

## **Temperance Hotel (Former)**

8 Cambridge Terrace



Image: *Charles Collins, 2015*

### **Summary of heritage significance**

- 8 Cambridge Terrace is a good representative example of an Edwardian temperance hotel. It is notable for its pleasant, symmetrical, and well-ordered façade, and for the care taken to install a good replica copy of the original verandah.
- This building is associated with the early development of Courtenay Place and Blair and Allen Streets, and the commercial and economic growth of Wellington.
- The building contributes to the streetscape, group and sense of place values of the Courtenay Place Heritage Area

District Plan:	Map 16, reference 51/2
Legal Description:	Lot 25 DP 1302
Heritage Area:	Courtenay Place Heritage Area
HPT Listed:	N/A
Archaeological Site:	NZAA Central City Archaeological Area R27/270
Other Names:	Hotel Selwyn (Former), Temperance Bar, Caesar's Palace
Key physical dates:	Built: 1904
Architect / Builder:	Architect: Unknown
Former uses:	Commercial – Hotel
Current uses:	Commercial -
Earthquake Prone Status:	Outside Earthquake Prone Policy – SR 266484

Extent: Cityview GIS 2013



## 1.0 Outline History

### 1.1 History<sup>1</sup>

This building began its life as the Temperance Hotel, owned by Charles Palliser. The estimated cost for the building was £2,500, and the permit for construction was issued in July of 1904. The original plans are not signed by any architect and the specifications, which are handwritten, are presumed to be written by Charles Palliser. The permit record refers to Palliser as being his own contractor, so it is possible that he designed, built, and owned the hotel.

Few commercial buildings in the central city remained as true to their original uses for as long as this one did. It operated as the Selwyn Hotel until the 1950s, when it became a private hotel, and then a massage parlour and hotel known as Caesar's Palace which operated until 2001.

The former hotel has a simplified Classical façade to Cambridge Terrace over three storeys. It was originally set out in a 'U' shape with a centralised entry at the bottom of the 'U', a central stair immediately behind the entry, and the hotel accommodation in two wings behinds, divided by a narrow light well. The ground floor contained the kitchen and various common spaces including a dining room, sitting room, smoking room, and private room. The 28 guest rooms and 4 bathrooms were distributed over the two upper floors, a laundry and services shed with '*staff quarters*' were located to the rear of the site in a lean-to.

The exterior walls were constructed in double skin brick with timber framed internal partitions, floors, and roof. The original specifications called for line mortar with Portland cement to the arches, railway irons in concrete lintel beams over the ground floor bay windows, and English bond technique for bricklaying. The exterior face was to be plastered with two coats of "*cement mortar...to be finished with two coats of waterproof colour to imitate stone*". The original verandah was composed of ornamental cast-iron posts, timber frame deck, and ornamental wire work.

There have been a number of alterations made to this building throughout its life, including the removal of the original verandah, the addition of fire escapes around the west, north, and east (street) facades in 1949, as well as general modifications to bring the building in line with changing building and fire codes. In 1981 the building had been vacant and was deteriorating when it was sold and converted to a sauna and spa pool parlour. This included the remodelling of the interior of the three floors of the northern wing, and the ground floor of the southern wing. The existing entry door was replaced and the porch (which is thought to have been a replacement for the original verandah) was removed along with the fire escapes. A new gate was added in the alleyway and the small hotel rooms were remodelled. A canvas canopy was added to the street façade and the building became known as Caesars Palace. It appears that some minor timber mouldings were added to the fascias of the ground floor windows in an attempt to enrich the façade decoration, but these are generally out of scale with the existing plasterwork which has been crudely executed. Works were undertaken in 2002 to reinstate the verandah over the Cambridge Terrace footpath that was modelled after the original.<sup>2</sup>

<sup>1</sup> History adapted from Laura Paynter, 'Heritage Assessment – 8 Cambridge Terrace', Unpublished Heritage Assessment prepared for the Wellington City Council, 2005. See "Heritage Building – 8 Cambridge Terrace", 2005, 1041-06-CAM8, Wellington City Council Records.

<sup>2</sup> Alistair Scott, 'Statement of Evidence relative to the heritage requirements of the District Plan, March 2006. See "Heritage Building – 8 Cambridge Terrace", 2005, 1041-06-CAM8, Wellington City Council Records.

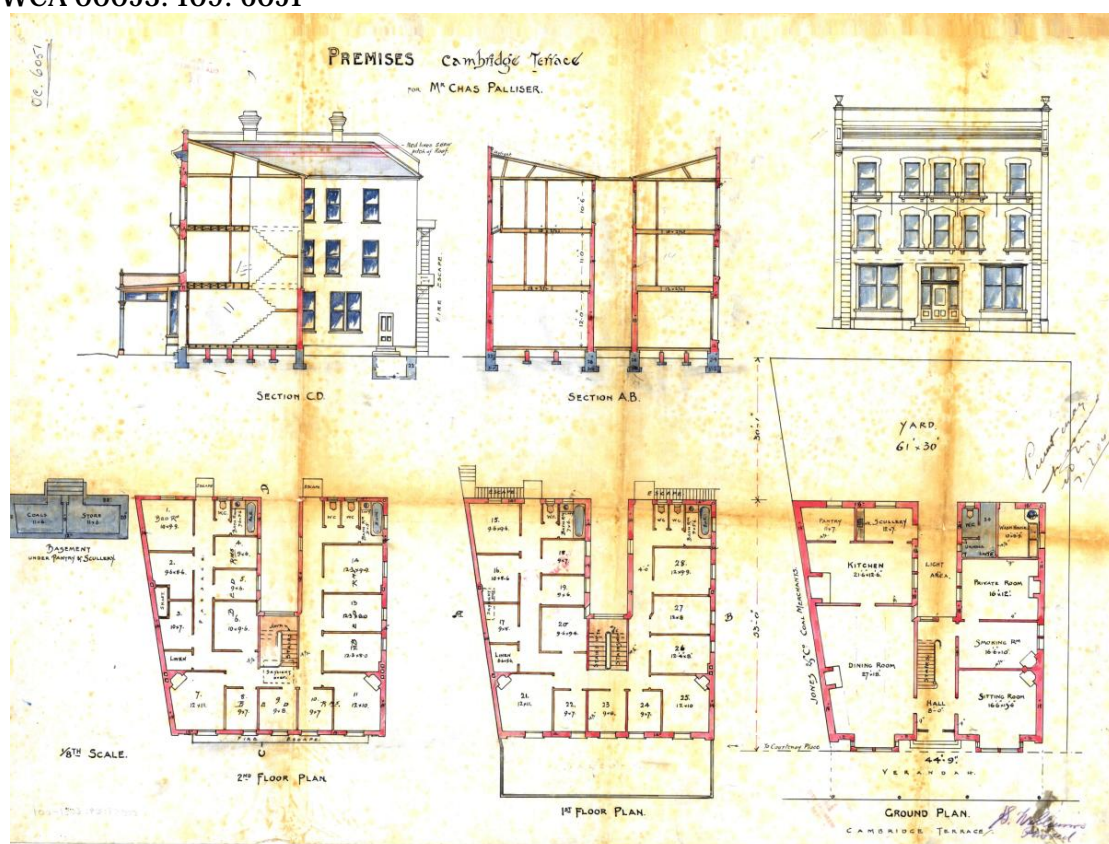
In 2003 the building came under new ownership and by 2005 there was a proposal to build a six storey addition to the former hotel to house central-city apartments, as well as retail and office space. The proposal received a lot of attention from the public and from professionals. This proposed redevelopment has not occurred as of 2013.

In 2007 the building underwent internal alterations and was converted to 'The Temperance', which would house four separate bar spaces, 'The Millard', 'Madame Jo Jo's', 'The Atrium Bar', and a brewery bar. 'The Temperance' operated until 2009.

In 2012 the building underwent further alterations to commercial offices and to connect through to a Blair Street bar.

## 1.2 Timeline of modifications

WCA 00053: 109: 6051



- 1904 8 Cambridge Terrace, hotel (00053:109:6051)
- 1949 8 Cambridge Terrace, fire escape and alterations (00056:378:B29045)
- 1970 8 Cambridge Terrace, private hotel alterations (00058:710:C32332)
- 1984 8 Cambridge Terrace, building additions and alterations (00058:0:C58020)
- 1995 8 Cambridge Terrace, sign (00061:165:15282)
- 1998 59/8 Cambridge Terrace, internal alterations to kitchen and bathroom (00078:282:46518)
- 2007 8 Cambridge Terrace, office building alterations (00078:1976:160763)
- 2007 8 Cambridge Terrace, bar and restaurant (00078:2932:167399)
- 2012 8 Cambridge Terrace, Internal alterations and fitout to create ground floor office accommodation and training facilities, first and second floor fitout for



commercial offices, new dividing door between existing Blair Street Bar and 8 Cambridge Street (00078:4256:248186)

### 1.3 Occupation history<sup>3</sup>

1910-11	Zelandia Private Hotel', 1905-1920 (Stones), Mrs Jerome Bacovich, proprietress (Stones, 1910-11)
1925-75	'Selwyn Private Hotel', 1925-1975 (Stones, Wises), Emily Marshall, proprietress (Stones, 1930-1935); William Stanley Oakley, proprietor & Frances Oakley, proprietress (Stones, 1940-45)
1950-62	Selwyn Hotel Ltd., Long S Chanwai, managing director (Wises, 1950-1962)
1985-2001	'Caesars' (Wises, 1985)
2008-09	The Temperance Bar

### 1.4 Architect

Unknown

## 2.0 Physical description

### 2.1 Architecture<sup>4</sup>

8 Cambridge Terrace is a three-storey high former hotel, with a central door flanked by a pair of double hung windows on either side on the ground floor, and a row of five windows on each of the floors above. The first floor windows have prominent bracketed pediments and the second floor windows have architraves and keystones. The cornice and open balustrade at roof level complete an ordered Italian Palazzo type composition. The verandah was rebuilt in c.2005 as a good facsimile of the original, but with the addition of a high frameless glass balustrade.

### 2.2 Materials

The exterior walls were constructed in double skin brick with timber framed internal partitions, floors, and roof. The original specifications called for line mortar with Portland cement to the arches, railway irons in concrete lintel beams over the ground floor bay windows, and English bond technique for bricklaying. The exterior face was to be plastered with two coats of "*cement mortar...to be finished with two coats of waterproof colour to imitate stone*". The original verandah was composed of ornamental cast-iron posts, timber frame deck, and ornamental wire work. The current verandah is a c.2005 replica.

### 2.3 Setting

The former hotel at 8 Cambridge Terrace is central to a row of three heritage buildings. To the immediate south is a pleasant two-storey (+ roof addition) Edwardian warehouse, and to the north is a three-storey stripped Classical warehouse that has been converted for use by the YHA. This building has a particularly unsympathetic roof addition. The heritage buildings are flanked by two modern buildings that act as 'book-ends' to the street block – the distinct, Brutalist,

<sup>3</sup> Wellington City Council. *Courtenay Place Heritage Area spreadsheet*. Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006.

<sup>4</sup> Wellington City Council, '8 Cambridge Terrace – Caesar's Palace', *Wellington Heritage Buildings Inventory 2001: Non-Residential Buildings*. (Wellington City Council 2001), COURT 20.

Hannah Playhouse to the south, and the dull modern YHA hotel building to the north.

This group of five buildings is located in the Courtenay Place heritage area. The three heritage buildings have strong historic and physical ties to the nearby Blair and Allen Street precinct of warehouse buildings (also in the heritage area).

### **3.0 Sources**

Wellington City Council. Wellington Heritage Building Inventory 2001: Non-Residential Buildings. Wellington City Council, 2001.

Wellington City Council. *Courtenay Place Heritage Area spreadsheet*. Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006.

“Heritage building – 8 Cambridge Terracw”. 2005. 1041-06-CAM8, Wellington City Council Records.

#### **Wellington City Archive**

00053:109:6051  
00056:378:B29045  
00058:710:C32332  
00058:0:C58020  
00061:165:15282  
00078:282:46518  
00078:1976:160763  
00078:2932:167399  
00078:4256:248186

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## Criteria for assessing cultural heritage significance

### **Cultural heritage values**

#### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

8 Cambridge Terrace is a good representative example of an Edwardian temperance hotel. It is notable for its pleasant, symmetrical, and well-ordered façade, and for the care taken to install a good replica copy of the original verandah.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The building contributes to the Courtenay Place Heritage Area

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The former hotel is one of a row of three heritage buildings that are coherent in terms of their age, style and scale.

#### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

This building is associated with the early development of Courtenay Place and Blair and Allen Streets, and the commercial and economic growth of Wellington. The slum clearance and its replacement by Wellington's produce markets in one new location - Blair and Allen Streets – showed remarkable vision and organisation by the government and local councils. That activity continued for over 80 years before it gave way to the expansion of the bar and restaurant district of Courtenay Place in the early 1990s, another significant era in the history of this area.

#### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

This building is included in the NZAA Central City archaeological area R27/270.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

#### **Social Value:**

**Public esteem:** *Is the item held in high public esteem?*



***Symbolic, commemorative, traditional, spiritual:*** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

***Identity/Sense of place/Continuity:***

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

The building is part of a collection of historic buildings which contribute to the sense of place in the Courtenay Place Heritage Area.

***Sentiment/Connection:*** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

***Rare:*** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

***Representative:*** *Is the item a good example of the class it represents?*

This building is a good representative of an Edwardian hotel influenced by the Classical architectural style.

***Authentic:*** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

This building has had a number of modifications; most significantly the interiors have been extensively altered. The exterior retains some original fabric so has some authenticity.

***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

The building is of local importance as its architecture and history contributes to the overall historic and stylistic value of the Courtenay Place Heritage Precinct.

## 4.0 Appendix

### Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory		
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		
HPT website		
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)		

### Background research

*Insert any relevant background information into this section. This may include:*

- *Additional plans, such as those for alterations*
- *Chunks of text from other sources such as Cyclopedia of NZ, Papers Past*
- *Additional images*