes Drive to Lookout Point (Figure 4b). The second section may involve the property at 181 Mornington Road, and therefore details of the second section only will be discussed below.

The major work in the second section will involve widening and realigning the highway between Barnes Drive and Lookout Point. Safety will be improved through a central median to separate the opposing traffic flows, as well as the provision of separate service lanes for most of the remaining properties alongside the highway.

Safety at Lookout Point will be improved by restricting right hand turns on to State Highway 1 at Mornington Road and South Road and closing the Short Street access onto the highway. A traffic over-bridge will be constructed to directly link Mornington Road and Riselaw (and South) Road. The speed limit for this portion of the project will increase from 50km/h to 60km/h.



Figure 4a. Detail of proposed works Andersons Bay Road (R) Barnes Drive (L)



Figure 4b. Detail of proposed works Barnes Drive (R) to Lookout Point (L)

The works includes the construction of a new road bridge over the state highway, linking Mornington Road with Riselaw road.

4. PREVIOUSLY RECORDED ARCHAEOLOGICAL SITES

The Industrial School site is recorded within the New Zealand Archaeological Association's site recording scheme as site record number I44/526.

There are no other archaeological sites recorded on or close by the site.

5. GENERAL HISTORY AND PHYSICAL ENVIRONMENT

The Lay Association of the Free Church of Scotland founded Dunedin at the head of Otago Harbour in 1848 as the principal town of its Scottish settlement. Otago had been inhabited by southern Maori for several hundred years and was already home to Pakeha whalers and some small-scale farmers. The Crown had purchased the land from Ngai Tahu in 1844, and by 1846 it had been surveyed in preparation for the establishment of Dunedin City. The name comes from Dun Eideann, the Scottish Gaelic name for Edinburgh. Charles Kettle, the city's surveyor, was instructed to emulate the characteristics of Edinburgh, resulting in a grand, yet quirky layout as the surveyors struggled and sometimes failed to construct his bold vision across the challenging landform of the harbour. Captain William Cargill was appointed the secular leader of the burgeoning settlement, and the Reverend Thomas Burns the spiritual guide. The city's early days were a struggle as the predominantly Scottish colonists built houses, a church and a school, broke in the land, laid out a township and began to farm both locally, and, within a few years, throughout inland Otago. Dunedin's progress was slow and provincial growth limited until the discovery of gold near Lawrence in 1861.

Dunedin's population boomed through the 1860s as the discovery of goldfields fuelled growth. As thousands of new arrivals crowded into the central city, the town's basic amenities struggled to cope. Muddy, rutted roads, lined with corduroy track in the worst parts; poor sewerage and storm-water drainage and inadequate water supplies created cesspools across the inner city and spread disease. Locals often

referred to the settlement as 'Mud-edin.' With typhoid, diphtheria and scarlet fever common, Dunedin suffered a higher mortality rate among its children than the rate the immigrants had left behind in Europe. As the population continued to grow, inner city land prices soared and developers looked for cheaper land near at hand.

The Development of the South Dunedin 'Flat' and Caversham

The South Dunedin 'Flat' was a self-enclosed physical space, bordered by hills to the south and west, and by ocean to the north and east. Real estate agents described it as a 'salubrious meadow', but in reality the area was mostly a boggy wasteland, with much of the land close to sea level, occupied by a few scattered farms and market gardens.

Small townships began to develop, at Caversham flanking the main south road, and at Parkside, these catering for the gold rush traffic heading inland. Land here was cheap, and from the 1870s both industry and housing gravitated toward the area. A railway station linked Caversham and Kensington to the city. Horse trams followed in 1880, stretching through Caversham and South Dunedin and then on to the beaches at St Kilda and St Clair. New housing subdivisions followed the tramlines, while industrial sites, including the Hillside Railway Workshops and Dunedin Gasworks clustered around Caversham.

In the 1870s Otago's economy was strong with returns from the Central Otago goldfields, and the development of public works including railway construction. New Immigration Barracks were built at Caversham in 1873. After becoming acclimatised to their new home, many immigrants settled nearby or in neighbouring South Dunedin, providing a boost to the population. In 1877 Caversham became an independent borough, with boundaries extending to St Clair in the South and Kensington in the northeast. Caversham fancied itself as separate from (if not above) the rest of 'The Flat', but few outsiders noticed the difference. 'The Flat' was the most ethnically diverse area of Dunedin, with fewer Scottish migrants and more people of English origin than other parts of Dunedin. The 'Assyrians' – Lebanese – formed a small but distinctive community; and the Chinese market gardeners, a hard working group who pretty much kept to themselves, carefully cultivated vegetable plots at Forbury. The homes and workplaces, in addition to shops, schools and churches provided an economic, social and cultural infrastructure and Southern Dunedin became a world of its own. Its inhabitants could live, work, shop, worship, socialise, be entertained and educated, all within 'The Flat' or just beyond it (The Caversham Project 2003).

Some of Dunedin's poorest people lived on 'The Flat'. Although the miserable hovels of Mafeking Terrace and Maria Street were the worst side of the densely packed working class neighbourhoods of Kensington and South Dunedin, not everyone was poor: Caversham was a stronghold of skilled tradesmen and their families who lived in houses that were larger on average than those in South Dunedin. South Dunedin was far more populated than Caversham, with 12.9 persons per square acre compared to 4.4 persons per square acre in Caversham (The Caversham Project 2003).

Between 1890 and 1940 some 90,000 people lived in Dunedin's southern suburbs. Spreading out over 'The Flat' they occupied distinctive suburban areas, including Caversham which was Dunedin's oldest and most densely populated working class community. South Dunedin abounded with children, and from 1901-1904 Caversham borough had one of the highest birth rates in greater Dunedin. These fifty years were a critical period in New Zealand's history, and Dunedin led the way in this time of rapid industrialisation and urbanisation, becoming the country's first major industrial centre. 'Modern' ways of organising society (and work) were pioneered here. The experience of Dunedin's southern suburbs is a microcosm of what was happening across the country (The Caversham Project 2003).

5.1 Brief History of the Site

Development of Social and Child Welfare in Dunedin

During Dunedin's early years there was no formal system for dealing with the poor and neglected members of society. Initially, the extremely poor (who often turned to alcohol to numb their existence) were placed in the city gaol along with the mentally ill, debtors, vagrants, drunks, and convicts, or were accommodated in the overcrowded conditions of the small general hospital that stood on the Octagon. The provincial surgeon, Dr. Edward Hulme, suggested that an asylum be built apart from the hospital to ensure proper keeping of the city's lunatics. Concurrently, the Otago Benevolent Institution took form, to deal with the city's poor (Williams *in prep.*).

Founded in 1852 and funded by a combination of public support and government subsidies, the institution initially provided 'outdoor relief' (grants to the needy), but in 1866 opened a home for those in need. It took in both the children and the elderly – children formed the majority of residents until the 1870s. The Otago Benevolent Institution had its own school, with a teacher provided by the Otago Education Board.

As early as 1857 there was talk of the creation of an industrial school in Dunedin (Letter from John McGlashan to the Superintendent of Otago, regarding the Otago Presbytery's interest in establishing an industrial school for Maori, and Maori welfare generally, Archives New Zealand).

The Neglected and Criminal Children Act 1867 and the Development of Industrial Schools in New Zealand

In the early days of the colony, neglected and delinquent children constituted a problem for the authorities, mainly resulting from low standards of living and health which stemmed directly from poverty. Major legislation in this field was based on English legislation. In 1867 the *Neglected and Criminal Children Act* was passed (this was almost identical to the *Neglected and Criminal Children Ordinance* which was proposed by the Otago Provincial Government in 1867, and had been disallowed by the central Government). This Act established the system of industrial schools which dominated the scene until the end of the nineteenth century. These schools were residential institutions intended for the care and education of neglected children under 15 years of age, but to some degree were used also, and unsuitably, as orphanages and reformatories. They were established chiefly by the various provincial governments, but also in a few cases by voluntary organisations.

Under the Act, neglected and delinquent children were to be kept separate. Provided that a child spent at least half the period of committal in an Industrial School, they could be boarded out with foster parents, friends, or placed in employment. Under the Act, courts would commit neglected children under 15 years brought before them by the police. Parents could also bring uncontrollable children to the courts, or alternatively could arrange privately for a child's admission while retaining guardianship. Managers of Industrial Schools were legal guardians of children committed until they reached 21 years of age, and children were meant to be provided with a combination of educational and vocational training, with the ultimate aim of converting delinquent or neglected children into hard working citizens. Provision was made for suitable children to be boarded out with foster parents. Official visitors were appointed to inspect schools, and managers and police supervised children boarded out. The practice of boarding out fell off during the 1890s as prosperity increased and fewer children were committed.

With the abolition of the provinces in 1876, administration of industrial schools was passed to the Justice Department. In 1880 responsibility was transferred to the newly formed Education Department, which initiated a more active and enlightened policies. The Industrial Schools Act of 1882 permitted the boarding out of children who were in care of such schools, and by 1895, 81% of children from the schools directly controlled by the Department were in foster homes.

The Industrial School at Caversham was the first in New Zealand, opened by the Otago Provincial Government in 1869, followed by Burnham, which was opened by the Canterbury Provincial Government in 1874. The next to be established was the Kohimarama Naval Training School which was opened by the Colonial Government in 1874, and became an industrial school in 1881.

Table 1. Industrial Schools in New Zealand

Dates of operation	Name of School	Current condition
1869-1927	Industrial School, Caversham, Dunedin	Possibly one building remaining
1874	Burnham Industrial School, Canterbury (Thomas Cane Provincial Architect and B Mountfort associated with design)	Some structures remaining and registered with NZHPT (No's. 3063, 1781)
1870 (as Naval Training School) – 1882	Kohimarama Industrial School, Auckland	Registered with NZHPT (No. 111)
	Howe Street Industrial School, Auckland	Mainly open to girls up to 14 years.
	Mount Magdala Institute, Industrial School for girls	Son of God Chapel associated with MMI is registered with NZHPT (No. 4393)
	Lyttleton Industrial School	
	St Mary's, Nelson	
1850 (as school for Maori girls). From 1890 as industrial school	St Joseph's, Wellington (for girls)	Porch of St Joseph's Providence is registered with NZHPT (No. 1425)

When the Otago Provincial Government opened the Caversham Industrial School in 1869, a few children were transferred there from the Otago Benevolent Institution, but the Otago Benevolent Institution did continue to admit children. In the 1890s a policy change led to most of the children moving into foster care. After 1896 only the occasional child stayed short-term at the Benevolent Institution, which became a home for the elderly. The Institution seems to have admitted children from Southland as well as Otago, until the opening of the Bowmont Street Home in Invercargill.

The Development of Child Welfare Providers in the Otago Province

There have been numerous orphanages and children's homes in Otago and Southland. The majority of the children housed in 'orphanages' were not orphans, but children from families with difficulties. Some were illegitimate and their mothers were unable to both work and care for them, others had parents in prison or with alcohol problems, some were removed from 'immoral' situations (living with prostitutes), some were simply neglected by their parents, while others had behavioural problems and their parents could not manage them, or had them removed by the courts. Some children lived in homes temporarily until family problems had been solved, while others lived there until they reached adulthood.

The region's first children's homes were not purpose-built facilities but 'benevolent' or 'charitable' institutions which housed both adults and children. Later the government developed 'industrial schools' for neglected and criminal children, but in the late nineteenth century government policy shifted in favour of the 'boarding out' (fostering) of neglected or orphaned children. The late nineteenth century also saw controversy over 'baby farming' and other issues relating to the fostering of babies.

As government institutions for children became smaller, churches and other charitable organisations began to open orphanages and children's homes. Eventually these also fell out of favour, and larger institutions became smaller 'cottage' homes, with the majority of children being housed in foster care.

Industrial School, Caversham, Dunedin (1869-1927)

The Industrial School was opened in January 1869 on a 21 acre [Sections 41 and 42, Blk VI, Town District] site at Lookout Point (proclaimed an Industrial School in the Otago Provincial Government Gazette on 27/1/1869: 23). The institution was situated at the top of Caversham Rise, in a 'picturesque position, with a splendid view of the ocean and part of the town'. The establishment of the institution was due to the far-sightedness of Mr James Macandrew, then Superintendent of the Province of Otago, and Mr St. John Branigan, Superintendent of Police for Otago, both of whom recognised the advantages that would arise from the training of neglected and criminal children, though the numbers of these at that time were few. The concern in Dunedin had been prompted by "a class of people from the neighbouring colonies, many of whom were leading an irregular and dissipated life, whose children were likely to become pests to society" (Somerville 1982).

The school was placed under the management of Mr. Benjamin Britton (master), who resigned his office as sergeant of police to take up the work, and his wife, Mrs Ann Britton (matron) (Otago Provincial Government Gazette 20/1/1869: 18). For six years the Brittons conducted the institution, which under the admirable supervision of Mr Branigan and Dr. John Hislop, Secretary of Education for Otago, fully realised the hopes of its founders.

The main buildings, consisting of the living quarters and the day school, were originally moved on site for temporary use, but ended up staying much longer. In many ways they were unsuitable for use as a school, being badly positioned, cold, and already rickety and tumbledown in appearance (Somerville 1982).

By April 1869 the school housed 47 children including 15 who had previously been committed to the Otago Benevolent Institution under the Neglected and Criminal Children Act 1867 (the Otago Benevolent Institution had been proclaimed an industrial school for that purpose in 1867). The other 32 children had been committed from Dunedin and country districts (Branigan 1869).

The rules and regulations for conduct, management and supervision of the institution were based on those in use in Victoria, Australia. Small modifications were made to the rules, in particular, the rations, which for breakfast were bread, tea, and coffee for Victorian children, but an equivalent in oatmeal and milk was provided for the Otago children, owing to the climate (Branigan 1869). A timetable outlined the schedule of events for each day, with provision made for relaxation and play according to the ages of the children.

"The elder girls are at present being taught, under the Matron, needlework, both by hand and machine; also cooking, washing, and making underclothes for themselves and the younger children; but a certain portion of each

morning and evening is devoted to school, while the boys above the age of eight years are required to attend school for half the day, and are kept at work, suitable to their strength, the other half of each working day” (Branigan 1869).

The timetable was strict (see Table 2), as were the punishments – for a second or third offence, six stripes on the hand or breech; thereafter, twelve stripes (Branigan 1869).

As well as the matron and master, one male attendant who supervised the older boys with their work, and two female attendants (one cook, and one laundress who acted as a female warder, and slept in the dormitory) ran the institution (Branigan 1869). Of the boys, Branigan noted, six or seven were of the age desirable to teach them a trade, “in order for them to become, hereafter, useful members of the community” (Branigan 1869). Branigan suggested engaging a practical tradesman instead of the male attendant, and recommended a tailor or shoemaker so that boots and clothing of the children could be made and repaired internally (Branigan 1869).

The children admitted to the institution in its first year came from Dunedin, Switzers Diggings, Oamaru, Cromwell, Waikouaiti, Clyde, Port Chalmers, Tuapeka, and Arrowtown. They were admitted for a variety of reasons, and inmates included a twelve year old girl who was found running vagrant and neglected in Waitahuna; three sisters whose father deserted them at Switzers Diggings and whose mother was a drunk prostitute; five children between the ages of 3 ½ and 9 whose father had deserted three years ago to join a North Island militia; two sisters found in a brothel; and siblings whose prostitute mother was in gaol and whose father had gone to England (Branigan 1869).

Table 2. Timetable of weekday events at the Industrial School, 1869

6am	Wake up, wash, make beds
6:45am	Air the wards, dress
7am	Muster for prayers in the schoolroom
7:30am	Breakfast
8am	Older boys muster for work
9:30am	Under 12s muster for school
11:45am	Wash for dinner
12 noon	Dinner
2pm	Return to work or school
3:30pm	School dismissed. Smaller children washed and combed by female attendants
4pm	Boys finish work, wash for supper
5:15pm	Supper
6pm	Muster for prayers. Bed time for under 6s
8pm	Bed time for under 10s
9pm	Bed time
9:15pm	Masters rounds of the wards

In 1870 the adjacent Section 42 was added to the Industrial School site (Votes and Proceedings of the Otago Provincial Council 26/4/1870: 7)

By 1871, Mr Britton was happy to announce that the institution was conducted most satisfactorily, with the utmost attention being paid to the health and education of the children. Ninety children were on the roll, including several who had come up from Southland (Southland was annexed into the Otago Province in 1870). The extra children put pressure on the already stretched resources of the school, leading Mr Britton to request a separate establishment for the female children to be built opposite (on Section 42) (much more desirable than making additions to the present buildings) (Britton 1871). "During the past twelve months" he said, "a considerable addition has been made by the erection of dormitories for both sexes, and also a kitchen, this was thought to be ample accommodation for some time to come, but at present the institution is quite full, and still further accommodation will in all probability be required" (Britton 1871). The boys had been engaged in outdoor work, and over the previous year had cleared the remainder of flax from the grounds and cleaned the ground for cultivation. Four and a quarter acres of the grounds had been ploughed twice and sown in oats and grass, and the oats sold for £4.5.0. (Britton 1871). The girls had been making, mending, and washing the various articles of apparel, bed linen, etc., for the institution (Britton 1871). Mr Colee had been appointed school teacher, and Protestant and Roman Catholic teachers were brought in for religious training. Every Sunday the Protestant children would attend church in Caversham, while a Roman Catholic priest came to the school to preach to the remaining children (Britton 1871).

By 1872 the numbers had increased again, with 37 extra children in attendance, putting even more pressure on the resources. Two girls and one boy had died while in attendance during the past year (Britton 1871). The circumstances of the deaths are not discussed). Mr Britton again requested a shoemaker to apprentice the boys, and a woman to be employed as a general servant (Britton 1872). "During the past year" he said, "a cottage was removed from the vicinity of the new residence of the Rector of the High School, and re-erected here for the use of myself and family. This leaves accommodation of three rooms in the main building for the use of the inmates. Also, a building from Bell Hill has been removed and re-erected here, and is now used as a nursery, drying-room, and lavatory, and which has proved highly beneficial. During the year £132.4s.4d. has been received for the maintenance of several children, the sale of oats, grass, pigs, and sand &c." (Britton 1872). A sand mine had been opened up on the western end of Section 42, and the boys were engaged in the extraction and sale of sand for use in cement. Mr Britton requested funds to fence in a portion of Section 42 (about 16 chains) with bush posts and rails, so that the ground enclosed could keep two cows. Mr Britton believed that the establishment of a small farm on Section 42 would both teach the boys valuable skills, and provide milk for the school, thereby bringing running costs down (Britton 1872).

In 1873 the school had 55 boys and 41 girls in attendance. One boy and one girl had died in midwinter – both were "very weak" when admitted to the Industrial School, and died shortly after they arrived (Britton 1873). Mr Britton's charges were highly sought after, with a huge demand (more than could be met!) for boys and girls from the institution for service in the country (Britton 1873). A man had been engaged to teach the boys farms work, and the boys had three acres of garden under cultivation, which produced both food for the kitchens and winter feed (swedes and carrots) for

the stock. Two cows had been purchased, and an additional two acres of ground were broken up and fenced. Repairs were made to the buildings, which were in "tolerably good" condition, including the lining of one room. The accommodation was considered ample (Britton 1873). Mr Colee resigned from his job to take the position of Master at the Christchurch Industrial School, and Mr James Fleming, formerly a teacher at the Lyttleton Orphanage, was appointed teacher in his place (Britton 1873).

In 1874 a vote was made with the view to providing a reformatory school for criminal children "contaminating the inmates of the industrial school", as it was difficult to separate the two classes (Votes and Proceedings of the Otago Provincial Council 29/4/1874: 3). The Provincial council held high hopes that the Industrial School would before long be self supporting. Most of the children in the home were 2 years of age or over, although babies and toddlers could be admitted for a short period before being fostered or adopted out. Children often stayed long-term. Those over 12 years old could take up trades apprentices, while 14 year olds became eligible for domestic or farm work. The Industrial School boys continued to work in the garden, fields, and workshops on the site; and many had taken up apprenticeships after leaving the school, including rope and twine spinning, baking, carpentry, a cordial manufacturer, and a confectioner (Report on Industrial School 1874).

The condition of the buildings was "tolerably good", and accommodation was ample, but Mr Burns, the surgeon for the Industrial School advised the substitution of brick buildings for the present wooden ones, as the fire risk was severe. Numerous improvements had been made to the site since its inception, with a large portion of land now well sheltered by trees, and under thorough cultivation. Most of the buildings were very old when placed on the site, and the cost of keeping up repairs was a heavy burden for the school. The arrangement of the buildings was deemed inconvenient, they were cold and draughty, and posed a serious fire risk. A bath house had been erected in 1874 (see Appendix C), which is presumed to have been sited in Section 42, near the sand quarry.

The number of admissions to the Industrial School was increasing at an alarming rate, which was thought, by the institution, to have been caused by "a recent influx of families of a more degraded class than even that from which until lately the inmates had ordinarily been drawn" (Burns 1875). The new phase of admissions was deemed the administration to be "hereditary paupers". By 1876 numbers had reached 166. The building was seriously overcrowded but the school continued to grow.

In 1875 Mr Britton died, and was succeeded by Mr Elijah Tichener, who, at the time of his appointment was a sergeant of Police in Otago. In 1876, on the abolition of the provinces, the management of the institution passed into the hands of the General Government.

The massive increase in the number of inmates during the 1870s led the management of the school to call for further additions to all branches of the establishment, including kitchen accommodation, dormitories, "victualling rooms", and also a larger schoolroom (see Appendix C). In 1879 one teachers' class

consisted of the 170 children under the age of ten, all crowded into one moderately sized classroom (Somerville 1982).

A description of the school in the late 1870s by Miss Christie, who taught at the school from 1876 to 1906, gives a feel of how Dickensian the place must have been:

“The institution was dreadfully overcrowded, and in a most unsanitary condition. Owing to the absence of reformatories children of criminal tendencies and children of worthy, but poor, parents were indiscriminately mixed. As the laws of the institution had to be made for the former life was very hard for the children, teachers, attendants, and manager. The accommodation was quite inadequate for the number of the inmates... 200 children of any age from two or three to 15 years were crowded in a building far too small to accommodate them with any degree of comfort, and with little or no conveniences for bathing or recreation... the schoolrooms, two in number, were old, in bad repair, and greatly overcrowded. The manager’s house was a small cottage, and the school mistress occupied another (of two rooms) at a short distance.

The whole place seemed to swarm with children, and the poor little mites looked their very worst – the boys in moleskins abundantly patched and branded “O.I.S.,” and the girls in scanty wincey dresses, with sleeves cut short just above the elbow so as not to interfere with their work, and both boys and girls with cropped heads like little gaol birds...[In 1876 Miss Christie’s school roll numbered 102. [It is unknown how many were on the school-master’s roll] but it seemed to me as they marched into school two by two to form an endless procession.” (Otago Witness, 11 July 1906: 13)

In the earlier days of Mr. Titchener’s management, up to 1886, the barrack system prevailed, and there were over three hundred children at one time in the school, many of them infants; but in 1886 the boarding-out system was adopted by the Government. This reduced numbers considerably, and improved matters very much.

Miss Christie’s experiences under the conditions were far from pleasant. During school holidays her time was spent in the sewing room, patching and darning at “these awful moleskins, winceys, and ugly drab coloured pinafores branded “O.I.S.,” and as if this was not enough I was supposed to assist the matron Mrs Titchener, in every way when not engaged in my schoolroom.” (Otago Witness, 11 July 1906: 13).

Miss Christie found herself deeply affected by the children in this situation:

“Oh! Those neglected children – queer, weird looking, neglected babies many of them, others big, sulky lads and girls, who were surprised at a kind word, and expected a blow if you raised your hand. Even then, with all the inconveniences, it was a treat to see them expand under the influence of a little love and petting. None of us had time to give them much.” (Otago Witness, 11 July 1906: 13).

After ten months of living and teaching on site, the enormity of the situation overwhelmed Miss Christie, and she applied to work ordinary school hours, and for

leave to reside away from the building. Teaching in those circumstances must have been trying:

"Picture my schoolroom if you can, literally swarming with children – all kindof human waifs, droll, pathetic, sullen, cunning, unmistakably criminal some, others like little cherubs despite ugly clothes: good, bad, indifferent, epileptics some, deficient – in intellect others, and occasionally an actual idiot, all mixed up indiscriminately, and, to crown all, when the 'babies' kitchen was being repaired, 10 to 18 little babies sitting or lying on the schoolroom floor round the stove. There was no other place warm enough for them. Visitors used to come to the door and look in, holding their handkerchiefs to their noses, and leave as soon as possible...in spite of all this there were more amusing incidents than unpleasant ones, and, on the whole, the children seemed happy" (Otago Witness, 11 July 1906: 13).

Despite the difficult situation, Miss Christie remained positive and managed to teach a fair amount of schoolwork. In 1884 the old schoolroom burned to the ground. Miss Christie *"danced with delight... and bore with cheerfulness the discomfort of our temporary schoolroom – a play-shed with an earthen floor, across which an occasional rat or mouse deported itself"* (Otago Witness, 11 July 1906: 13). A new, "up to date" three-roomed classroom was built in its place.

Mr Titchener and his wife remained on site as schoolmaster and matron, along with a barrage of regular attendants, nurses, and so on. During the seventeen years that he held office (the Titcheners resigned amidst scandal in September 1892) a number of additions were made to the buildings, which had been found too small for their purpose.

In 1882 a change of government policy saw an increasing number of children boarded out. Things began to improve – change after change took place as the manager contrived to get more and more comforts. Everyone [in the community] *"took an interest in [the children]... their clothes, of course, were clean, and their dormitories spotless, and there was plenty of food, even if the Government of that day denied them tablecloths, and gave them only enamelled mugs, plates, etc."* (Miss Christie in Otago Witness, 11 July 1906: 13).

The Titcheners were replaced by Mr Burlinson, who pushed through more reforms. Improvements to the school included a comparatively small number of children, *"pretty new dormitories, the number of bathrooms, the girls in their neat and even pretty dresses and pinafores... the absence of uniform... the separation of the neglected children from those of lower tendencies, their mixing with children from other schools, and the gradual raising of the standard of education from Standard IV to Standard VI"* (Otago Witness, 11 July 1906: 13).

When she left the school in 1906, Miss Christie commented, “*No child need now be ashamed of having been brought up in the Industrial School... girls and boys are taught together, and taught to take each other’s company as a matter of course – I must acknowledge that the present arrangement is far pleasanter than the old for the girls, who, being few in number have much more leisure for reading and recreation, and are being thoroughly trained in not only ordinary school and domestic duties, but cooking, fancy work, and the lighter and more refined phrases that can only be taught when their guardians and teachers have time to give them individual attention...*” (Otago Witness, 11 July 1906: 13)

The Demise of Industrial Schools

In 1882 the *Industrial Schools Act* repealed all previous legislations, and established some important principles. The distinction between reformatory and industrial schools laid out in the *Neglected and Criminal Children Act 1867* was abolished, and henceforth it was admitted that both neglected and criminal children were kept in the same place (this had been happening at Caversham since the schools inception). The new act also embodied the Education Department policy of placing children out in the community, instead of housing them in large institutions.

In 1899 the long talked-of scheme to provide new girls dormitories, kitchen and dining hall in brick was finally carried out, but this still left the boys in the now very dilapidated and dangerous wooden buildings (those wooden buildings had done duty in Dunedin as a post office and were moved on site!). Though frequently condemned by observers, the wooden buildings remained in use until 1905 (Somerville 1982).

In 1900 the children and industrial schools were reclassified as either criminal or neglected. Burnham and Te Oranga became reformatories for boys and girls respectively, Auckland Industrial School became girls only, while Caversham remained unchanged. In 1901 it was decided that the Caversham school become an Industrial School for girls of good character, and act as receiving home for both sexes under the age of ten. In 1905 this plan finally came to fruition when all the boys (around 100 of them) and Mr Burlinson moved to the new Weraroa Boys Training Farm near Levin. This left less than 30 inmates at Caversham, yet the School was still responsible for another 500 or so who were either boarded out, “licensed to friends” or in service.

From 1906-1909 the School was managed by Harriet Petremant, a fierce woman who was accused of using corporal punishment “unnecessarily frequently”, to which she responded: “[It is] *the only punishment that tells. They have neither brains nor conscience for any other form of punishment to have effect. They have no sense of humour to appeal to.*”

From 1915-1920 the number of children resident in state institutions dropped from c.1000 to 360, and at Caversham the inmates dropped to around 20. The Education Department closed four of the six schools, leaving only Caversham and Weraroa in 1920. Meanwhile, receiving homes were opened in the four main cities. Dunedin Receiving home was opened in Andersons Bay to take in the older boys. Caversham Industrial School remained as the only girls industrial school in the country. It was a central institution "for those who were believed to require special training before being placed out to service or with foster parents (Dalley 1998: 77). This included delinquent girls who had been housed at Te Oranga Reformatory until it closed in 1918.

By 1920 the term 'industrial school' had been phased out and it was renamed "Special School for Girls, Caversham", although the home seems to have still been known as the Industrial School by the public.

In 1926 the Commissioner of Crown Lands prepared a report outlining the proposed disposal of Section 42 of the property (this area was mostly used for grazing by the School cattle. The sand quarry and baths were located at the northern end of Section 42) in anticipation of the school closing. He said "*the portion of the property lying to the east of Elgin Road*" as Mornington Road was then known, "*about 8 ½ acres, falls away from the existing roads generally, the lowest part near the south east corner where there is a spring, being rather damp... A well formed drive runs from the main south road to the main buildings... The buildings are all in this area east of Elgin Road. The main building is a large two storey brick house with single storey brick wings and annexes and one brick outbuilding, around fifty years old. All other buildings are of wood or corrugated iron and are all very old except the managers house near the entrance gate at main south road which is only 2 or 3 years built. There is one other old cottage, formerly used as a managers residence. The other buildings are very old, structurally unsuitable for dwelling houses, viz., wooden school house, wooden laundry, small iron cottage and several sheds and hutments scattered about the property.*" All the older buildings are suggested by the commissioner for removal or reconstruction. (Caversham Industrial School Lands and Survey file, Archives New Zealand).

The school finally closed in 1927 (and Te Oranga re-opened as the Burwood Home for older delinquent girls). The forty or so girls who remained at Caversham were transferred to the newly reopened and refurbished Te Oranga site. The younger boys and girls were moved to the Andersons Bay site, and the older boys who had been at Andersons Bay moved back to the school site, where it was renamed the Dunedin Boys' Receiving Home.

Dunedin Boys' Receiving Home, Lookout Point (1928-1991)

The Dunedin Boys' Home opened in 1928 on the site of the former Industrial School. It was originally known as the Boys' Receiving Home – Receiving Homes admitted children and screened them for further suitable placement. The Boys' Home closed in 1991 when the Andersons' Bay Elliot Street Home became a mixed sex home.

Elliot Street Home, Andersons Bay, Dunedin (1921-)

This home, at 40 Elliot Street, has served a variety of purposes. It started out as a Boys' Probation Home, which ran from 1921 to 1929. It then became the Dunedin Girls' Receiving Home (and also received younger boys). Like the equivalent Dunedin Boys' Receiving Home at Lookout Point, it admitted children and screened them for further suitable placement.

In 1972 the newly-formed Department of Social Welfare took over responsibility for child welfare from the Department of Education. Elliot Street Home then provided remand facilities and short term training for girls aged 10 to 17 years. The home closed in 1989, but reopened in 1991 as a new mixed-sex home.

5.2 Chronology of Development of Industrial School

- | | |
|-------------|---|
| 1867 | Neglected and Criminal Children Act passed |
| 1867 | Order approving the Benevolent Institution at Caversham an Industrial School under the Neglected and Criminal Children Act 1867 |
| 1869 | Proclamation establishing a reformatory school for the purposes of the Neglected and Criminal Children Act 1867, at Sec 41, Blk VI, Town District (Otago Provincial Government Gazette 20/1/1869: 17) |
| 1869 | Proclamation revoking the earlier proclamation (of 20/1/1869) establishing a Reformatory School (Otago Provincial Government Gazette, 27/1/1869: 23) |
| 1869 | Proclamation establishing the Industrial School "all that building, situate & being on Section numbered 41, Block VI Town District" (Otago Provincial Government Gazette, 27/1/1869: 23) |

- 1869** James Macandrew, Superintendent of the Province of Otago, appoints Mr Benjamin and Mrs Ann Britton to be master and matron respectively of Industrial School under Neglected and Criminal Children Act 1867 (Otago Provincial Government Gazette 20/1/1869: 18)
- 1869** Otago Provincial Government establishes Industrial School, 47 children domiciled
- 1871** Children from Southland begin to be admitted
- 1873** Neglected Children Act passed
- 1875** Mr Britton dies, is succeeded by Mr Elijah Titchener
- 1876** Provinces are abolished, responsibility is passed to the Justice Department. Numbers have increased to 166 children
- 1880** Responsibility for managing the school is passed to the Education Department
- 1882** Industrial Schools Act passed, permits the boarding out of domiciled children
- 1882** 14 February. At his parents' residence, Industrial School, Caversham, George John, the beloved son of Elijah and Emma Titchener, aged 24 years, died. (*Tuapeka Times*, 18 February 1882: 2)
- 1884** 4 September. The Industrial School at Caversham is on fire and nearly burned down (*Wanganui Chronicle*, 5 September 1885: 2)
- 1884** 5 September. A fire broke out at the Industrial School at Caversham but it was confined entirely to the school-room which was of wood and detached from the other building. The school room was a building about 80ft long, 30ft wide. The workshop and tools were also burnt. All that was saved was a number of musical instruments used by the school band. The teaching apparatus, books, &c, were locked up at 5 o'clock, and the fire which was left burning, is supposed to have spread and occasioned the disaster (*Poverty Bay Herald*, 5 September 1884:2)

- 1885** Orphanages placed under the jurisdiction of the Health Department
- 1889** At the Police Court today Mary Ann Lambert, the girl of fourteen, who had been taken from a Chinaman's house at Round Hill and charged with associating with prostitutes, was sent to the Caversham Industrial School for one year. The girl said her mother was dead. Her father was living at Dunedin (*Daily Telegraph*, 23 October 1889: 3)
- 1890** Children's Protection Act passed, prevents cruelty and exploitation of children
- 1892** As the outcome of the Caversham Industrial School enquiry, Mr and Mrs Titchener, master and matron, are to be retired on compensation, but no decision has been come to by the Cabinet with regard to young Titchener, against whom certain charges were preferred. The probabilities are than the Government will agree to accept his resignation in place of dismissing him. (*Thames Star*, 19 September 1892: 4)
- The Rev. Mr Habens' report re the charges levelled against the management of the Caversham Industrial School... that Mr and Mrs Titchener, master and matron, are to be retired on compensation conditionally on the resignation of their son, Hugh Tichener, who was the schoolmaster at the Institution, and against whom the charged of immorality were laid (*Marlborough Express*, 22 Sept 1892:2)
- 1893** Infant Life Protection Act passed
- 1893** 17 February, The Charitable Aid Board decline to accept the Minister's proposal to constitute a Board of Advice for the Caversham Industrial School (*Star*, 17 February 1893: 3)
- 1895** Industrial Schools Amendment Act passed, extend the authority to make board payments to cover children up to 14 years. This is administered by the Special and Industrial Schools branch of the Education Department.

- 1900** The government is negotiating for a site near Christchurch for a girls' reformatory, so that the Burnham Industrial School will be solely for boys. The Caversham Industrial School is to be reserved for girls (*Auckland Star*, 4 March, 1900: 2)
- 1905** 110 boys from the Otago Industrial School arrived in Wellington today and were taken to their new home at Levin (*Hawera and Normanby Star*, 3 November 1905: 8)
- There are 1387 children in all on the books of the industrial schools of the colony (*Marlborough Express*, 3 November 1905: 1)
- 1906** After 30 years of honourable and faithful service Miss Christie has retired from the position of schoolmistress in the Caversham Industrial School (*Otago Witness*, 11 July 1906)
- 1907** Miss Harriette Petermant, manager of the Caversham Industrial School, appointed by the Government as district agent under the Infant Life Protection Act (*Nelson Evening Mail*, 21 December 1907: 2)
- 1908** Industrial Schools Act passed
- 1910** The infant son of Mr. Johnson, a gardener, at the Caversham Industrial School, was found drowned at noon yesterday in a waterhole on the grounds. It had wandered away from the green where his mother was hanging out clothes, and she subsequently found it floating face downwards (*Colonist*, 8 September 1910: 3)
- 1926** Commissioner of Crown Lands prepares a report outlining the proposed subdivision of the property (and sale of part of Sec 42 to the Fire board)
- 1927** Industrial School closes, site is used as Boys' Receiving Home until 1991

5.3 Building Record

The site, defined herein as 181 Mornington Road (on the DCC rateable database as 192 Caversham Valley Road, legally described as Pt Sec 41 Blk VI SO 6 Town SD, Pt Sec 42 Blk VI SO 6 Town SD) currently has two modern period residences on the State Highway One frontage, and an early twentieth century bay villa which is one of the subject items of this assessment. Also on the site is a modern period garage associated with the villa. Access to inspection of possible site features to inform this assessment was limited by extensive undergrowth. There may be sheds and other archaeological features still extant on the site that we have not able to access. Permission was not granted by the tenants to view the inside of the villa beyond a view from the back porch into the kitchen. The comments made herein are therefore based on an exterior inspection of the villa, with those pertaining to the interior based only on what the tenants permitted us to view, and their comments.

Our research thus far has uncovered no clear archival record of when the villa was constructed on site, or alternatively, shifted onto the site (it must be noted that there is a history of established buildings being shifted onto the industrial school site).

From the limited observations made to date this building appears to be of c.1910-1920 construction

Original Form and Features of the Villa

From the limited observations made the following commentary is made:

In terms of its original form the building is a medium sized single storeyed double bay villa constructed with light timber framed and clad walls with a corrugated iron roof. The roof is formed with two parallel and one transecting gable, with an internal "fish tail" form roof with valley discharges to a lean-to veranda roof along the north side of the building. The building appears to be constructed on timber pile foundations with timber floors throughout. It is clad in rusticated weatherboards with double hung sash windows trimmed with square dressed and chamfered architraves which are also fitted to the exterior doors. The original rear veranda has chamfered posts. Aside from the additions later referred to, the exterior form and features of the building appear to be original to its initial construction period.

From the limited observation made from the rear veranda of the house, the following interior features were noted. Internally the place appears to have been fitted out with four panel colonial style doors with bevel profile architraves. The tenant referred to a number of sinks having been fitted in all the rooms, and that there were locks on every door, implying that it has been used for lodging.

The building appears to be, albeit, slightly larger than a normal bay villa for this area, of modest construction, using standard building technologies, joinery practices and timber profiles of its type and time.

Later Additions

The obvious alterations and additions to the building consisted of a small room built within the footprint of the north side veranda and a further room built onto the south side of the east side bay. The east side veranda which is assumed to have been an original feature appears to have been extensively rebuilt with some modification of the design. One modern period window was fitted into the west side wall, possibly as a replacement for an original which may have been in a different location. Internally, viewed from the back veranda of the building, what was seen appeared to have modern period wall linings, doors, cork tiles on the floor, built in joinery units, trims etc fitted.

Condition of the Villa

Externally, the building appears to be in a very run down condition and in need of general maintenance and repainting. No useful observation was made of the interiors and therefore no comment can be made on this at this stage.

Recommendations

There is no evidence that we have seen at this stage that indicates that the building is pre 1900, but that it is more likely c. 1910 to 1920 era. It is a bay villa with typical late Victorian era modest architectural design details apparent on the exterior, with transitional style architraves to doors and windows. The building technologies and construction details sighted were very standard for the period and type of building. From discussions with the current tenant, who referred to locks on all interior doors and wash hand basins fitted to individual rooms throughout the building, it may have been used as a hostel or dormitory at some stage.

In terms of recording the building, it would appear that there would be little point in undertaking any more than a floor plan and photographic record of the building, prior to, and as it is deconstructed. From the information available to date, it is considered that any greater level of recording could not be justified

6. METHODOLOGY

This assessment follows the format provided by the New Zealand Historic Places Trust in their *Archaeological Guidelines Series, No. 2, Guidelines for Writing Archaeological Assessments*.

The methods used for this assessment consisted of a site visit by Erin Williams on 12 December 2012 at which time the exterior of the building was inspected and photographed, and a walk over of the accessible areas of the site conducted.

The following documentary sources were employed for this assessment:

- The New Zealand Historic Places Trust Register of historic areas, places and wahi tapu
- Dunedin City Council District Plan
- Matapihi
- PapersPast
- New Zealand Archaeological Association site database, Archsite.
- Literature for background historical and cultural research, including the Caversham Project files on the school, held at the Hocken Collections
- Photographic archive at Hocken Collections, including Otago Witness Illustrations
- Education Department plans held at Hocken Collections
- Archives New Zealand Dunedin Office files on the property (including annual reports on the school, education files, crown land files).

- Discussions with Alison Breece at Dunedin City Council Archives in search for any archival information on the property. Note that Caversham operated under a borough council until it merged with Dunedin City Council in 1904, at which point some records were archived at DCC. The earliest records held at DCC archives for Caversham are post 1905, with the exception of some outwards letter books from 1881-1904. The earliest records for the site held at DCC archives were 1913 drainage applications, and then a 1941 application to construct the boys' home (now occupied by Methodist education centre uphill from the villa site).

Note that further files on the Caversham Industrial School are held at Archives New Zealand Wellington office. These have not been consulted in this instance due to time constraints.

7. DISCUSSION

The Caversham Industrial School was established in 1869 to house criminal, destitute, wayward, and orphaned children, in the hope that they would be reformed into hard working members of society. Until at least the 1920s the school site was littered with an assortment of ramshackle wooden buildings, most of which had been brought onto the site from elsewhere, which housed up to 250 children in conditions which, if hardly achieving much for their welfare, at least kept them alive and out of the way of respectable society. Around the turn of the century a large brick building was erected to house the girls and amenities, leaving the boys in the dilapidated wooden structures.

After the industrial school was closed in 1926, many of the old buildings were disposed of (it is unknown whether they were relocated to new sites or simply demolished), leaving behind one medium sized villa, presumed to be the managers residence described in the 1926 Commissioner of Crown Lands report mentioned above. A new boys' home brick building was constructed uphill of the villa in 1941, and it is likely that the 1899 brick two storeyed building (see Appendix A) was demolished at that time. The 1941 boys' home building has not been considered in this assessment as it will not be affected by the works described in this project.

Our assessment here is limited by several factors:

- The overgrown state of the site meant that it was difficult to access and therefore determine whether other structures or archaeological features were present on the site.

- Our inspection of the villa was limited to external viewing only at the request of the current tenants, and therefore our evaluation of its heritage significance is constrained to a superficial inspection.
- A more detailed evaluation of archaeological potential and heritage significance could be made if full access could be made to the property and building.
- Note that this assessment is based on the proposal documents provided by Opus, and that the details of this project may change.

8. ASSESSMENT OF ARCHAEOLOGICAL VALUES

8.1. *Condition of Site*

It is very difficult to comment on the condition of the site due to the limitations discussed above – the overgrown nature of the site makes it difficult to evaluate the presence and extent of archaeological features; and the difficulty in obtaining access to the villa means we are limited in the commentary we can make on its heritage significance or physical condition. It is thought that most of the other wooden buildings associated with the Industrial School were removed about the time the school closed (1927), and that the brick two storey building was demolished at the time of erection of the new Boys' Home (1941). It is not known whether any evidence of the "sheds and hutments" described on the site in 1926 is still present in the undergrowth. It is thought that the villa is probably the one described in the Commissioner of Crown Lands report in 1926, as being the manager's house "only 2 or 3 years built". Please note, he stated that the brick buildings were c.50 years old, when in fact they were 27 years old, and that his estimation of when the manager's house (probably the villa) was built may be inaccurate. Based on our limited assessment of the house we suspect it was built between c. 1910 and 1920.

8.2. *Rareness of Site*

The Caversham Industrial School site is rare in that it was the location of the first Industrial School in New Zealand, and the longest consistently in operation. Although other Industrial Schools' buildings remain better recognised and in better condition than those on the Caversham site, this project could be the first in New Zealand to investigate by archaeological means a former industrial school. A search of the HPT digital library did not reveal any archaeological reports for other industrial school sites.

8.3. Contextual Value of Site

The Caversham Industrial School can be considered to be of national significance as having been the first and longest running industrial school in New Zealand. It embodies to a time when society believed that criminal, neglected and orphaned children would benefit from being institutionalised en masse, and trained in practical labour skills so as to become useful members of society in time. Physical evidence of the development and use of the site at this time is limited. The site is potentially very rare, and now possibly unique in that it probably has not been disturbed to any great extent subsequent to its use as a school. All other recorded industrial school sites in New Zealand have been developed to some extent with archaeological features likely to have been destroyed in the process. An archaeological investigation of the site is very likely to reveal evidence of development and use of the site as an industrial school over its 58 year duration.

In terms of the villa, there is little to indicate that the built technologies of the house are in any way unusual or atypical for its type or time. In that sense there appears to be little reason to undertake any significant recording of the building. Knowledge of the original design features and use (which may be evident within the building) may be of use in adding to the story of development and use of the school; and based on the tenants comments about interior features, there may be contextual value that may be important to record.

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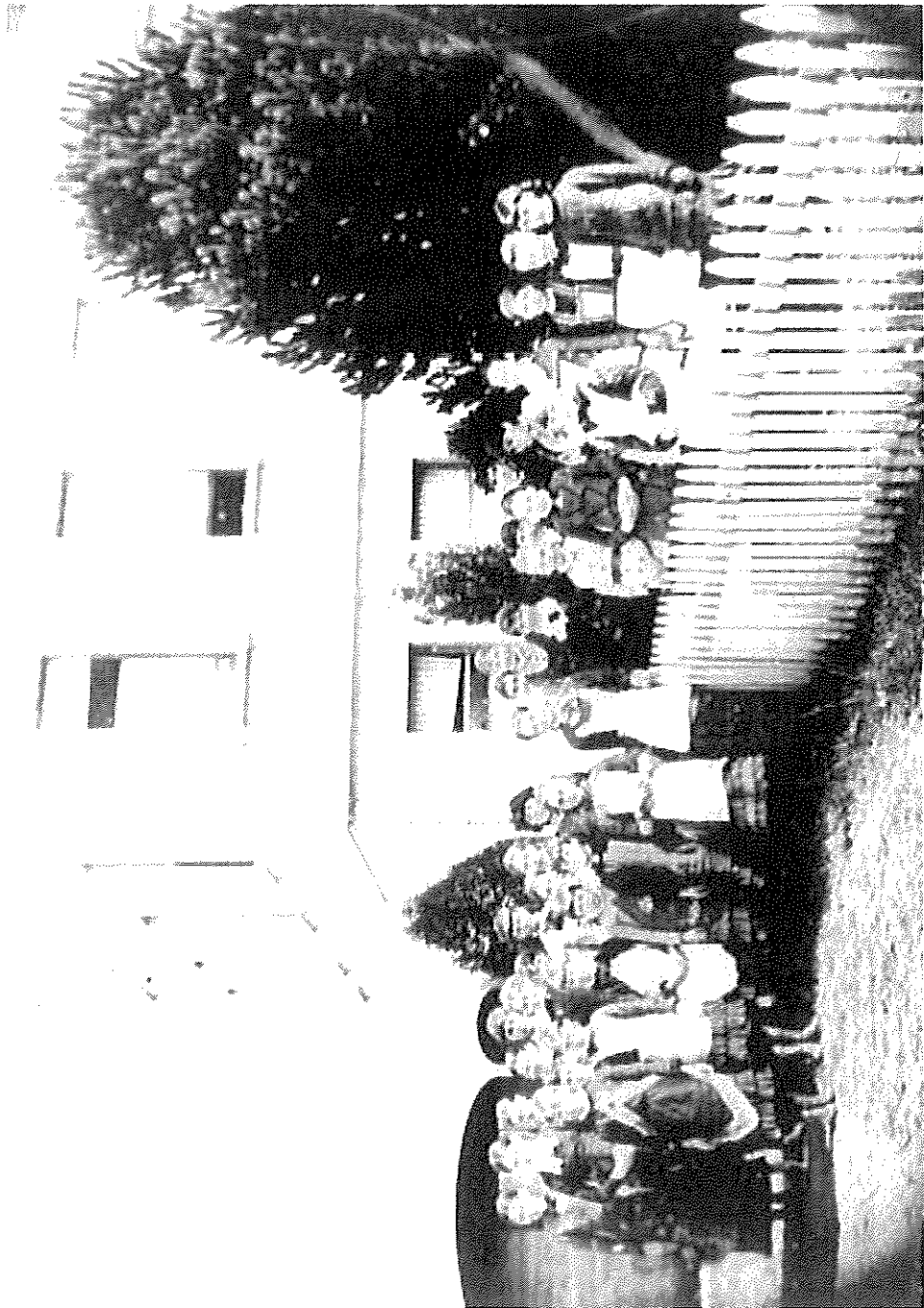
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APPENDIX A: HISTORICAL PHOTOGRAPHS

Please note, the following photographs were already poor copies, and we have simply reproduced them here. The best way to see these images is at the Hocken Collections photographic archive, or in the Otago Witness Illustrations

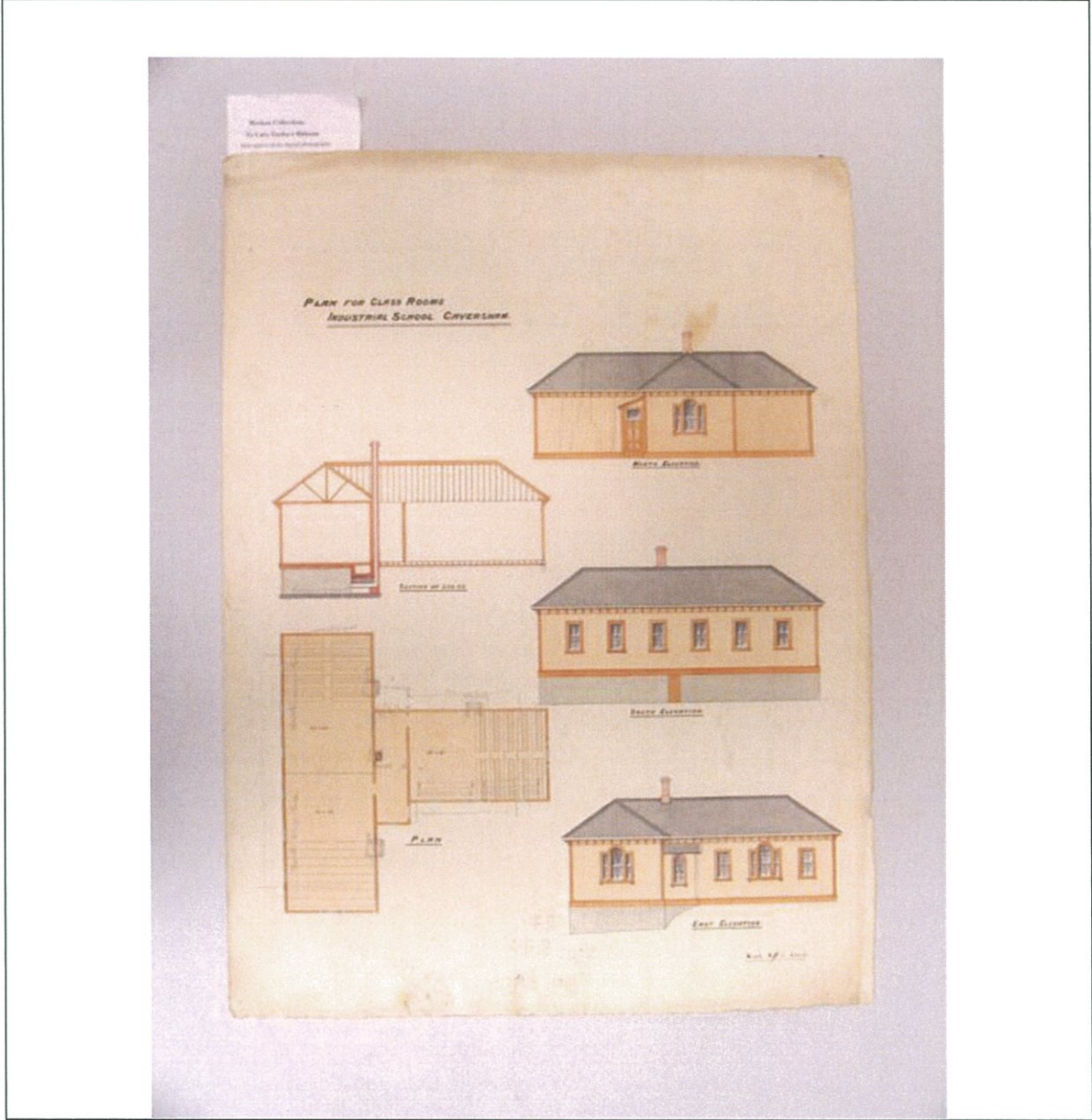


Girls standing outside the brick
Industrial School building built in
1889. Hocken Collection
c/nE3807/37

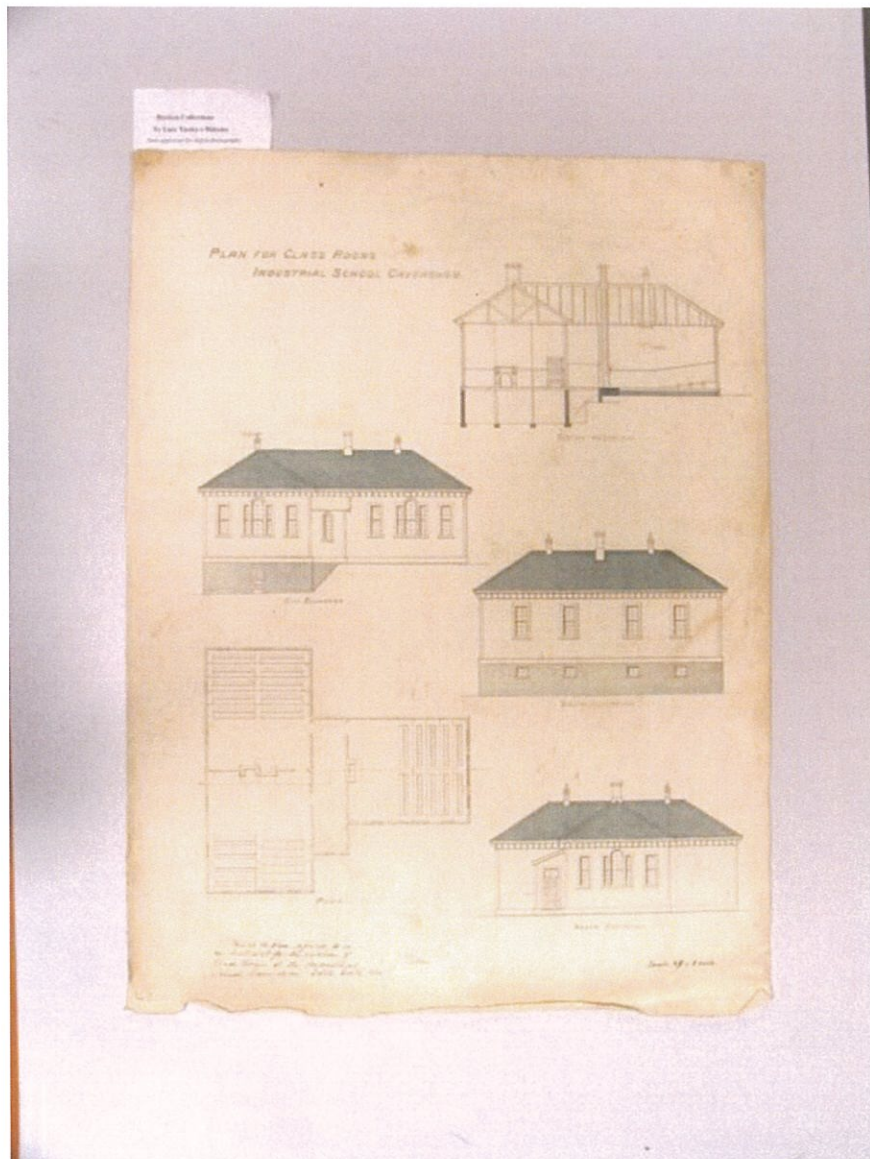


Girls standing outside the brick
Industrial School building built in
1889. Hocken Collection, 809-
404a

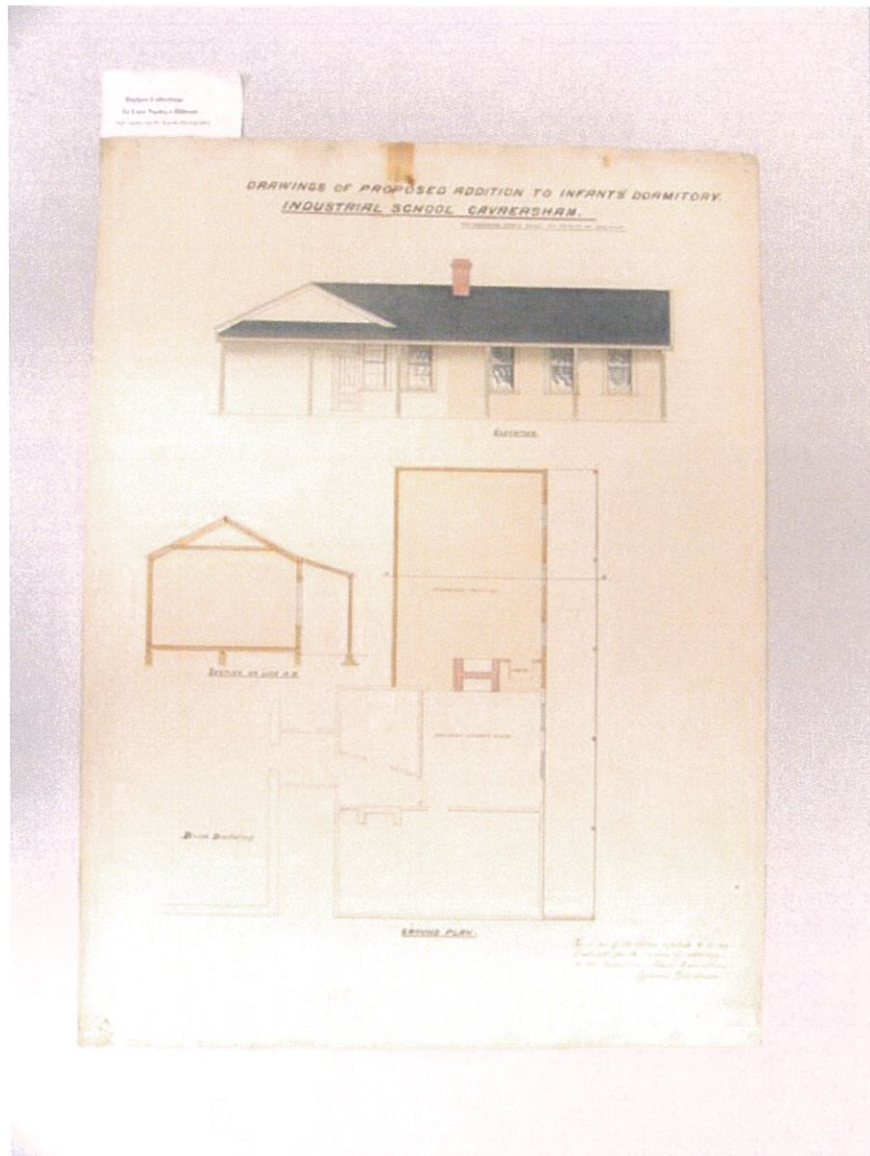
APPENDIX C: NINETEENTH CENTURY ARCHITECTURAL PLANS OF INDUSTRIAL SCHOOL Images from Hocken Library Collection



Plan for class rooms, Industrial School Caversham



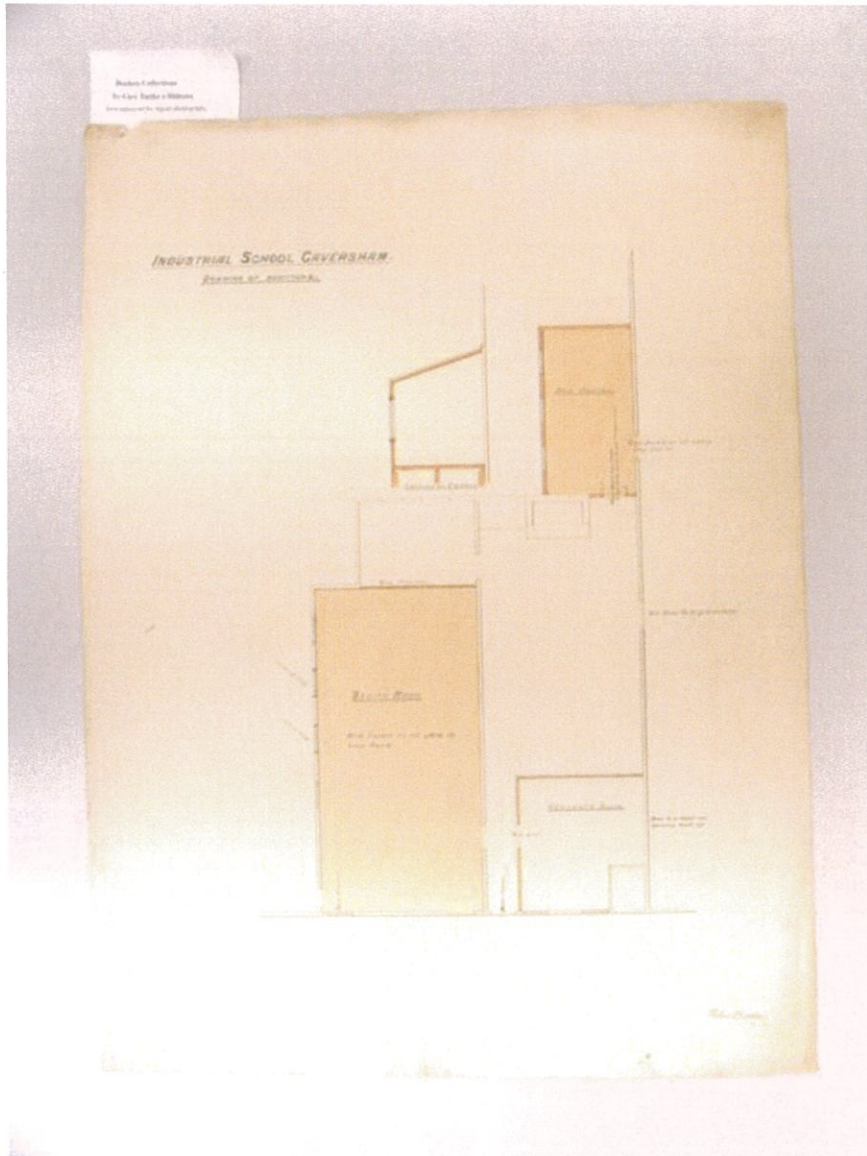
Plan for class rooms, Industrial School Caversham



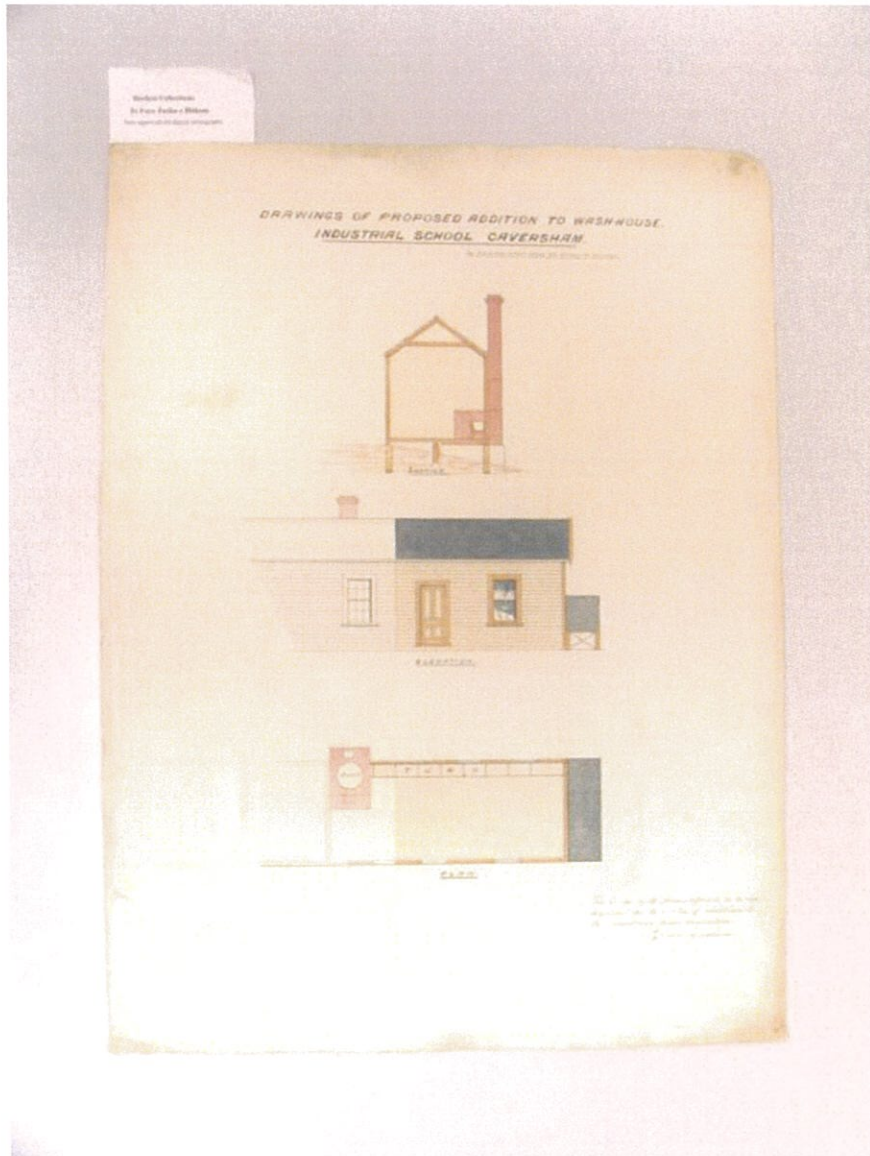
Drawings of proposed addition to infants' dormitory, Industrial School, Caversham



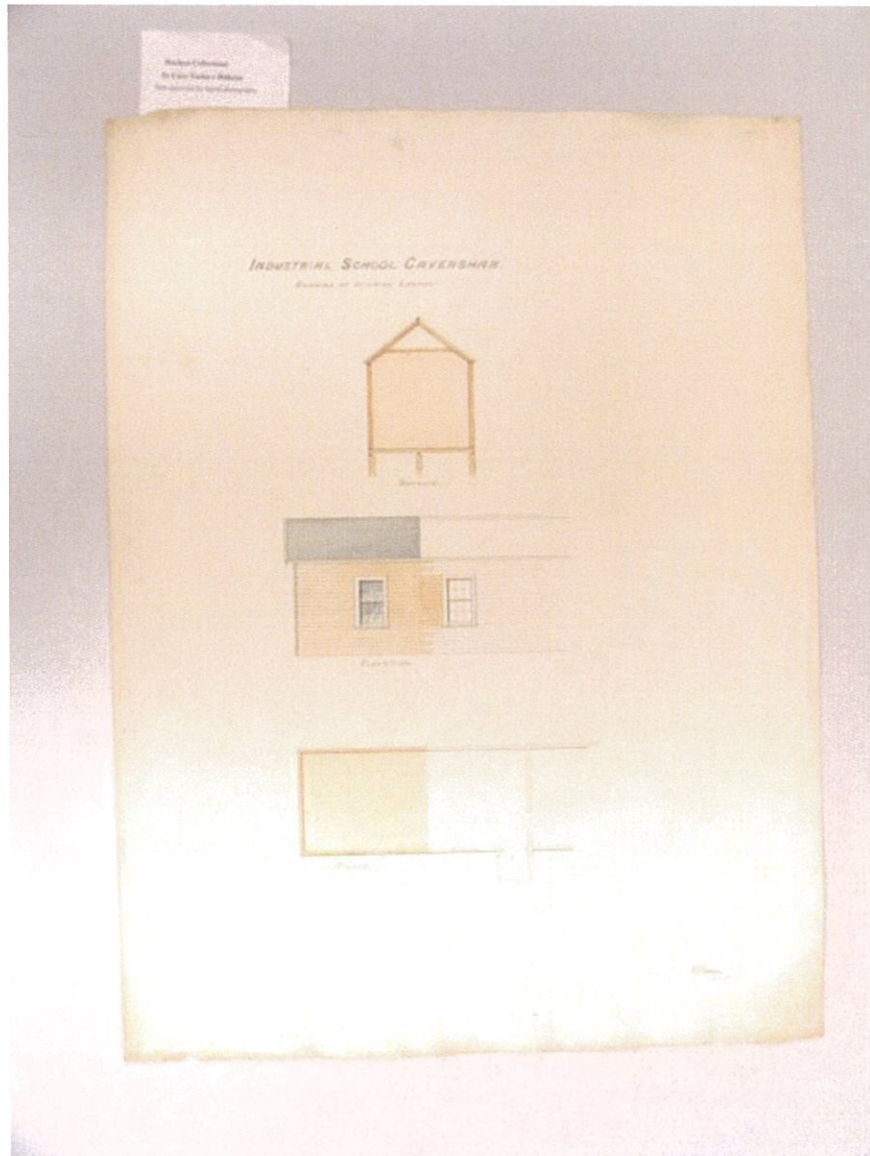
Plan of sheds and bath rooms, Industrial School



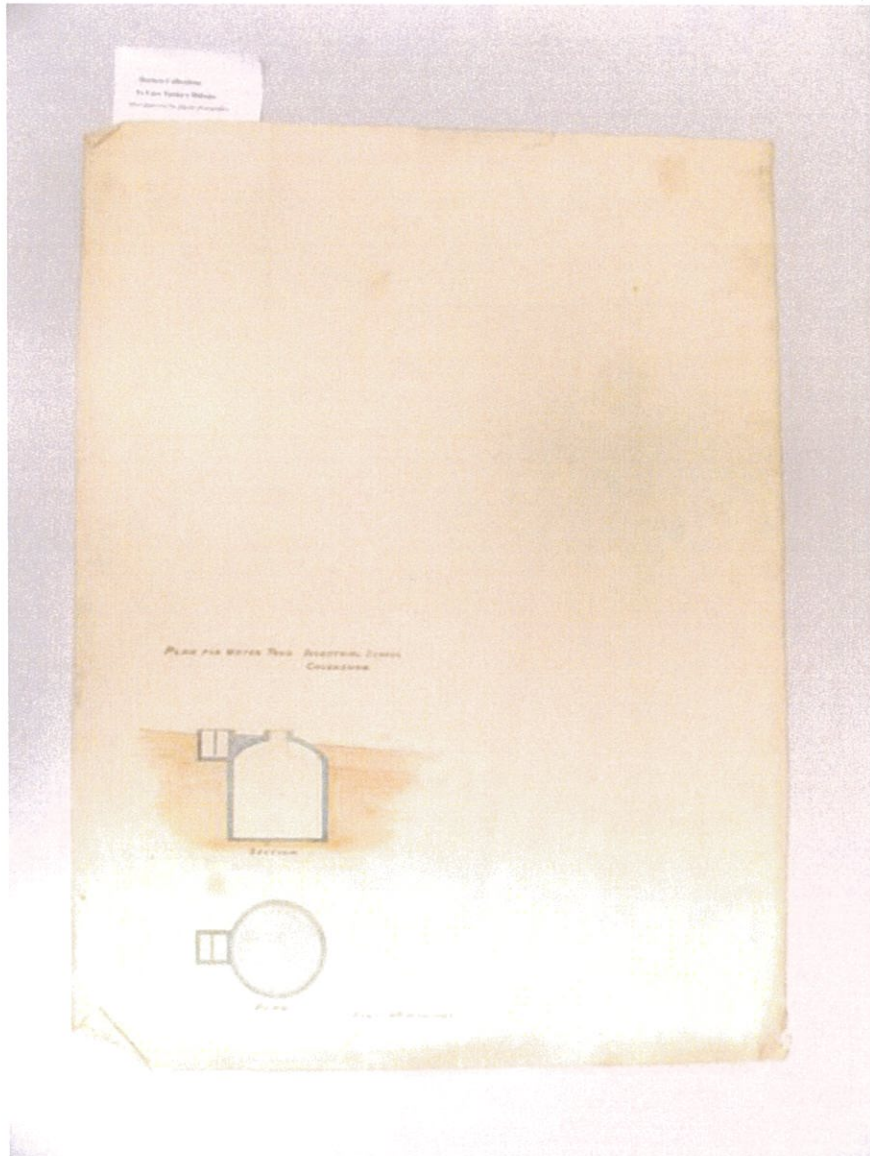
Industrial School Caversham, drawings of additions



Drawings of proposed addition to washhouse, Industrial School, Caversham



Industrial School Caversham, drawing of addition laundry



Plan for water tank, Industrial School Caversham