

Archaeological Assessment

Masterton Town Hall Demolition

Masterton

15 August 2024



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Front image: Masterton Town Hall and Perry Street c.1920 (Masterton District Library: 04-48/2).

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1. Introduction

Masterton District Council plan to demolish the old Masterton Town Hall, located at 64 Chapel Street, Masterton. The decision to demolish the building was made due to the high costs associated with strengthening and refurbishing the building as it received a seismic rating of approximately 15% and was subsequently closed in 2018. The façade of the building is listed in the Masterton District Plan as a Registered Heritage Item (MDC n.d.).

This report specifically addresses the archaeological impacts of the demolition of the Town Hall. The heritage values of the Town Hall are specifically not assessed as these are being assessed by a heritage architect separately.

This report does not specifically seek to locate or identify wāhi tapu or other places of cultural or spiritual significance to Māori or assess their significance. Such assessments may only be made by tangata whenua who may be approached independently of this report for advice.

1.1. Location and proposed Works

The old Town Hall (Figure 1) is located at 64 Chapel Street, being Part Section 104 TN of Masterton (Figure 2). The proposed works include the complete demolition of the existing building and clearing of the site down to subsoil, and the erection of a replacement building, likely with a similar footprint.

1.2. Limitations

No site visit was undertaken for the creation of this report, as any archaeological concerns within the footprint of the Town Hall will be obscured by the building, and the heritage aspects of the building itself are outside the scope of this report and the building itself is neither a pre-1900 structure, nor a gazetted archaeological site.



Figure 1: Photograph of the Masterton Town Hall frontage (Source: Lucian Nistor, via Google Maps).

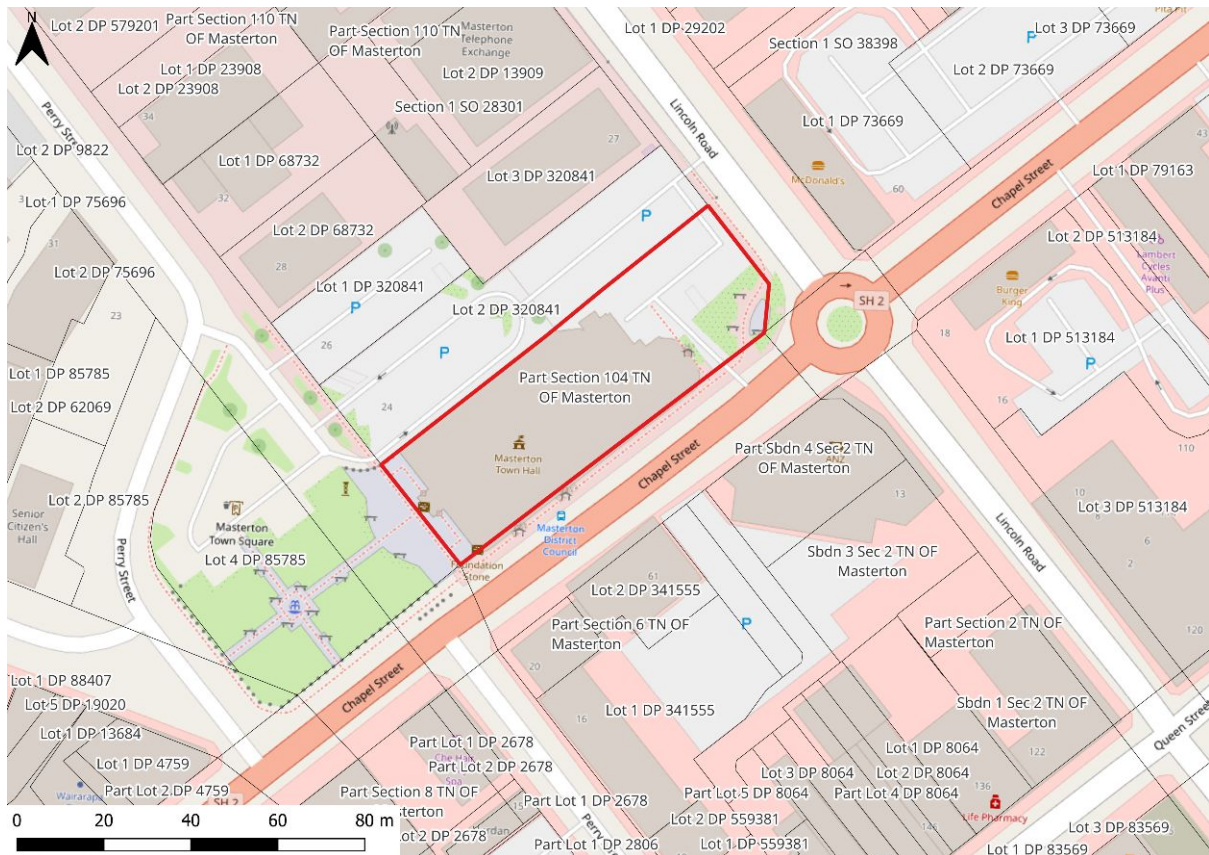


Figure 2: Location of Masterton Town Hall

2. Statutory Requirements

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) and the Resource Management Act 1991 (RMA).

2.1. Heritage New Zealand Pouhere Taonga Act 2014

Heritage New Zealand administers the HNZPTA. It contains a consent (authority) process for any work affecting archaeological sites, where an archaeological site is defined as:

- a) Any place in New Zealand, including any building or structure (or part of a building or structure), that -
- b) Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
- c) Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- d) Includes a site for which a declaration is made under section 43(1)

Any person who intends carrying out work that may modify or destroy an archaeological site, must first obtain an authority from Heritage New Zealand. The process applies to sites on land of all tenure including public, private, and designated land. The HNZPTA contains penalties for unauthorised site damage or destruction.

The archaeological authority process applies to all archaeological sites, regardless of whether:

- a) The site is recorded in the NZ Archaeological Association Site Recording Scheme or included in the Heritage New Zealand List,
- b) The site only becomes known about as a result of ground disturbance, and/ or
- c) The activity is permitted under a district or regional plan, or a resource or building consent has been granted

Heritage New Zealand also maintains the New Zealand Heritage List/ Rarangi Korero of Historic Places, Historic Areas, Wāhi Tūpuna, Wāhi Tapu and Wāhi Tapu Areas. The List can include archaeological sites. Its purpose is to inform members of the public about such places.

2.2. Resource Management Act 1991

The Resource Management Act (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 protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f).

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

Historic heritage includes:

- a) historic sites, structures, places, and areas
- b) archaeological sites;
- c) sites of significance to Māori, including wahi tapu;
- d) surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive, and some archaeological sites may include above ground structures or may also be places that are of significance to Māori.

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria).

3. Methodology

The research for this report consisted of a desktop study, which examined the following sources:

- NZAA ArchSite database.
- Modern aerial photography (c.2000 – 2017).
- Historic aerial photography back to 1950.
- Historic survey plans.
- Papers Past newspaper records
- DigitalNZ.org historic imagery.
- Proposed Wairarapa Combined District Plan.

3.1. Limitations

A walkover survey was not undertaken, as the existing Town Hall obscures any archaeological evidence that may be present. No other limitations were placed upon this assessment.

4. Background

4.1. Environment and Geology

Masterton lies within the North Island Shear Belt, a tectonically active region shaped by the interaction between the Pacific and Australian plates. The Wairarapa Fault, a major active fault line, traverses the area and has been a significant source of seismic activity, including the significant 1855 Wairarapa earthquake. This tectonic activity shaped the landscape and led to the formation of topographic features that contributed to human settlement patterning in the area.

The Wairarapa region is characterized by extensive sedimentary rock formations, primarily sandstones, mudstones and limestones, which were deposited in ancient marine environments. The presence of the Ruamahanga River and its tributaries has resulted in significant alluvial deposits consisting of gravels, sands and silts. These fertile alluvial plains have historically been attractive for human habitation due to their suitability for agriculture. Although Masterton is not directly in a volcanic region, the North Island’s volcanic activity has left its mark through the deposition of volcanic ash and other materials. These deposits have contributed to soil fertility.

The geological diversity of the Masterton area provided a variety of stone resources that were utilized by Māori for tool-making and construction. Chert, basalt, and argillite were commonly used materials, sourced from local outcrops and riverbeds.

The Masterton Town Hall is located on fertile Recent Fluvial soils, adjacent to Recent Gley and Recent Sandy soils (Figure 3).

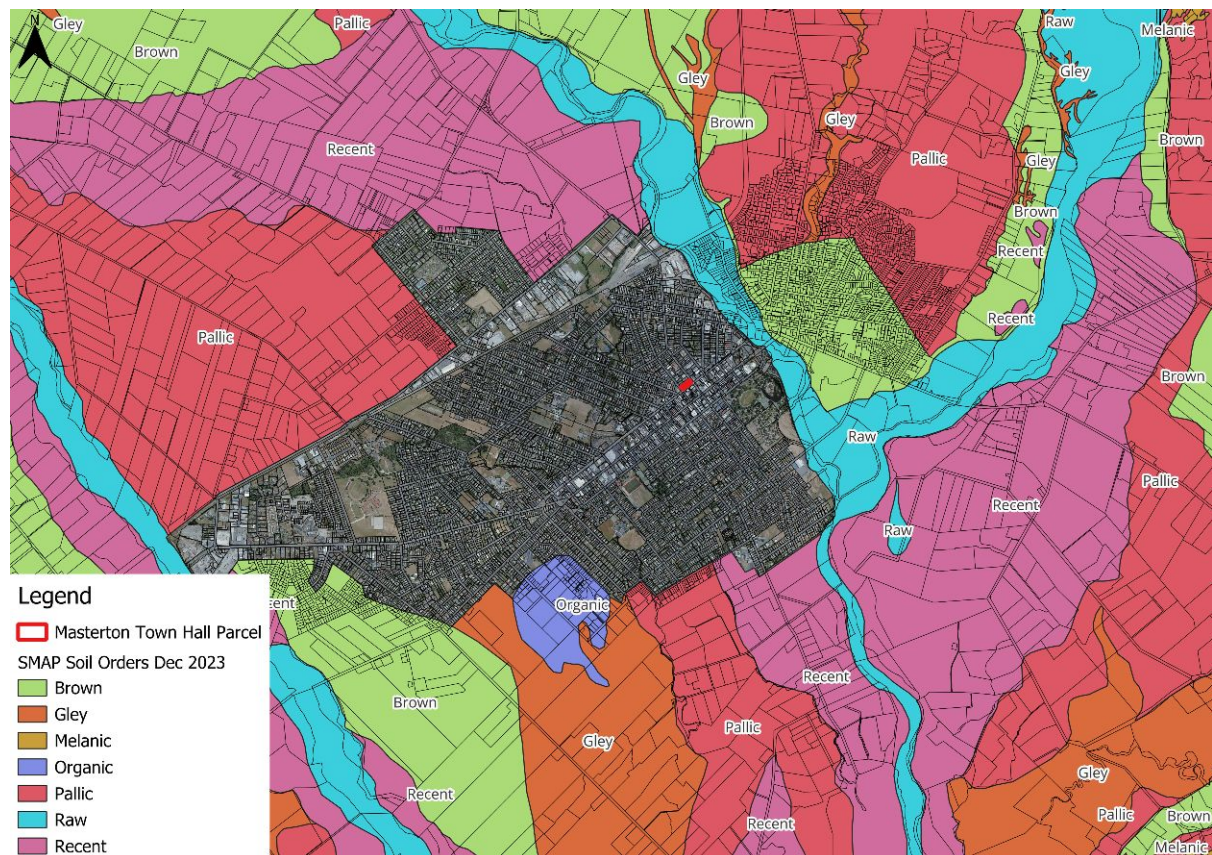


Figure 3: Detail of soil classifications in the vicinity of Masterton Town Hall (Manaaki Whenua 2020).

4.2. History of Masterton

The earliest Māori in the wider vicinity of Masterton likely settled in Palliser Bay by the late 1300s, where they established extensive stone lined kumara gardens. The first to settle in the Wairarapa region were Rangitāne, Ngāti Ira, and Ngāti Kahungunu, who migrated to the area from Heretaunga (Hastings), Tolaga Bay, and Tauranga respectively. The dominant iwi of Rangitāne and Ngāti Kahungunu intermarried extensively and lived largely in peace until in 1821 when a taua from Ngāti Whātua and Ngāti Maniapoto arrived, followed by further invasions of Taranaki tribes, leading to Ngāti Tama settling the western side of Lake Wairarapa. The 1830s conflict between Ngāti Kahungunu and Te Atiawa at Tauwharerata led to them reclaiming their land.

In 1841 the New Zealand Company sent a survey party under Robert Stokes to help establish an inland route from Wellington to the fertile soils of the Wairarapa. One of the first plans of the Wairarapa Valley resulting from this work was W. Bannister's 1845 map which details the high quality of land in the valley (Figure 4). Ultimately the Government purchased large plots of land from Māori with the promise of establishing Māori reserves and establish schools and hospitals, and then sold the remainder of the land to settlers.

European settlement began in the mid-19th century with the establishment of the Small Farms Association in 1854, which aimed to provide land for small-scale farmers. Masterton was founded in 1854 by Joseph Masters although most settlers did not arrive until 1855. The town was named after Masters and quickly grew as more settlers arrived, drawn by the promise of fertile land and opportunities for farming. Timber was abundant in Masterton which encouraged and facilitated rapid settlement.. Masterton was laid out in a cross shape, bordered to the north and south by forest and to the east by the Waipoua River as detailed on the 1856 plan SO 10551 (Figure 5). The small farms are spread out from the central township, from the main line of Queen Street and Opaki Road.

Wairarapa did not see any fighting during the New Zealand Wars, primarily due to the strong ties between Pākeha and Māori communities, although some Wairarapa Māori did assist in the Taranaki conflict and sold land to purchase firearms (Schrader 2007).

Rapid infrastructure development resulted in the town emerging as a central hub for the surrounding agricultural region, culminating with the arrival of Wellington - Wairarapa Railway in 1880.

4.3. Archaeological Context

The archaeological record of Masterton is relatively scarce (Table 1, Figure 6), dominated by early infrastructure and buildings related to the town. Early Māori settlement of the area is demonstrated by the presence of four pā, a single Māori horticulture site and single midden site. These early Māori sites are notably clustered along the fertile fluvial soils on the edge of water courses, which is a typical settlement pattern observed both in Wairarapa and generally across New Zealand.

Table 1: NZAA Site Types within 5km of project area (see Figure 6).

Site Type	Number
Transport/Communication	7
Pā	4
Administrative	2
Religious	2
Commercial	1
Historic—Domestic	1
Historic - Land Parcel	1
Māori Horticulture	1
Midden/Oven	1
Military (Non-Māori)	1

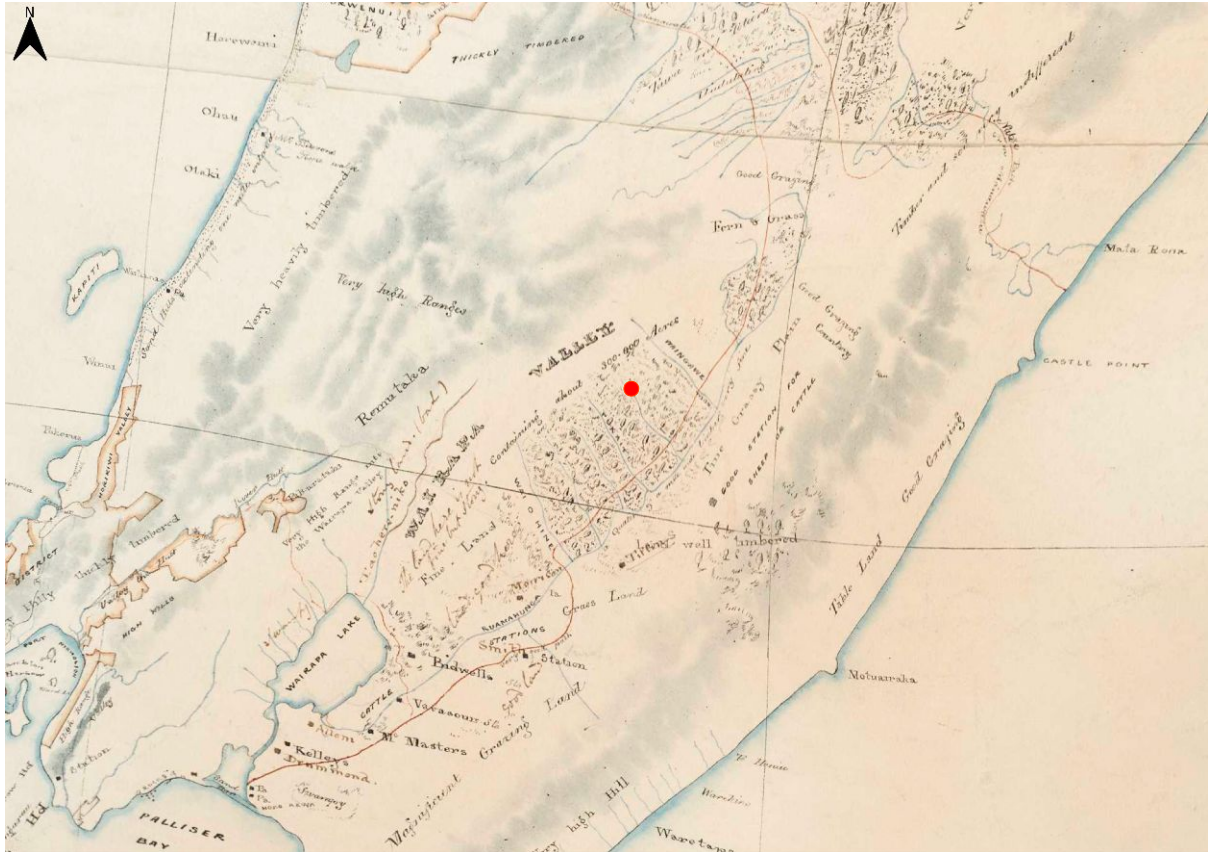


Figure 4: Detail of W. Bannister’s 1845 plan showing the Wairarapa Valley, with future location of Masterton indicated in red.



Legend
 Masterton Town Hall Parcel

Figure 5: Detail of SO 10551 (1856) detailing the early landscape of Masterton.

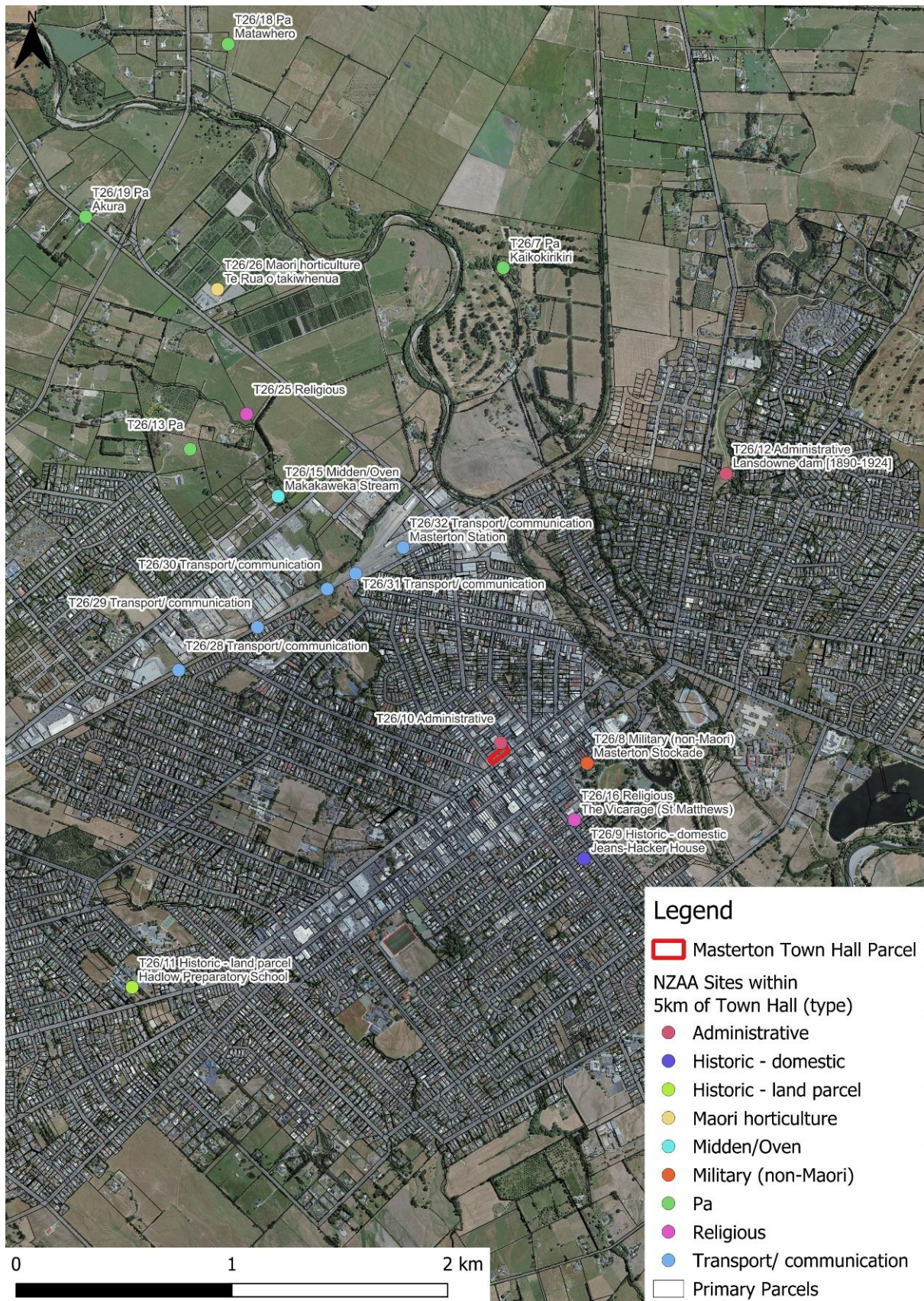


Figure 6: NZAA Sites in the vicinity of the project area.

4.4. Nearby Archaeological Sites and Previous Archaeological Work

All of the recorded archaeological sites within the immediate vicinity of the Town Hall are historic sites directly associated with Masterton town and no Māori sites have been recorded, although this recording bias is probably primarily due to the development of the town obscuring any Māori settlement evidence that was once present.

4.4.1. T26/8 The Masterton Stockade

The Masterton Stockade (Figure 7) was established in December 1868 (completed by early 1869) at the modern Queen Elizabeth Park, Dixon Street, by Major Valentine Smith in response to the uprisings of Te Kooti and Titokowaru (Masterton District Library 2024). It was built as a large square with two rooms at diagonally opposite corners with double skinned walls, filled with gravel. It was surrounded by a moat (presumably just a ditch) 2.5m wide and deep. Unfortunately the project was beset by issues, with the moat collapsing during construction, and following a visit by the Acting Under-Secretary for Defence it was deemed “practically useless and will in a short time cease to exist except in the form of sawn and split timber” (ibid.).

Although the stockade was handed over to the Government as complete in March 1869, it was considered “a laughing stock to everyone, European and natives” (ibid.) and was never actually required militarily, only ever being occupied by six members of the Armed Constabulary. It was used for a variety of civilian purposes until it was sold at auction in 1872. The location is now part of Queen Elizabeth Park on Dixon Street.

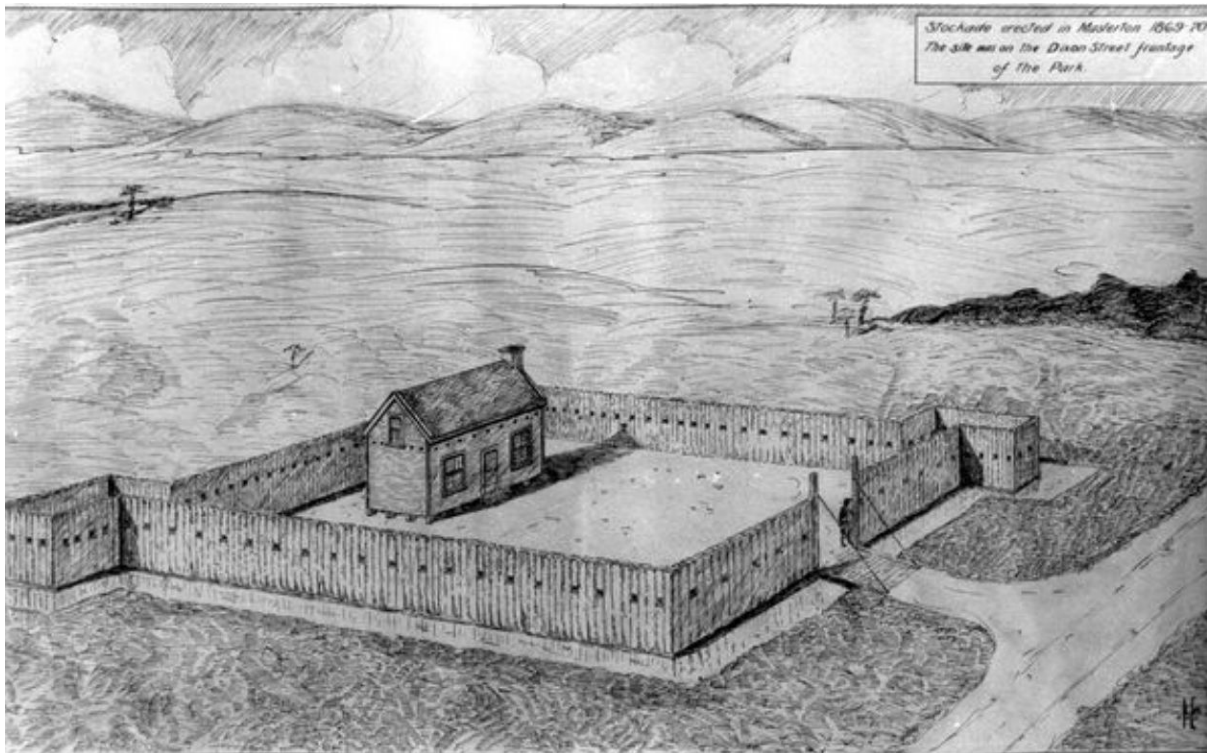


Figure 7: Sketch of the Masterton Stockade T26/8 (Wairarapa Archives: 97-193/645)

4.4.2. T26/9 Jeans-Hacker House

Located at 60 Church Street, this was the house of Emma Jeans and Elizabeth Hacker, two notable residents of early Masterton and whose names are lent to several streets in the town. Although an exact date has not been established it was likely built in the early 1860s and it is likely the earliest remaining example of its type in the Wairarapa. The house is listed in the HNZPT List (#2880), is well removed from the Town Hall and generally representative of how early Masterton would have looked.

4.4.3. T26/10 Opera House

The Old Opera House (Figure 8), located at 27 Lincoln Road, was originally built in 1897 by the Masterton Trust Lands Trust as the third town hall, replacing both the original town hall that burned down in 1882 and the replacement town hall which also burned down. It became known as the Old Opera House and like the modern Town Hall building it was damaged by earthquakes in 1934 and 1942, and then later by fire in 1953. The Opera House is adjacent to the Town Hall property. The building was originally built as a live entertainment venue that operated as a fully functional theatre and later converted to a picture theatre in 1911. However the 1934 earthquake damage meant it remained empty for some time following. After being repaired it was damaged again in a 1942 earthquake before being taken over by New Zealand Rail as a freight depot, when it was damaged by fire. Since 1998 it was an auction market and only the façade retained heritage value, but it has since been demolished and replaced with a new building, either without an HNZPT Authority, or under an authority for which no report has yet been created.

The heritage values of the Opera House were similar to those of the Town Hall, and the two are contextually linked.



Figure 8: Photograph of the Masterton Opera House/Town Hall c.1898 (Masterton District Library 16-111)

4.4.4. T26/16 The Vicarage (St Matthews)

This site represents the former location of the former St Matthews Vicarage building, originally built in 1876 at 39 Church Street, but relocated under HNZPT Authority 2020/556 to its present location at 201b Kuratawhiti Street, Greytown, Wairarapa. Beyond the foundations and other features directly related to the Vicarage only artefactual remains associated with the building were encountered, with no clear evidence of any earlier Māori settlement encountered.

5. Archaeological Assessment

The current Masterton Town Hall is not an archaeological site in its own right, and is the third Town Hall built in Masterton. It was built to replace the Opera House (T26/10) as a new Town Hall and Municipal Building, with the main entrance opening to Perry Street (Figure 9). The land for the Town Hall was originally owned by W. Baldwin Jr. (Figure 10), who along with W. Baldwin (potentially the same person) owned large sections of early Masterton, including that of the Jeans-Hacker House (HNZPT 1983). The nature of the early settlement of Masterton is depicted in 1891 by Christopher Aubrey (Figure 11) as a central township surrounded by farmland, with wide dirt roads.

It is clear that this area was settled extensively by Māori prior to the development of Masterton as is evidenced by the number of pā protecting the landscape surrounding the town but subsurface archaeological evidence of this Māori settlement is limited within the town extent. Jones and Wooler (2020) found evidence of hāngi at T25/15 while excavating under HNZPT Authority 2019/354, located 1.5km north-west so there is clear archaeological evidence that Māori were living in the wider area. No dating was determined for that sites however, as no radiocarbon dates were obtained for that excavation. To date no evidence of Māori settlement has been found in nearby extensive central Masterton excavations (Grouden 2022; Kelly & Mearns 2023), so it is possibly safe to assume the risk of Māori settlement evidence being encountered is relatively low, potentially due to a combination of the following factors:

- Low survivability of Māori features due to extensive later town development.
- Potential destruction of early archaeological features due to fluvial action in the immediate vicinity of the Waipoua River.
- Potentially low relative density of Māori settlement.
- Lack of existing archaeological investigation that could identify such features.

The land for the Town Hall was originally donated to the Borough by the Trust Lands Trust (MDC n.d.) for the purposes of building a two-storied building that contained both the town library and municipal offices. This building is shown on the 1880 plan SO 11701 (Figure 12) as “Athenaeum”, being another term for a library. This two story building was later moved on the site to allow for the construction of the modern Town Hall, which opened in 1916. It is possible that the foundations of this original library and municipal offices and associated detritus are still preserved beneath the modern town hall.

The façade of the 1916 town hall was damaged during the 1942 earthquake but was rebuilt in 1947 when the auditorium was also raised. Further extensions took place in the 1970’s. Limited seismic strengthening has happened over the years but has been inadequate which has led to the building being closed in 2018 due to the seismic rating being around 15%.

5.1. Aerial Photography

Aerial photographs of the property and surrounds are available from 1950 (Figure 13), with the highest quality being from 1961 (Figure 14). Unfortunately, as these all post-date the 1916 construction of the Town Hall, all they show is the slight change in the roof between the two dates and the removal of buildings on the eastern end of the property (replaced by car parks).



Figure 9: c.1920 photograph of Town Hall frontage on Perry Street (Masterton District Library 04-48/2).



Figure 10: Detail of SO 10551 (1856) plan of Masterton (detailed inset) with Town Hall shown in red.



Figure 11: C. Aubrey's 1891 watercolour of Masterton showing King Street, including the Methodist Church at right edge of picture, on Chapel St and Lincoln Rd (NatLib C-030-012).



Figure 12: Detail of SO 11701 (1880) showing the original library location (Athenaeum).

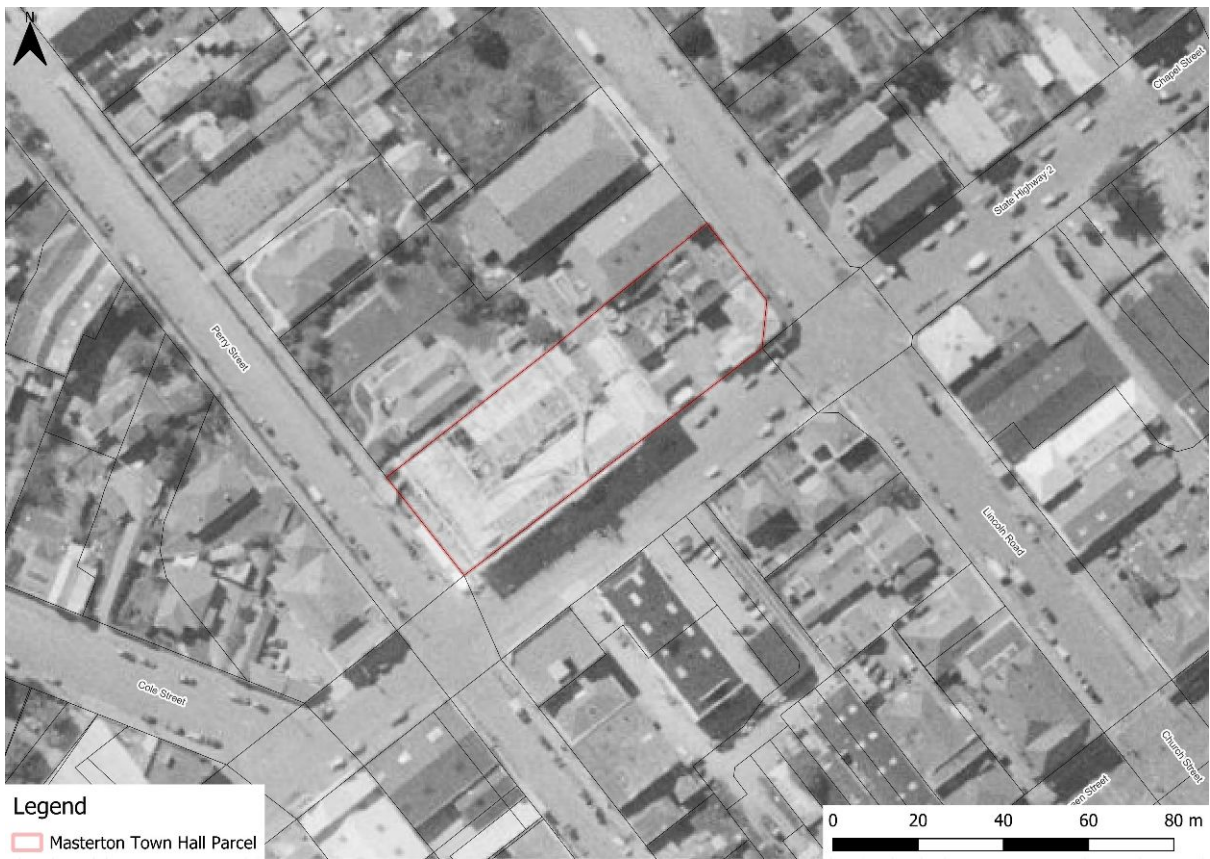


Figure 13: 1950 aerial photograph of Masterton Town Hall.

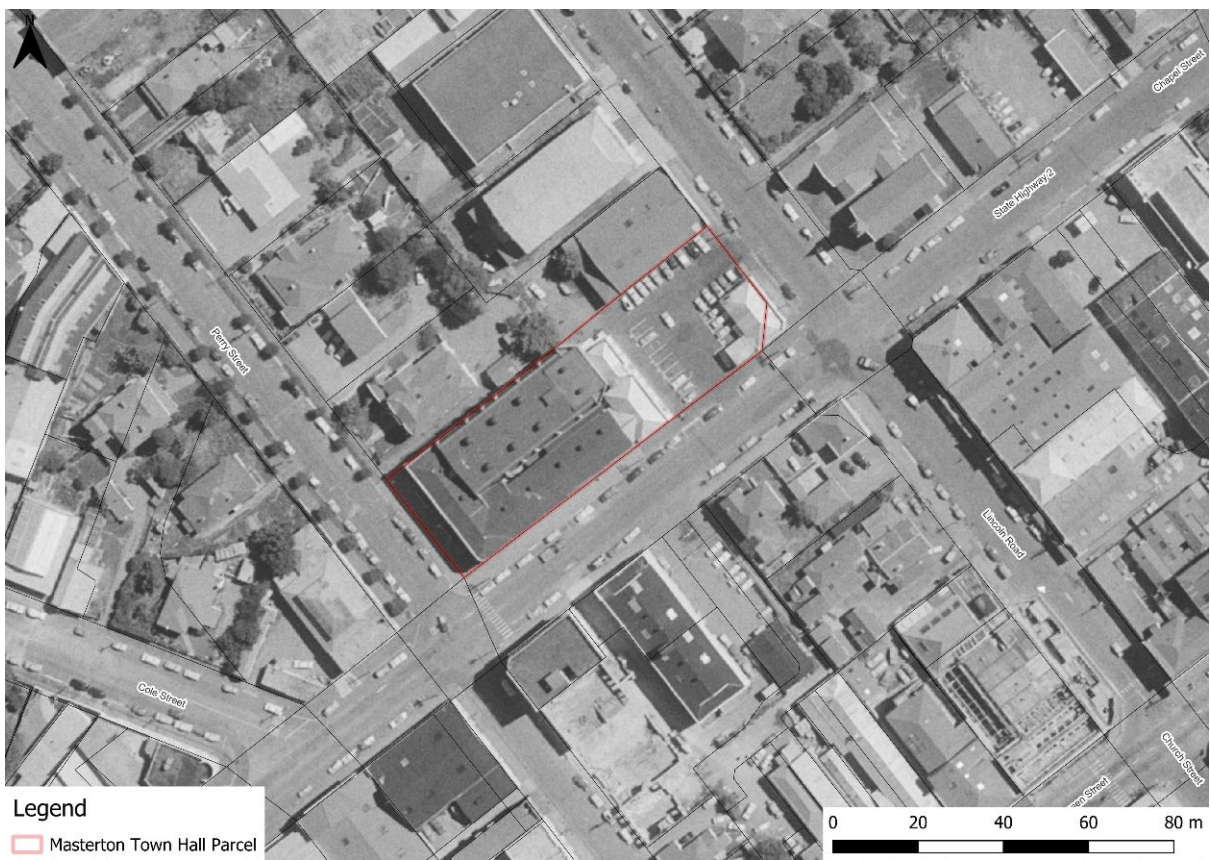


Figure 14: 1961 aerial photograph of Masterton Town Hall.

5.2. Results

Although the Town Hall itself is not pre-1900 and therefore is not a protected archaeological site, any remnants of the library and municipal building that was located at the corner of Perry and Chapel Streets may have survived the construction of the town hall and would be considered a protected archaeological site. The risk of encountering Māori settlement evidence underneath the Town Hall is low, but non-zero. The archaeological risks of the demolition of the Town are therefore:

- A) Foundations or other evidence associated with the library and municipal offices located on the property prior to 1900. This may include buried artefactual evidence related to this structure. This presents a medium-high archaeological risk.
- B) Evidence of any developments on the property undertaken by W. Baldwin Jr. prior to the land being gifted to the Borough. This presents a low archaeological risk.
- C) Evidence of early Māori settlement of the land prior to the establishment of Masterton.

5.2.1. Archaeological Values

HNZPT has provided guidelines setting out criteria that are specific to archaeological sites (HNZPT, 2019, pp. 9–10). The archaeological values of sites relate mainly to their information potential, that is, the extent to which they can provide evidence relating to local, regional and national history through the use of archaeological investigation techniques, and the research questions to which the site could contribute. The surviving extent, complexity and condition of sites are the main factors in their ability to provide information through archaeological investigation.

Under current New Zealand Archaeological Association recording guidelines, a new archaeological site cannot be recorded from purely historical evidence – archaeological features must be evident. The pre-1900 library and municipal offices building can therefore not be recording prior to finding archaeological evidence of it, however these are assessed as an archaeological site in Table 2 as low-medium archaeological value. The site has not been clearly demonstrated to be physically present underneath the existing Town Hall, and may have been completely destroyed.

Table 2: Archaeological values assessment: pre-1900 Masterton Library and Municipal Offices building.

Value	Assessment
Condition	Low. Visibly destroyed (relocated elsewhere), and with the foundations covered by the existing Masterton Town Hall. It is unknown whether any evidence of the buildings would have survived the construction of the 1916 Town Hall. Surviving evidence could include foundations and late 1800s artefactual material.
Rarity/ Uniqueness	Medium. Late 1800s buildings are uncommon in Masterton, but not rare.
Contextual Value	Medium. If present, the building is contextually linked to the Town Hall that replaced it both spatially and in function.
Information Potential	Unknown. Only the foundations of the original building may be present, and these may have been destroyed during the construction of the Town Hall.
Amenity Value	Low-Medium. Both the modern Town Hall and the late 1800s precursor are on public land, and in theory any evidenced uncovered would be publicly accessible, at least until destroyed and covered by a new town hall. In reality however, the site will likely not be accessible to public.
Cultural Associations	Late 1800s settlement of Masterton.

6. Conclusions

This report has assessed the archaeological effects of the planned demolition of the Masterton Town Hall, the façade of which is listed in the Masterton District Plan as a Registered Heritage Item. This report specifically addresses only the archaeological impacts of the demolition of the Town Hall. The heritage values of the town hall and its façade are specifically not assessed, as these are being assessed by a heritage architect separately.

As the Town Hall itself is not a pre-1900 archaeological site, the only identified archaeological concerns are beneath the existing structure. The demolition of the existing building and removal of foundations has the potential to impact the following potential archaeological sites:

- a) Foundations or other evidence associated with the library and municipal offices located on the property prior to 1900. This may include buried artefactual evidence related to this structure.
- b) Any developments on the property undertaken by W. Baldwin Jr. prior to the land being gifted to the Borough.
- c) Early Māori settlement of the land prior to the establishment of Masterton.

Of these, the foundations of the earlier library and municipal offices are by far the most likely to be encountered, however the chance of them having survived the construction of the Town Hall is still relatively low. Regardless the risk of encountering a pre-1900 archaeological site while removing the foundations of the Town Hall during demolition is high enough that obtaining an HNZPT General Authority to Modify or Destroy an Archaeological Site is prudent risk management, and an appropriate archaeological mitigation.

6.1. Recommendations

The following recommendations are made:

- a) An application for an Authority to Modify or Destroy an Archaeological Site should be sought from HNZPT for the demolition of the Town Hall. This should cover the entire Town Hall parcel. This is due to the relatively low risk of encountering pre-1900 archaeological evidence beneath the foundations of the Town Hall and should be considered a strong recommendation, rather than a legal requirement.
- b) This Archaeological Assessment of Effects report may be used in support of an HNZPT authority application.
- c) It is recommended that the owner of the property (Masterton District Council) be the Authority Holder.
- d) The demolition of the foundations of the Town Hall should be monitored by the Section 45 archaeologist and be guided by an Archaeological Management Plan, approved prior to works by HNZPT as a condition of the Authority. This should include detailed plans of all associated works associated with the project, including earthworks for any services or foundations required for the new construction.
- e) A copy of this report should be provided to tangata whenua for review.

7. References

Grouden, V. (2022) 'The Old Vicarage 39 Church Street, Masterton, Wairarapa (NZAA Site T26/16)'. Capital Heritage Limited.

HNZPT (1983) *Jeans-Hacker House: 60 Church Street, Masterton, New Zealand Heritage List*. Available at: <https://www.heritage.org.nz/list-details/2880/Jeans-Hacker%20House> (Accessed: 12 August 2024).

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Kelly, A. and Mearns, L. (2023) 'Masterton Hospital: Final report for archaeological investigations under HNZPT authority 2021/491'. Report for HNZPT.

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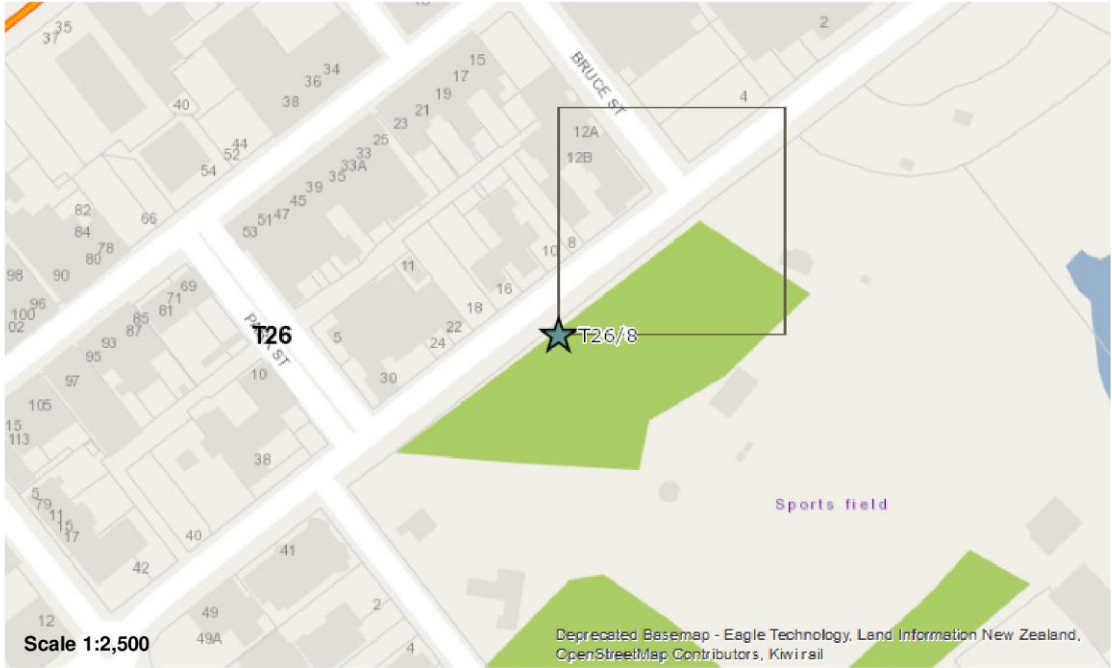
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MDC (n.d.) 'Masterton District- Registered Heritage Items'. Masterton District Council.

Schrader, B. (2007) *Wairarapa region - European settlement, Te Ara - the Encyclopedia of New Zealand*. Ministry for Culture and Heritage Te Manatu Taonga. Available at: <https://teara.govt.nz/en/wairarapa-region/page-6> (Accessed: 12 August 2024).

Appendix 1: Site Record Forms

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <p>Site Record Form</p>	<p>NZAA SITE NUMBER: T26/8</p> <p>SITE TYPE: Military (non-Maori)</p> <p>SITE NAME(s): Masterton Stockade</p> <p>DATE RECORDED:</p>
<p>SITE COORDINATES (NZTM) Easting: 1824310 Northing: 5463447 Source: CINZAS</p>	
<p>IMPERIAL SITE NUMBER: METRIC SITE NUMBER: T26/8</p>	
 <p>Scale 1:2,500</p> <p>Deprecated Basemap - Eagle Technology, Land Information New Zealand, OpenStreetMap Contributors, Kiwi rail</p>	
<p>Finding aids to the location of the site Queen Elizabeth Park, Dixon Street, Masterton.</p>	
<p>Brief description Stockade.</p>	
<p>Recorded features Stockade</p>	
<p>Other sites associated with this site</p>	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD HISTORY	NZAA SITE NUMBER: T26/8
<p>Site description</p> <p>Condition of the site</p> <p>Statement of condition</p> <p>Current land use:</p> <p>Threats:</p>	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: T26/8
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Supporting documentation held in ArchSite

The Masterton Stockade

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The Masterton stockade, built by the Government for over £300 sold for £24 and 10s

Today all that remains of Masterton's contribution to the New Zealand Wars are seen in Queen Elizabeth Park, visible in a dry summer, and the Maori Peace Statue, placed in 1921.

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<http://www.library.mstn.govt.nz/history/stockade.html>

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The Masterton Stockade

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Work stopped on the stockade. The Government would not pay until the work was finished. Boys wanted payment for the extra work he had to do. Smith wrote to the Government on their behalf but they responded by stating that they would not expend any more money on the stockade.

The Mercury had the answer. They thought a drain dug from the Waipoua River (the drain through a channel near Bruce Street) would do the trick, as the next flood in the river would take the whole thing away. The stockade, "a laughing stock to everyone, European and Maori alike," was destroyed.

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The Masterton Stockade

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custody of spare arms and ammunition, and Smith was told to "go on with the Stock

The Wairarapa Mercury, implacably opposed to the construction of the stockade, su the bastions would never be used to defend the district - instead they thought one w wonderful Public Reading Room and the other would be a useful Infirmary. Further t queried how the tender was awarded to Captain Boys without ever being advertised construction was starting the local Maori held a meeting at Ngairo's pa, near Rangit. announced that the local Maori had no intention of attacking anyone, but protested a erection of stockades, and said he considered them a threat.

The Mercury was also scathing about Major Smith. They suggested he developing a for being an alarmist, and sarcastically said that Smith was aware that "with his milit great resources and extreme popularity, his safety is of paramount importance to the and the Maories knowing that so well, would direct the first attack against Lansdown

By early 1869 the work on the stockade was progressing well. Men were employed i the gravel from the moat, and the posts were in the ground for the walls. The Mercur its attack on the stockade, saying that, given the stony nature of the soil, it was most whole stockade would fall into the moat. They also complained that the money spen stockade would have been better spent on bridges and roads.

By February the building was nearly complete - the outer wall was clad and the inne nearly finished off. Before work went much further however, disaster fell on the build rather, one of the walls did! The moat was a problem. The crumbly nature of the soil steep pitch of the moat meant the moat was constantly wearing away, this erosion n threat to the walls.

The Evening Post of February 13 reported that the whole of the stockade had caved before. The Mercury could scarcely contain its delight. To make matters worse for it was announced that the collapse had happened in front of a group of important visit militia officers and the local magistrate.

Captain Boys was placed in a dreadful position by the collapse of the wall. He imme to rebuild the wall if allowed to place it a further 600 mm inside the moat. The Gover not happy about the events in Masterton and in March they sent Mr Haughton, Actin Secretary for Defence, to inspect the stockade.

Haughton reported back that the structure was mainly built to the plan submitted by pointed out that the plan was very loosely drawn and that some important matters w plan.

The walls were a problem. There was no call to mortise the rails into the posts, and simply been nailed onto the posts, and the slabs were then nailed to the rails. Once between the walls were filled with gravel the whole weight of the gravel was being h or three nails holding the planks onto their framing. According to his report the stock especially vulnerable on the south-west and he said it would "certainly not stand fort wind and rain from that quarter." He recommended that improvements be made to it which seemed to him to be very rough, because as it was the stockade was "practic and will in a short time cease to exist except in the form of sawn and split timber."

<http://www.library.mstn.govt.nz/history/stockade.html>

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Tensions between the races were rising throughout the province, however, and the stockades were garrisoned. The Armed Constabulary officers in Wellington wrote to suggesting that the newly completed Carterton Town Hall could be palisaded, and it was possible to palisade the Reverend Ronaldson's house, which was being used as office.

The officers were clearly worried about the state of affairs in the outlying countryside the towns too. A telegram they sent to Smith said that things in Upper Wanganui were worse, and that extra vigilance was called for.

Minister of Defence, J.C. Richmond, a personal friend of Smith's, also sent a telegram entrenchment of outlying houses in which "settlers may sleep together."

Major Smith's long campaign to have a stockade erected in Masterton was about to late November 1868 Smith forwarded a plan of the stockade he proposed to build in and the Government promptly telegraphed back, advising that he should go ahead and commence construction. Smith had already chosen a site near his militia office on what was then known as the Cemetery Reserve. The reserve was being leased to prominent settler Henry Bannister, who agreed to forgo the lease on part of the land, and sign use of a piece of land near Dixon Street. The tender of Captain Boys of the Greytown build the redoubt for the sum of £1190 was accepted, and work started on the Masterton Stockade in December 1868. The Government had issued a set of detailed plans for stockades, but Smith had already forwarded his own plans, and had been given permission to build on those plans.

Smith's plan called for the use of sawn timber, but the Government sent word up that they were worried about the cost of the building, and much preferred that Smith should use "sp" was thought this would help keep the cost to about £75. Smith was also advised to look out for suitable sites for cheap redoubts and rough blockhouses. The timber for the stockade was felled and split in Dixon's Bush, and the slabs were hauled down by William Dixon's team of bullocks. Once the timber was on site the actual construction commenced by two cousins, Ted Sayer and Ted Braggins, working as contract labour. Captain Boys, commander of the Greytown Cavalry.

The plan for the stockade was very simple. It was built as a large square, with double rooms at diagonally opposite corners. These rooms (bastions) were roofed and were built with loopholes to enable defenders to fire along all four walls from the two walls of the redoubt were made of three metre lengths of split totara, about 80 cm thick were set 600 mm into the soil. Each side of the wall was actually two walls about 600 mm apart. The gap between the walls was filled with gravel to act as protection against musket

In order for the defenders to fire on any attackers, loopholes were provided at 2m intervals along the walls. A moat, 2.5 metres wide and 2.5 metres deep, surrounded the walls. On the Dixon Street side of the stockade a drawbridge was constructed, operated by a block and tackle.

The agitation against the stockade among the local settlers continued. Richard Collier of the Ore station started a petition against the building, and politician Henry Bunny called a meeting to discuss the matter. Smith asked his superiors for permission to attend the meeting. He went back that the meeting wanted 40 Armed Constabulary officers stationed in the district. Smith telegraphed and told that the Government considered the stockade was needed for

<http://www.librarv.mstn.govt.nz/history/stockade.html>

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John Valentine Smith, the local militia leader, who persuaded the Government to build a stockade in Masterton.

click images to enlarge

The events of 1868 were much more worrying, with two major insurrections on the C hands.

The first, and by far the better-known war was being waged on the East Coast. Te K been unfairly imprisoned in the Chatham Islands, escaped and made his way home. Government pursued him and a series of well-publicised battles took place. At the s the Government was fighting Te Kooti on the East Coast it was also trying to deal w on the West Coast.

The Nga Ruahine chief Titokowaru had turned his back on Christianity, and had rev the old spiritual practices of his South Taranaki area. He led a strong group of Tarar attacks on the settlers in southern Taranaki, with other warriors from Wanganui and other North Island areas including Wairarapa. His avowed intention was to drive the settlers from the land and to restore Maori mana over their ancestral lands.

The Government became increasingly concerned that a North Island-wide uprising v place, and local settlers started to feel decidedly edgy. In Wairarapa the two main le King movement, Ngairo Te-Apuroa and Wi Waaka, had both signed oaths of alleggia Queen, but there were still those who were interested in Titokowaru's war.

In a letter sent to Major Valentine Smith, dated September 1868, Thomas Hill, who s Maori, advised Smith to inform the Government the local chief Manihera Maaka had returned from Titokowaru, but that the rest of the Wairarapa party of warriors had st to guide a war party through the Manawatu bush. Hill further advised that Maaka wa have been with Titokowaru when the latter ate human flesh, and that Maaka was sa pakeha of the district would be "struck while they slept." Smith was clearly worried b he passed the information on to the Defence Ministry, adding that in his opinion ther "real danger of insurrection" than there had ever been, and that the risk increased a spread of Titokowaru and Te Kooti winning battles.

Smith, who was from a military family, sought a military solution to the problem, sug the best course of action was to let the local Hauhau, whom he described as a very that the settlers were on the lookout. He proposed the Government should employ 2 an armed militia on permanent standby.

He also revived his call for a stockade erected in Masterton.

Smith's proposals were not widely supported. The only newspaper being published i at the time, Greytown's Wairarapa Mercury, adopted a mocking tone when describin plans for both a permanent militia and a stockade in Masterton. With an insight into i patterns, the newspaper thought the erection of a stockade was in fact more likely to rather than peace in the valley, understanding that the construction of a stockade (o terms a paa) was an invitation to attack. Events seem to have taken on much of thei momentum from then on.

Many of the districts settlers agreed with the newspaper, and thought the erection of stockades (Smith had proposed a string of them through the valley) would only incite Maori to attack. At a series of meetings called in the main towns they passed a serie resolutions, calling on the Government not to build any stockades.

<http://www.library.mstn.govt.nz/history/stockade.html>

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John Valentine Smith decided to erect the Masterton stockade without following these official Government plans.



In the 1930s Charles Bannister sketched the stockade, as he remembered it. The bastions on opposite corners of the stockade were roofed, and the cottage was not erected until later, to be used as an immigration depot.



The Masterton stockade is clearly visible in front of St Matthew's Church.



THE MASTERTON STOCKADE - Major Smith'

Today Queen Elizabeth Park looks quiet and peaceful. The area just north of the rose garden is a closely cropped lawn, spotted with large trees and a quaint memorial, usually known as the "Maori Peace Statue." But hidden underneath the grass are the remains of one of the most remarkable buildings ever erected in Masterton - the Masterton Stockade.

Wairarapa is rightly proud of its record of peace between Maori and pakeha. It was the only district on the North Island in which there was no blood shed between the two races and this has sometimes meant some uncomfortable facts have been glossed over, and the view of some members of both communities to embark on war-making has been glossed over.

The first period of real tension between the races was in 1863. There were race wars in parts of the country at the time - especially Taranaki and Waikato - and some of the Maori took advantage of the opportunity to increase their mana in battle. In Wairarapa the situation was very tense, and there was talk of one of the Kingite followers, Wi Waaka, removing the Maori from Wairarapa and taking up arms, but after much toing and froing, and much drilling by militia and intervention by leaders of both communities, the tension was reduced.

Major John Valentine Smith, leader of the local militia and owner of Mataikona and Lansdowne stations, was not so sure, and he wrote to the Wellington Provincial government requesting the erection of a stockade on the hill behind his Lansdowne homestead. Dr Featherston, Superintendent of the province, was uncertain however, thinking that the erection of a stockade was as good as an invitation to fight. Local politician A.W. Renall, of a liberal nature and a friend of the conservative Valentine Smith, agreed with Featherston, saying the arrival of a stockade in the area had caused excitement, and that stockades would only add to the excitement.

Smith and the militia started building anyway, erecting a flagstaff on the Lansdowne named "Mount Direction." The flagstaff was used as a signal station, a black ball being hoisted when the weather was fine enough for a parade. It was claimed that the ball was visible throughout Masterton.

The Lansdowne stockade was not built however and Major Smith had to wait for his own redoubt. There was a brief scare in Wairarapa in 1865 as the Pai Marire religion, which had spread through the country, attracted many of the Wairarapa Maori to the new religion, known to pakeha as Hauhau, and at some point one of the local chiefs was appointed as apostle to the Ngati Kahungunu peoples. The biggest threat to the peace came when a group led by the West Coast chief Wi Hapi was making its way to Wairarapa. Precautions taken included stationing a small troop of Constabulary, and a similarly small number of militia, in Masterton. The Hauhau went through the district without any trouble, mainly due to the co-operation of the local Maori.


<http://www.library.mstn.govt.nz/history/stockade.html>

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM		NZAA METRIC SITE NUMBER T26/8 DATE VISITED 30 October 2004 SITE TYPE Stockade SITE NAME: MAORI OTHER Masterton								
NZMS260 map number T26 NZMS260 map name MASTERTON NZMS260 map edition 2 nd , 1997										
Grid Reference Easting 27 3 4 3 24 Northing 60 2 5 1 68										
1. Aids to relocation of site (attach a sketch map) Queen Elizabeth Park, Dixon Street, Masterton. Centred on the area between the rose garden and the public toilet block. Under lawn, with some large trees and a memorial ("Maori Peace Statue" 1921). A series of seven GPS readings were taken with a Garmin XL 12 at, and around, this location. The statue said to be on the site of the stockade was recorded at 2734318E 6025037N but tree cover may make this less reliable and a reading in a more open area just north of the statue of 2734324E 6025068N is adopted as providing a good fit.										
2. State of site and possible future damage No surface remains. It is slightly higher ground than that around but area is still fairly flat. It is reported that traces are visible in a dry summer. No obvious threats except continuing development of facilities in the Park.										
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) According to information from: http://library.msm.govt.nz/history/stockade.html#top (copy attached), work started on the Masterton Stockade in December 1868. It was built as a large square, with bastions at diagonally opposite corners. The walls were made of three metre lengths of split totara, about 80 cm thick, which were set 600 mm into the soil. Each wall was actually two walls about 600 mm apart with the gap between filled with gravel to act as protection against musket fire. Loopholes were provided at 2m intervals along the walls. A moat, 2.5 metres wide and 2.5 metres deep, surrounded the walls. On the Dixon Street side of the stockade a drawbridge was constructed, operated by a block and tackle. The structure was demolished in the early 1880s. Nothing is evident on site but subsurface remains should survive. There is a lot of gravel around the site but this is river terrace so it is not necessarily from the stockade walls. It would be nice to have a contemporary plan to confirm the location, given the lack of decent surface evidence.										
4. Owner Queen Elizabeth Park Address Masterton District Council	Tenant/Manager Address									
5. Nature of information (hearsay, brief or extended visit, etc.) Photographs (reference numbers and where they are held) Aerial photographs (reference numbers and clarity of site)		Brief visit with GPS								
6. Reported by A. Walton Address Wellington 1 November 2004	Filekeeper <i>EH Road</i> Date 2/11/04									
7. Central File (for office use) <table border="0"> <tr> <td><input type="checkbox"/> E B </td> <td>Type of site</td> <td><input type="checkbox"/> D A </td> <td>Condition/threat</td> </tr> <tr> <td><input type="checkbox"/> A C </td> <td>Land classification</td> <td><input type="checkbox"/> E E </td> <td>Local body</td> </tr> </table>			<input type="checkbox"/> E B	Type of site	<input type="checkbox"/> D A	Condition/threat	<input type="checkbox"/> A C	Land classification	<input type="checkbox"/> E E	Local body
<input type="checkbox"/> E B	Type of site	<input type="checkbox"/> D A	Condition/threat							
<input type="checkbox"/> A C	Land classification	<input type="checkbox"/> E E	Local body							

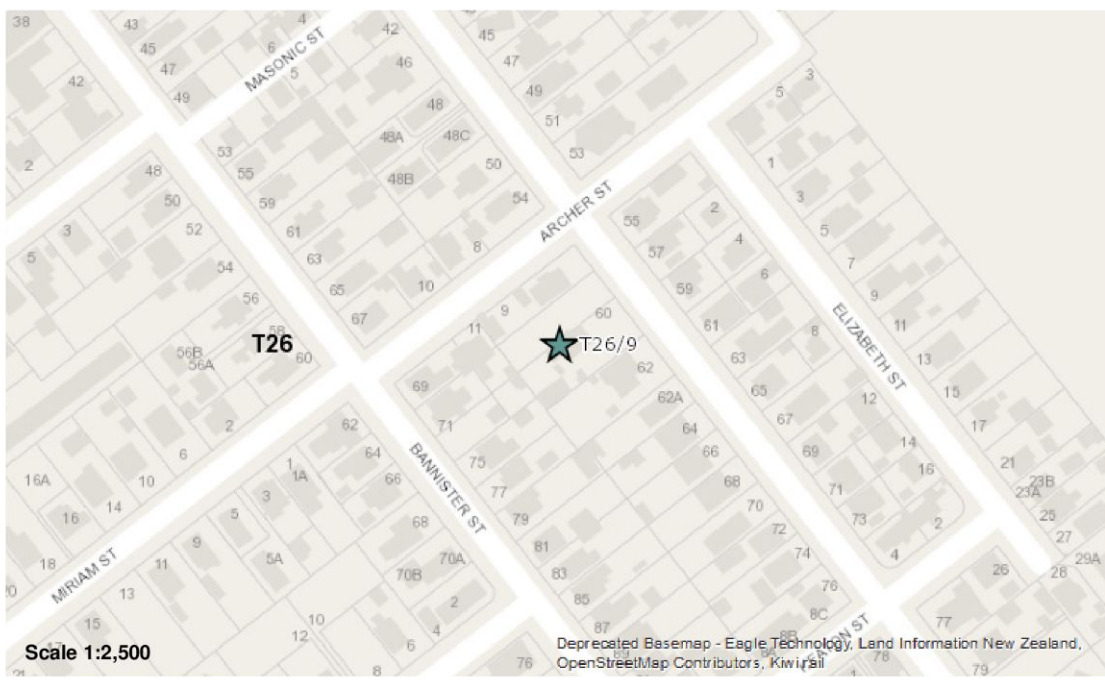
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <h2 style="margin: 0;">Site Record Form</h2>	<p>NZAA SITE NUMBER: T26/9</p> <p>SITE TYPE: Historic - domestic</p> <p>SITE NAME(s): Jeans-Hacker House</p>
	<p>DATE RECORDED: 29/06/2011</p>

SITE COORDINATES (NZTM) Easting: 1824296 Northing: 5463005 Source: On Screen

IMPERIAL SITE NUMBER:

METRIC SITE NUMBER:



Finding aids to the location of the site

60 Church Street, Masterton.

Brief description

Historic cottage built in the 1860s

Recorded features

Building - cottage

Other sites associated with this site

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD HISTORY	NZAA SITE NUMBER: T26/9
<p>Site description Updated: 29/06/2011 - NZTM E1824296 / N5463005 (On Screen).</p> <p>Church Street runs perpendicular, towards the northeast end, to Chapel Street/State Highway 2. The Church and Archer Streets intersection is the third south of Chapel Street/State Highway 2, and Jeans-Hacker House is just through this intersection on the south west side. Lot 7-8 Deeds Plan 262 (CT WN346/174), Wellington Land District.</p> <p>The Jeans-Hacker House is typical early European settler cottage that dates to the 1860s with relatively intact architecture. Elizabeth Hacker (1818?-1888) and Emma Jeans (1822-1892) occupied the town property and it believed that the cottage was constructed in the early 1860s for one of them or possibly the two of them.</p> <p>Jeans-Hacker House has considerable local historical importance because it is a rare remaining example of a residence associated with earliest period of settlement in Masterton and the south Wairarapa. Named after the two sisters who occupied it in this period, the house has historical importance for Masterton because of its connection to Emma Jeans and Elizabeth Hacker, who lent their names to several streets within the town and were notable early residents.</p> <p>While there is not a specific date for the construction of Jeans-Hacker House, the early 1860s period date is feasible. It has been stated that the pit sawn timber in the original section dates it to before 1865. Newspapers dating between 1859 and 1865 were also discovered behind wallpaper in the house. As such, Jeans-Hacker House has been identified as the oldest remaining inhabited house in Masterton, and, possibly the earliest remaining example of its type in the Wairarapa.</p> <p>Site is registered with the New Zealand Historic Places Trust as a Category II Historic Place (2880).</p> <p>See NZHPT registration file 12013-670 for further details</p> <p>Someone special needed for slice of history - Wairarapa Times Age 9/9/2010 p.3. House on the market for the first time in 61 years.</p> <p>BCC paper no HP 133/1983.</p> <p>Updated by: Hurren, Kathryn (based on information supplied by Karen Astwood).</p>	
<p>Condition of the site Updated: 29/06/2011 - Architectural integrity of the house is relatively intact. Future threats include site development.</p>	
<p>Statement of condition Updated: 22/07/2011 - Good – Majority of visible features are intact, but some minor loss of definition and/or damage</p>	
<p>Current land use: Updated: 22/07/2011 - Urban residential</p>	
<p>Threats: Updated: 22/07/2011 - Residential activities, Tree planting (other than forestry), Property development, Services/ utilities, Visitor impacts/ vandalism</p>	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION


SITE RECORD INVENTORY	NZAA SITE NUMBER: T26/9
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Supporting documentation held in ArchSite



Extent includes the land described as Lot 7-8 Deeds Plan 262 (CT: WN346/174), Wellington Land District and the building known as Jeans-Hacker House thereon, and its fittings and fixtures. ¶

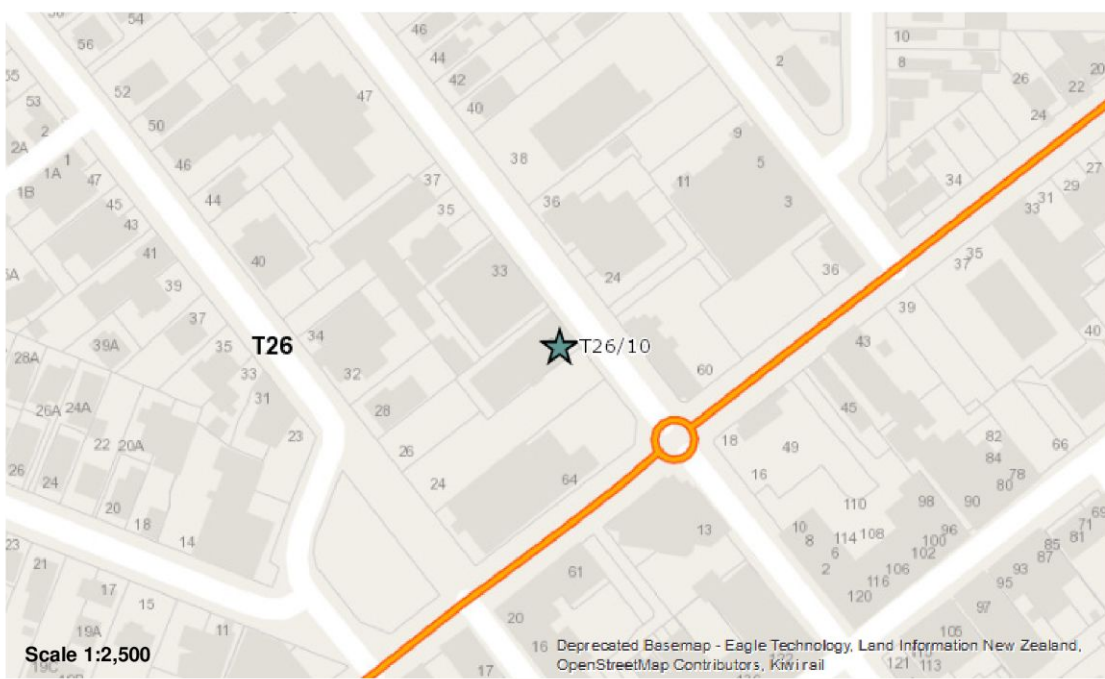
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <p>Site Record Form</p>	<p>NZAA SITE NUMBER: T26/10</p> <p>SITE TYPE: Administrative</p> <p>SITE NAME(s):</p>
	<p>DATE RECORDED: 17/02/2012</p>

SITE COORDINATES (NZTM) Easting: 1823909 **Northing:** 5463542 **Source:** Handheld GPS

IMPERIAL SITE NUMBER:

METRIC SITE NUMBER:



Finding aids to the location of the site
 27 Lincoln Road, Masterton (Lot 3 of DP 320841).

Brief description
 Town Hall/Opera House.

Recorded features
 Building - hall

Other sites associated with this site

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION


SITE RECORD HISTORY	NZAA SITE NUMBER: T26/10
<p>Site description</p> <p>Updated: 17/02/2012, Visited: 18/01/2012 - NZTM E1823909 / N5463542 (Handheld GPS).</p> <p>The Old Opera House, 27 Lincoln Road, Masterton owned by Masterton Trust Lands Trust is located on a portion of the original Masterton Town Acre 106. The building is listed as a Heritage building in the Wairarapa Combined District Plan - Hm 112. Built in 1897 the building was designed for public meetings, lectures and popular entertainments and was generally referred to as both the Town Hall and the Opera House. The building was designed to seat 1000 seats in all and had a raked stage, dressing rooms and an orchestra pit. In 1934 and 1942 the building was damaged by earthquakes and in 1953 it was damaged by fire. In 1988 the building was leased as an auction room.</p> <p>Refer also to:</p> <p>Bagnall, A.G. 1976. Wairarapa: An Historical Excursion. Henderson, A. 1997. Fortuitous Legacy: the Masterton Trust Lands Trust, 1872–1997. Masterton Trust Lands Trust. Kernohan, D. 2003. Wairarapa Buildings: Two Centuries of New Zealand Architecture. McLaren, J. 2002. A Night of Terror. Wairarapa's 1942 earthquake. Winter, Gareth, 1999. Street Wise. How the Streets of Carterton, Greytown, Featherston and Martinborough Got Their Names. Masterton. Operative Wairarapa Combined District Plan 2011. Masterton Heritage List. Wairarapa Engineering Lifelines Report. 2002. Wairarapa Engineering Lifelines Association, Masterton.</p> <p>Inspected by: Barnett, Christine.</p> <p>Condition of the site</p> <p>Updated: 17/02/2012, Visited: 18/01/2012 - The building has been modified both internally and externally during the 20th century. The house has been reduced to a shell of its former extent and was until recently used as a commercial enterprise – Mike D's Auction House. The engineering report by Eastern Consulting has concluded that the building is at 7 per cent of the seismic performance standard for new buildings, well under the 33 per cent minimum threshold required by national standards.</p> <p>The current auction mart, Mike D's, was closed in January 2012. MTLT terminated the lease on receipt of a structural engineering report that concluded that the poor quality of the original brickwork combined with the condition of the reinforced concrete banding around the building constituted a significant life safety risk. The expense of strengthening the building to meet modern codes and the amount of work required to return the building to its former glory would be considerable. The owners MTLT have reached the decision to seek Masterton District Council consent to demolish the buildings.</p> <p>Statement of condition</p> <p>Updated: 17/02/2012, Visited: 18/01/2012 - Poor - Visible features are incomplete, unclear and/or the majority have been damaged in some way</p> <p>Current land use:</p> <p>Threats:</p>	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: T26/10
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Supporting documentation held in ArchSite

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <h2 style="margin: 0;">Site Record Form</h2>	<p>NZAA SITE NUMBER: T26/16</p> <p>SITE TYPE: Religious</p> <p>SITE NAME(s): The Vicarage (St Matthews)</p>
	<p>DATE RECORDED:</p>

SITE COORDINATES (NZTM) Easting: 1824251	Northing: 5463185	Source: On Screen
-------------------------------------------------	--------------------------	--------------------------

IMPERIAL SITE NUMBER:	METRIC SITE NUMBER: T26/16
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<p>Finding aids to the location of the site</p> <p>36 Church Street, Masterton</p>
<p>Brief description</p> <p>Vicarage built c. 1865</p>
<p>Recorded features</p> <p>Building</p>
<p>Other sites associated with this site</p>

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD HISTORY	NZAA SITE NUMBER: T26/16
<p>Site description</p>	

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Updated 18/05/2022 (Field visit), submitted by victoriagrouden , visited 08/04/2022 by Grouden, Victoria
Grid reference (E1824251 / N5463185)

Excavation for the new residential units on this site was carried out in March 2021. The former vicarage building (constructed 1876) on this site was removed to a new site (at 201b Kuratawhiti Street, Greytown, Wairarapa) in early April 2022. The underlying footprint investigated and cleared 8th April 2022.

There were two periods of archaeological activity on this site. The first was carried out in March 2021 for the construction of a series of new residential units along the south-eastern side of the property. Little of archaeological interest was found in this area.

Subsequent activity was carried out on the site in early April 2022 in conjunction with the removal of the former vicarage building. Little excavation was required at this time apart from a shallow surface scrape to remove loose, surface material, mainly relating to the prior demolition of several chimneys and fireplaces (bricks) and to the removal of the house itself (piles, timbers).

A moderate quantity of artifact material and a number of structural features were noted at this time. This was mostly from three more concentrated artifact scatters located underneath and behind the original 1870s house. There was some additional material collected from other areas of the site, but this was more thinly dispersed. As noted, much of the material was noticeably broken and fragmented, which may partly be a result of access sub floor for prior re-piling activity. The material included a mixture of domestic and structural type ceramics, metal and glassware with a moderate faunal collection. Little of the artefact material had makers' marks or pattern registration marks to allow extrapolation of specific manufacturing dates, but stylistically, it included the typical blue and other coloured transfer wares in patterns typical of the mid-later 19th century. The several makers marks that were noted give a general range of manufacture of 1860s-1890s, apart from a later, 20th century bathroom fitting. The ceramic, glass and other artifacts in the assemblage indicated a likely British origin, typical of New Zealand domestic sites of this period. One exception is a number of sardine tins which are likely to be of French origin.

In the (unlikely) event that further, significant (in excess of general gardening and section maintenance purposes) excavation work needs to be carried out on the site at the rear of the current buildings, a new archaeological authority would be required as investigation is not complete in those areas.

Refer to monitoring report for full details:

The Old Vicarage 39 Church Street, Masterton, Wairarapa (NZAA Site T26/16) Archaeological Monitoring Report.
Prepared In Fulfillment Of HNZPT Archaeological Authority 2020/556 On Behalf Of
Abbeyfield New Zealand
Victoria Grouden April 2022

Updated 02/03/2020 (other), submitted by victoriagrouden
Grid reference (E1824251 / N5463185)

Site extent includes all of original Town of Masterton Section 97. It appears the first St Matthews Church vicarage was built for the Reverend Ronaldson of the Church Missionary Society in ca 1865, on land he owned in Church Street, but closer to Queen Street. That building was subsequently moved to Kuripuni Street (Gareth Winter Pers. Com. February 2020). The vestry minutes of St Matthews Church first report talk of a new "Parsonage" (later referred to as "the Vicarage") from 1873, with attempts to raise money for the building underway. For this purpose Town of Masterton Section 97 was acquired by the Bishop of Wellington, the Right Reverend Octavius Hadfield, the Venerable Arthur Stock (Archdeacon of Wellington), William Hodson Donald (Wairarapa farmer), Samuel Vennell (Wairarapa farmer) and Amos Knell (Wairarapa clerk in holy orders) in December 1873 (see Deeds Register volume 29, folio 134). This section was purchased for the sum of £80 from Lipman Levy (Wellington bootmaker) who had owned it from November 1859 (Deeds Register volume 18, folio 744). There is no indication that the section had been developed prior to that time.

The tender for the building was called in 1875, after the Diocesan Fund lent the church committee £150. The Bishop of Wellington sent plans by Charles Tringham and the tender of £450 was let to G. Russell (Wairarapa Archives Item 04-42/1-2). The building was erected in 1876. The Wairarapa Standard of 8th June 1876 also reports on a bazaar held at St Matthews, to raise funds for the enlargement of the church and the erection of the parsonage. Significantly, the Valuation Department roll for 1896 notes that the vicarage building was 20 years old at that time, which fits perfectly with other documentation (see Wairarapa Archives 91-53/1). The vicarage as it was ca 1890-1920 can be seen in attached site notes. This building remains on site today in somewhat added to and altered form (see site notes). The land has also since been re-subdivided to form the current section (see DP 80677).

The property is currently owned by Abbeyfield NZ who have developed it for elderly residential use. They plan to move the vicarage building to a new site and construct further residential units more suited to the elderly.

Condition of the site

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

Updated 18/05/2022 (Field visit), submitted by victoriagrouden , visited 08/04/2022 by Grouden, Victoria

Site largely destroyed, building removed to new location. Some areas at rear of section not yet investigated.

Updated 02/03/2020 (other), submitted by victoriagrouden

The building is in modified form with several additions. There will also have been considerable ground modification around the site over the last 150years of use.

Statement of condition

Updated: 30/05/2022 - Poor - Visible features are incomplete, unclear and/or the majority have been damaged in some way

Current land use:

Updated: 21/07/2020 - Urban residential

Threats:

Updated: 21/07/2020 - Property development

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: T26/16
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Supporting documentation held in ArchSite

T26/16 “The Vicarage” (St Matthews Anglican Church)



Illustration 1: Aerial view of 39 Church Street , (from Wairarapa Combined Maps). Property boundary shown in red.

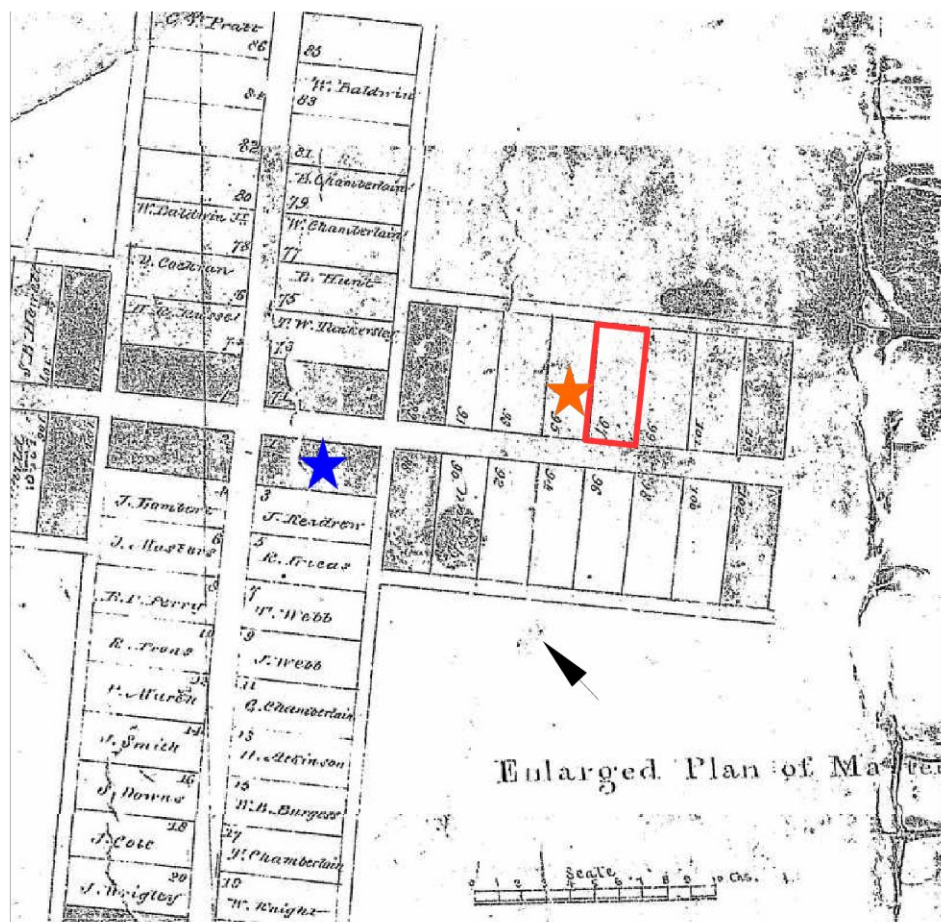


Illustration 2: Detail of SO 10551 (1856). Vicarage site area outlined in red. Location of first St Matthews Church indicated with blue star, location of 1950s St Matthews Church indicated with orange star.



Illustration 3: "The Vicarage" ca 1890-1920 (Wairarapa Archives 90-017/814).

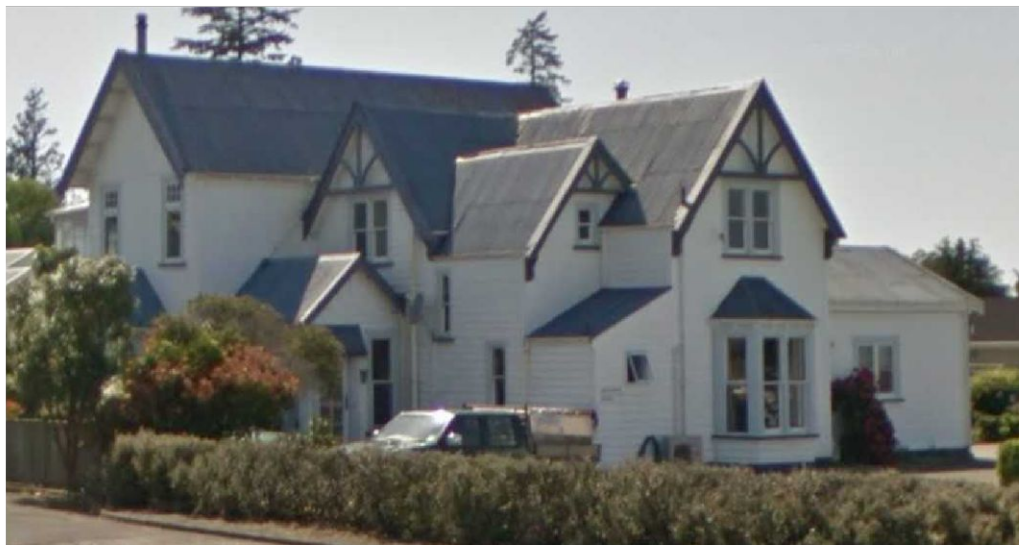


Illustration 4: "The Vicarage" (from Google Maps).

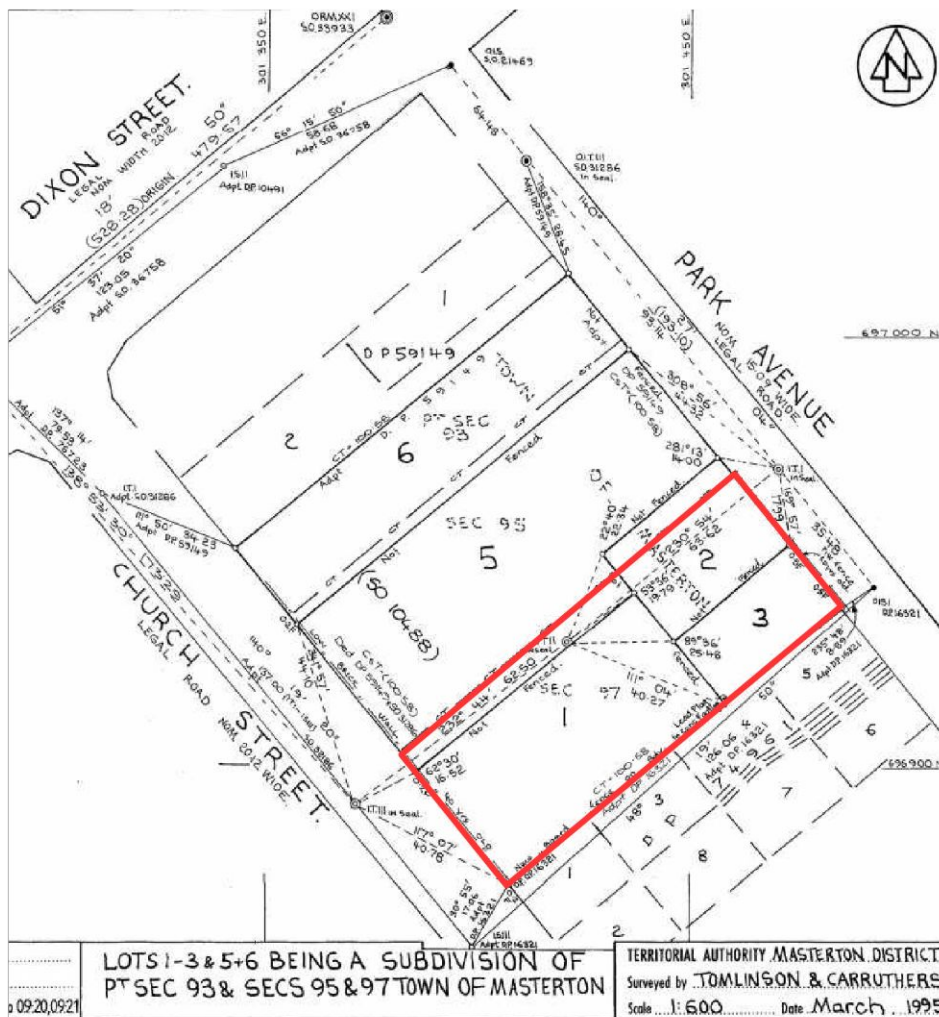


Illustration 5: Detail of DP 80677 (1995). Section 97 outlined in red.

**T26/16 “The Vicarage” (St Matthews Anglican Church)
Updated Site Notes May 2022 VJ Grouden**



Illustration 1: Excavation for foundations for new residential units from Church Street facing north-east towards vicarage building (March 25th 2021).

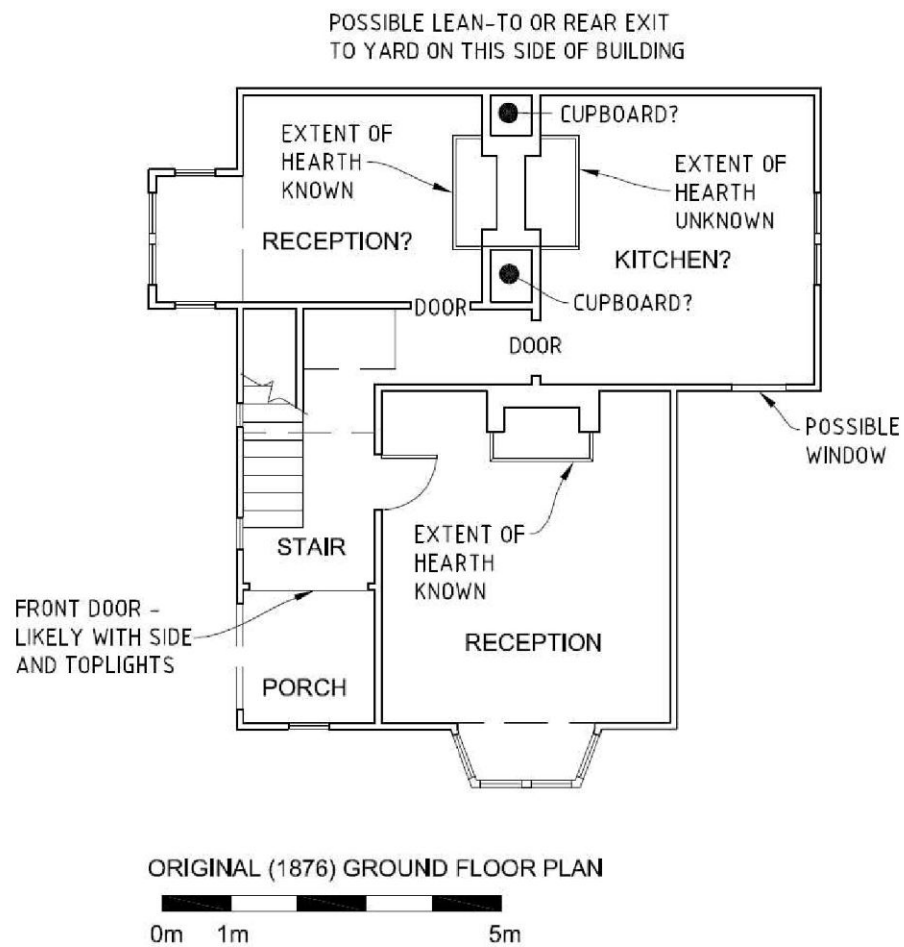
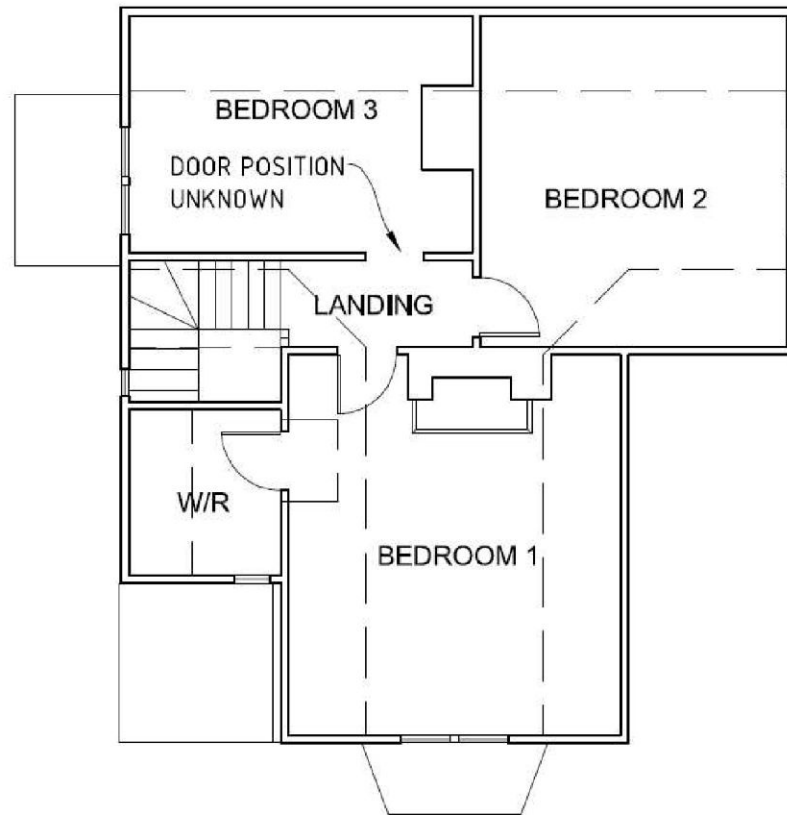


Illustration 2: Vicarage building -probable ground floor plan as at 1876 (image courtesy Chessa Stevens)



ORIGINAL (1876) FIRST FLOOR PLAN



Illustration 3: Vicarage building- probable first floor plan as at 1876 (image courtesy Chessa Stevens)

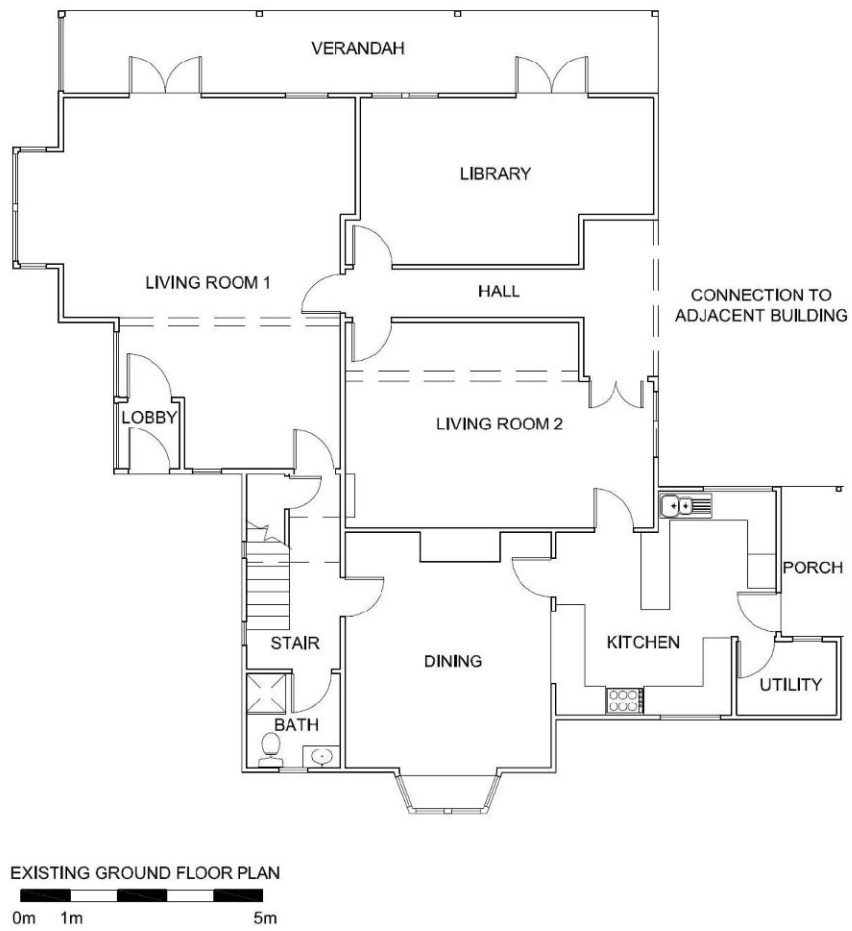


Illustration 4: Ground floor plan at time of building removal (image courtesy Chessa Stevens)

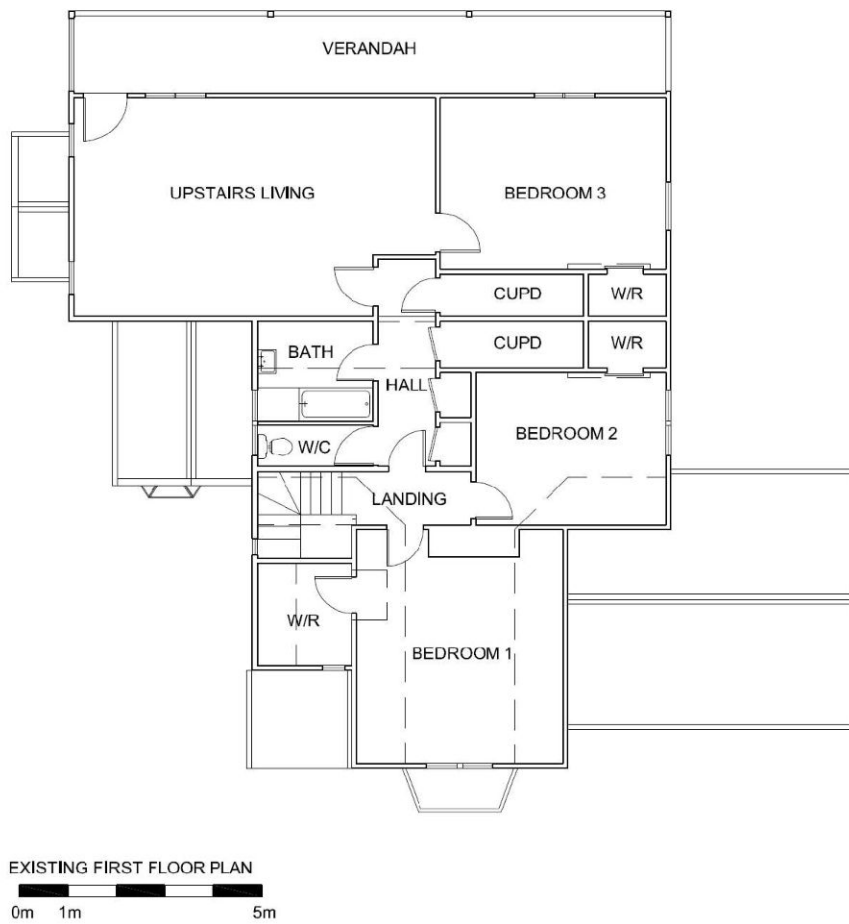


Illustration 5: First floor plan at time of building removal (image courtesy Chessa Stevens)



Illustration 6: Vicarage uplift from Church Street (4rd April 2022 Abbeyfield).



Illustration 7: Building removal in progress (4th April 2022 Chessa Stevens).



Illustration 8: Building removal in progress (4th April 2022 Chessa Stevens)



Illustration 9: Vicarage building in new location (5th April 2022 Chessa Stevens).



Illustration 10: Vicarage building in new location (5th April 2022 Chessa Stevens).

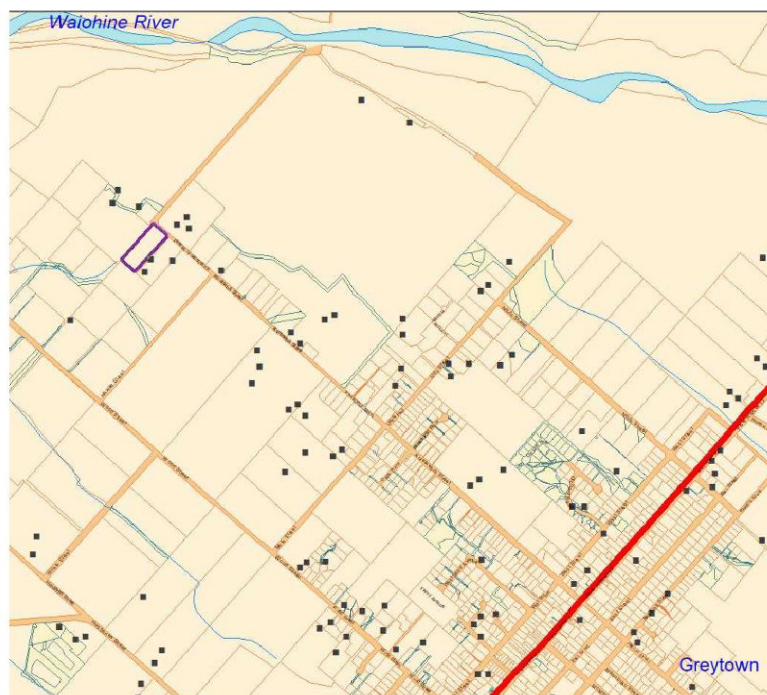


Illustration 11: New location of former vicarage building at 201b Kuratawhiti Street, Greytown outlined in purple (image from Quickmap).



Illustration 12: Building footprint following vicarage removal (8th April 2022).



Illustration 13: Building footprint following vicarage removal (8th April 2022).



Illustration 14: Building footprint following vicarage removal (8th April 2022).



Illustration 15: Artifact scatter 2 facing towards new residential units prior to excavation (8th April 2022).

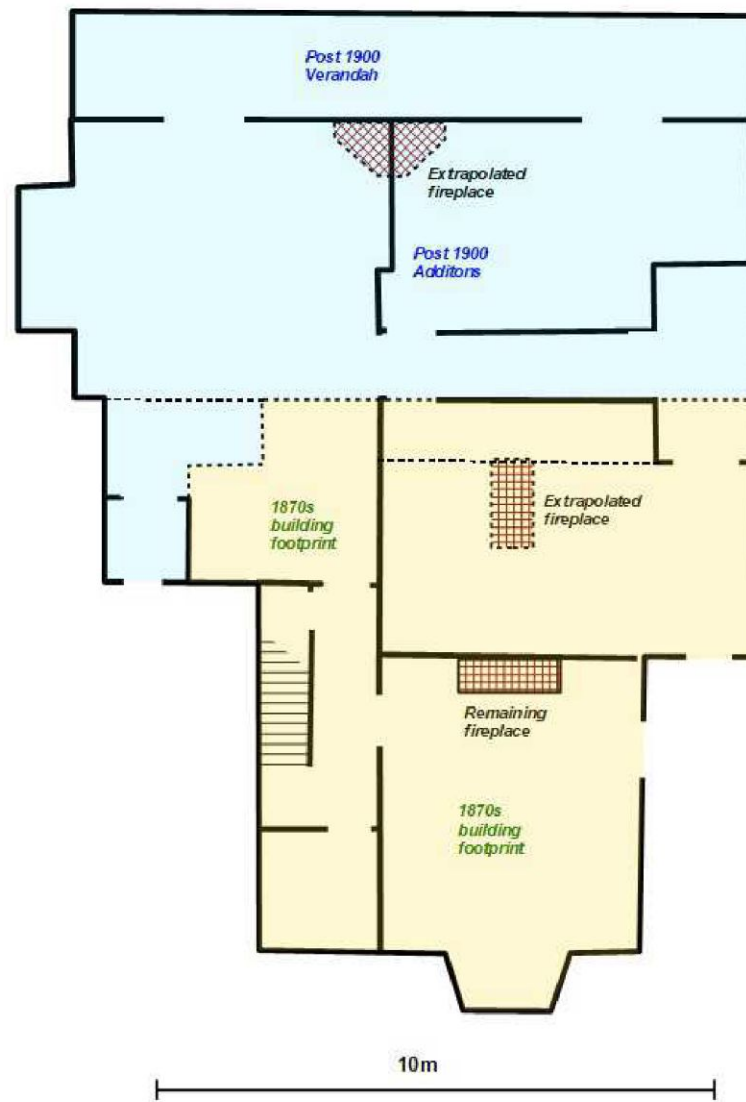


Illustration 16: Site plan showing building layout at time of removal. Dotted line denoted probable positions of former walls (information courtesy Chessa Stevens).

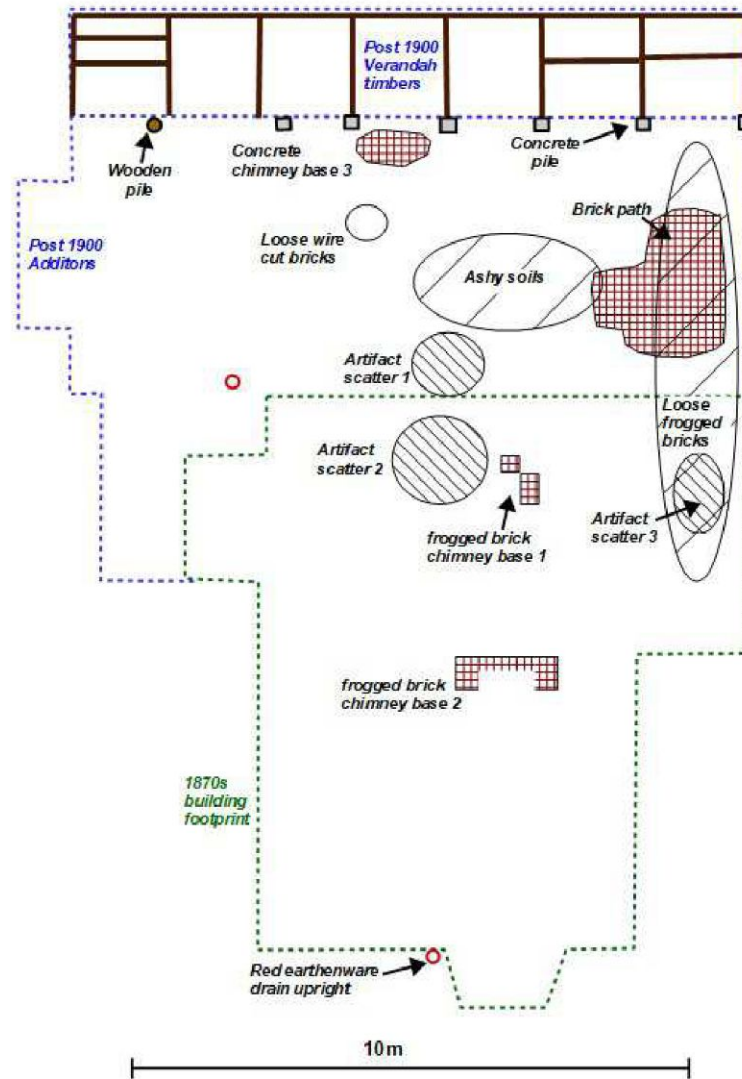


Illustration 17: Site plan showing building footprint and archaeological features post building removal.

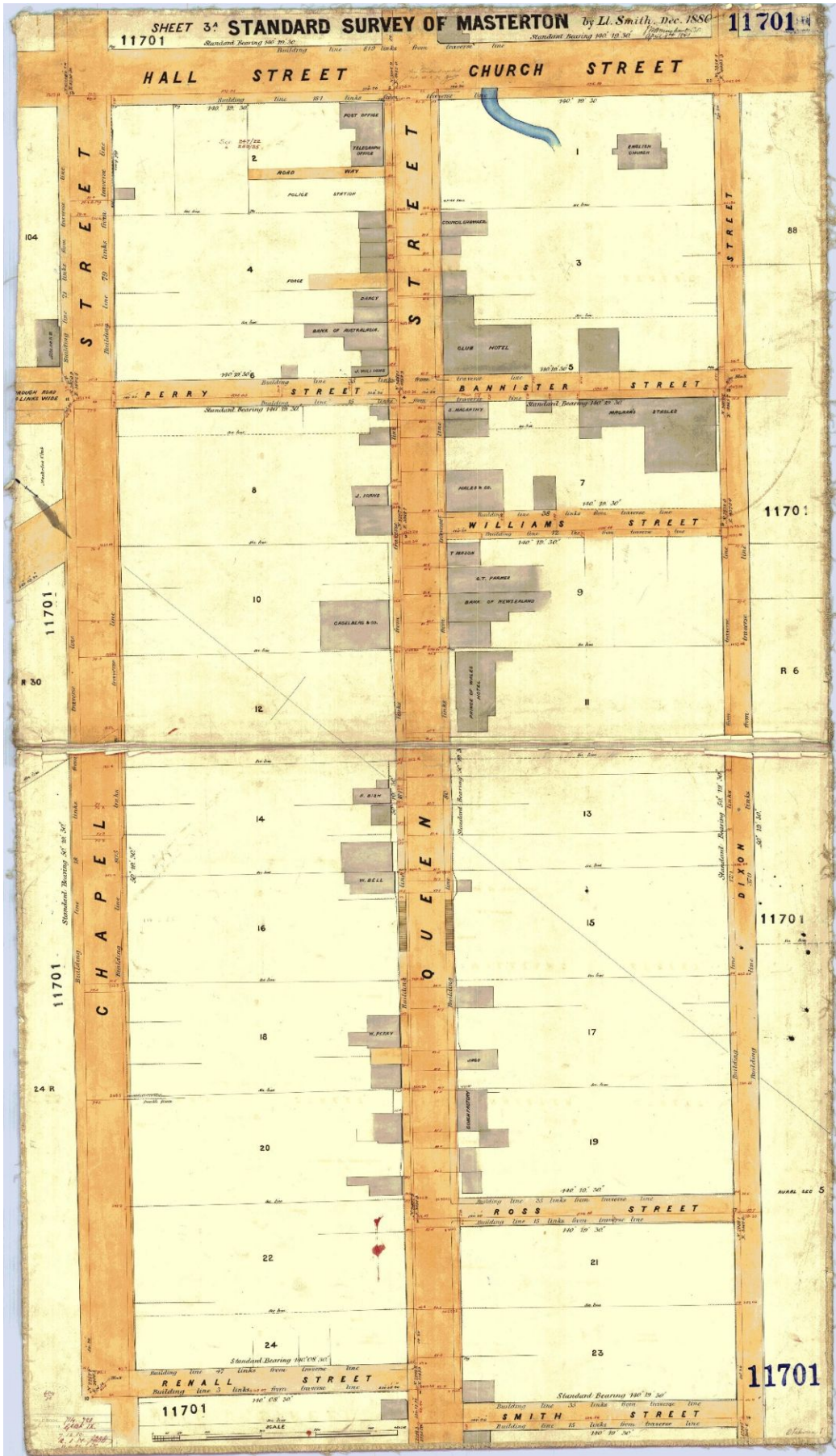


Illustration 18: Chimney Base 1 frogged bricks (8th April 2022). Scale in 10cm increments

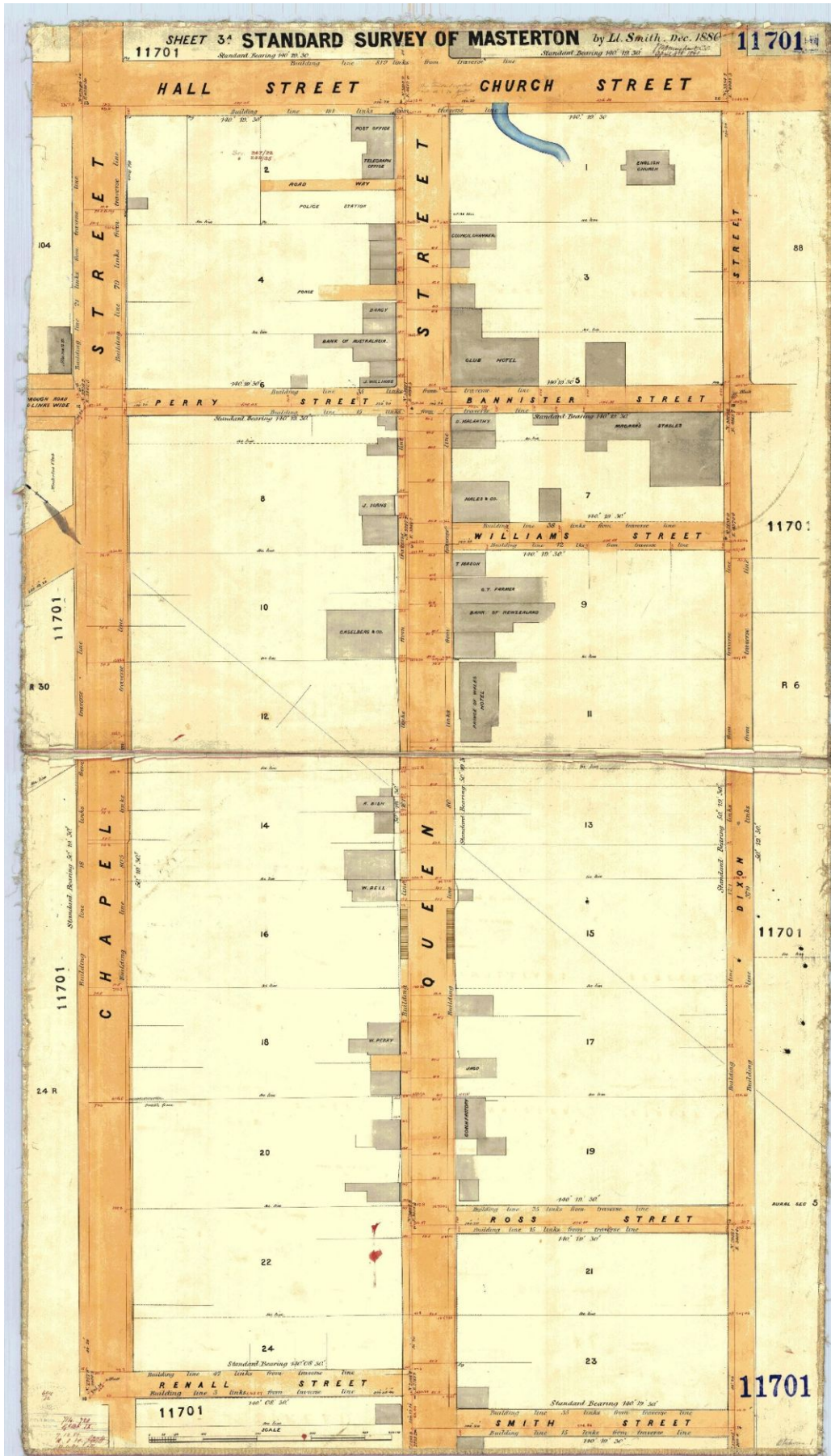


Illustration 19: Brick path behind rear of original house (8th April 2022). Scale in 10cm increments.

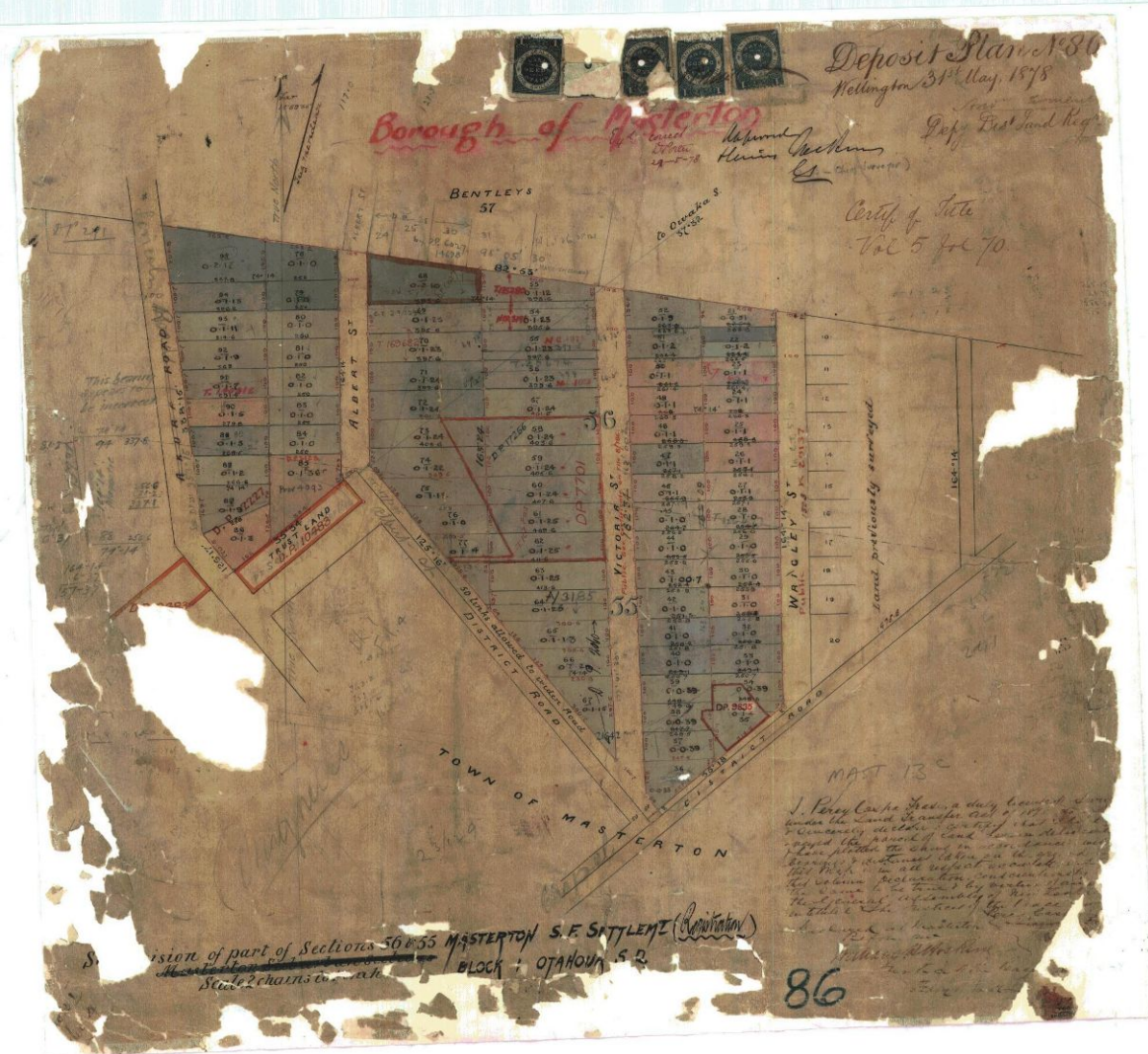
Appendix 2: Survey Plans



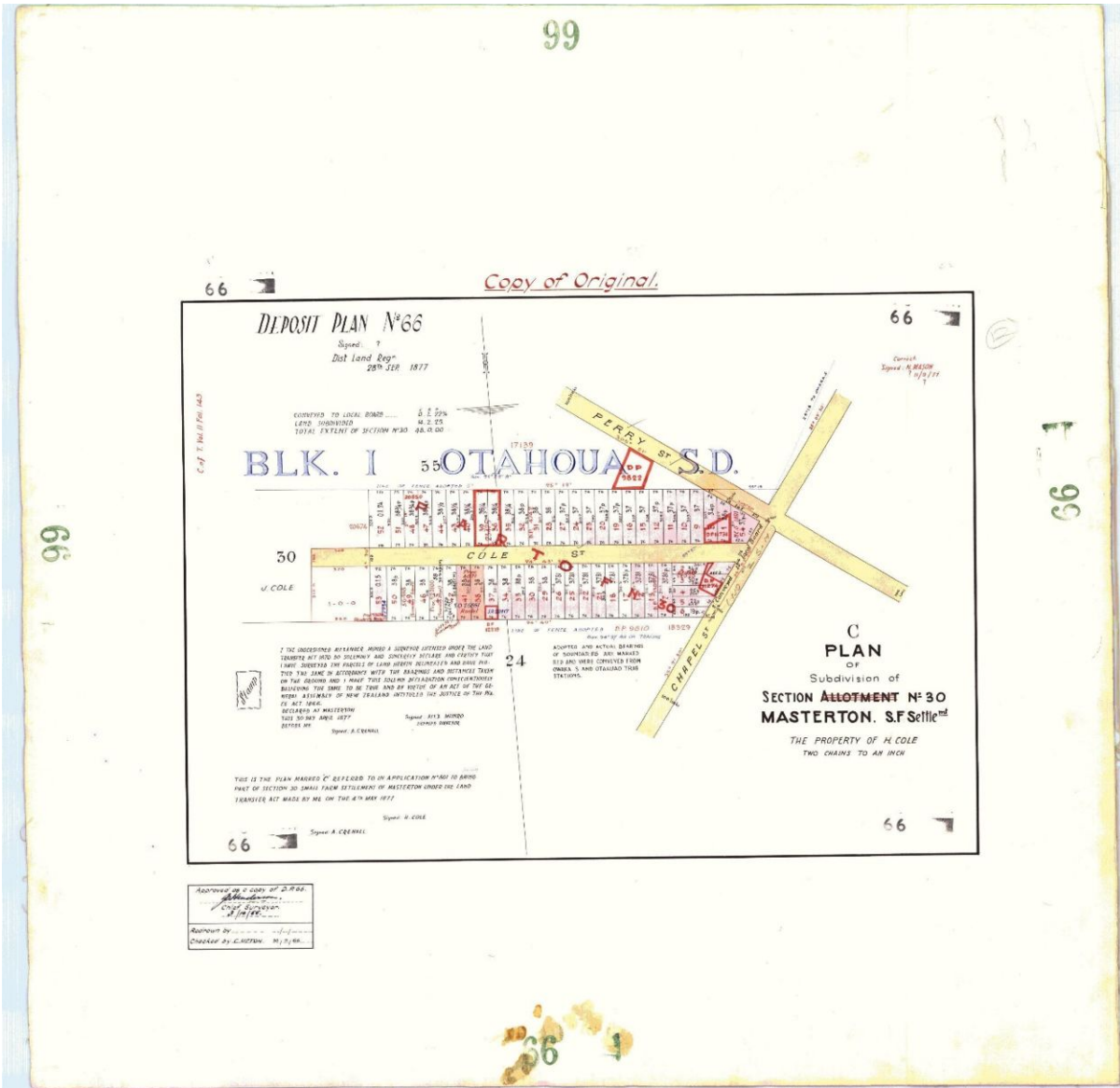
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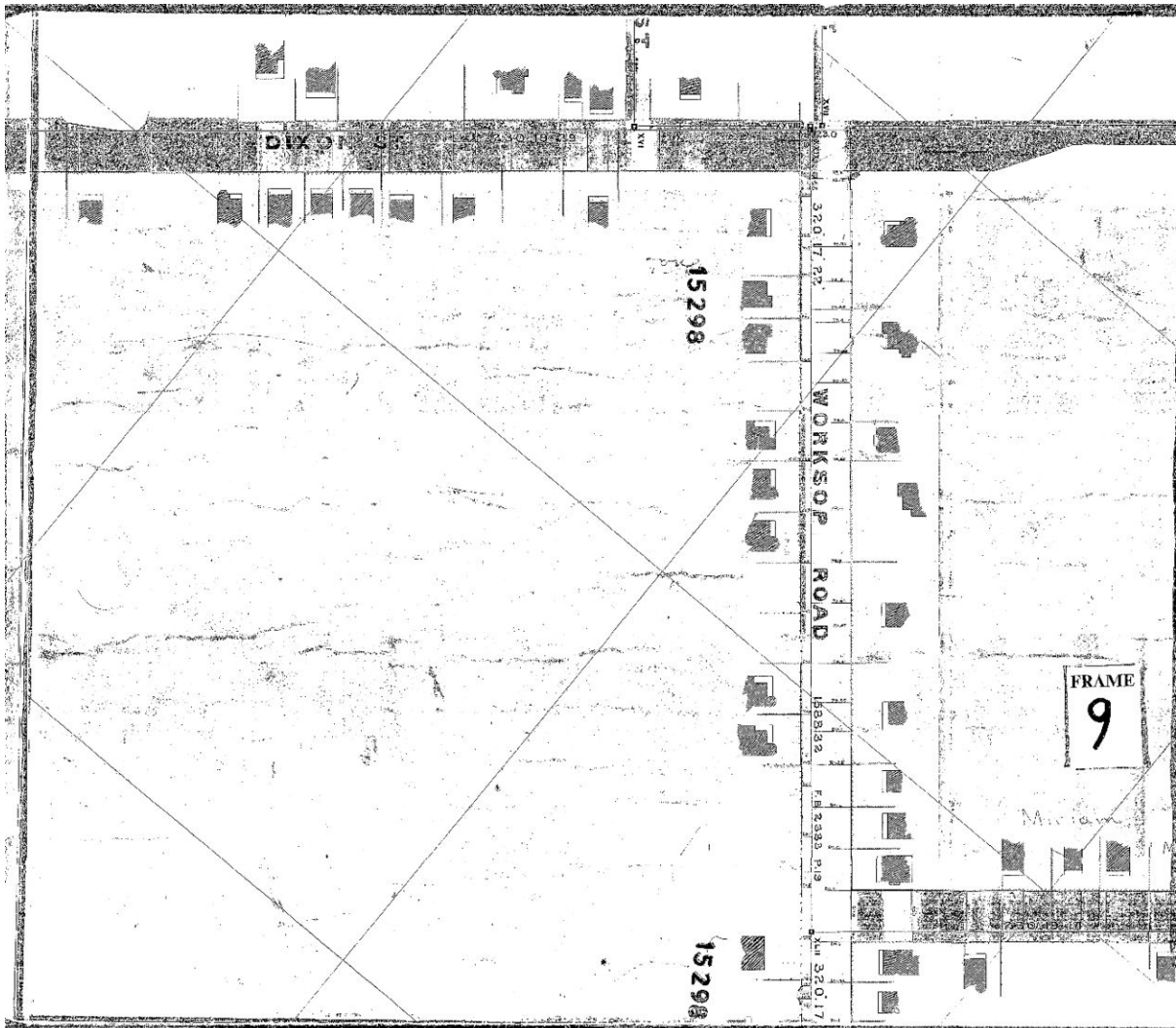
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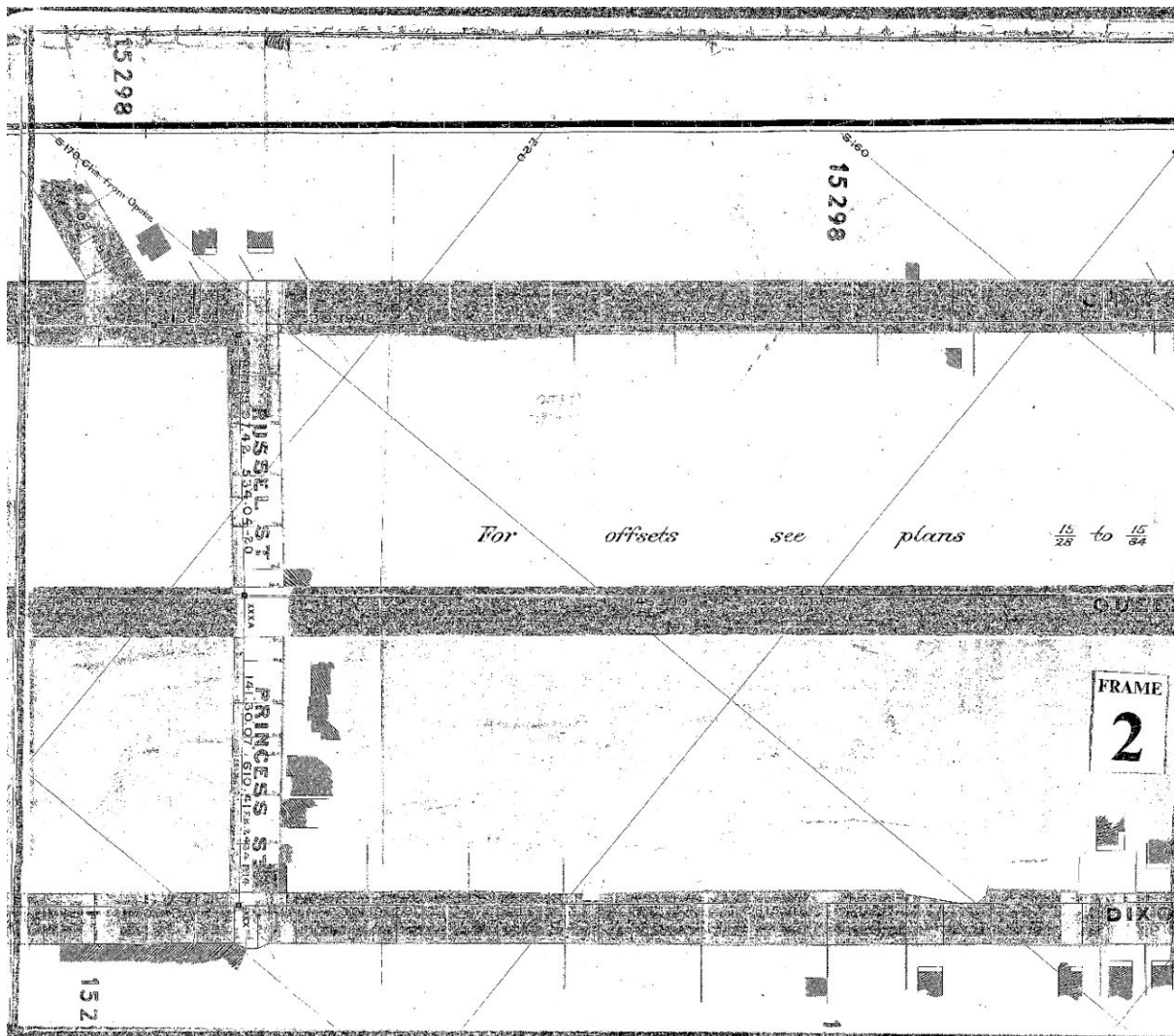
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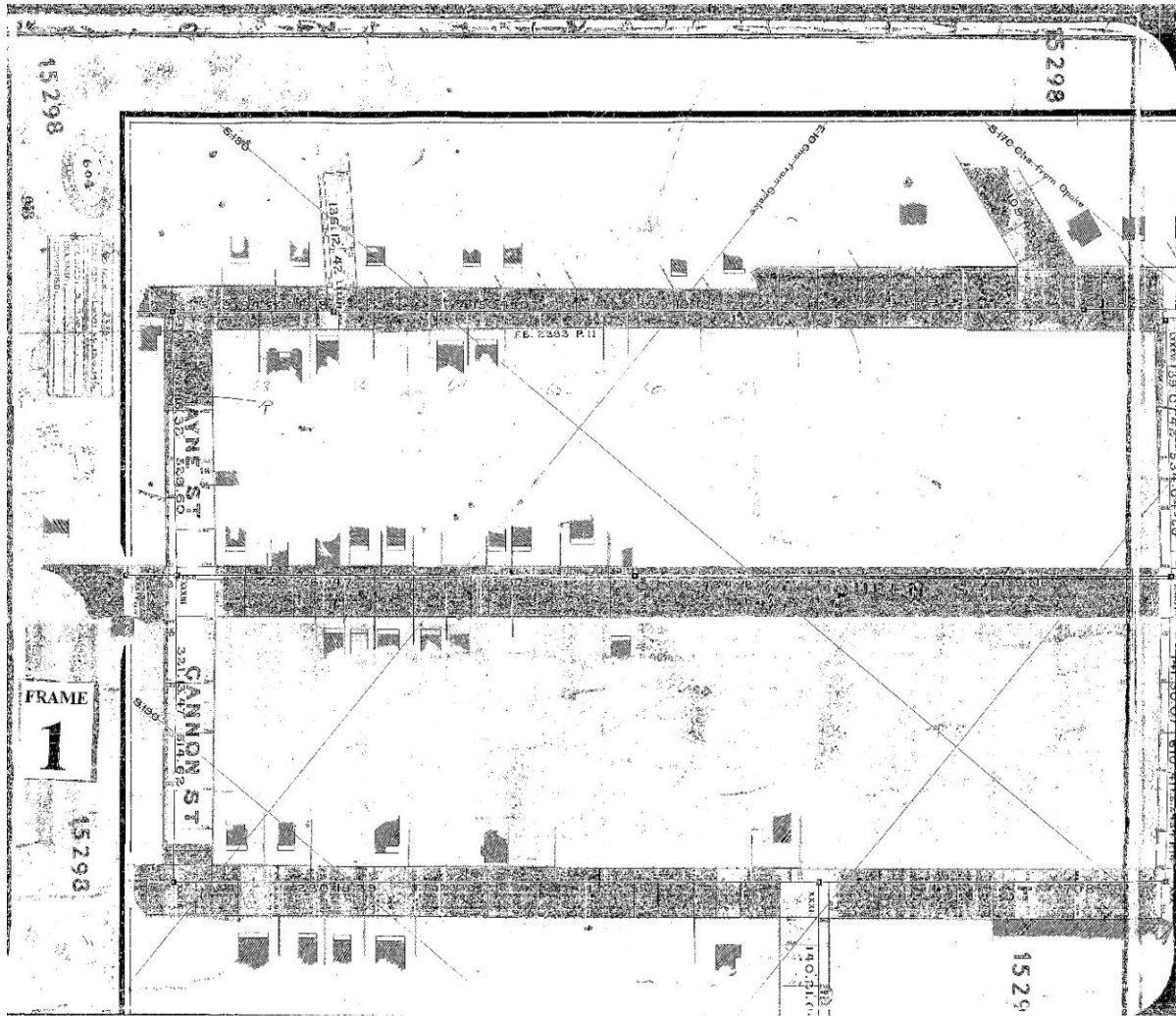
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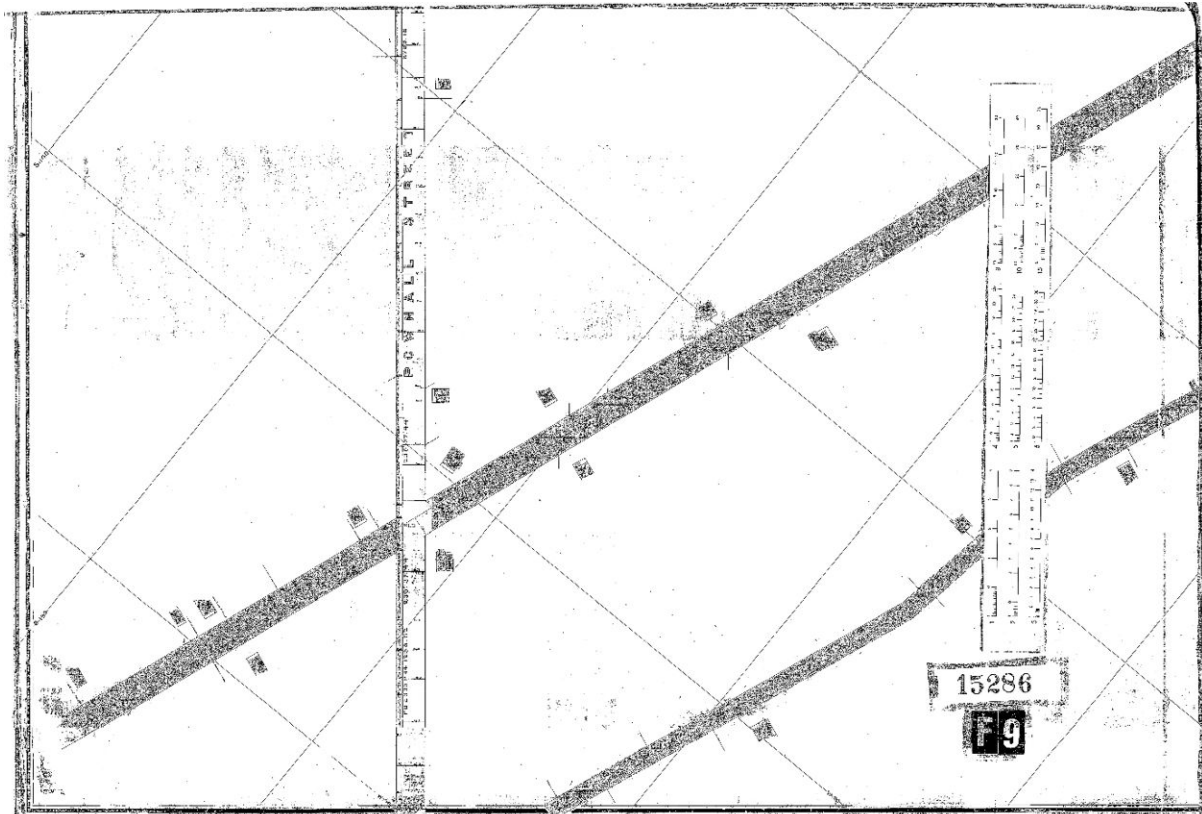
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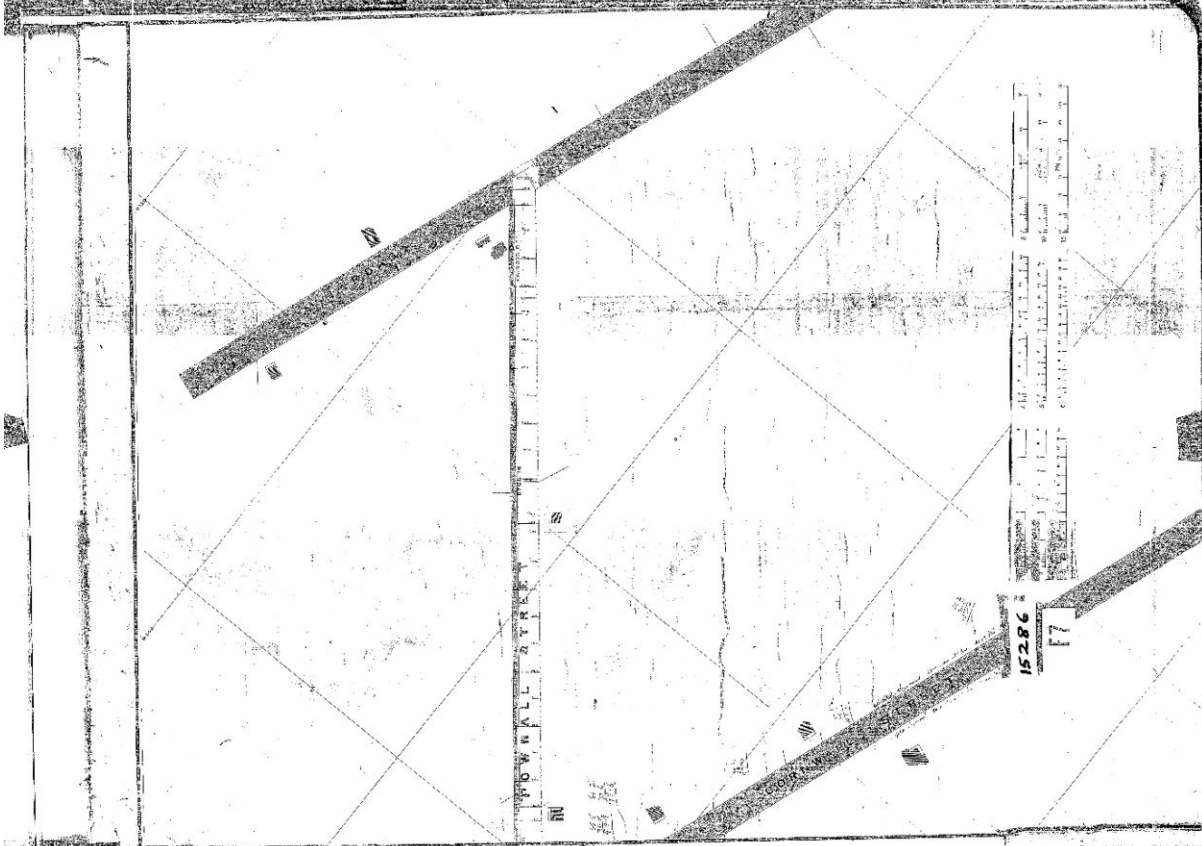
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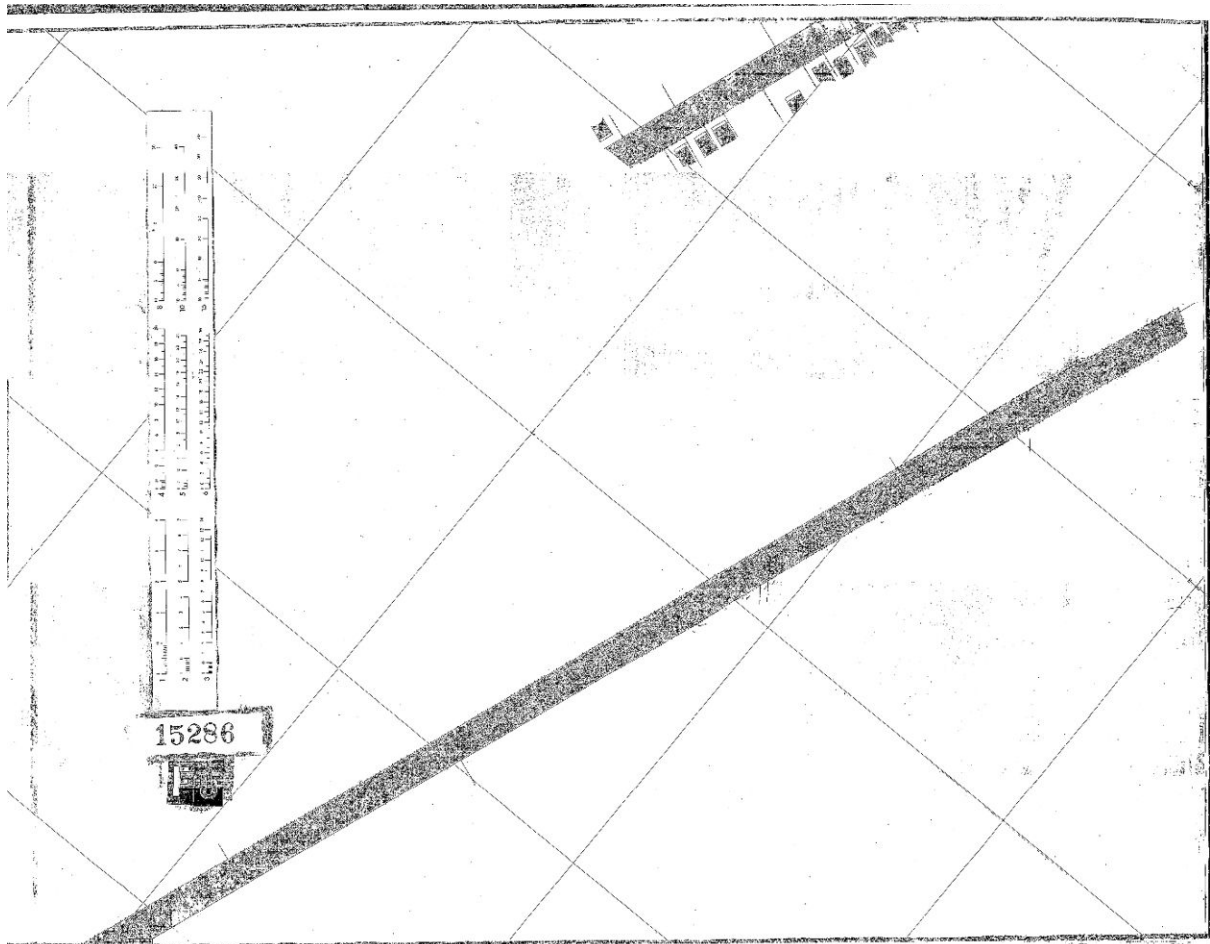
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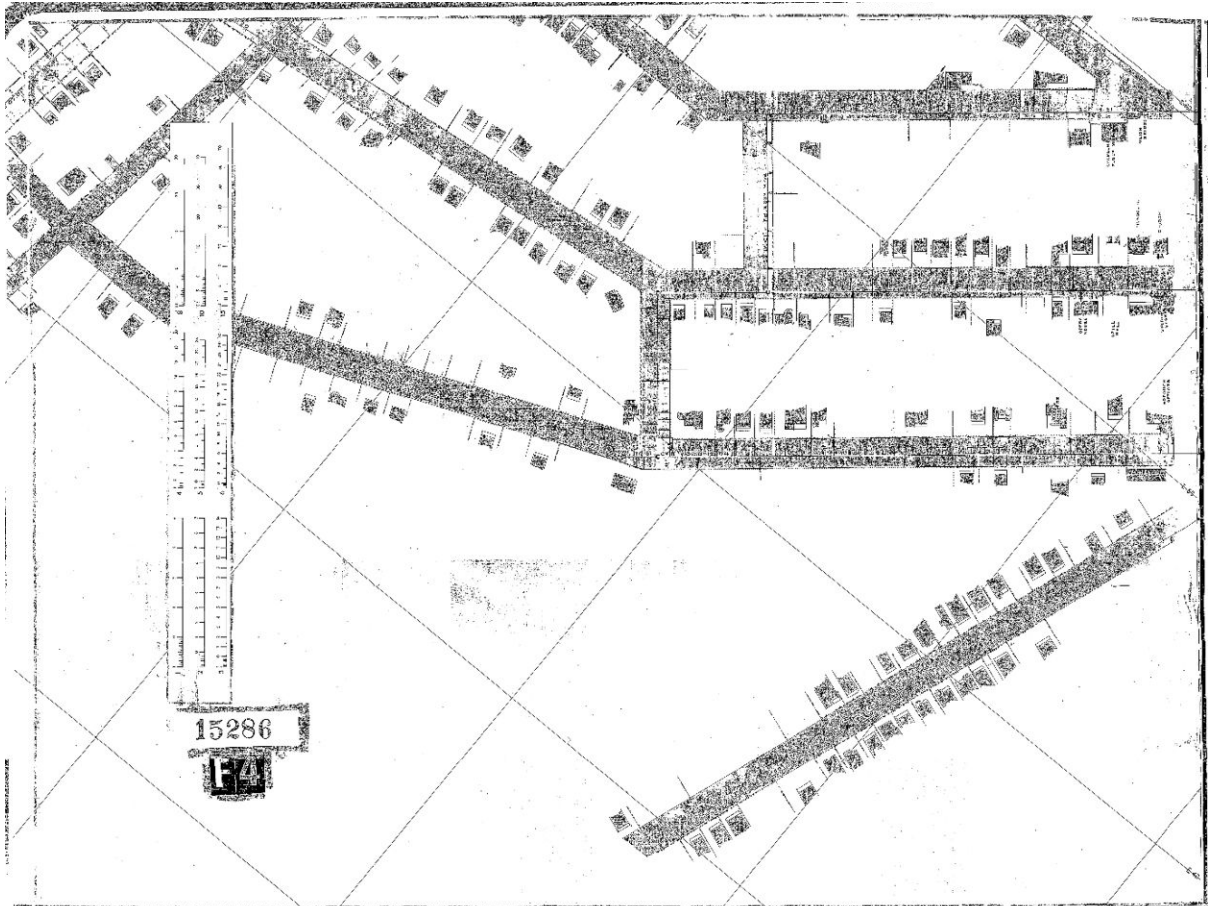
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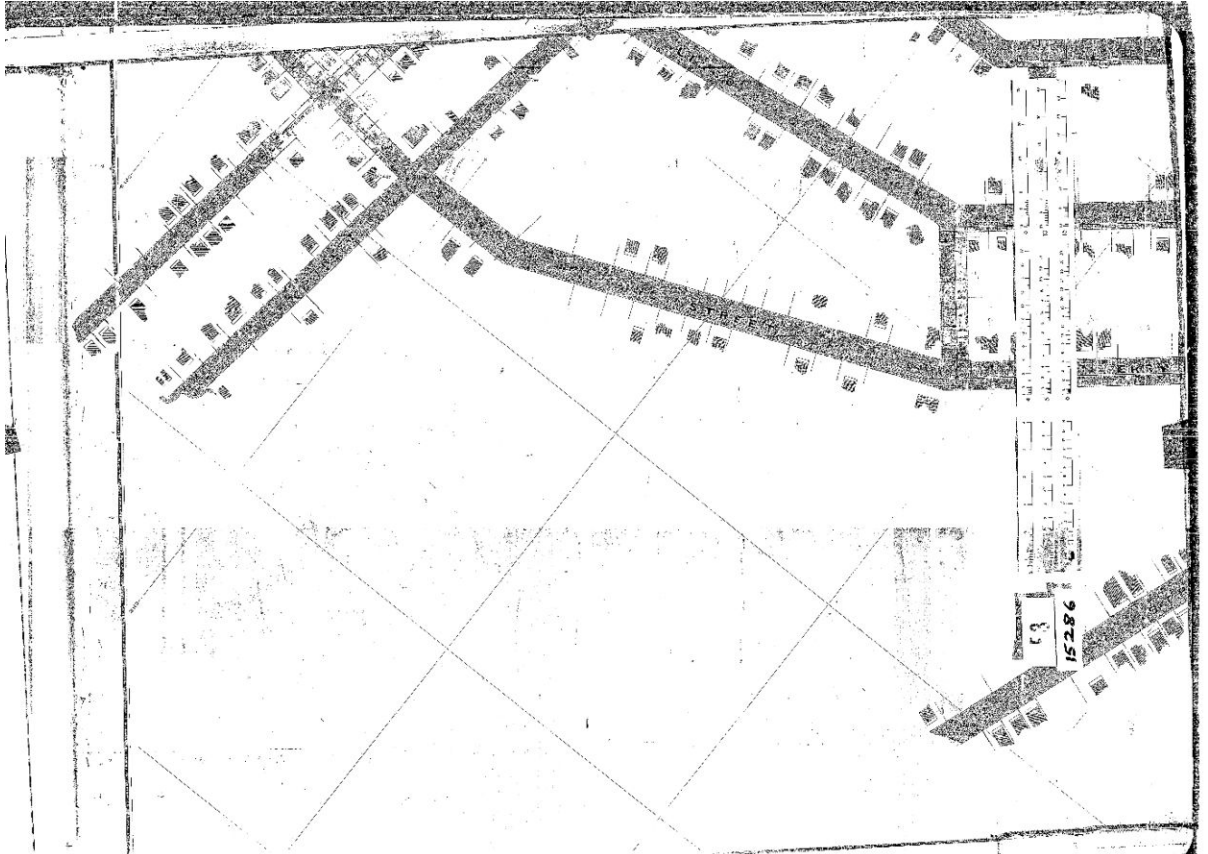
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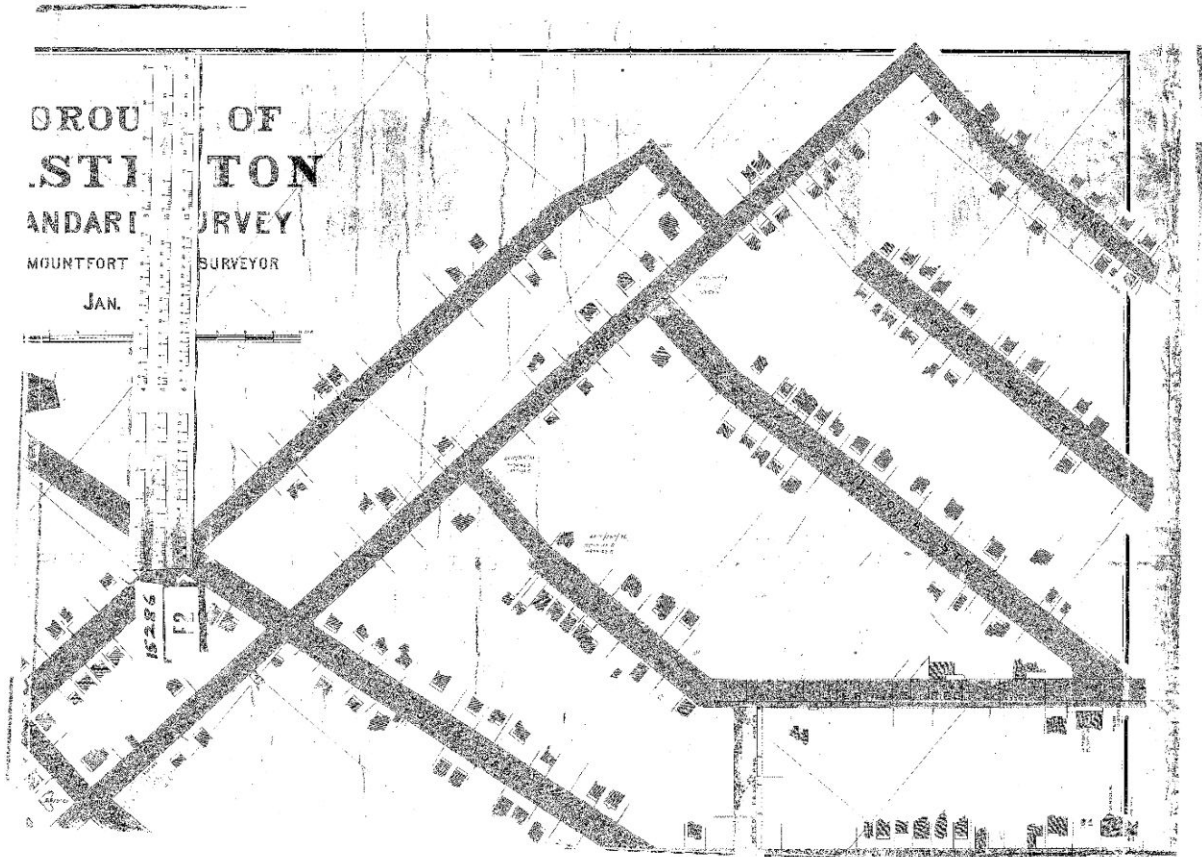
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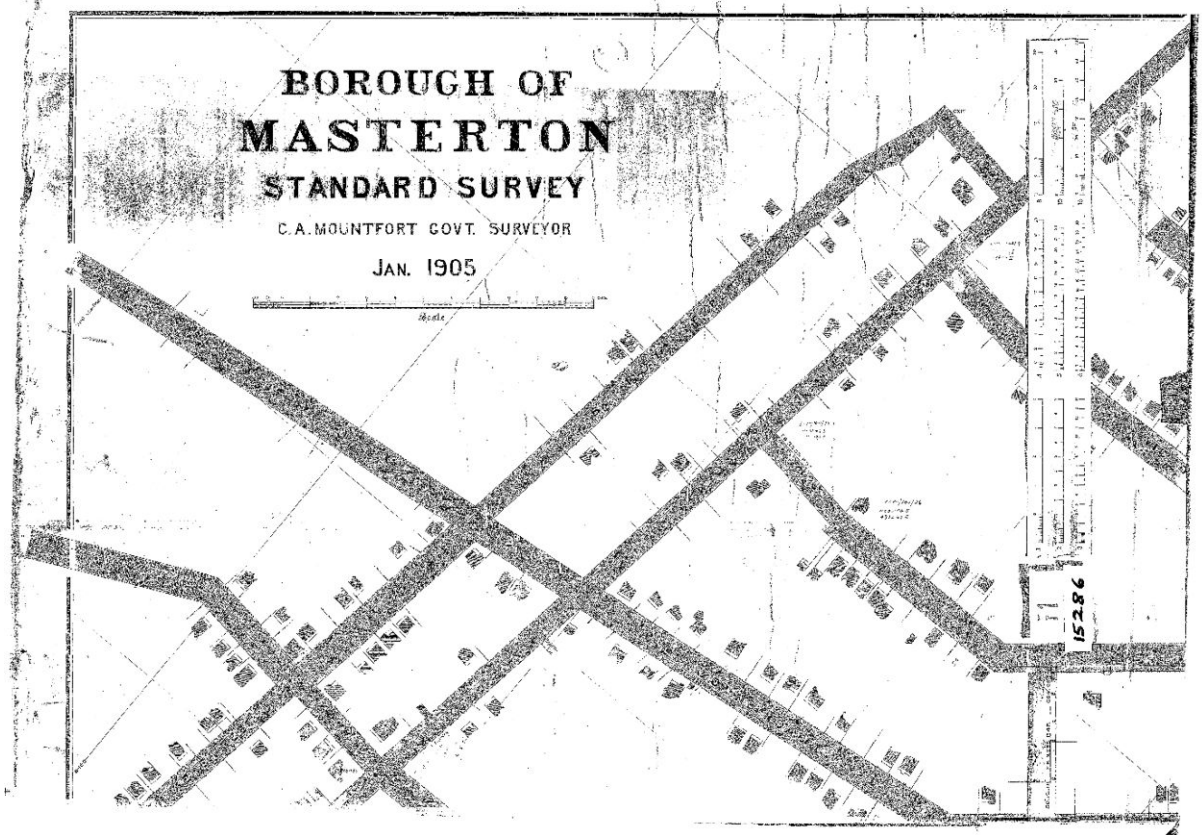
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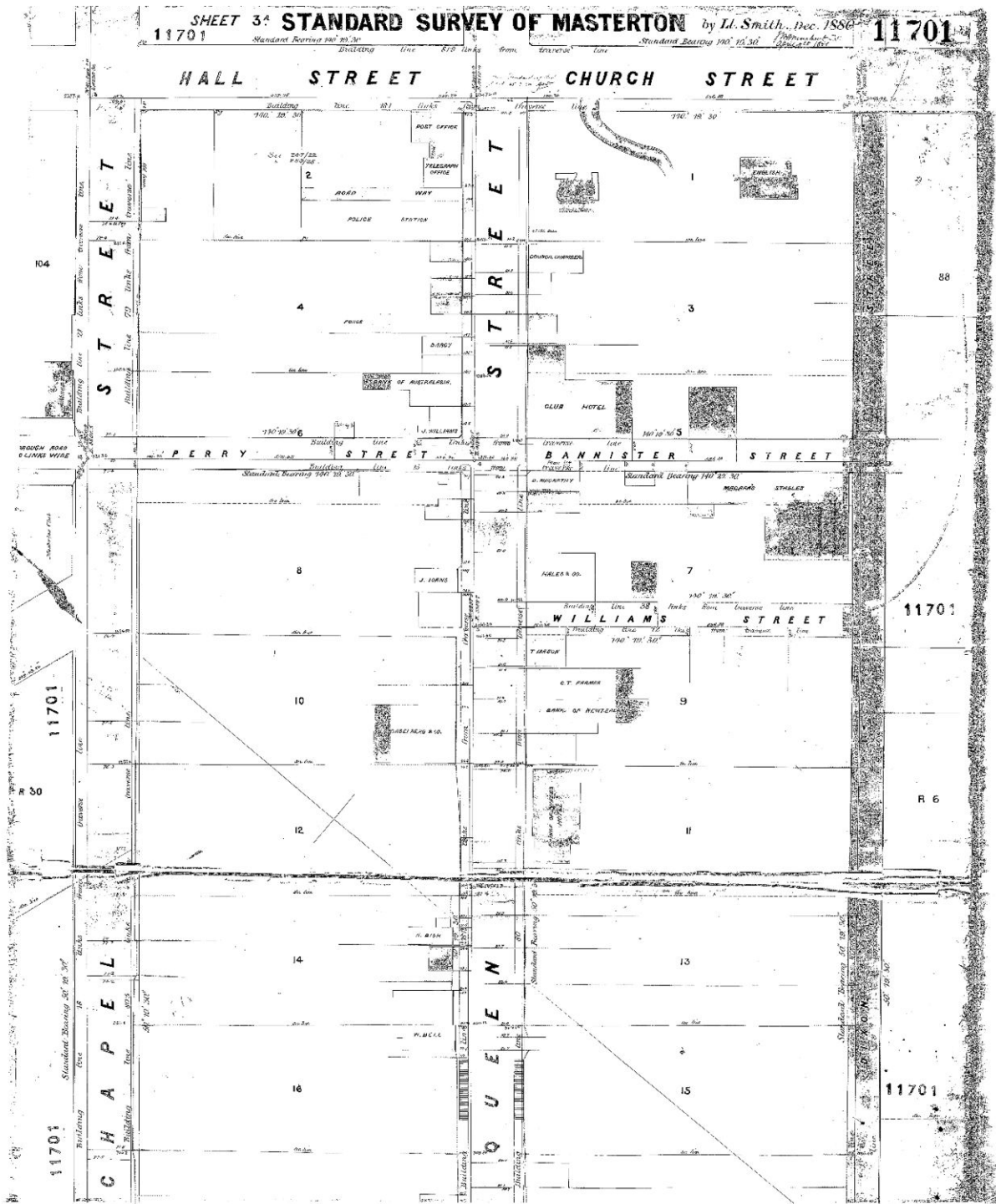
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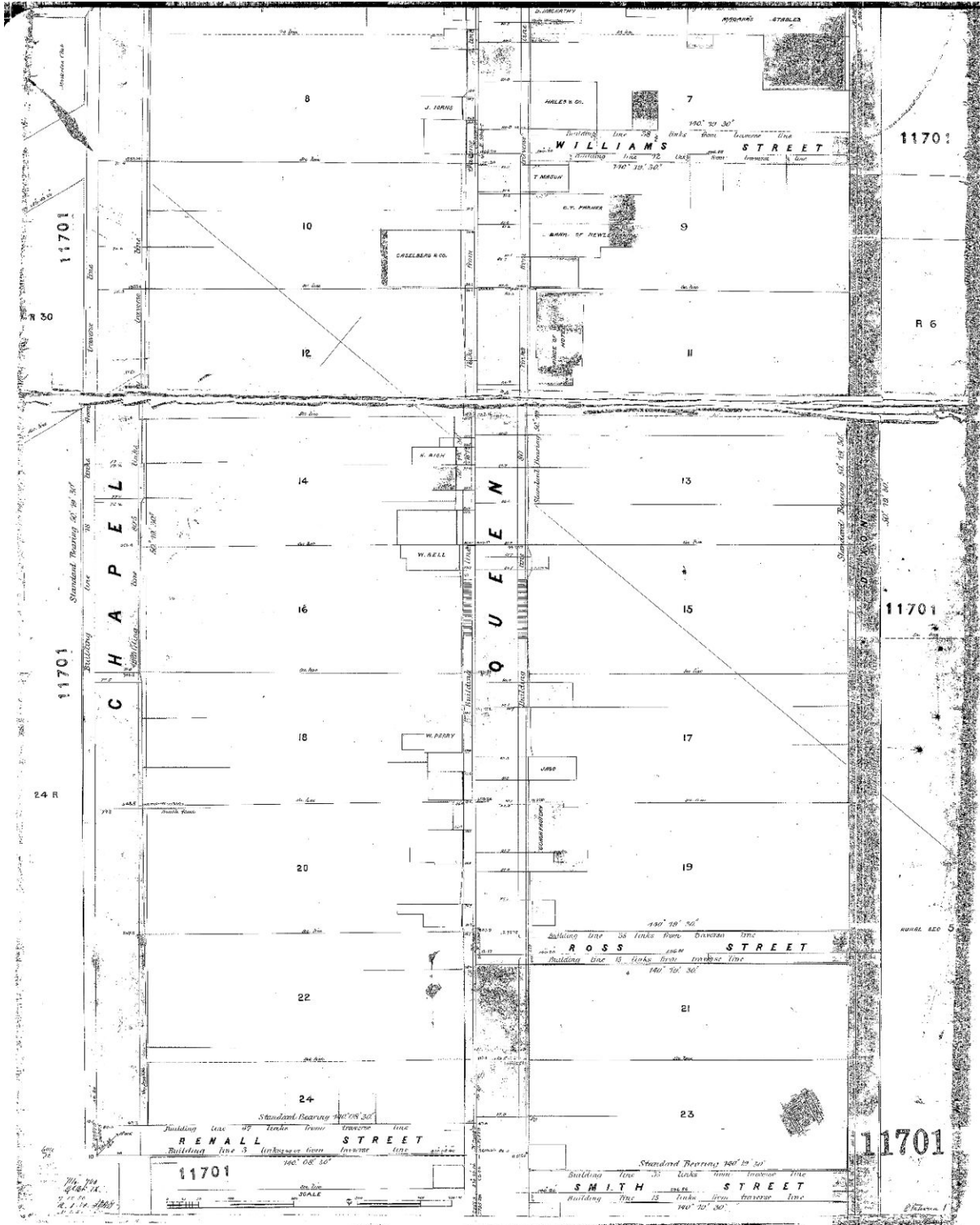
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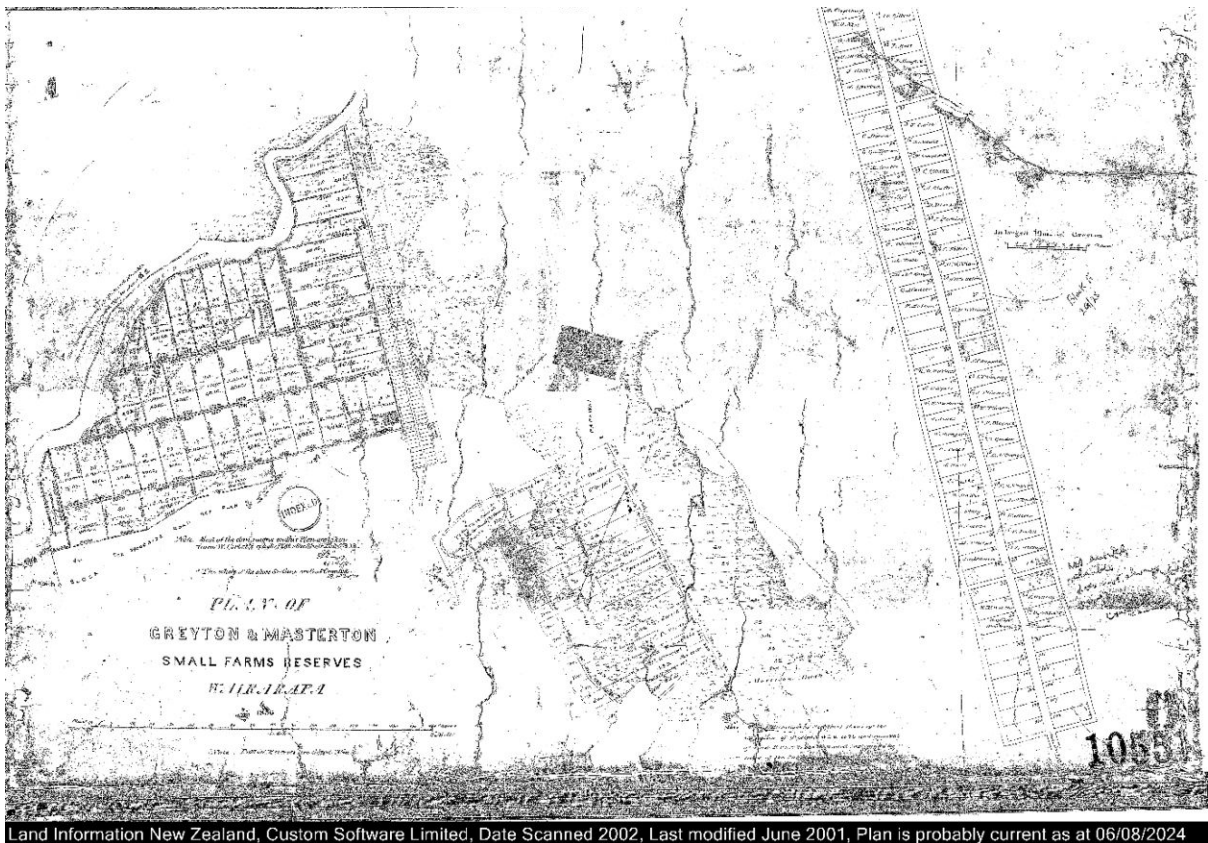
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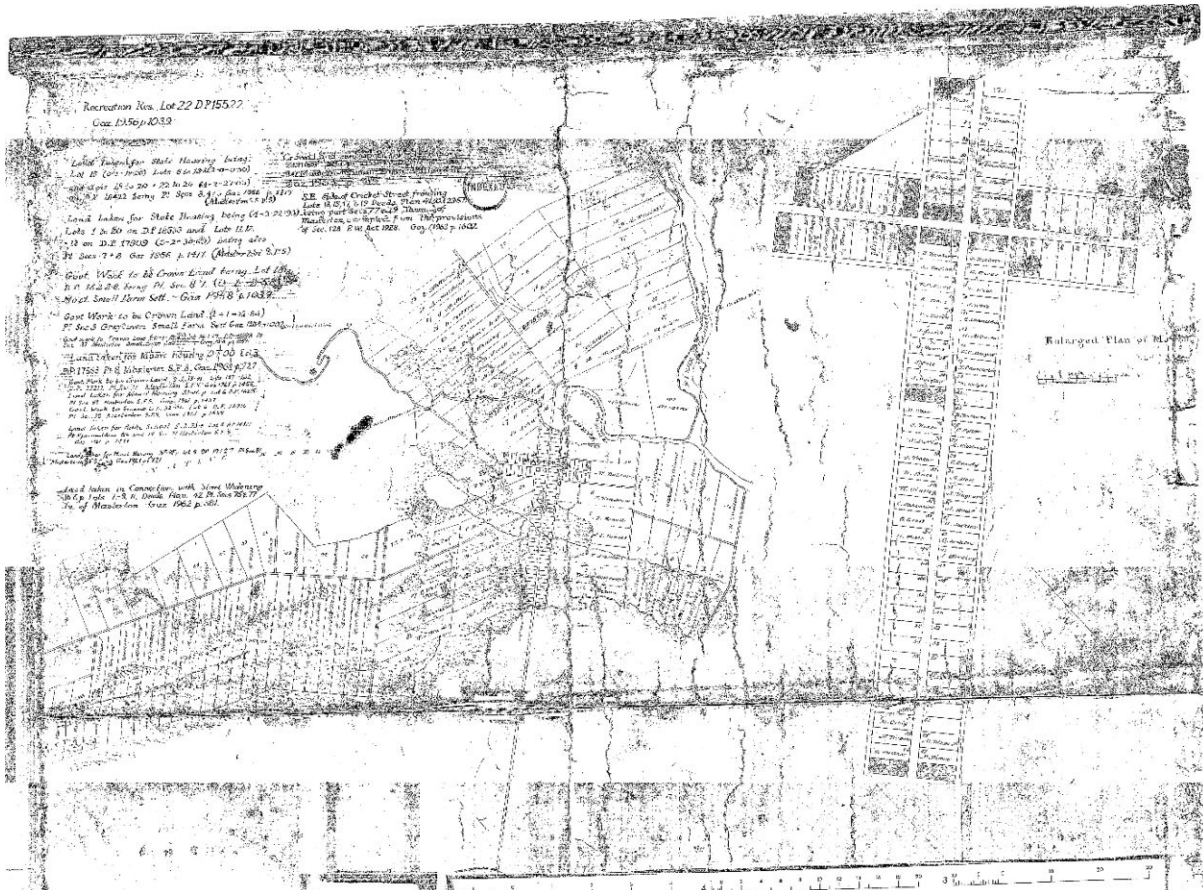
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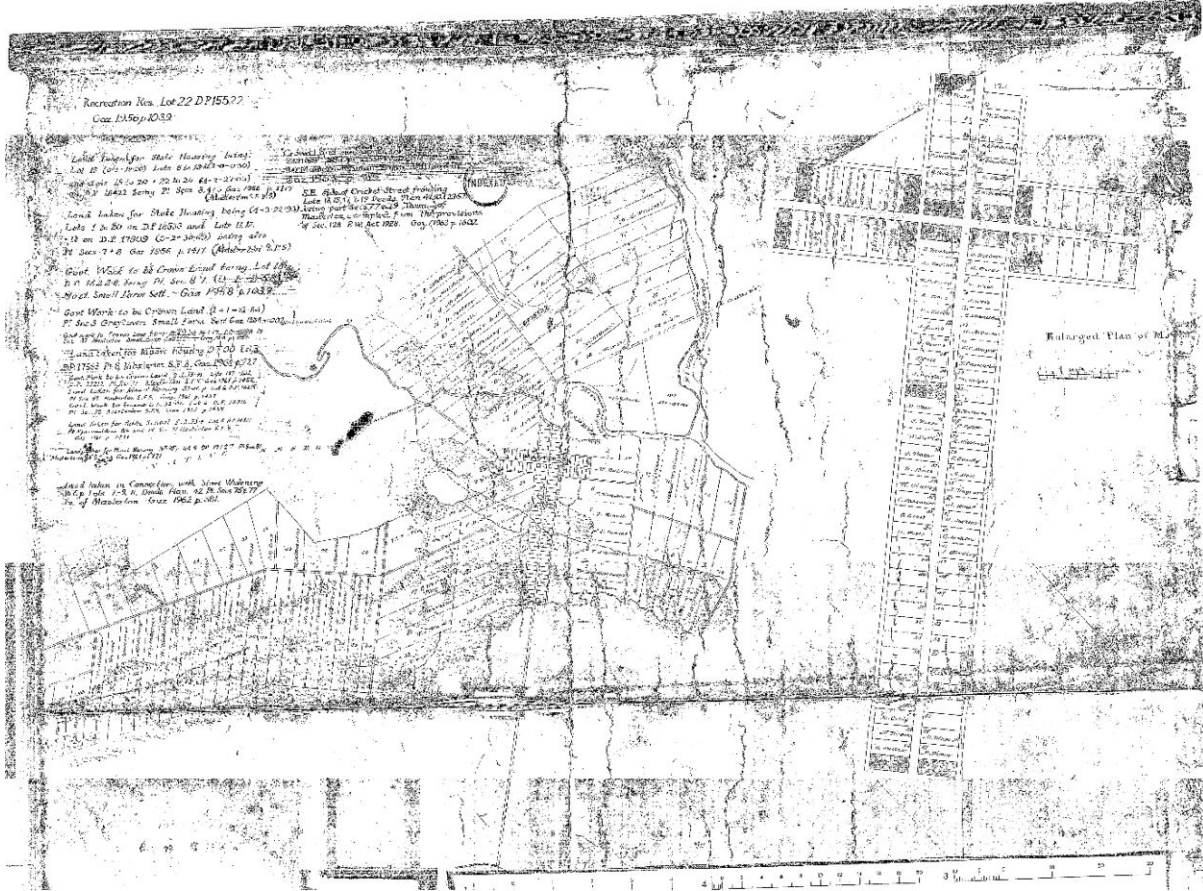
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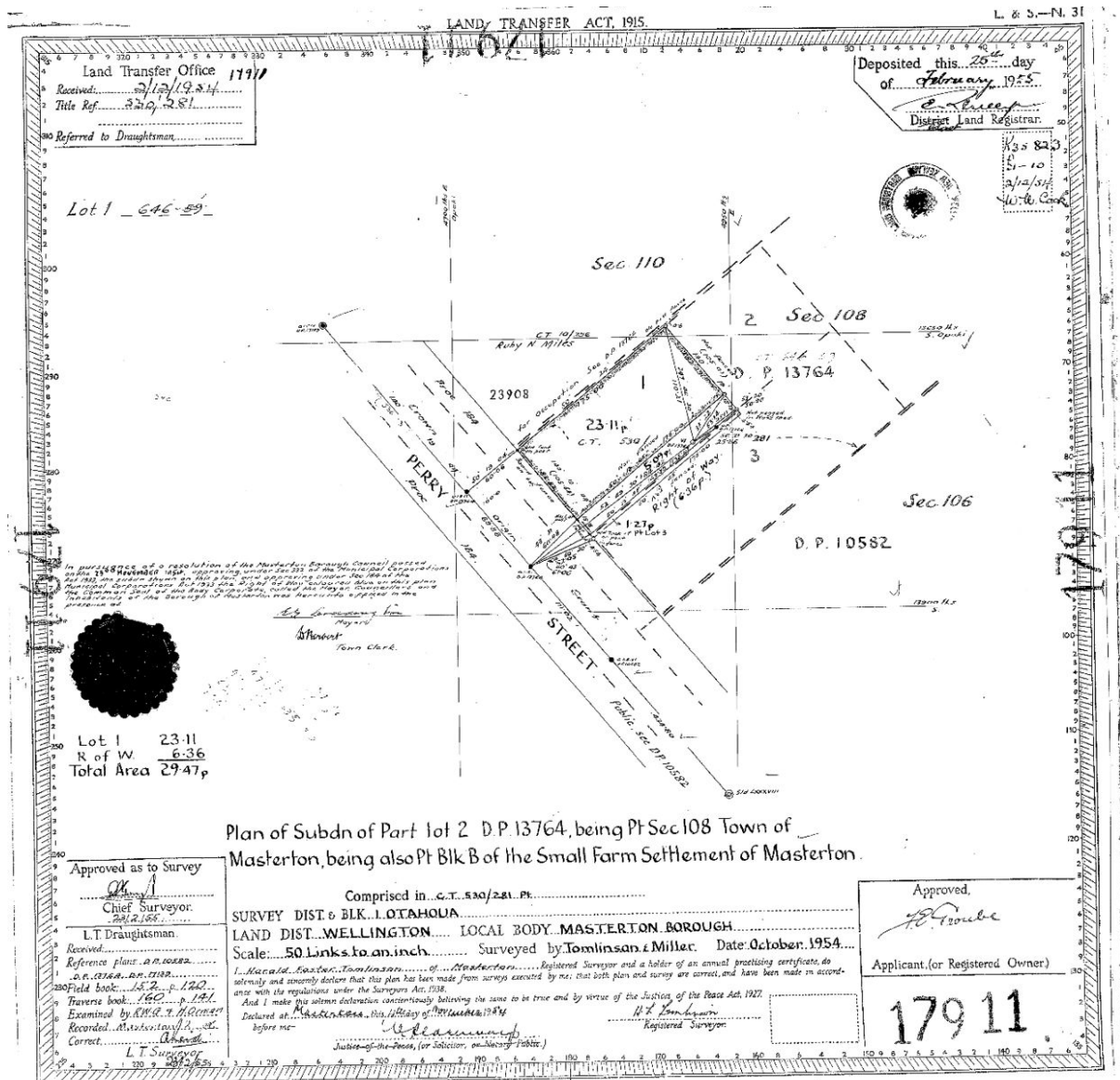
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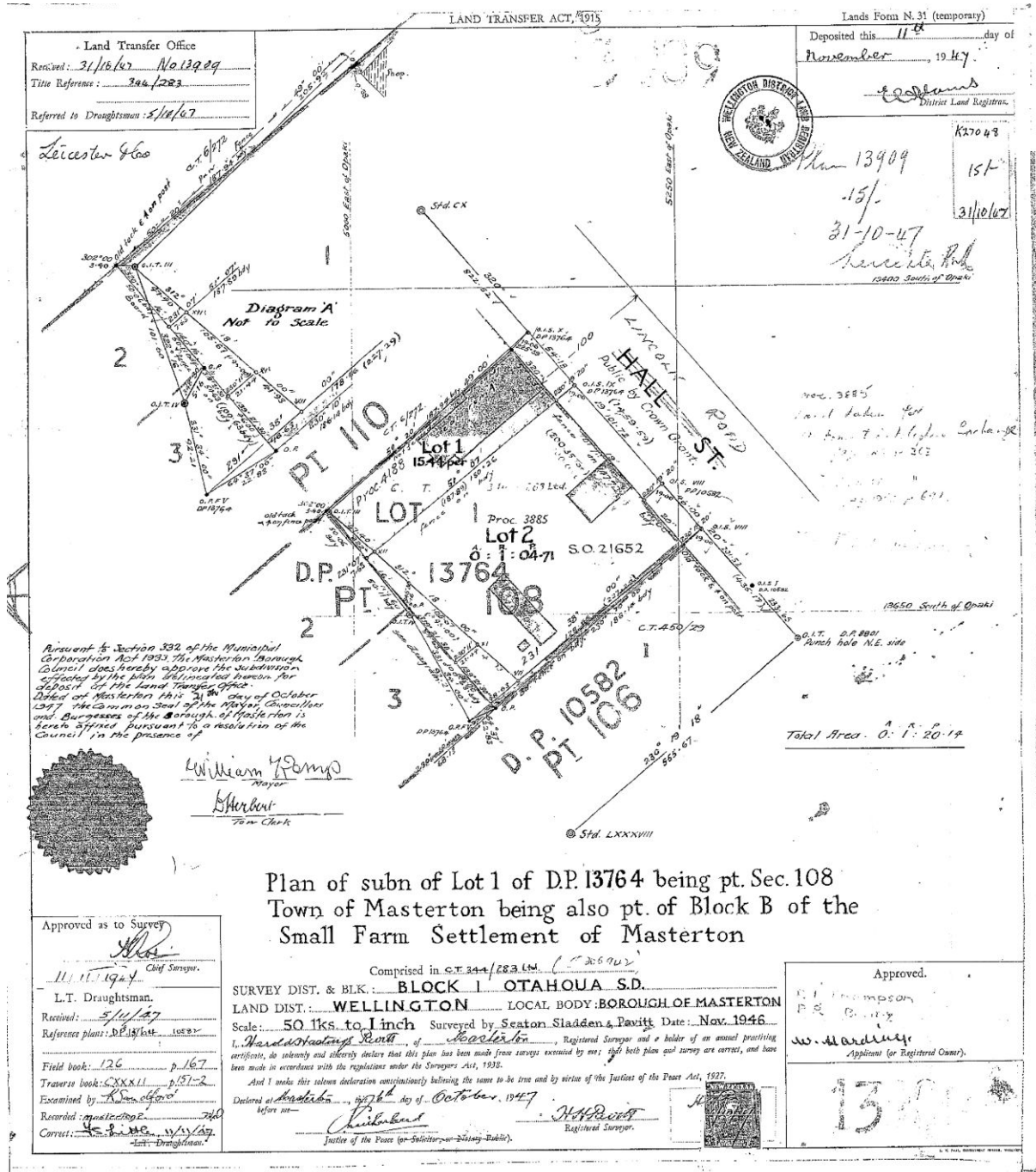
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LAND TRANSFER ACT, 1915

Lands Form N. 31 (temporary)

Received: 10/16/47 No. 13784
 Title Reference: 344/283 2ea
 Referred to Draughtsman: 10/16/47

Deposited this 20th day of August 1947
 District Land Registrar.
 K26779
 251
 6/6/47

Phillips & Co
 Diagram not to scale

Pursuant to Section 332 of the Municipal Corporations Act 1933 the Masterton Borough Council hereby approves of the Subdivision delineated hereon. For deposit in the Land Transfer Office Dated at Masterton this 19th day of March 1947
 The Common Seal of the Mayor, Councillors & Burgesses of the Borough of Masterton was hereto affixed pursuant to a resolution of the Council, in the presence of
 William Kemp Mayor
 L. Herbert Town Clerk
 Total Area 0.3.33.16

I, Kathleen Annie Russell approve of the Southeastern boundary line of CT 6/1972 as defined on this plan.
 K.A. Russell owner

Approved as to Survey
 Chief Surveyor
 20/8/1947

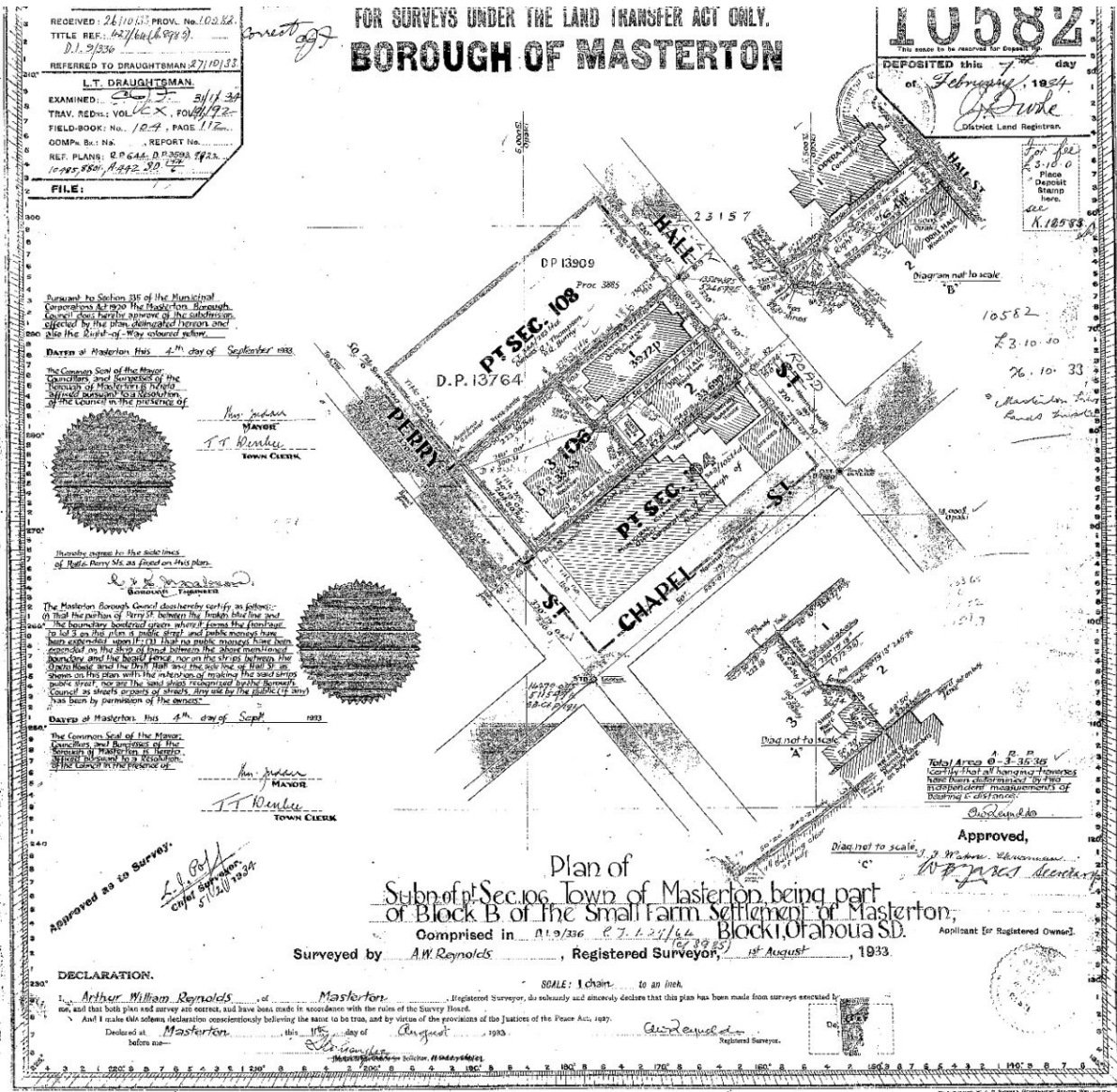
L.T. Draughtsman
 Received: 10/16/47
 Reference plans: D.P. 10582, 10583, 10585
 D.P. 10581, 10582, 10583, 10584, 10585
 Field book: 124 p. 244-5
 Traverse book: CXXXI p. 245-56
 Examined by: H. C. Langford 18/9/47
 Recorded: at Masterton, 19/9/47
 Corrected: 19/9/47
 L.T. Draughtsman

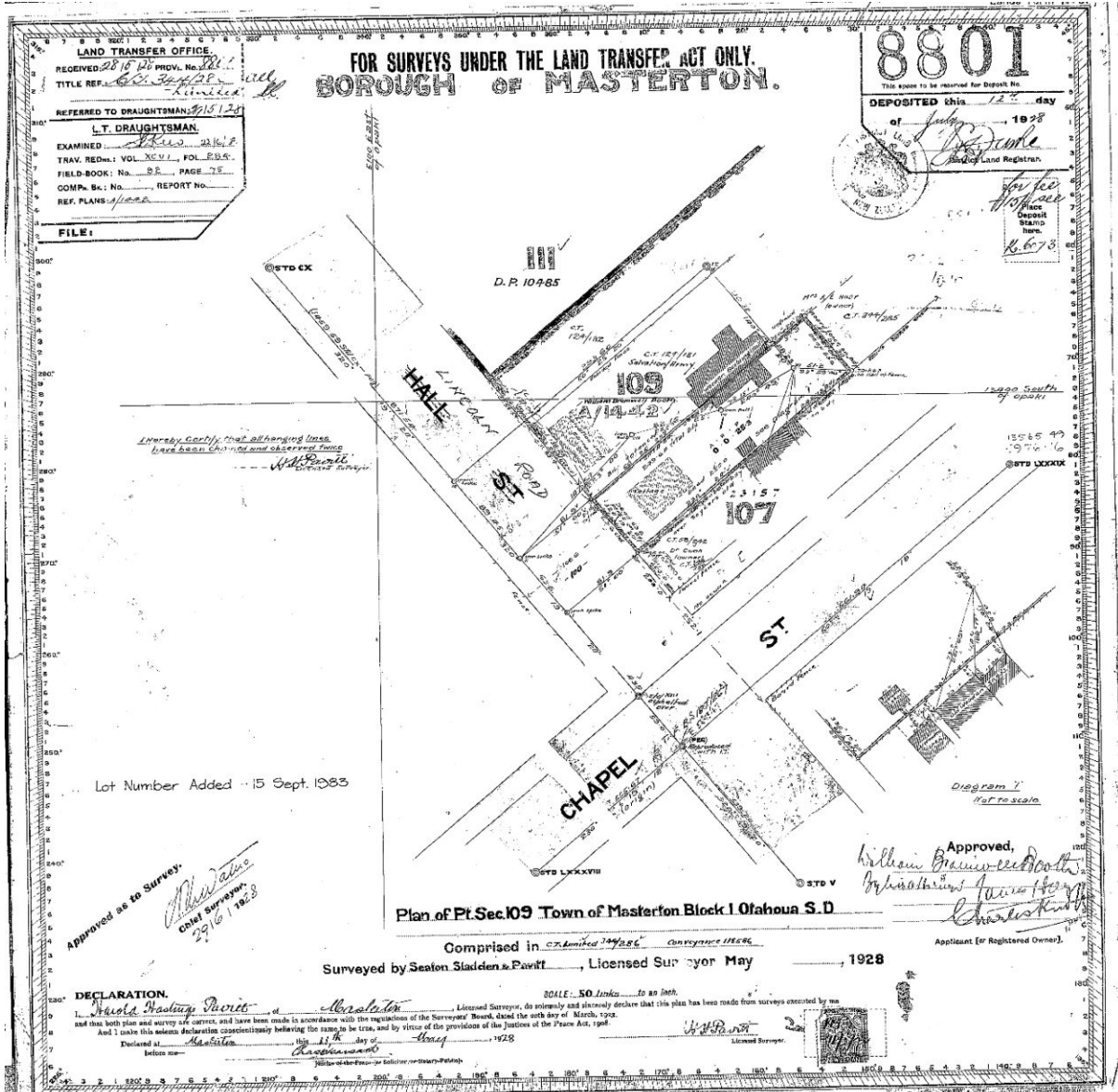
**Plan of subn. of pt. Sec. 108, Town of Masterton
 being part of Block B of The Small Farm Settlement of Masterton**
 Comprised in C.T. 244/283 1td.

SURVEY DIST. & BLK.: BLOCK 1 OTAHOUA S.D.
 LAND DIST.: WELLINGTON LOCAL BODY: BOROUGH OF MASTERTON
 Scale: 1 chain to an inch Surveyed by Seaton Sladden & Pavitt Date: Nov. 1946
 I, Harold Hastings Pavitt, of Masterton, Registered Surveyor and a holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1932.
 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.
 Dated at Masterton, this 21st day of February, 1947
 before me: [Signature] Justice of the Peace for Solicitor, or Secretary Public.
 H. C. Langford Registered Surveyor

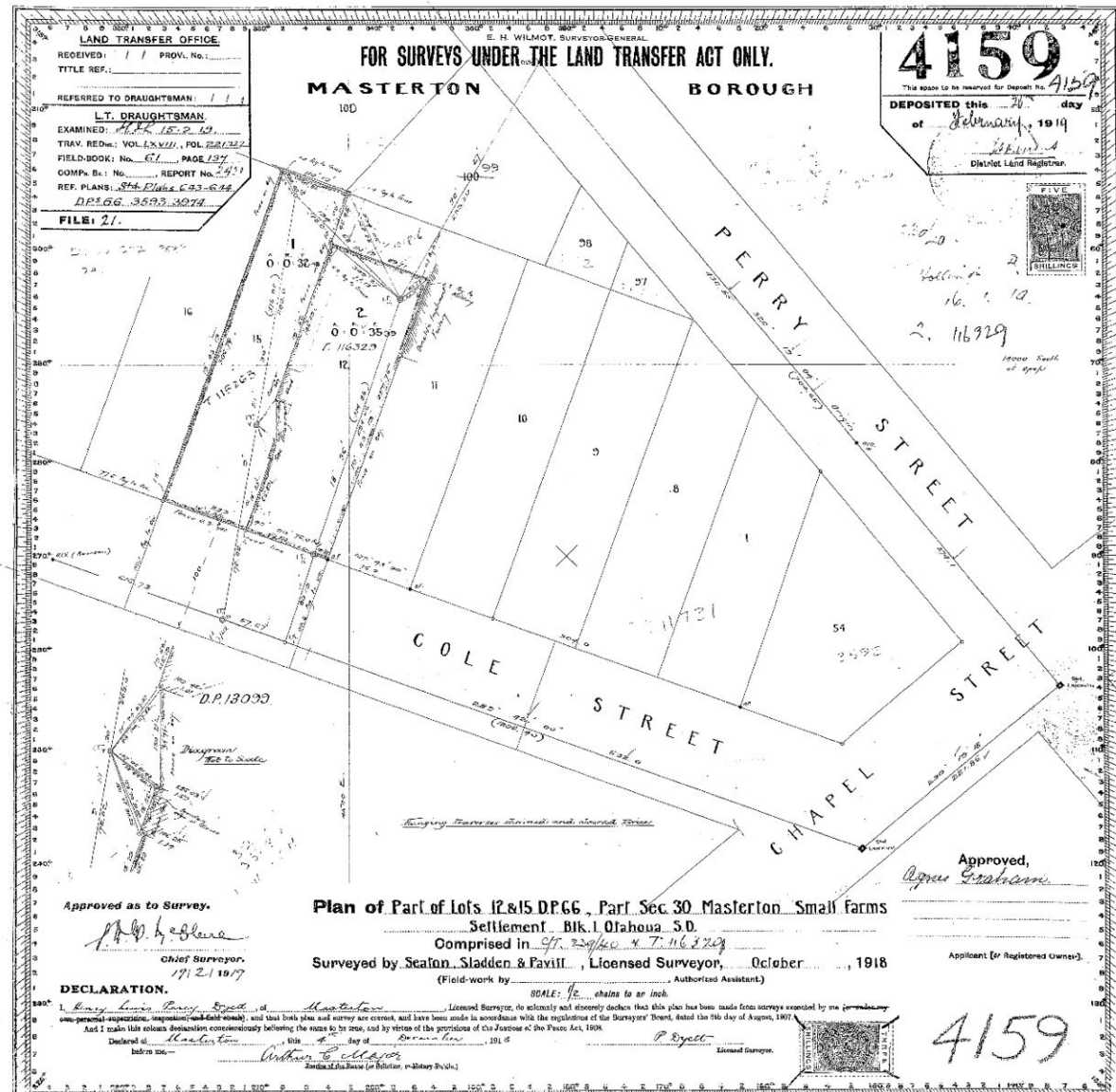
Approved.
 Applicant (or Registered Owner).
 13784

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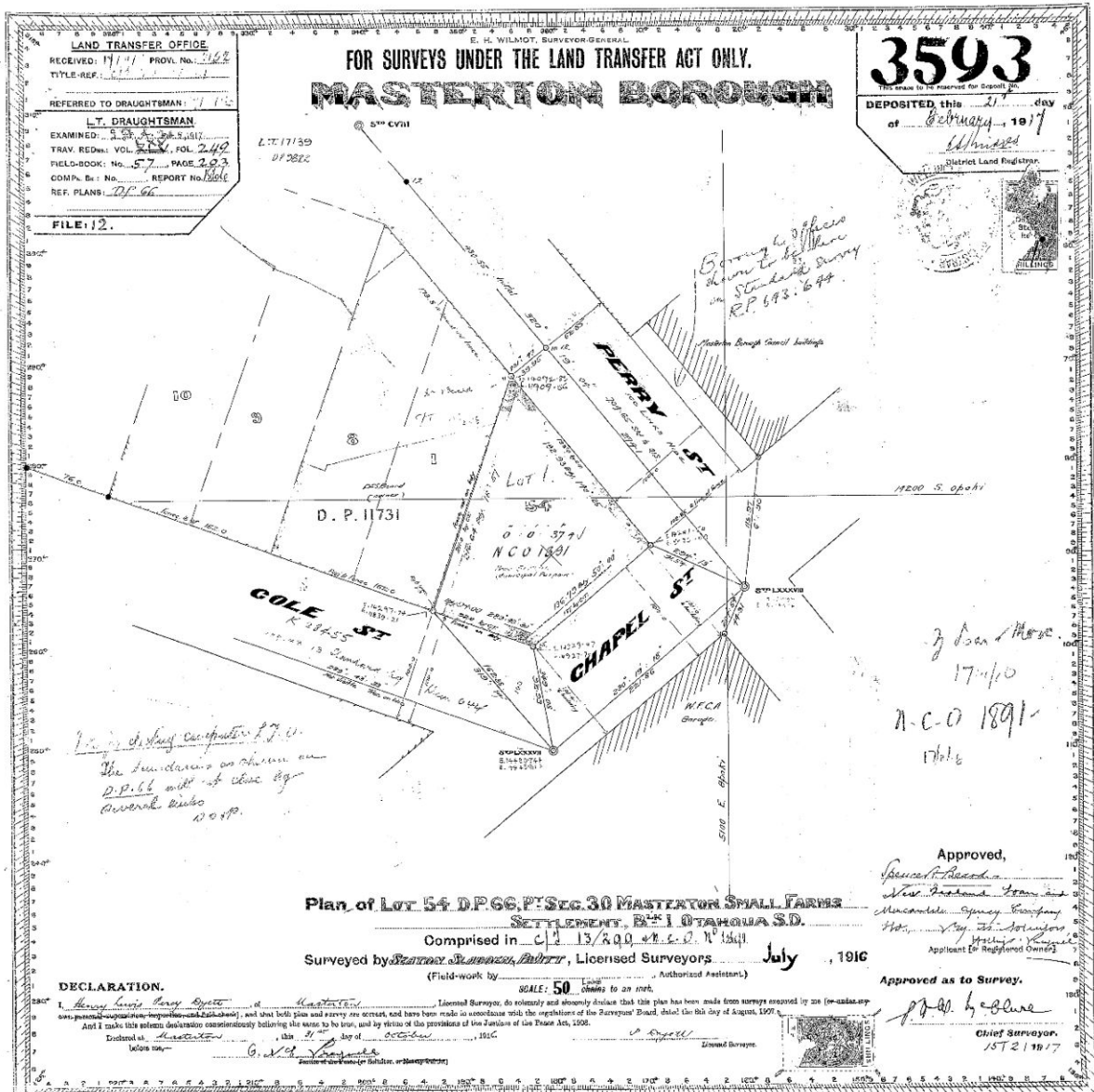




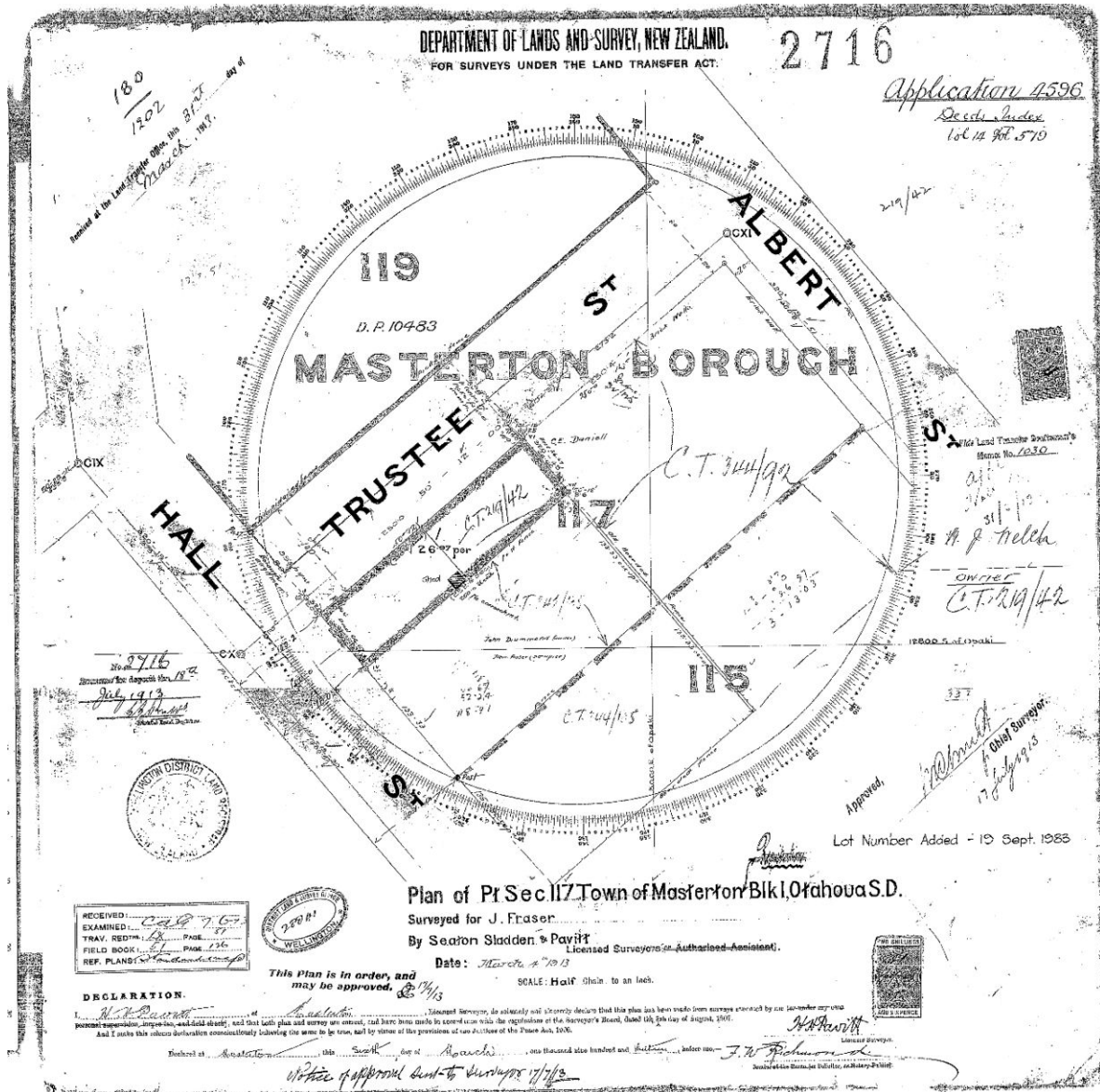
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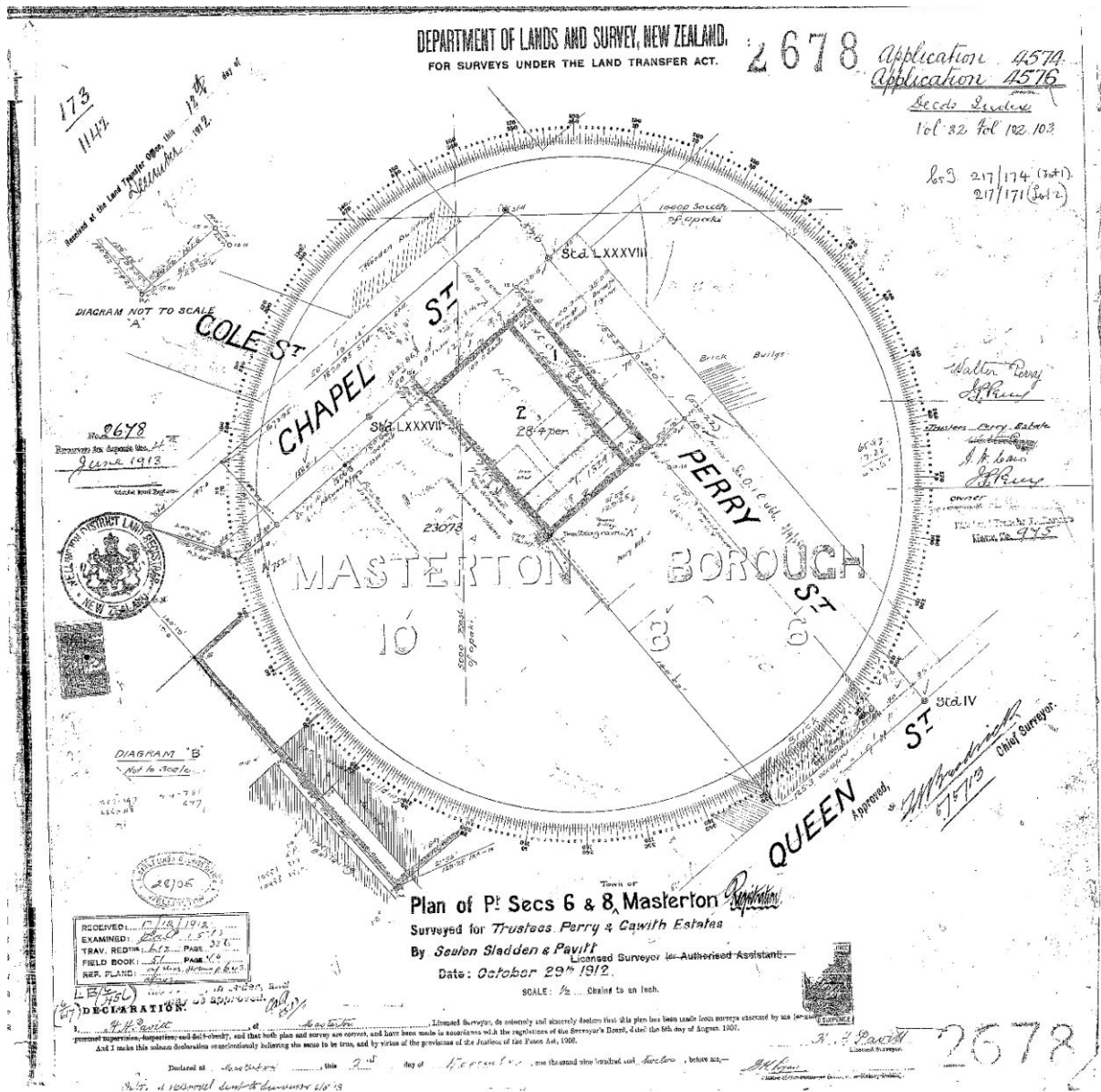
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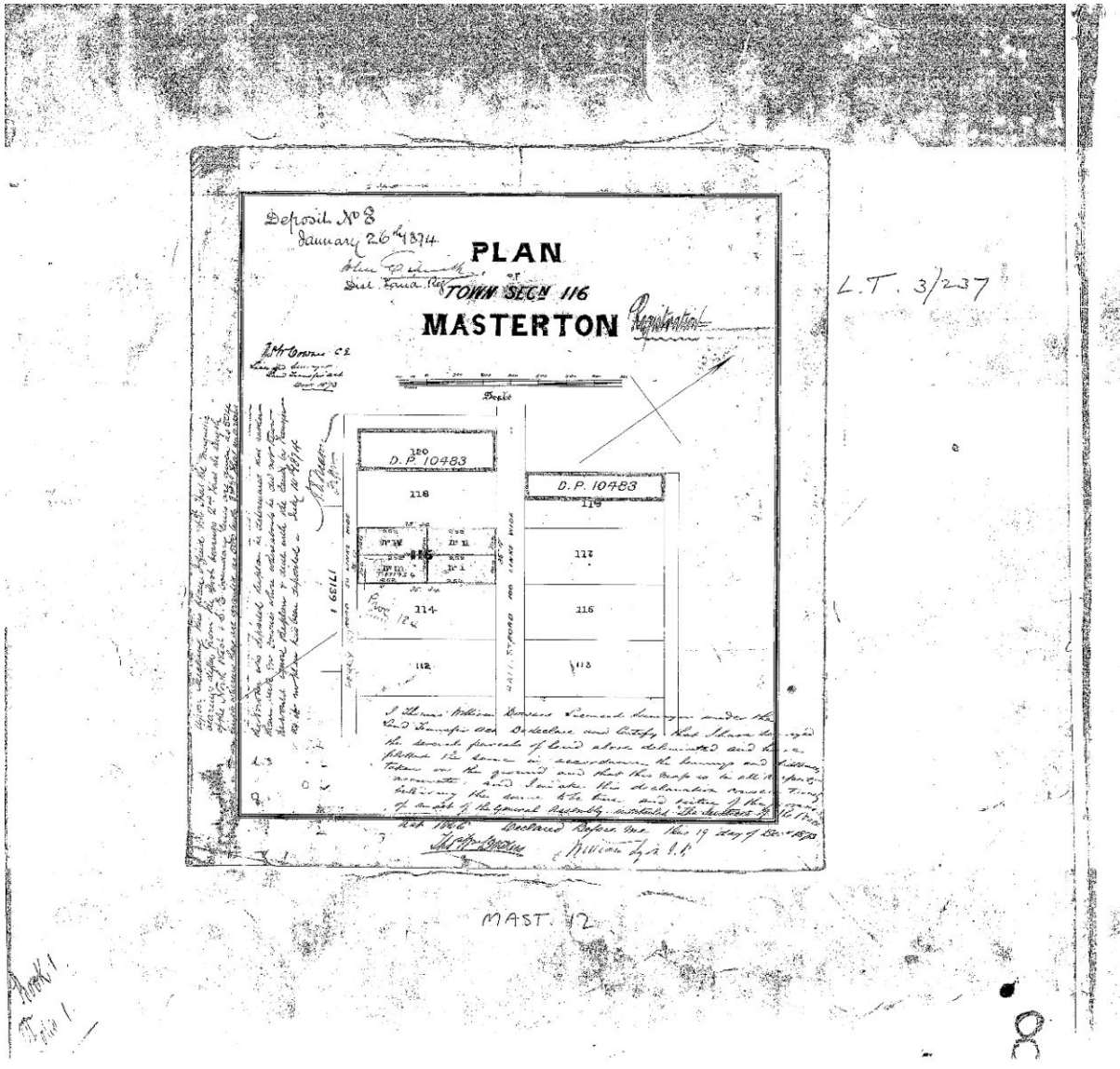
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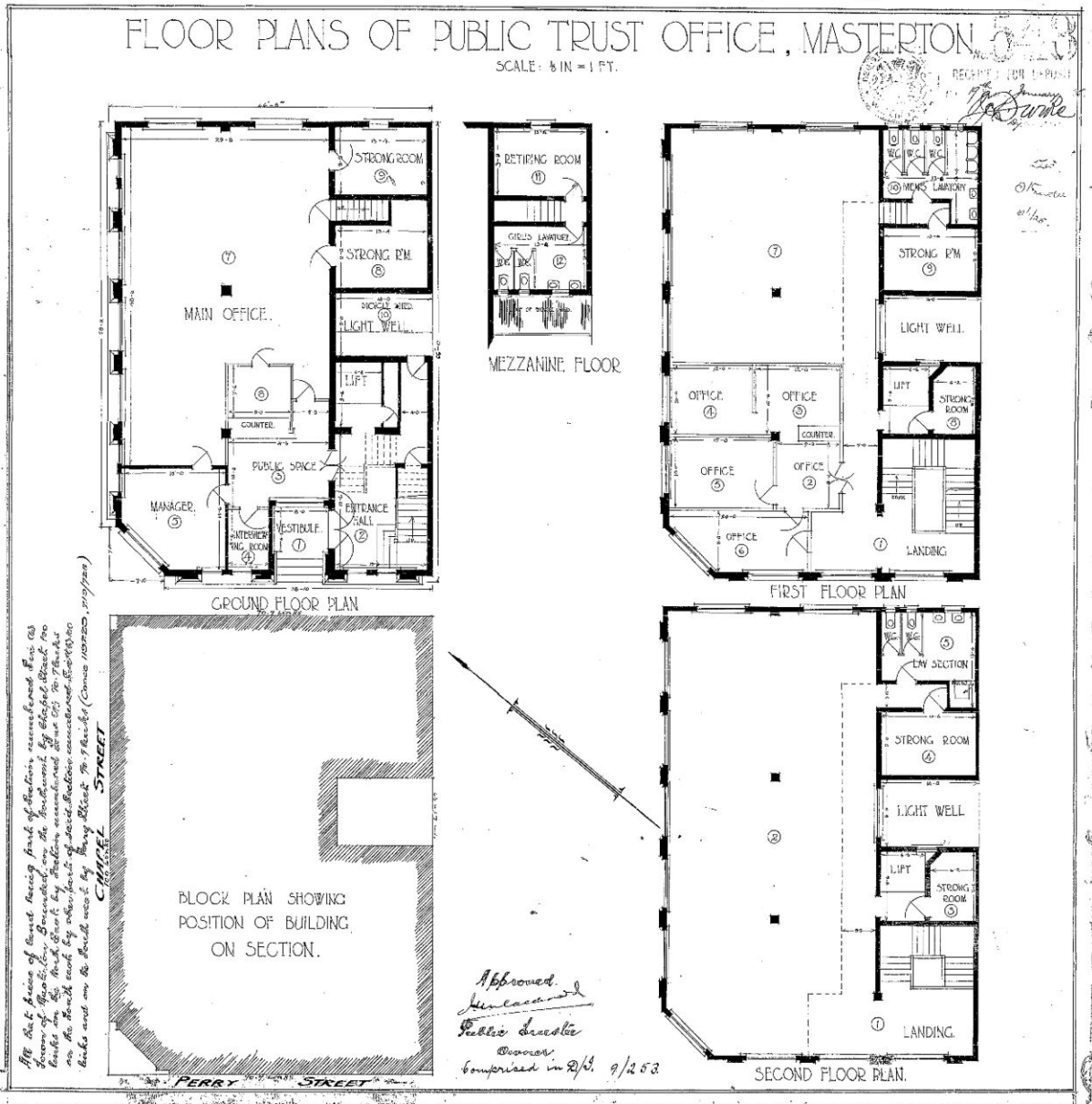


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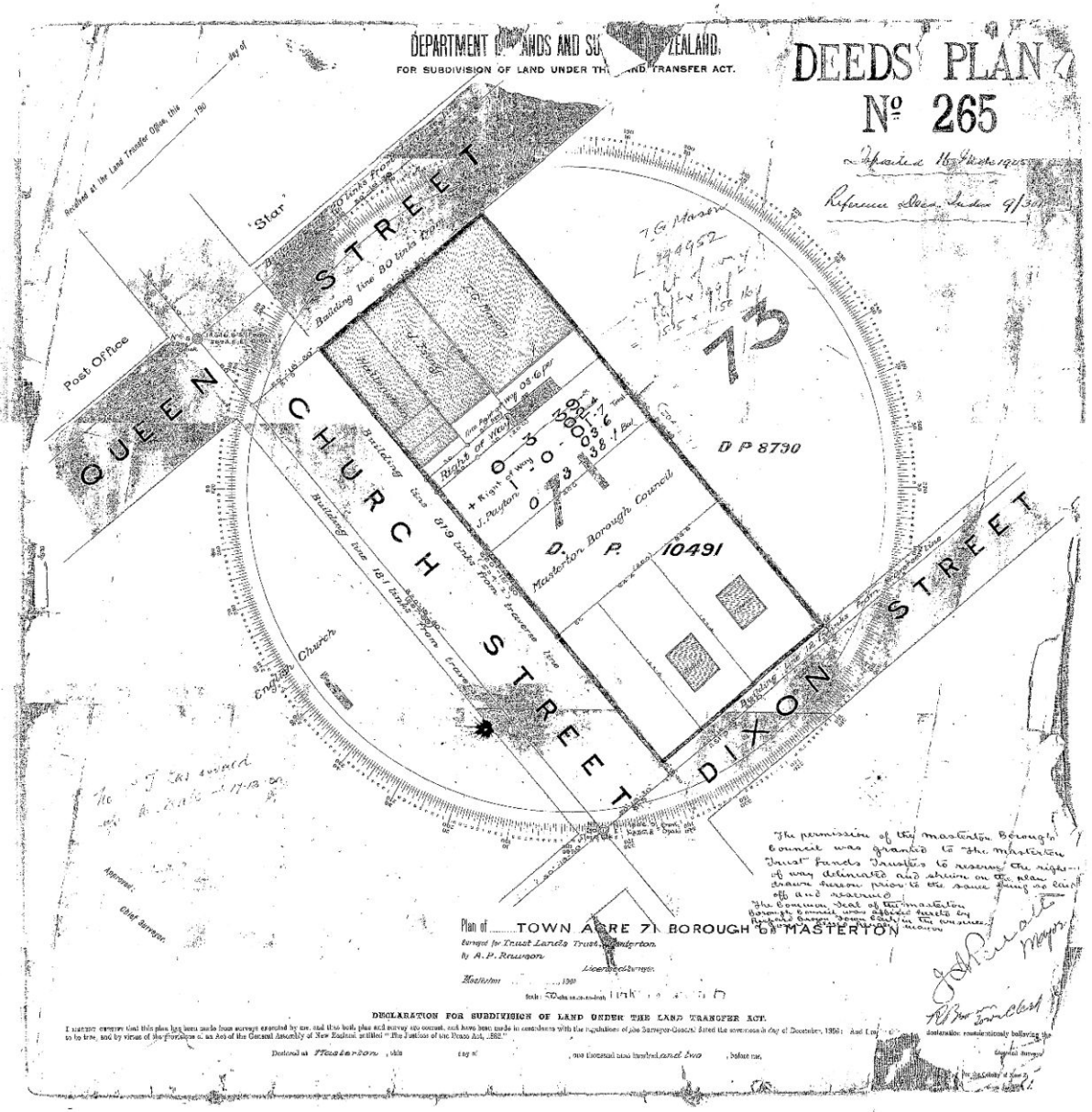


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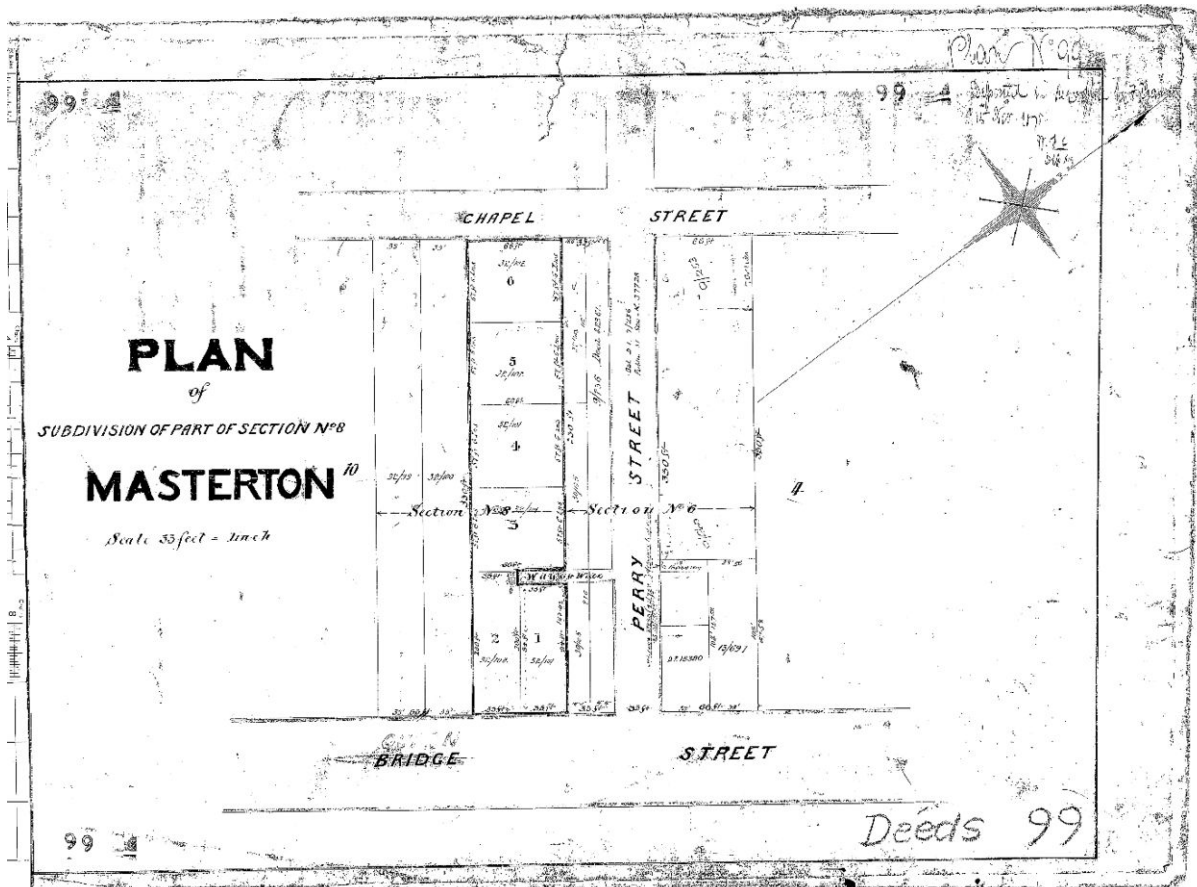




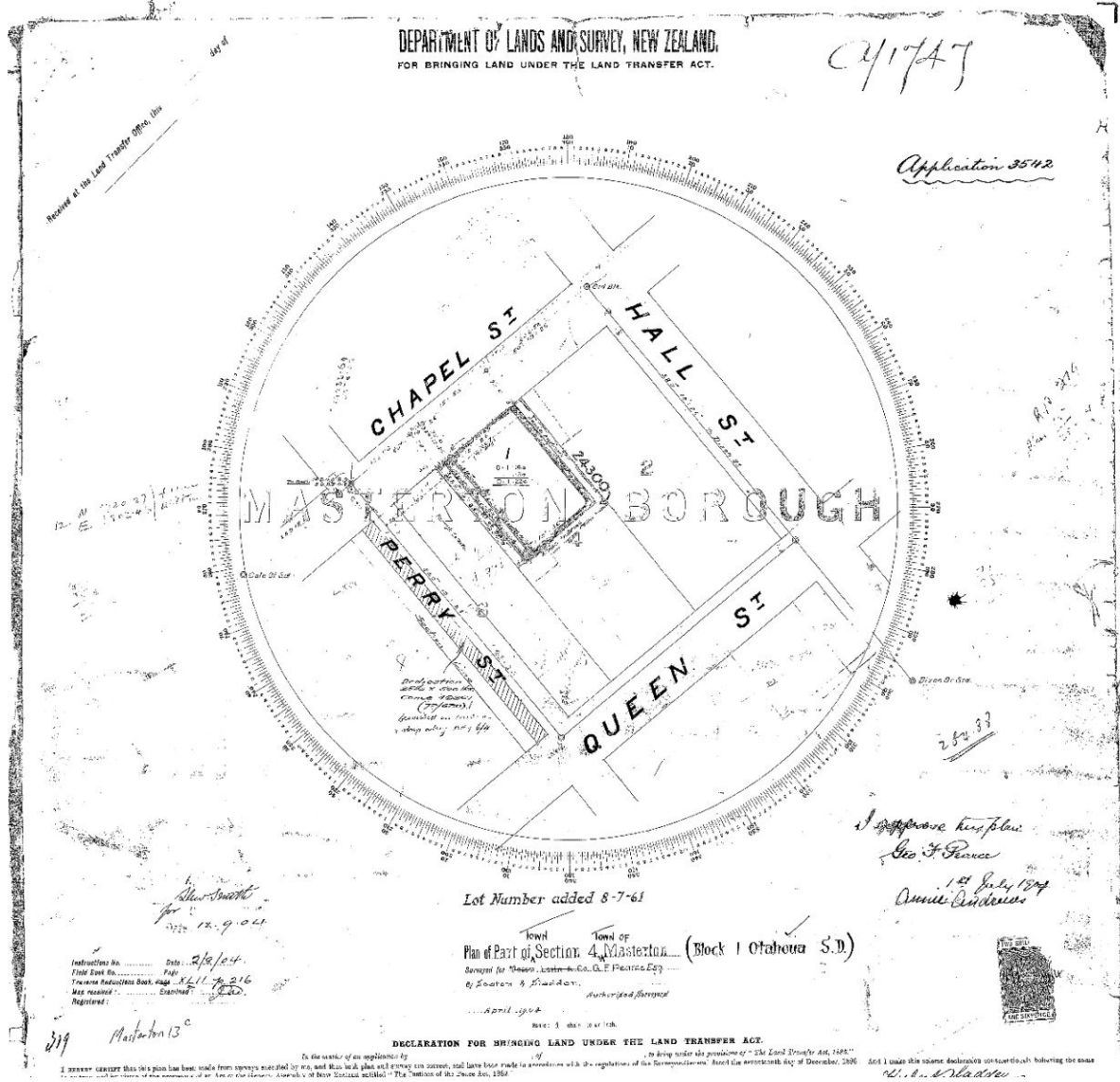
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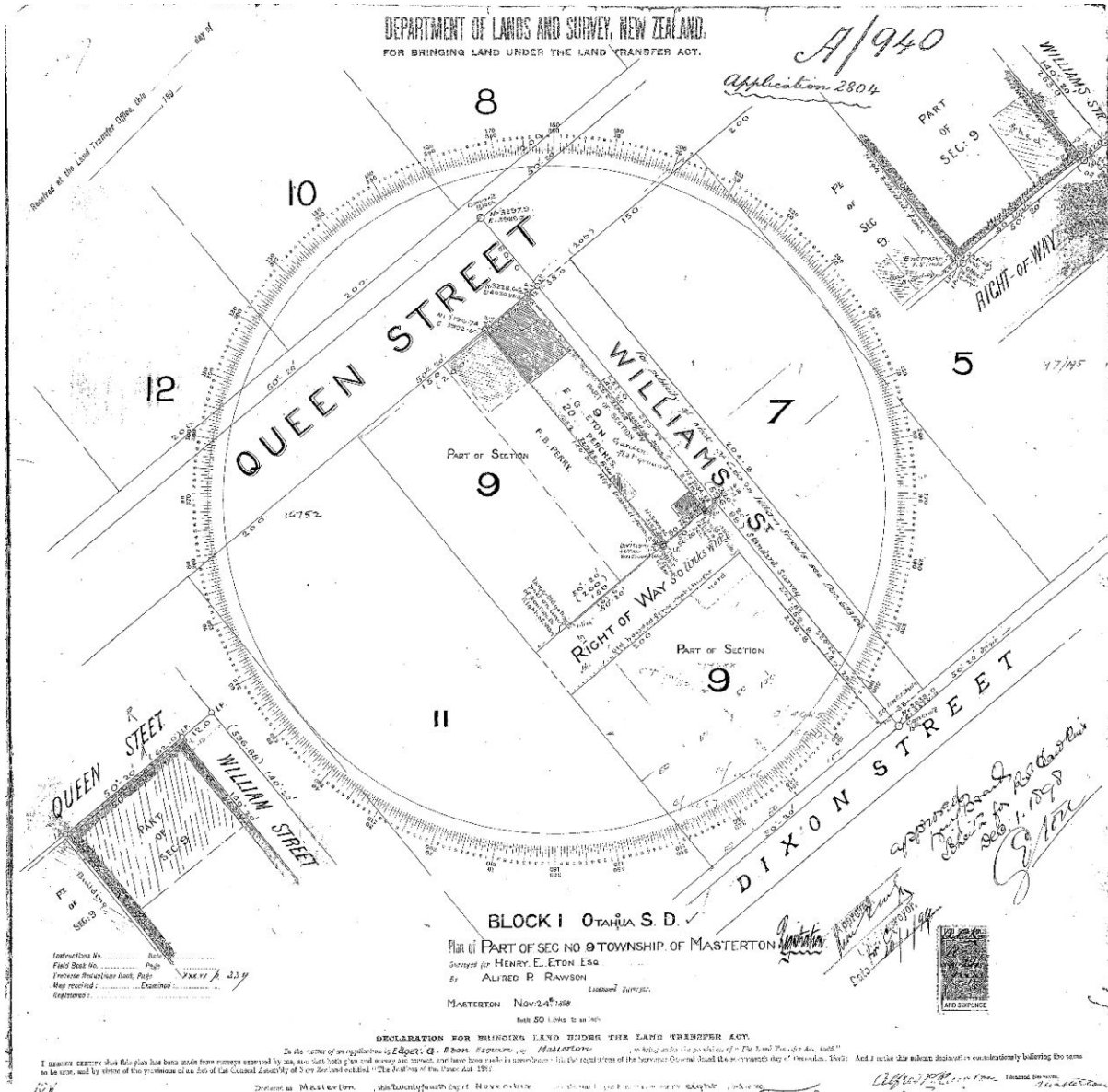


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Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified June 2001, Plan is probably current as at 06/08/2024



