

---

---

**Archaeological assessment of proposed  
work: Halfway House, 246 Middleton  
Rd, Glenside, Wellington**

Report to Wellington City Council

---

---

Mary O’Keeffe  
Heritage Solutions  
56 View Rd  
Melrose, Wellington

June 2009

# Contents

<b>1. INTRODUCTION.....</b>	<b>1</b>
1.1 STATUTORY CONTEXT.....	2
1.2 SCOPE AND LIMITATIONS OF THIS REPORT.....	4
<b>2. ARCHAEOLOGICAL RESOURCE .....</b>	<b>5</b>
2.1 RECORDED HISTORY OF THE AREA.....	5
2.1.1 Maori occupation.....	5
2.1.2 Early European settlement and farming.....	6
2.1.3 Military history.....	16
2.2 RECORDED ARCHAEOLOGICAL SITES.....	16
2.3 STATUTORY LISTS.....	16
2.4 SITE VISIT.....	17
<b>3 ASSESSMENT.....</b>	<b>18</b>
3.1 DESCRIPTION OF CURRENT HOUSE AND SITE.....	18
3.2 POTENTIAL ARCHAEOLOGY OF AREA.....	23
3.3 CRITERIA FOR ASSESSING SIGNIFICANCE.....	25
<b>4. CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>26</b>
<b>SOURCES.....</b>	<b>29</b>
Appendix 1: Report presented to District Plan hearing Committee, 10 October, 2007.....	31
Appendix 2: Site visit notes from Ailsa Cain, WCC, 24 April 2009.....	36
Appendix 3: NZ Archaeological Association site record form.....	38

## Figures

<b>FIGURE 1: LOCATION OF HALFWAY HOUSE.....</b>	<b>1</b>
<b>FIGURE 2: SPECIFIC LOCATION OF HALFWAY HOUSE .....</b>	<b>2</b>
<b>FIGURE 3: SO 10429, 1843.....</b>	<b>7</b>
<b>FIGURE 4: DETAIL FROM SO 10429, COUNTRY ACRE 23 ARROWED.....</b>	<b>8</b>
<b>FIGURE 5: DETAIL FROM SO 11030, N.D.....</b>	<b>9</b>
<b>FIGURE 6: DETAIL FROM PLAN A 2839, 1909.....</b>	<b>10</b>
<b>FIGURE 7: DP 10905 “TOWN OF GLENSIDE”, 1930.....</b>	<b>11</b>
<b>FIGURE 8: HOUSE [WHERE] WE HALTED HALFWAY TO PORIRUA AUGUST 28, 1849. SKETCH BY MARTHA KING.....</b>	<b>12</b>
<b>FIGURE 9: NORTH ROAD [MS MAP]. [JOHNSONVILLE TO NEAR PAEKAKARIKI] (SIGNED) A.H. RUSSELL, CAPTN 58TH REG[IMEN]T, SUP[ERINTENDEN]T OF MIL[ITARY] ROADS [1849]. .....</b>	<b>15</b>
<b>FIGURE 10: AREAS OF DISTURBANCE AND DEPOSITION AROUND HALFWAY HOUSE.....</b>	<b>19</b>

**FIGURE 11: AREAS 1 AND 2, EAST OF THE HOUSE. LOOKING TOWARDS THE RIDING SCHOOL GROUNDS.....20**

**FIGURE 12: AREA 2 SHORTLY AFTER SURFACE SCRAPING, BESIDE EASTERN SITE BOUNDARY.....20**

**FIGURE 13: AREA 2, SOUTH OF THE HOUSE.....21**

**FIGURE 14: AREA 4, WEST OF THE HOUSE.....21**

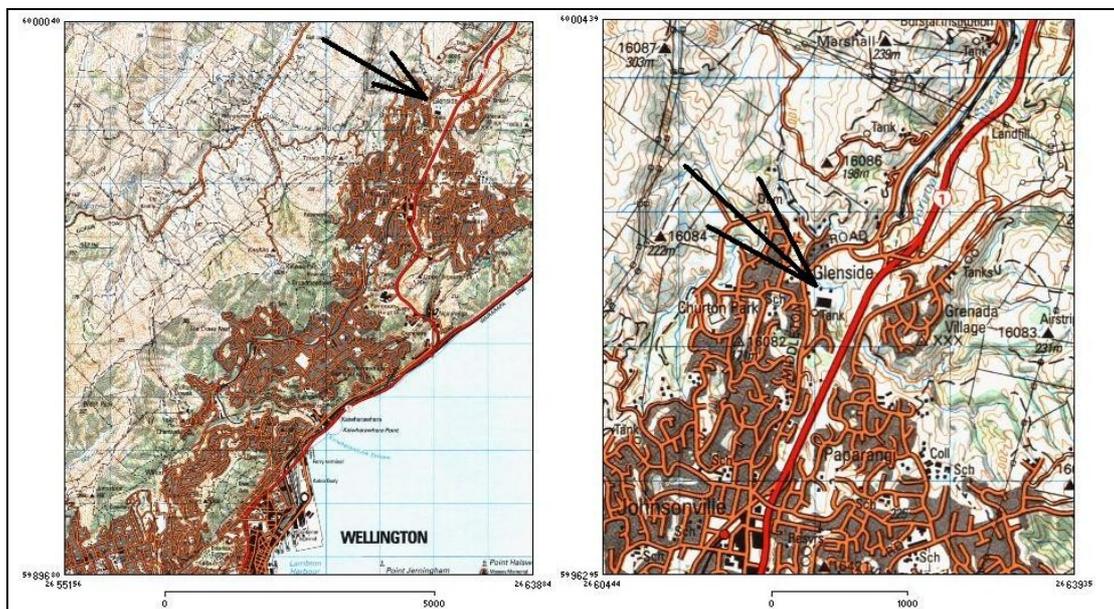
**FIGURE 15: SURFACE MATERIAL RECOVERED BY WCC STAFF.....22**

**FIGURE 16: SHOWING EDGE OF MARBLE SLAB IN GROUND SURFACE .....23**

# 1. Introduction

Wellington City Council is looking to increase its protection measures for the house and site at 246 Middleton Rd, Glenside, Wellington, commonly known as Halfway House (see figures 1 and 2).

WCC Parks and Gardens staff revealed surface archaeological material around the Halfway House when they were undertaking surface clearing of rubbish and vegetation in early 2009. The work stopped and WCC heritage staff viewed the site. Consequently an archaeological assessment was commissioned by WCC.



*Figure 1: Location of Halfway House*



*Figure 2: Specific location of Halfway House*

Mary O’Keeffe, of Heritage Solutions (the consultant), has been engaged to undertake an archaeological assessment of the proposal to meet the statutory requirements of the Historic Places Act 1993.

## **1.1 Statutory context**

Archaeological sites are defined in the Historic Places Act 1993 as:

“...any place in New Zealand that

(a) Either -

- (i) was associated with human activity that occurred before 1900; or
- (ii) is the site of the wreck of any vessel where 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.<sup>1</sup>”

<sup>1</sup> Historic Places Act 1993, Section 2, Interpretation.

All archaeological sites in New Zealand that conform to the definition from the Historic Places Act 1993 cited above have legal protection under Part 1 of the Historic Places Act 1993, whether or not they are recorded or their existence is known.

In addition, the Resource Management Act 1991 identifies the protection of historic heritage from inappropriate subdivision, use and development 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:

- ◆ Historic sites, structures, places and areas
- ◆ Archaeological sites
- ◆ Sites of significance to Maori, including wahi tapu
- ◆ Surroundings associated with the natural and physical resources

Archaeological sites by implication are physical and tangible; they can be observed and measured.

Archaeological sites may be of Maori origin and therefore of significance to Maori. There may also be other sites of significance to Maori for their spiritual and traditional values, and which may have no physical or tangible remains, and therefore do not fall within the legal definition of an archaeological site. This report is looking only at the archaeological resource in the study area, and will not attempt in any way to comment on or judge the Maori values of these sites. This is not meant to detract from or undermine the value of these places of significance to Maori; rather, this acknowledges that it is not appropriate for an archaeologist to comment on matters of significance to Tangata Whenua.

Archaeological sites only have a sense of meaning if they are examined in the context of a cultural landscape. Sites can be examined by archaeological methodology, that is, by applying a variety of scientific techniques to examine and rationalise the data; however, ultimately these places must be seen as remains of human populations, and their relationships with environmental factors are a by-product of this.

Archaeology can never say definitively "what happened" on a site or a landscape; instead, data and information is gathered, and a hypothesis is proposed to explain the possible relationships between data, known information and possible interpretations.

Data for this study was sourced from CINZAS (Central Index of New Zealand Archaeological Sites), the electronic version of the NZ Archaeological Association's (NZAA) site recording file that is maintained by the Department of Conservation. Data from the Historic Places Trust, Wellington City District Plan, Wellington City Council archives, Land Information New Zealand and the Turnbull and National Libraries was checked.

Archaeological sites in New Zealand are recorded by the NZAA and records entered into the site recording scheme. A site will be included simply by virtue of its existence; the NZAA file is an information database and makes no selection or ranking. Grid references given for an archaeological site are simply an indication of the site's location, and do not delimit the site's extent. In addition, some sites included in the NZAA list may no longer exist, as they may have been destroyed since they were recorded.

## **1.2 Scope and limitations of this report**

This report presents an archaeological assessment of the proposed area of work, but it is only that. The land and wider vicinity may also be of significance to the Iwi through tradition or association; this report does not constitute an assessment of Maori values.

## 2. Archaeological resource

### 2.1 Recorded history of the area

Information for this assessment has been gathered from a variety of sources: the key historical texts for Wellington were consulted (see bibliography), and relevant historical survey plans held at Land Information New Zealand (LINZ) were studied. Survey plans can be rich in archaeological or historical detail, as the surveyors of the time often noted many extant features, including settlements, buildings and other landscape sites and features. Historical photos at the Turnbull Library were examined to trace the development of the site and area.

It is well documented that the site of what is now Wellington City had a considerable Maori population when the first European observers were making notes and sketches in the late 1700s and through the 1800s. Substantial villages were located at Te Aro, Pipitea, Kaiwharawhara, and Nga-Uranga, and there were many cultivation grounds, fishing areas, canoe landing areas, and pa, many of which have left archaeological remains in the wider city and region<sup>2</sup>. From about the 1830s Te Ati Awa were achieving dominance in the area over Ngati Ira, and have been the paramount iwi in the region since then.

The New Zealand Company ships with their load of largely British settlers arrived in Wellington harbour in 1840, with a plan to buy land for a new settlement. Mein Smith's now familiar plan of Wellington was largely designed in London, as can be seen in details of street alignments where in fact topography would not allow. The settlement of Wellington was divided into 1100 one-acre blocks for sale, known as town acres, with ten per cent of these supposed to be reserved for Maori.

The Porirua Stream runs along a broad natural valley floor between Wellington and the Porirua Harbour, and this valley has been used as a transport route for people since first human settlement of the area. Maori used this as a route between Te Whanga-nui-a-Tara (Wellington Harbour) and the Porirua Harbour, with a route running off at Takapu and joining on to the top of the Wellington Harbour at Pito-one (Petone), known as the Takapu track. Later European settlers used the same route, first as a foot path, then for horse and bullock traffic.

Eventually the route was made into a formed road, and was known as the Porirua Road. In the present day the section of the original road between Johnsonville and Tawa that is of interest to this assessment is known as Middleton Road from Johnsonville north for some kilometres, it then becomes Willowbank Rd south of Tawa.

There are several layers of human use and occupation in the area.

#### **2.1.1 Maori occupation**

---

<sup>2</sup> Again, the fact these sites are not included in the NZAA database does not negate their legal status as archaeological sites in terms of the Historic Places Act 1993

Maori appear to have used the valley mainly as a transport route; however, there are no known or recorded archaeological sites of Maori origin along the valley. No doubt the resources of the stream and the forest would have been utilised, but these activities have left no known physical remains or signs.

### ***2.1.2 Early European settlement and farming***

The New Zealand Company acquired the land along the Tawa Valley in the early 1840s and parcelled the rural land into country sections of 100 acres each. Investors who purchased a town acre within Wellington also received a lot of 100 country acres.

“The Directors of the New Zealand Company are now ready to receive applications for country lands to the extent of 50,000 acres, in sections of 100 acres each, at the price of £100 per section, or £1 per acre, to be paid in full, or in exchange for the land orders, which will entitle the holders thereof, or their agents, to select country sections....

extracted from the “Colonial Gazette,” 28th August, 1839, published in London (ward, date 441)

Glenside is the locality at the southern end of the valley, at the northern end of Johnsonville. It was settled by Europeans in the early 1840s and was known then as The Halfway, as it was a resting-place for travellers halfway along the journey between Wellington and Porirua along a Maori trail. The name Glenside came in 1928, as a result of a competition. The Porirua Road through The Halfway/Glenside was used as a main route north of Wellington from 1840 until the stretch of motorway between Porirua and Johnsonville was opened in 1951<sup>3</sup>.

Halfway House, which is the subject of this assessment, is located on country acre 23, Porirua District. The current building on site was strategically placed beside the Porirua Stream.

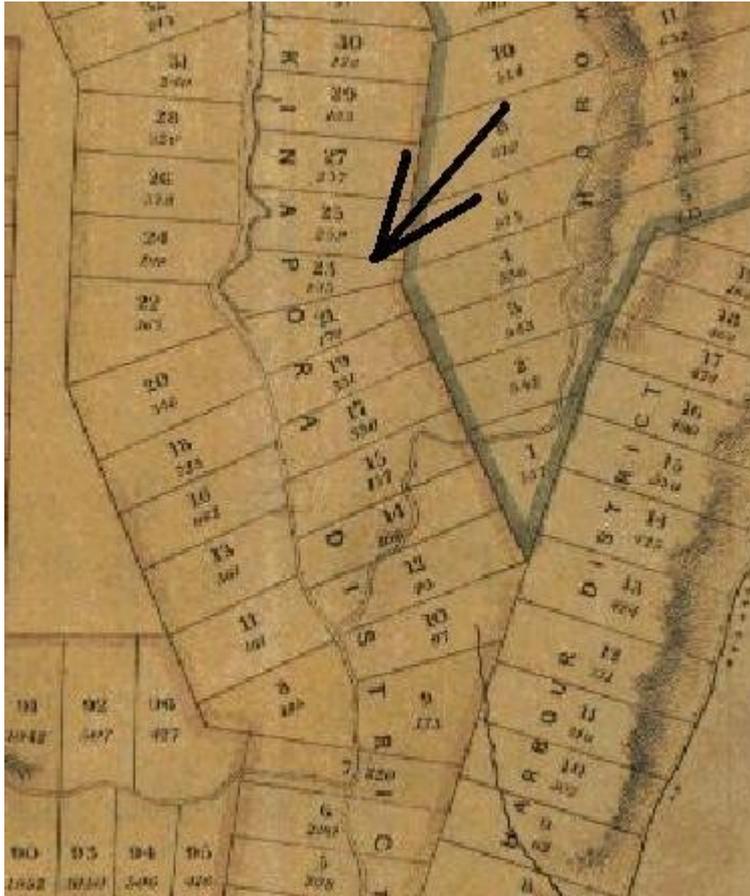
Survey plan SO 10429 (1843) shows the country acres around Wellington City

---

<sup>3</sup> <http://glenside.wellington.net.nz/index.php>



**Figure 3: SO 10429, 1843**  
**(Quickmap)**



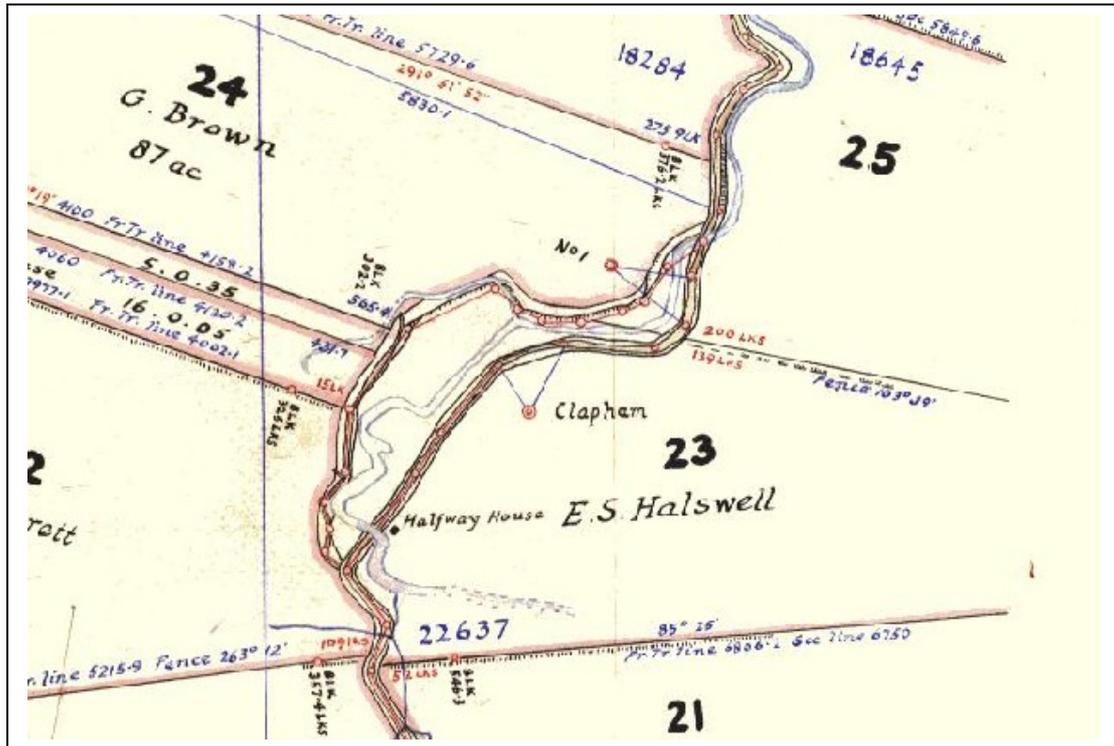
**Figure 4: Detail from SO 10429, country acre 23 arrowed.  
(Quickmap)**

It is noted that on plan SO 10429 country acre 23 is in the “Kinapora” District: subsequently the sections were included in the Porirua District.

Country acre 23 also shows on survey plan SO 10444, 1843, and on SO 10453, 1845. On this latter plan the track is annotated as “Porirua Road”. No buildings are shown.

Section 23 is shown on survey plan SO 10456, (?1845) showing the country acres after allocation. Numbers on each town acre indicates its order of selection: country acre 23 is numbered 145, which, out of the thousands of country acres balloted indicates it was reasonably desirable.

Survey Plan SO 11030 (undated) shows the country acres along the Porirua Stream.



**Figure 5: Detail from SO 11030, n.d**  
(Quickmap)

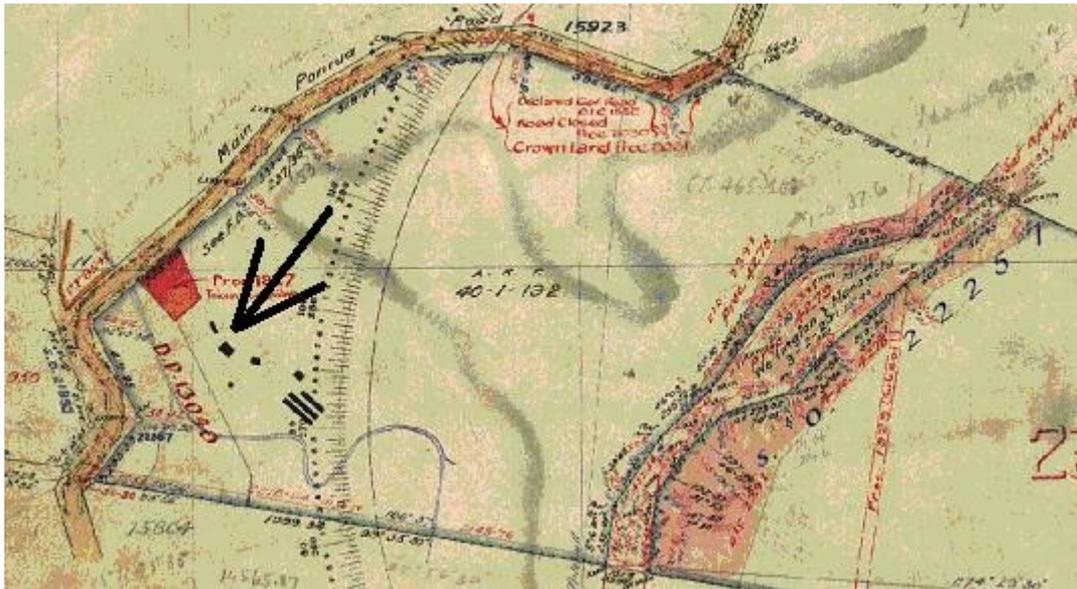
SO 11030 is of interest, because it shows both the Porirua Stream alignment, and the Halfway House on section 23. It is also noted that the road up to this time followed the alignment of the present day Glenside Rd, but from the time of the creation of SO 11030 the road had been diverted in a straighter alignment through the western end of Section 23 (which is the alignment of Middleton Rd today).

Survey plan SO 12142 (1883) shows land taken for the construction of the first rail line out of Wellington, which was operational by 1886 (O’Keeffe, 2008: 4). A slice of land in the middle of section 23 (and adjoining sections) was taken for the rail alignment<sup>4</sup>.

Subsequent survey plans show the continued history of the section, as its owners change and it is subdivided.

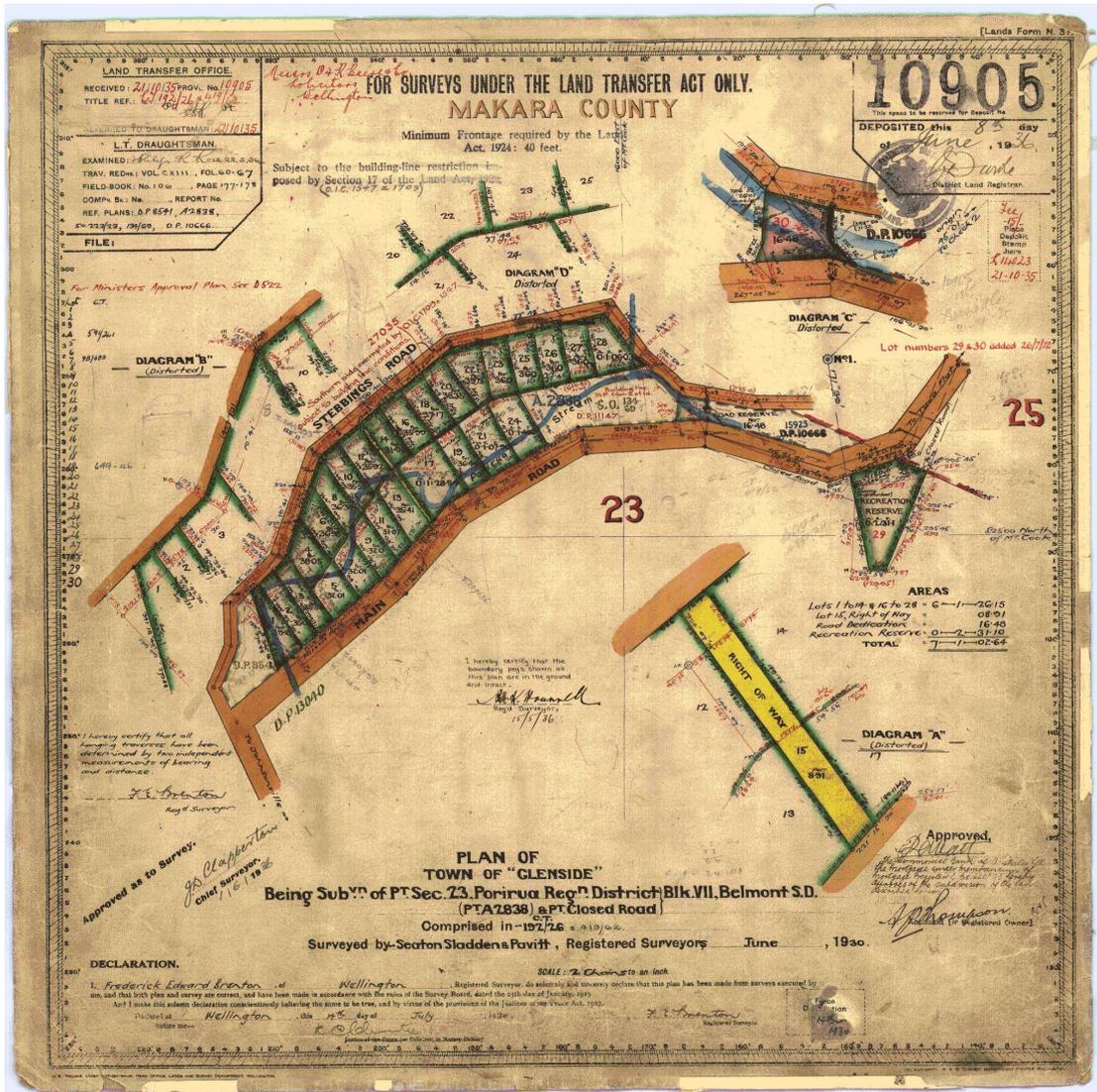
Plan A 2839 shows Section 23, with a number of buildings on it. It is likely that these are the Halfway House and associated farming outbuildings. It is also likely that the building with the largest footprint is the house (shown arrowed).

<sup>4</sup> In the 1920s plans were prepared to develop an easier and straighter rail route out of the city, and work began on the Tawa Deviation in 1927. The Tawa Flat Deviation was opened on 19 June 1937, and on the same day the rail line from Wellington to Tawa was closed and the section of line between Wellington and Johnsonville became a branch line.



**Figure 6: Detail from plan A 2839, 1909**  
(Quickmap)

Subsequent survey plans through the early 20<sup>th</sup> century show the area, but add little further detail, until DP 10905 in 1930, which shows the layout of the “Town of Glenside”, when the smaller sections between Middleton Rd and Stebbings Road were laid out.



**Figure 7: DP 10905 “Town of Glenside”, 1930.**  
**(Quickmap)**

The name “Halfway House” appears to have been applied to more than one house in the vicinity, and has thus created some historical ambiguity. The Glenside Progressive Association has been undertaking research to try and clarify the ambiguity; they kindly provided information for this assessment. However it is not the role of this assessment to sort out the precise historical situation with regard to property ownership in the Glenside area and the relative application of the term “Halfway House” to various buildings, nor is it a requirement for the purposes of applying for an authority. That wider historical detail is clearly of interest, but this specific assessment is about the house and land located at 246 Middleton Road, and not the history of the wider area.

The history of ownership of the land has been set out in a report to the Wellington City Council District Plan Hearing Committee, dated 10 October 2007. That report is replicated here in appendix 1, and is a source of information about the history of land

ownership. The other key source is the website of the Glenside Progressive Association.

The first European settlers in the area were Susannah and Anthony Wall who arrived in 1841. They built a house on an adjacent section (either 23 or 24<sup>5</sup>) in 1842: this house and the area became known as The Halfway. The Walls did not run a formal accommodation house as such; instead, they “took in travellers”.<sup>6</sup> The precise location of the Wall’s house is not known: the Glenside Progressive Association suggests it may have been along a track that ran from the corner of Glenside Road and Stebbings Rd. A sketch was made of the Wall’s house in 1849 by Martha King.



***Figure 8: House [where] we halted halfway to Porirua August 28, 1849. Sketch by Martha King***

**Alexander Turnbull Library reference number: A-100-001**

This sketch clearly is not the house currently on site at 246 Middleton Rd.

The Walls lived at The Halfway from 1841 to 1849.<sup>7</sup>

---

<sup>5</sup> There is ambiguity as to which section. Plan DP 26649 shows the “accommodation road” running off Stebbings Road on section 24. Claire Bibby reports “a road from the corner of present day Glenside and Stebbings road led from here up the hill onto a flat where he found a pile of broken bottles and crockery in amongst a shelter belt of trees” (e-mail exchange to M O’Keeffe, 21 June 2009). It may be this site was the Walls’ house, equally it could be any other early settler’s house.

<sup>6</sup> Report to WCC District Plan Hearings Committee, 2007

<sup>7</sup> <http://www.glenside.wellington.net.nz/index.php/halfway-house-heritage-104.html>

The date of construction of the current house at 246 Middleton Rd known as the Halfway House is not known. It is possible that there was a previous building on site or near the current house also known as The Halfway (again, not the Walls' house which appears to have been at a different location).

Certificates of title for Section 23 commence in 1911 when a CT was issued to Charles Izard. Deeds prior to this trace the ownership of section 23:

- Edward Storr was awarded section 23 as a crown grant in 1866
- Hugh Halswell owned the section from 1874
- Charles Izard purchased from Halswell in 1908 (CT issued in 1911)

Ownership of the section prior to information contained in the deeds indexes relies more on local history and anecdotal memory:

The report to the Wellington City Council district plan Hearings Committee states:

According to Arthur Carman, Alexander "Sandy" Brown arrived in the district in the early 1870s and took over the management of an existing halfway house, apparently built by John McKain in 1849. Carman goes on to state that Brown "...built the large two-storey house, set back from the road", by which he means 246 Middleton Road. He does not refer to this building as a halfway house in the text of his book, however a photograph of the building is labelled thus. According to him, Brown left the district about 1890.

Fred Marshall states "the house known as the Half-way House ... was a wayside inn which had been kept in the 1850s by McKain. In 1871 Sandy Brown ... lived there until some time after the opening of the railway in 1885."<sup>8</sup> He appears to conflate the present building with McKain's house of 1849, which is probably an error on his part. Nothing about the physical appearance of 246 Middleton Road suggests it can be dated back this far.

Barbara Kay, descendent of the Wall family, notes that Brown replaced McKain's house in approximately the 1870s.<sup>9</sup> This statement is not referenced. Finally, Bob Meyer claims the halfway house attribution to 249 Middleton Road is a mistake. He argues:

*Often, and mistakenly called the "Half-way House", the two-storied house behind Downer's Central Region office at Glenside [i.e. 246 Middleton Road] was built by Alexander "Sandy" Brown in 1885. He happened at the same time to be the proprietor of the real Half-way House but for some reason this name was appended to his private residence.*<sup>10</sup>

---

<sup>8</sup> F. Marshall, 'Now for Halfway (Glenside)', *The Onslow Historian*, vol. 8 no. 1 1978

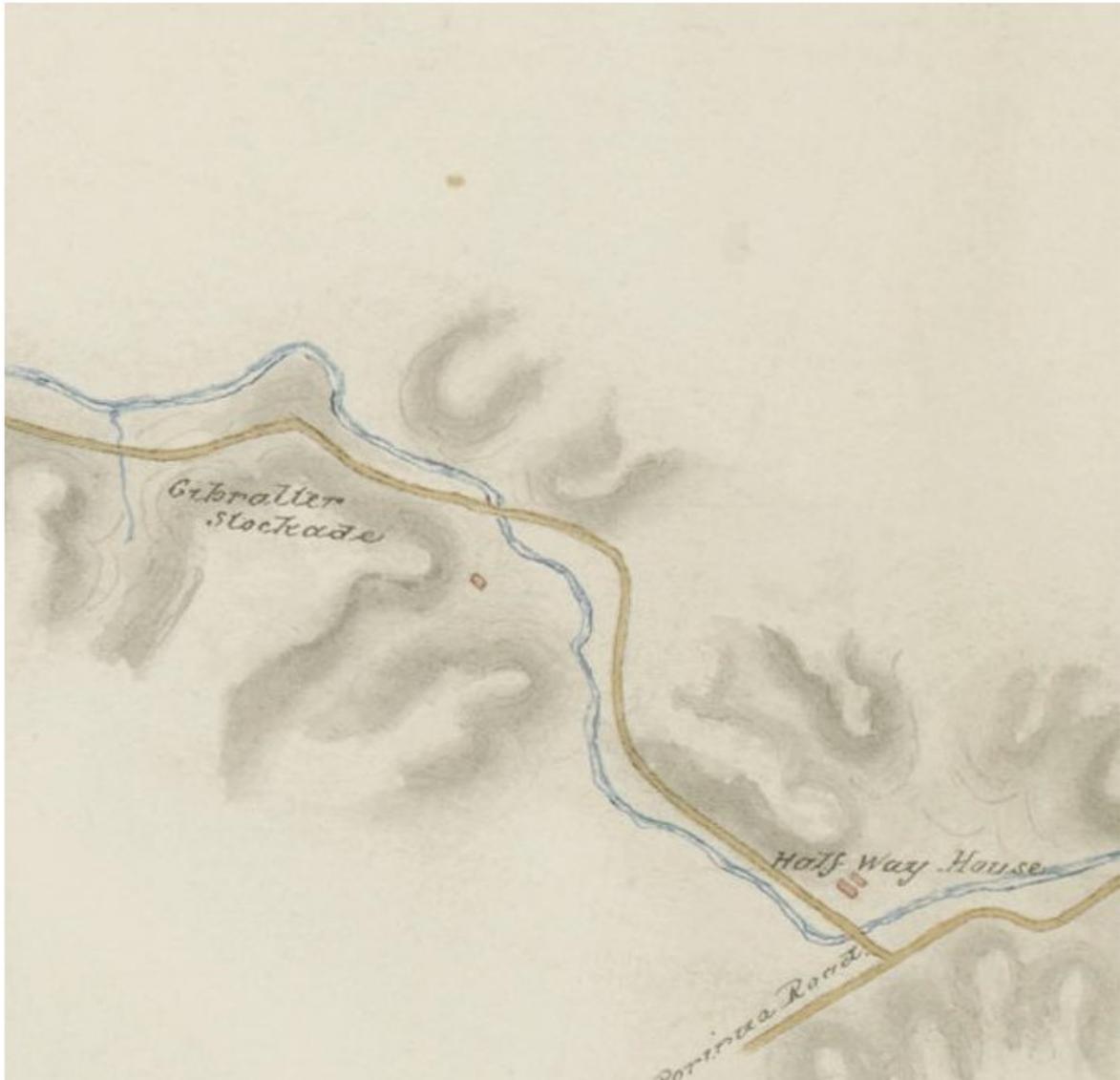
<sup>9</sup> B. and R. Kay, *Anthony Wall, Settler of Porirua: The Papakowhai Story* (Fielding Organising Committee for the Wall Family 50<sup>th</sup> Reunion), p.40. Collection of C. Bibby

<sup>10</sup> R.J Meyer, *Up in the Hills: A History of Johnsonville* (R.J Meyer, Wellington, 1990), p.29

Thus a possible scenario of events is thus:

- 1841-1849 Susannah and Anthony Wall arrive in the area, offer accommodation, their house is known as The Halfway (either on section 23 or 24)
- 1849 John McKain settles on Section 23, builds a house, this becomes known as the Halfway House. "Halfway House" appears in public record during 1850s and 1860s – used for public meetings, housed a coroner's inquest
- 1855 Joseph Clapham takes over McKain's Halfway House, he is succeeded in 1857 by William Clapham
- c.1870 Alexander "Sandy" Brown buys section 23, takes over McKain's existing house
- 1870s Brown builds a new house on Section 23 (the current building on site); this building continues the name of the Halfway House

However an interesting detail is the depiction of a "Halfway House" in a sketch from 1849 (see figure 7). It is shown in a map of the North Road from Johnsonville to Paekakariki, Wellington, constructed by a military party of the 58th and 99th British regiment under the command of Lieutenant Elliot, from 1846 to 1849 and by a Native (Maori) party under Dr Turnbull.



**Figure 9: North Road [ms map]. [Johnsonville to near Paekakariki] (signed) A.H. Russell, Captn 58th Reg[imen]t, Sup[erintenden]t of Mil[itar]y Roads [1849].**

Alexander Turnbull Library number: MapColl-832.47gmbd/[1849]/Acc.460

Two buildings are shown in the location of the current Halfway House, in the bend of the stream. However in 1849 the name “Halfway House” was still being applied to the Walls’ house on adjacent section 23 or 24, so this picture, whilst clearly showing there are buildings on site at what is now 246 Middleton Rd, also adds to the ambiguity over the name.

Two other cottages, built by early European settlers along Middleton Road, are still extant:

- ◆ Greer House, also known as Clarence Farm, is still on site at 420 Middleton Rd, on former country acre 33.

- ◆ Nott House, also known as Ivey Bank Farm is located at 400 Middleton Rd

### 2.1.3 Military history

The developing Porirua Road became a focal point for Ngati Toa opposition to European settlement in the Porirua area<sup>11</sup>. The legality of land purchases was questionable. Buildings and bridges were pulled down. Te Rangihaeata placed a tapu on the road on 1845<sup>12</sup>. Conflict between European settlers and Ngati Toa at Wairau in Marlborough in 1843 escalated tension, and the Government realised the need to enforce access to the road. A series of stockades were built along the road, completed by the Paremata Barracks at Paremata on the Porirua Harbour.

## 2.2 Recorded archaeological sites

There are no sites recorded within the immediate area of work. There are two sites recorded within the wider vicinity, seen in table 1.

**Table 1: Recorded archaeological sites in vicinity of work:**

Site number	Metric easting	Metric northing	Site type	Date recorded
R27/236	2663100	6000900	McCoy's stockade	2001
R27/237	2662500	5999000	Middleton's stockade	2001

These two stockades are part of the series of stockades built in the 1840s as a result of rising tension between European settlers and Ngati Toa (refer section 2.1 of this report.). McCoy's stockade was located next to the Main Road at Tawa, beside its junction with Sunrise Boulevard. Middleton's stockade was located south of McCoy's stockade west of Middleton Road. There are no visible remains of either stockade.

## 2.3 Statutory lists

There are no sites within the vicinity of Halfway House which have been included in the Historic Places Trust register of historic places, historic areas, wahi tapu and wahi tapu areas:

However Greer House, Middleton House and Halfway House, all located along the Porirua Road (Middleton Rd), have been considered for registration.

The following, including Halfway House and other houses in the wider vicinity, are listed in the Wellington City Council district plan:

<sup>11</sup> Day, 1991: 4

<sup>12</sup> *ibid*: 7

Item reference	Map number	Item
		Halfway House <sup>13</sup>
211	26	Nott House
360	26	Greer House
373	26	Cobb house (Braid Cottage)

## 2.4 Site visit

The consultant made a site visit on 8 June 2009, accompanied by Amber Bill and Ailsa Cane, WCC.

This project first arose out of work done by WCC parks and gardens staff. When recent rubbish on the surface of the grounds was being cleared parks staff noticed pieces of ceramics and glass that were being turned up by the clearing work. Work stopped and WCC commissioned an archaeological assessment.

Ailsa Cain, a member of the WCC heritage team, made detailed and most useful notes of her visit with other WCC staff on 24 April 2009. These notes are appended to this report as appendix 2.

During the site visit the consultant and the WCC staff walked and viewed the house grounds, and viewed the lower levels of the house interior. Intact wallpaper edges were noted around door frames and where scrim is starting to loosen.

Ian Bowman completed a conservation plan of the house in 2004<sup>14</sup>. In this plan he records the exterior and interior of the house, noting the heritage values of fixtures, fittings and fabric, and especially noting original heritage fabric such as wallpaper. Styles and layers of wallpaper can be of huge archaeological and historical interest in a house such as this, as wallpaper can often be dated, either by style or by pattern, which can give date of decoration and of construction of a room. Further archaeological details that may be hidden in a house of this age is newspaper behind wallpaper or under floor coverings, used for insulation. Dates of the papers can be used to date that layer of floor or wall covering, and often can be extrapolated to construction dates.

<sup>13</sup> Recommended for listing in council decision paper Report 5, (1215/11/IM)

<sup>14</sup> Bowman, 2004

# 3 Assessment

## 3.1 Description of current house and site

The building and grounds are located at 246 Middleton Rd, Glenside.  
The legal description is Pt Sec 23 Porirua District, Belmont Sub-Division DP A2839

The Halfway House is a two storied weatherboard clad rectangular structure, with a pitched roof of corrugated iron. A shallow veranda wraps around the south and west sides. Part of this veranda has been enclosed on the west side. The windows are double hung, each with two lights.

Bowman<sup>15</sup> describes the architectural style of the building;

“The building has been designed in a very simplified example of Victorian Georgian style. This is a style used in New Zealand in the early period of settlement and again between the First and Second World Wars.”

Spencer Holmes undertook an inspection and condition report in 2002. This reports notes the house was originally constructed with two chimneys servicing fireplaces in all the downstairs rooms. By 2002 the chimney to the kitchen had been demolished to just below roof level.

The date of construction of the house at 246 Middleton Rd is not known. Bowman<sup>16</sup> attributes a date of “about 1880”, but there is no documentary sources to verify this date. The report to the WCC district plan hearing committee notes “The outward appearance of the house, and the lack of obvious modifications, is consistent with a construction date in the late 1870s or early 1880s”.

The house faces south on its site. It is located on a gently sloping section, sloping down to the Porirua stream. The slope of the section appears to have been artificially benched round the house on its southern and eastern elevation – there is a marked steep scarp running parallel with the front (south facing) and eastern elevations of the house, in contrast to the more gentle regular slope of the site to the west of the house.

There are large trees in the site and a large stump to the south of the house and another to the east of the house. There are outbuildings to the east. A horse riding school operates in the eland immediately beside and east of the house.

Clearing was undertaken in several areas around the house: visiting WCC staff who noticed the potential site damage picked up and stored artefacts, and allocated identification numbers to each area. For the purposes of consistency these identification numbers will be retained.

Area 1: East of the house, and north of the large tree stump

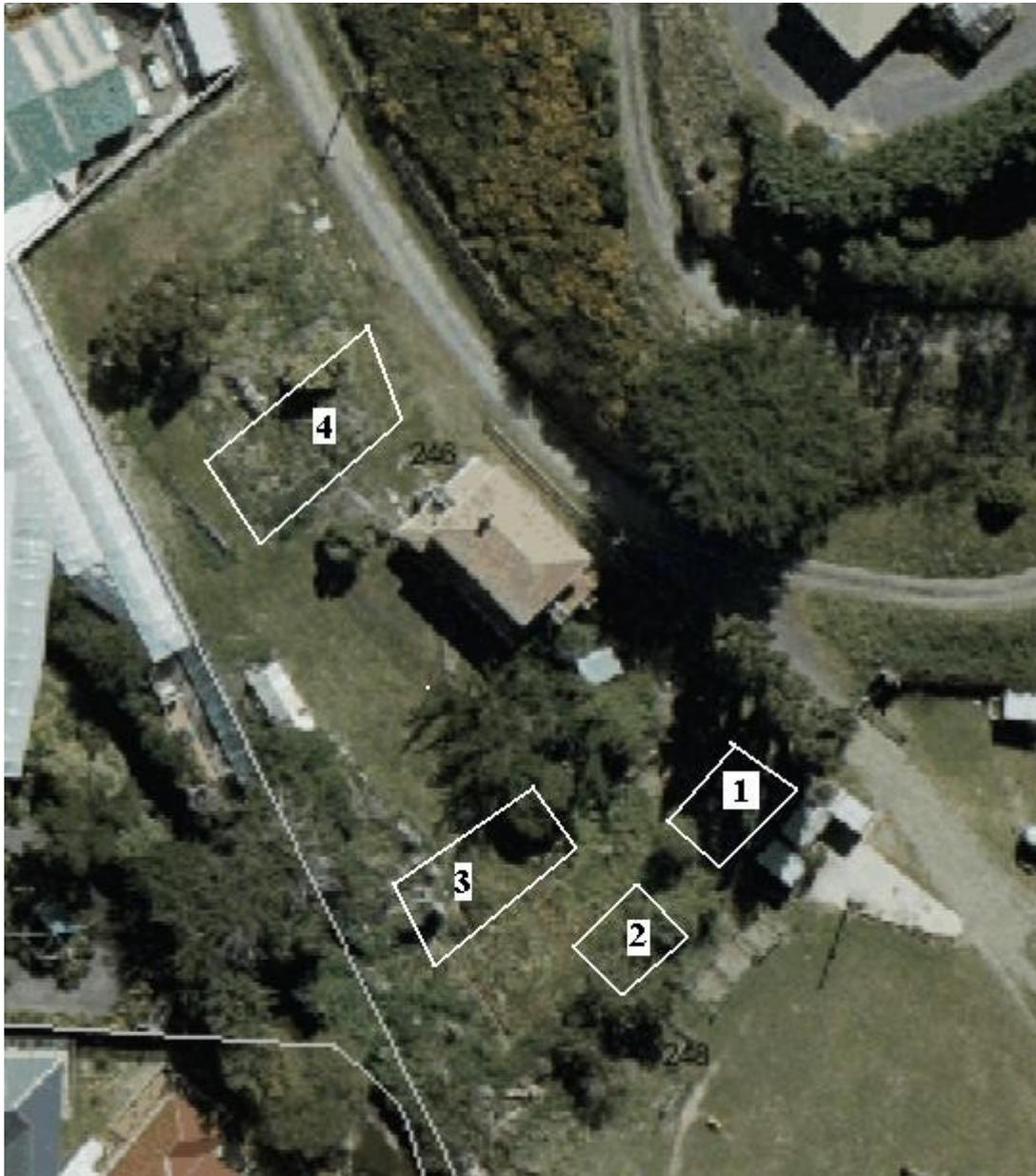
---

<sup>15</sup> Bowman, 2004: 11

<sup>16</sup> Op.Cit: 9

- Area 2: East of the house, south of the tree stump
- Area 3: south of the house, between the house and the stream, in the vicinity of the large stump
- Area 4: west of the house

Figure 8 shows the four areas, in relation to the house:



***Figure 10: Areas of disturbance and deposition around Halfway House (WCC)***

Photographs were taken during the site visit of 8 June 2009, and also during the first site visit by WCC on 24 April 2009. Photos from both visits are reproduced in this report, to illustrate the areas of surface disturbance.



***Figure 11: Areas 1 and 2, east of the house. Looking towards the riding school grounds  
(O’Keeffe, 8-6-09)***



***Figure 12: Area 2 shortly after surface scraping, beside eastern site boundary  
(WCC, 24-4-09)***



***Figure 13: Area 2, south of the house  
(O'Keeffe, 8-6-09)***



***Figure 14: Area 4, west of the house***

(O’Keeffe, 8-6-09)



***Figure 15: Surface material recovered by WCC staff***  
(WCC, 24-4-09)

The material that was recovered from the site clearance includes glass objects and fragments, and ceramic fragments. All viewed by the consultant appear to date to the late part of the 19<sup>th</sup> century and into the 20<sup>th</sup> century; no distinctively old forms or patterns were seen.

Other surface debris gathered and piled by the WCC parks and gardens staff include sheets of corrugated iron, and pieces of metal machinery.

A supposed “grave site” was reported anecdotally to the WCC staff. This seems to be on the basis of a piece of marble that was located in the grounds of the house, on the south side of the house, between the house and stream. There are no records, formal or informal, of a grave in this area. The piece of marble is a flat slab embedded in the lawn; a piece of it has been broken off and is now inside the house. The location of the supposed grave site is under a large macrocarpa on the grass to the south of the house, beside a vertical asbestos pipe under the macrocarpa. Near this was an area of broken concrete and marble..



***Figure 16: Showing edge of marble slab in ground surface***  
(Claire Bibby, April 2009)

Whilst no subsurface testing or investigation has been undertaken on this “grave site” it is extremely unlikely to be a grave for two reasons: a grave would not have been placed reasonably close to the house for reasons of hygiene and smell, plus the site is on the lower part of the house grounds near the stream, and thus is in a possible flood zone. A grave would be placed on a higher ridge away from the risk of flood.

### **3.2 Potential archaeology of area**

There are two aspects to the archaeology of the Halfway House; the house and the grounds. As the house itself predates 1900AD it is an archaeological site in terms of the HPA. The grounds have great archaeological potential, as rubbish associated with the house has already been disturbed and it is likely there is more. A feature of 19<sup>th</sup> century houses in New Zealand are the rubbish pits and long drops located in the grounds, prior to municipal rubbish collection or reticulated sewerage services (the top couple of metres of long drops were occasionally used for other domestic rubbish, once the smell of their original function became overwhelming).

Rubbish was typically disposed of in rubbish pits dug in the grounds surrounding a house. Because of the smell that may have emanated from organic rubbish, the pits were generally not located particularly close to the house. In the case of the Halfway House it is possible rubbish pits associated with the house may be located in the land now used by the adjacent riding school.

It is likely further artefacts and material associated with the early occupants and use of the house may be located in the rubbish areas already disturbed by the clearance work. Such material may include ceramics, glass and faunal remains such as bones from cuts of meat, which would indicate the type of food being consumed by the occupants, and thus could indicate relative wealth and well-being.

It is also possible there are further unknown and unidentified rubbish pits in the grounds around the house.

The known areas of surface material and future potential rubbish deposits could be located in either of two ways. It may be that work undertaken to maintain and enhance the heritage values of the house, such as gardening or trenching for services may reveal subsurface deposits. Because of this WCC should apply to HPT for an authority to modify, damage or destroy archaeological sites under Section 11 of the Historic Places Act 1993 (this is discussed further in section 4 of this report).

Additionally, the known rubbish areas could be investigated under Section 18 of the Historic Places Act. This allows for investigation of known or potential archaeological sites or features, to strategically extract the scientific data they contain. Such an investigation of the known rubbish areas of the Halfway House would:

- Establish whether the surface material (ceramic, glass etc) are just surface scatters or whether they originate from subsurface deposits such as rubbish pits
- Allow collection and analysis of the material culture

Analysis of the collected and/or excavated material would answer research questions, including:

- What was the relative wealth of the occupants of the house, as indicated by the type and provenance of the ceramics and glass used
- Does the relative wealth appear to differ over time? For example, is the type of ceramic at the bottom of a rubbish pit of higher status than the later material near the top of the pit?
- Do items of material indicate the nature of the occupants? For example, are there children's toys, or medicine bottle indicating health issues?
- Do faunal remains indicate material wealth? For example, if beef bones are found, are they from more or less expensive cuts of meat?

### 3.3 Criteria for assessing significance

Criteria have been developed to describe the context and associations of the house and grounds, and to place them in an appropriate archaeological context.

#### *Condition*

House: average to poor. A great deal of remedial work is required; however the overall structure is intact and in moderate condition.

Grounds: Unknown. Evidence of archaeological material, whether this is in intact deposits or just surfaces scatters is not yet known

#### *Rarity/uniqueness*

The form and age of the house is not particularly unique or rare in the Wellington region. However the age of the house is rare in the Glenside area, and are important elements of the early European history of this area, which is in turn an important area in the early history and development of Wellington.

#### *Age*

An earlier site, but not unusually so.

#### *Type context*

Some excavations/investigations of sites of domestic archaeology have been undertaken in Wellington, but new sites have the potential to add to the body of knowledge. Few strategic investigations have taken place in the Glenside area.

#### *Area context*

An important site in the history and development of the Glenside area.

#### *Cultural/historical context*

Glenside is an important area in the story of the development of the Wellington region, through its role and association with early travellers in and out of the area, and development of the country around the growing town

#### *National/regional/local significance*

Potentially of local significance.

## 4. Conclusions and recommendations

Glenside is an interesting and important part of the story of the development of the Wellington region. It was a stopping off point for travellers into and out of the growing town of Wellington, plus it was one of the areas of country settlement as the town was growing.

The Halfway House located at 246 Middleton Rd is an intact and tangible element of the story. The house itself has archaeological significance as a pre 1900 built structure, and there is the potential for artefacts and material located in rubbish deposits in the grounds around the house to add substantial detail to the history of the lives of the house occupants.

As the grounds have archaeological potential, management of the grounds will need to be undertaken under the guidance of an archaeological authority from the historic places Trust. Even though planned work, such as gardening or landscaping, may be intended to improve the environment of the house, it will still have the potential to impact on archaeological sites, so the correct legal process must be followed. WCC could apply for, and be granted, an authority from the Historic Places Trust for the overarching purpose of maintaining and enhancing the heritage values of the house and grounds. Such an authority could include all required and appropriate work such as remedial work on the house, landscaping, gardening, trenching for services, and so forth. The authority, which has a life of five years, could cover all planned work that occurs within the authority's lifetime. An archaeologist would either need to be present or be on call, for such work. A general authority of this nature would take away the need for WCC to apply to HPT for an authority each time they wanted to undertake work on the house or grounds.

Several management recommendations are made to ensure the historical and archaeological integrity of the house is maintained:

- ◆ The conservation plan for the house completed by Ian Bowman in 2004, be revised and updated with all available information. The conservation plan should update the inventory of all internal and external fabric of the house, to identify historically or architecturally significant fabric, so as to ensure the protection and retention of this fabric in future uses of the house
- ◆ Any internal redecoration, refurbishment or maintenance work that involves disturbing the current wall coverings should be undertaken in the presence of an archaeologist (and under the direction of an archaeological authority). The archaeologist will then have the opportunity to extract samples of wallpapers for identification and dating, and can also gather samples of newspapers or other material that may have been used for insulation beneath wallpapers or wall coverings.
- ◆ The house and grounds be entered into the NZ Archaeological Association site database (a site record form to facilitate this is appended to this report as appendix 3)
- ◆ That the four areas of cultural deposits exposed on the surface of the grounds be investigated in detail. Surface finds should be picked up, catalogued and

analysed. Four exploratory trenches would be excavated by an archaeologist within each of the four areas, to identify whether there are discrete rubbish pits or just surface scatters, and to gain further artefacts and material in order to better tell the story of the house's history and occupants. This excavation would need to be undertaken under the conditions of a Section 18 authority in terms of the Historic Places Act 1993.

- ◆ That interpretation panels are erected in the house grounds to tell the story of the house, and to inform the public of the significance of the house
- ◆ That WCC applies to the Historic Places Act for a general authority for the house, within which it can undertake further work on the house or grounds, such as gardening, clearing, remedial work or other invasive work on the house fabric or grounds surface
- ◆ That the grounds of the adjacent riding school also be appropriately managed for their archaeological potential, as part of the site of Halfway House. The possibility of rubbish pits associated with the house being located within the riding school land has been noted in this assessment. Drainage work undertaken in 2003 involved trenching through the riding school land: such work may have inadvertently disturbed archaeological deposits and such future disturbance should be avoided without proper processes in place.

It is recommended that WCC apply to the Historic Places Trust for an authority under Section 11 of the Historic Places Act 1993 to modify, damage or destroy archaeological sites at 246 Middleton Rd, Glenside, being the house and grounds known as the Halfway House.

The following conditions for the authority are recommended:

1. That this authority covers all appropriate work required for the continued maintenance, care and enhancement of the heritage values of the house and grounds. It may include (but is not restricted to) remedial work on the house, gardening, landscaping, rubbish clearing, and trenching for services.
2. That all council staff and subcontractors are aware of the existence of the archaeological authority, and the need to abide by its conditions, especially having an archaeologist on site or on call
3. That an archaeologist monitors all surface clearing, trenching, construction or other invasive subsurface groundwork required for site or house maintenance. The archaeologist should be given the opportunity to examine any archaeological deposits disturbed by the development work, and to make recommendations for further detailed examination of these deposits where appropriate.
4. Artefacts and material uncovered and recorded during site clearing work will be lodged with WCC.

In addition, It is recommended that WCC apply to the Historic Places Trust for an authority under Section 18 of the Historic Places Act 1993 to investigate four areas of surface material culture identified in the grounds of the Halfway House.

The following conditions for the authority are recommended:

1. That this authority covers all strategic investigation of the four areas of surface material culture as identified in this assessment
2. That council assist the archaeologist by providing motorised digging equipment for speed
3. That material recovered from the investigation is identified and analysed in so far as is possible. Recovered material will be offered to the Wellington Museum of City and Sea for the purposes of a comparative collection, or will be offered to the Glenside Progressive Association.

# Sources

## Primary

### Survey plans:

SO 10444 1843  
SO 10429 1843  
SO 10453 1845  
So 10456 ?1845  
SO 11030 n.d  
SO 12142 1883  
A 2838 1908  
A 2839 1909  
SO 18284 1926  
SO 18629 1928  
SO 11731 1962 traverses  
DP 10905 1930 (town of Glenside)  
SO 22637 1952 Road closed  
DP 13040 1945

### CTs:

192/26	20 January 1911	Charles Izard
465/202	15 July 1938	Philip watt
465/203	15 July 1938	Philip watt
525/142	24 April 1947	Charles Watt
WN574/135	13 August 1951	WCC

Alexander Turnbull Library pictures collection

<http://www.glenside.wellington.net.nz/index.php>

Report presented to District Plan hearing Committee, 10 October, 2007:

<http://www.wellington.govt.nz/plans/district/planchanges/pdfs/change53/change53-decisionreport.pdf>

Unpublished notes from Claire Bibby, Glenside Progressive Association

### WCC files:

0480-75-1701-A site file reserve land Half Way house, 246 Middleton Rd, Glenside  
0480-75-1701-B 246 Middleton Rd Churton Park - disposal  
1041-06-MID246 District Plan: heritage building – Halfway House, 246 Middleton Rd, Glenside  
0775-23-23- Parks and reserves – Glenside reserve  
1041-04-08-27 District plan – heritage - Glenside

**Secondary:**

Adkin, G L. *The Great Harbour of Tara*. Whitcombe and Tombs, Wellington. 1959

Bowman, I. Half Way House, Johnsonville. Conservation Plan. 2004. Report commissioned by Wellington City Council

Carman, A. *Tawa Flat and the Old Porirua Road 1840-1955*. AH Carman, Wellington, 1956

Hamer, D & R Nicholls (eds.) *The making of Wellington 1800-1914*. Victoria University Press, Wellington, 1990.

McLean, G. *Wellington. The first years of European Settlement 1840-1850*. Penguin Books, New Zealand, 2000.

O’Keeffe, M. 2008 Archaeological assessment of proposed development: Tunnels on the Wellington-Johnsonville rail line, Wellington. Unpublished report to Alex MacIver, Ontrack, Wellington

Ward, L. *Early Wellington*. Whitcombe and Tombs, Wellington 1929.

## Appendix 1: Report presented to District Plan hearing Committee, 10 October, 2007

### Statement of Significance

This house has high historic significance and great rarity value as one of three<sup>17</sup> surviving buildings of the early settlement of the Glenside area. It is held in high public esteem and has some social value for that. While of relatively common architecture for the day, it is rare as a surviving rural building with an open setting and has high representative value for that. It has relatively high aesthetic value due to its high level of authenticity, is part of an important broader historic landscape and has high group value with other local buildings of the era, including No. 400 Middleton Road.

The house retains much of its original landscape value in its expansive setting off the main road, which adds to its sense of authenticity. The house is a good example of early rural construction in the Wellington area and has some known surviving original wallpapers and is of some technical interest.

### History

This building is known locally as the “Half-way House”. It is one of a small number of surviving historic buildings and sites in Glenside, a semi-rural area between Johnsonville and Tawa. The land through Glenside was well-traversed by Maori prior to settlement by colonists in 1840. Some of the early Maori tracks and later bridle trails were developed to become the ‘Porirua Road’, a main route between Porirua and Wellington<sup>18</sup>. The first European settlers in the area, Anthony and Susannah Wall, built a house in this area in 1842<sup>19</sup>. The area was a convenient place to break the long journey (by foot or horse) and quickly became known as ‘The Halfway’. This lasted until 1928, when the Postal Office department held a competition for a new name, and ‘Glenside’ was adopted. The Walls did not offer formal accommodation, however, they took in travellers from time to time. From the mid-1840s, a number of accommodation houses sprang up in the “Half-way”. The historical origins of 246 Middleton Road, locally known as the Half-way House are somewhat confused, owing to conflicting historiography. According to Arthur Carman, Alexander “Sandy” Brown arrived in the district in the early 1870s and took over the management of an existing halfway house, apparently built by John McKain in 1849.<sup>20</sup> Carman goes on to state that Brown “...built the large two-storey house, set back from the road”, by which he means 246 Middleton Road. He does not refer to this building as a halfway house in the text of his book, however a photograph of the building is labelled thus.<sup>21</sup> According to him, Brown left the district about 1890.

<sup>17</sup> I. Bowman, ‘Halfway House, Johnsonville. Heritage Assessment’ (2005), p.15

<sup>18</sup> C. Bibby, ‘The Halfway Houses in Glenside’ (2004). NZHPT File 12013-567

<sup>19</sup> A.H Carman, *Tawa Flat and the Old Porirua Road, 1840-1982* (A.H Carman, Wellington, 1982), p.71. Early sketches survive that depict halfway houses in the district: ‘Home of Anthony and Susannah Wall, The Halfway’ by Martha King (1849), ‘Te Kenepuru, Browns Public House (c.1850) and ‘North Road’, signed by Captain Andrew Russell (1848). All are held at the Alexander Turnbull Library

<sup>20</sup> Carman, p.71

<sup>21</sup> Carman, figure 34

Fred Marshall states “the house known as the Half-way House ... was a wayside inn which had been kept in the 1850s by McKain. In 1871 Sandy Brown ... lived there until some time after the opening of the railway in 1885.”<sup>22</sup> He appears to conflate the present building with McKain’s house of 1849, which is probably an error on his part. Nothing about the physical appearance of 246 Middleton Road suggests it can be dated back this far.

Barbara Kay, descendent of the Wall family, notes that Brown replaced McKain’s house in approximately the 1870s.<sup>23</sup> This statement is not referenced. Finally, Bob Meyer claims the halfway house attribution to 249 Middleton Road is a mistake. He argues:

*Often, and mistakenly called the “Half-way House”, the two-storied house behind Downer’s Central Region office at Glenside [i.e. 246 Middleton Road] was built by Alexander “Sandy” Brown in 1885. He happened at the same time to be the proprietor of the real Half-way House but for some reason this name was appended to his private residence.*<sup>24</sup>

This is a plausible explanation but his publication is not referenced, which casts his explanation into the realm of speculation. In fact none of the sources contain direct references to primary sources, which makes verification difficult. As they stand, the sources generally agree Alexander Brown constructed 246 Middleton Road around the mid 1880s, though this in itself is probably derived from Carman.

The house at 246 Middleton Road is known locally as the “Half-way House”. This name has been attributed to it for at least 50 or more years by local residents.. Based on its outward appearance and known history it is most unlikely to have been the original half-way accommodation house built by McKain but was rather more likely to have been a separate private residence.

Tracing the ownership of the land on which the house stands is more straightforward. Edward Storr Halswell was awarded a crown grant for Section 23 Porirua District in 1866.<sup>25</sup> He was an absentee land-owner, and leased out portions of the section. When he died in 1874 ownership passed to Hugh Beauchamp Halswell<sup>26</sup>, who similarly leased out the land from a distance. It was not sold until 1908 when Charles Izard, member of a prominent Wellington family, purchased Section 23 from Halswell, along with numerous pieces of land in Wellington City, the Hutt District and Horokiwi Valley.<sup>27</sup> No written record of any lease to Alexander Brown has been located.<sup>28</sup>

---

<sup>22</sup> F. Marshall, ‘Now for Halfway (Glenside), *The Onslow Historian* , vol. 8 no. 1 1978

<sup>23</sup> B. and R. Kay, *Anthony Wall, Settler of Porirua: The Papakowhai Story* (Fielding Organising Committee for the Wall Family 50<sup>th</sup> Reunion), p.40. Collection of C. Bibby

<sup>24</sup> R.J Meyer, *Up in the Hills: A History of Johnsonville* (R.J Meyer, Wellington, 1990), p.29

<sup>25</sup> Deeds Index 3/289, Wellington Land District. Land Information New Zealand (LINZ). Halswell, a New Zealand Company Commissioner of Native Reserves, was in New Zealand from 1841-1845.

<sup>26</sup> Carman, p.66

<sup>27</sup> Deed 176/478, Wellington Land District. LINZ. Izard paid £19,000 in total

<sup>28</sup> Section 23 was not bought under the land transfer system until 1911 when a certificate of title was issued to Izard (CT WN192/26).

In 1923, lawyer Phillip Watt purchased the property from The New Zealand Meat Packing and Bacon Company, which had acquired it from Iazard two years earlier.<sup>29</sup> Prior to this it appears to have been leased for farming purposes.<sup>30</sup> After World War I Watt's nephews, Jock and Charles Fisher, arrived in New Zealand from Scotland, and resided in the house. In the mid-1930s the land was subdivided and parts were sold for development purposes. A section was set aside which eventually became part of the Glenside Reserve.<sup>31</sup> Around 1937 the Fishers created the Glenside Golf Course and used the house as the clubroom. Some alterations in the hall area date from this period.

In 1951 the Wellington City Council (WCC) purchased the house and remaining land in order to create the Glenside Reserve.<sup>32</sup> The house was rented to a series of council employees, and later individuals unconnected with WCC, from this time.<sup>33</sup> Its distinctive rural setting and relative isolation, exacerbated by irregular public transport, made it difficult to rent out, and tenants did not last long.<sup>34</sup> WCC made some early changes. In 1954 the veranda on the north elevation was covered in to create a sun-room, while in 1956 a new laundry and bathroom was added to the south elevation, replacing a previous lean-to structure.<sup>35</sup> The house was probably divided into two flats at this time. Aside from this, few other changes have been made; maintenance has been sporadic and the house has deteriorated accordingly.

The Glenside Progressive Association (GPA), established in 1951, has long taken an interest in the "Half-way House" and associated reserve. In response to a WCC proposal to sell the property in 2003, the GPA held a public open day at the house, which was attended by 700 people.<sup>36</sup> At present WCC retains ownership and a conservation plan has been written.<sup>37</sup> It has been untenanted since the mid 1990s.

## Description

### *Setting*

The building known locally as the Half-way House stands off the east side of the main Tawa road in Glenside, along the route of the Old Porirua Road. Although a name of modern origin, the Glenside area is one of Wellington's long-established communities, dating back to the early 1850s. It consisted principally of scattered farmhouses along the road of which three, including this house, now survive.

The house is sited in the Glenside Reserve and this forms its immediate setting, rising up to the east until it is cut off by State Highway 1. A large treed knoll dominates the Reserve just to the north and the land runs gently downhill to the stream at the south of the Reserve. To the east is the main road.

---

<sup>29</sup> Ibid. Mrs Watt won the naming competition referred to above.

<sup>30</sup> Carman, p.71.

<sup>31</sup> Bibby (2004), p.5; CT WN192/26

<sup>32</sup> Bibby, 'The History and Heritage of Glenside', *The Onslow Historian* vol. 32 nos.14, 2002, p.18. Victoria University acquired part of the town belt in the city as part of. planned extension to the campus. This land was purchased to make up the deficit

<sup>33</sup> .I. Bowman, 'Halfway House, Johnsonville. Heritage Assessment' (2005), p.6

<sup>34</sup> .00001:2264:67/73: Town Clerk's File 246 Middleton Road. Wellington City Archives.

<sup>35</sup> Ibid

<sup>36</sup> Bibby (2004).

<sup>37</sup> I. Bowman, 'Halfway House, Johnsonville. Conservation Plan' (2004).

The house sits to the edge of the site, at the north bounded by a common driveway, to the south by the stream, to the east by the Glenside Reserve and to the west, “Twiglands” garden centre. The view from the veranda, once of farmland now includes a high-density residential care facility, the yard of a construction company and a garden centre, all on the main road and kept at a reasonable distance by the Reserve boundary. The site falls towards the stream; the house is given some prominence by its elevation above this feature. There are two notable outbuildings remaining – an old garage-cum-workshop on the flat near the stream and a shed near the house, both in quite poor condition.

### ***Building***

The house itself is a plain foursquare box, clad in rusticated weatherboards, trimmed with timber door and double-hung window joinery (sashes generally divided vertically into two lights) and capped with a shallow-pitched hipped corrugated iron roof. A substantial brick chimney projects through the roof near the west end of the house. The form of the house is enlivened by a shallow-pitched veranda which wraps around the south and west sides, and which is partly enclosed on the west side as a sun-porch. At the east end, a collection of small modern lean-tos contain service spaces and is surmounted by a particularly awkwardly designed fire escape stair. A similar and equally ungainly edifice perches inelegantly over the enclosed veranda at the west end of the house. The principal architectural feature of the house is concentrated on the south elevation, which has a simple symmetrical composition in relation to the three principal bays of the veranda and which contains the front door to the house. The front door assembly, featuring a heavy door with two arched glazed panels and two recessed bolection moulded panels, glazed arched side-lights over recessed panels and plain top-lights, is set in the centre and flanked on either side with a large double-hung window assembly (which is composed of a large central window and a half-width window on either side); above the veranda, a single double-hung window is centred over the door and each of the lower windows.

The veranda retains its original pattern of posts and simple veranda brackets, although these appear to be modern replacements. At the west end, the veranda extends half a bay beyond the house line and turns the corner, into the built-in 1950s sun-porch which extends the remainder of the width of the house. At the east end, the veranda finishes into a modern lean-to storage shed. Little of the original pattern of the east or west elevations of the house can now be discerned, although the double-hung windows that survive at the first floor are presumably in their original locations. The outward appearance of the house, and the lack of obvious modifications, is consistent with a construction date in the late 1870s or early 1880s. The north elevation has also been “modernised”, with the central back door converted to serve the 1950s alteration into flats, a prominent 1930s window at the right side of the door and an original double-hung window at the left side. At the first floor, a single double hung-window is centred above the door and provides light to the staircase.

Internally, the layout of the house appears quite authentic. The front door opens onto a small hall with timber dados which leads on to the timber staircase, still in quite original and good condition with its moulded and wreathed handrail, plain rectangular balusters and newels and dark-stained shellacked finish. The main rooms are laid out more or less symmetrically about the staircase, two rooms per side of the house, each

with a fireplace, with a bathroom occupying the plan space of the hall at the first floor. At the ground floor, there are two kitchens (one per flat), and a bathroom and other service spaces located in the lean-tos at the east end of the building. While there are fireplaces in the eastern rooms, there is no chimney visible.

Interior features of particular note include the door and window joinery, the hall and staircase, original timber floors in most rooms, the interesting 1950s “Champion” gas cookers and the bathroom fittings, and the remnants of old wallpaper, in many layers, which are still extant in several rooms beneath a variety of more modern wall linings including softboard and hardboard.

#### Recommendation for Listing

The building known locally as the Half-Way House is one of a group of three early houses still surviving on the route of the Old Porirua Road in Glenside and has high rarity and group value for that. The house has, despite awkward 1950s alterations, retained a high level of authenticity of form and materials and the immediate setting still provides a good sense of the original context.

It is recommended that this building be listed on the District Plan. The listing should protect the extant site and the form, scale and materials of the house, but needs to recognise that there is significant potential for restoration and conservation work to be carried out, some of which might be focussed on restoring part or all of the original form of the house. The listing should recognise the Glenside Reserve as the legal boundaries of the site. It is possible that there is a Reserve Management Plan. It is recommended that any such document be updated to be in accordance with the District Plan listing.

## **Appendix 2: Site visit notes from Ailsa Cain, WCC, 24 April 2009:**

### **Site Visit to Halfway House, Glenside Friday, 24 April 2009**

Ailsa Cain (WCC Heritage), Kevin Reardon (WCC Parks & Gardens), Claire Bibby (Resident)

The purpose of the visit was to inspect and secure suspected archaeological material exposed during surface earthworks to remove vegetation from the site.<sup>38</sup>

#### **Site One**

Site One is located to the south east of the Halfway House and approximately 10 metres from the back door. The site is against the fence of the adjacent riding school and beside the entrance gate to the riding school.

Partially exposed on the ground are: broken bits of orange brick and concrete, pottery and glass fragments, tin, rusty nails, plastics, shells, metal fittings etc.

Some material that had already been disturbed or that was completely exposed was removed from the site and stored in a cardboard box that was left in the kitchen of the Halfway House<sup>39</sup>. The removed material includes: pottery fragments, glass bottles of various sizes, a brass light switch, brown and clear shards of glass, a marble, and metal fittings.

Ailsa and Claire have taken photos of the site before the exposed material was removed.

#### **Site Two**

Site Two is located to the south of the Halfway House and runs along the same fence as Site One.

There is a lot more exposed material on this site compared to Site One, mostly alcohol and other glass bottles from approximately the 1960s onwards. The other material exposed or partially exposed included: Crown Lynn pottery fragments, golf balls, plastic bottles, patterned glass fragments, broken concrete and bricks. No material was removed from the site.

Ailsa has taken photos of this site.

#### **Site Three**

---

<sup>38</sup> The terms used for the sites are not formal names but used for ease of reference. The sites have been marked in pen on an aerial map of the Halfway House.

<sup>39</sup> As of 8 June 2009, the box of artefacts is with Mary O’Keeffe, Archaeologist.

Site Three is long and narrow and goes from the dead tree beside the stream to the macrocarpas and fruit trees located to the south west of the house. The tree is located on the true right of the stream and it runs past the tree towards the house.

There are reports that there use to be a concrete slab just under the marcocarpas and the site is known as the 'grave site'. Two broken bits of marble have been found near the site. One edge of the marble is polished but there is no evidence of engraving or indents from lead letters on the marble. One piece of the marble is still located on the ground near the dead tree and orange brick edging, and the other piece has been moved inside the Halfway House.

Approximately 5m the right of the 'grave site' closer to the stables is a concrete slab approximately 1.8 x 1m long and is mostly covered by grass. The slab is starting to break around the edges.

Ailsa took a photo of the marble pieces – one in situ.

#### **Site Four**

Site Four is to the north west of the house and is the lawn area from the house to the fence with Twiglands Garden Centre.

Material had already been moved from this site when earthworks were done and the material was left on the veranda of the Halfway House. Photos have been taken of the material and it has been put on the kitchen floor in the house with the box of material from Site One.

Ailsa has taken photos of the material left on the veranda.

#### **Other Information**

Claire Bibby has provided the following references for the site:

Gwen Silvester  
1 Takitimu Way  
Johnsonville

Olaf John  
Crofton Downs

Book entitled "Passages of a Wondering Life" by Tm. Arnold

<http://www.glenside.wellington.net.nz/> see "Heritage"

Claire stated the there have been various sheds and structures around the Halfway House over the years that are no longer standing.

Ailsa Cain  
27 April 2009

### Appendix 3: NZ Archaeological Association site record form:

<b>NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION</b> <b>SITE RECORD FORM</b> NZMS260 map number R27 NZMS260 map name 2 NZMS260 map edition 1 1986	<b>NZAA METRIC SITE NUMBER: R27/303</b> <b>DATE VISITED:</b> 8 June 09 <b>SITE TYPE:</b> House and grounds <b>SITE NAME:</b> MAORI OTHER
--	--

*Grid reference datum 49*    **Easting**    26 620 32    **Northing**    59 985 15

*Grid reference NZTM*    **Easting**    1752011    **Northing**    5436802

Obtained with Garmin Extrex GPS

#### Aids to relocation of site (*attach a sketch map*)

246 Middleton Rd, Glenside. At end of driveway, just north of "Twiglands" garden centre.

#### State of site and possible future damage

House: moderate condition, still intact but requiring much remedial work.  
 Grounds: evidence of historical rubbish in grounds associated with house - ceramics and glass. Possibility this is just surface scatter, or may be intact rubbish deposits

#### Description of site (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*)

Two storied weatherboard clad rectangular structure, with a pitched roof of corrugated iron. Sitting in grounds, which are grassed, some large trees. Porirua stream at south end of site

Ceramics and glass scattered by WCC parks and Gardens staff when clearing surface rubbish off grounds of house in early 2009.

See O’Keeffe, 2009: Archaeological assessment of proposed work: Halfway House, 246 Middleton Rd, Glenside, Wellington. Unpublished report to Wellington City Council

<b>Owner Address</b>	<b>Tenant/Manager Address</b>
<i>Nature of information (hearsay, brief or extended visit, etc.)</i>	brief visit
<i>Photographs (reference numbers and where they are held)</i>	
<i>Aerial photographs (reference numbers and clarity of site)</i>	
<b>Reported by Address</b>	<b>Filekeeper Date</b>
Mary O’Keeffe 56 View Rd	

---

Wellington

---

\_\_\_ **Type of site**

\_\_\_ **Land classification**

\_\_\_ **Condition/threat**

\_\_\_ **Local body**

---