

## **Cambridge Hotel (Former)**

28 Cambridge Terrace



Image: *Charles Collins, 2015*

### **Summary of heritage significance**

- The former Cambridge Hotel is a good representative example of a Classical building designed in the inter-war period. It is notable as a rare surviving example the many low-rise, corner-site hotel/public houses that were once a common feature of many New Zealand towns and cities.
- This building has been serving patrons and guests since 1930 and with the demolition of many inner city hotels, is now one of the oldest in the entertainment district. It has historic value as it helps to build a picture of social patterns and cultural values associated with alcohol consumption, which is typical and representative of many New Zealand towns and cities.
- The Cambridge Establishment has been part of the streetscape of Cambridge Terrace and operating for just over 80 years. It contributes to the sense of place and continuity for Cambridge Terrace and relates well to a number of buildings in the nearby Courtenay Place Heritage Area.

District Plan:	Map 16, reference 53
Legal Description:	Pt Sec 283 Town of Wellington
Heritage Area:	
HPT Listed:	Category 2, reference 1344
Archaeological Site:	NZAA Central City R27/270
Other Names:	Cambridge Establishment
Key physical dates:	Built: 1930
Architect / Builder:	Architect: John Swan
Former uses:	Commercial – Hotel
Current uses:	Commercial – Bar/Hotel
Earthquake Prone Status:	Not Earthquake Prone –SR 187556

Extent: Cityview GIS 2013



## 1.0 Outline History

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

The site of the former Cambridge Hotel, now known as the Cambridge Establishment, is a part of a two acre block which changed ownership many times between 1873 and 1881. The first timber Cambridge Hotel was constructed on the site at some date during these years and it was noted at the time of its construction that the hotel was situated in a very pleasant part of the city, and that from the balconies an excellent view of the harbour and city could be obtained.<sup>2</sup> On the ground floor were the public and private bars, three private sitting rooms, dining room, billiard room, kitchen and a scullery. Upstairs there are nine bedrooms and two sitting rooms, and lavatories with hot and cold water.<sup>3</sup>

The present hotel was designed in 1929 and completed in 1930. It was built for J. Staples and Co. Ltd., founders of the Staples Brewery in Thorndon.

The hotel was originally leased out but in 1937 it was purchased by New Zealand Breweries and managed by the company until its sale to private interests in 1996. The changing fortunes of the hotel build up a picture of social patterns and cultural values associated with bars and restaurants within the Wellington city community. The hotel originally had seven retail shops incorporated into the Cambridge Terrace frontage; however, little evidence is left demonstrating this. The shops were an indication of the retail vigour that Cambridge Terrace once enjoyed; they were demolished in 1967 for conversion to a Club Bar, around the same time as the demise of six o'clock closing.

The Hotel underwent a number of modifications, changing as drinking fashions and cultures changed. The large bar serveries and small customer areas, typical of the six o'clock closing era, were modified in 1972 and 1974 to meet expectations. Women's toilets were also installed during this time – a feature absent from the original bar designs. Changes were also made to the accommodation above, notably the inclusion of ensuite bathrooms in some rooms.

The Cambridge Establishment has been serving patrons and guests since 1930, and with the demolition of a number of Wellington's historic hotels, is now one of the oldest in the central city and entertainment district. It remains a good example of an inner-city hotel of the inter-war period, and is still in reasonably authentic condition in its exterior form and detail. It is a good representative example of the work of an important Wellington architect, John Swan, and retains its use and amenity value and cultural value as a hotel.

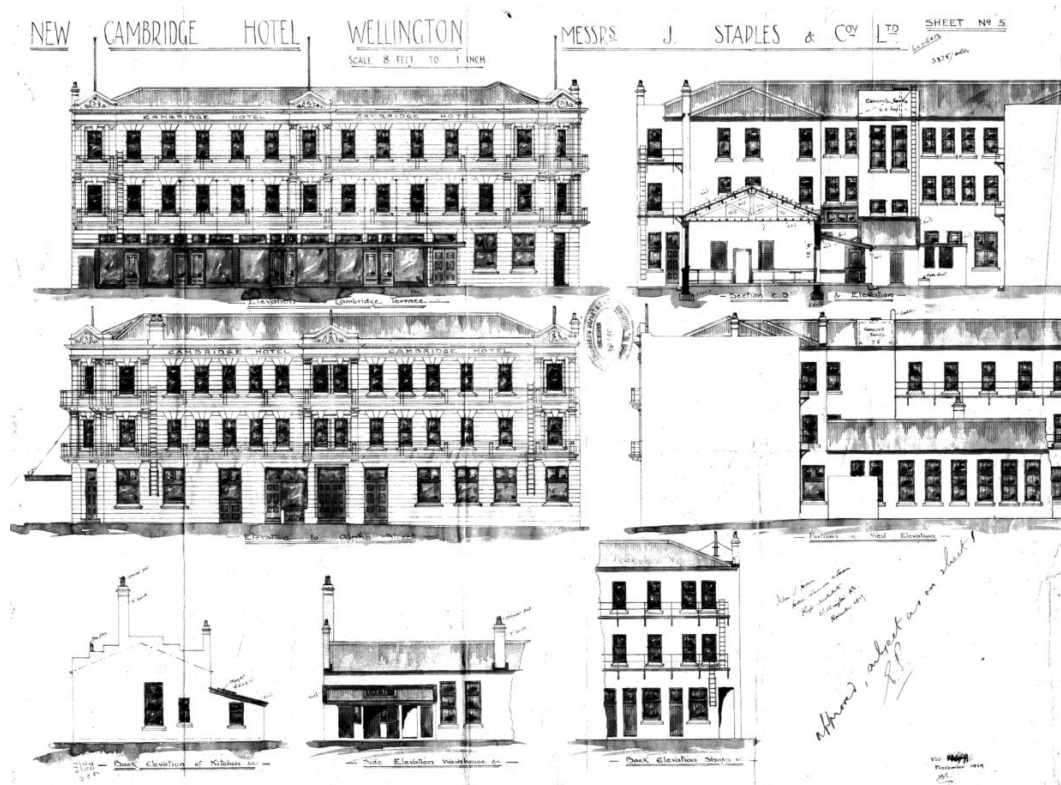
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<sup>1</sup> History adapted from Wellington City Council, "28 Cambridge Terrace," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CAMB2.

<sup>2</sup> Cyclopedia Co. Ltd, 'Cambridge Hotel', in *The Cyclopedia of New Zealand: Wellington Provincial District* (Wellington: The Cyclopedia Company Limited, 1897), accessed 15 July 2012, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d47-d1.html>

<sup>3</sup> Ibid.

## 1.2 Timeline of modifications



- 1930 28 Cambridge Terrace, hotel (00056:97:B9030)
- 1944 28 Cambridge Terrace, sign (00056:292:B23253)
- 1961 28 Cambridge Terrace, coffee bar (00058:179:C8255)
- 1963 28 Cambridge Terrace, wall panelling (00058:275:C12195)
- 1963 28 Cambridge Terrace, building alterations (00058:279:C12327)
- 1963 28 Cambridge Terrace, lift enclosure (00058:290:C12735)
- 1963 28 Cambridge Terrace, building alterations (00058:293:C12868)
- 1964 28 Cambridge Terrace, building alterations (00058:351:C15099)
- 1968 28-31 Cambridge Terrace, building alterations - 1st floor (00058:586:C27738)
- 1969 28 Cambridge Terrace, hotel alterations (00058:617:C28839)
- 1971 28 Cambridge Terrace, building additions - fire door & wall (00058:740:C33509)
- 1972 28 Cambridge Terrace, hotel private bar alterations (00058:789:C35500)
- 1979 28 Cambridge Terrace, partitions for toilets (Cambridge Hotel) (00058:1228:C52501)
- 1981 28-30 Cambridge Terrace, toilet & change rooms (00058:1314:C55416)
- 1991 28 Cambridge Terrace, sign (00059:479:E23112)
- 1992 28 Cambridge Terrace, business additions and alterations - restaurant (00059:562:E25778)
- 1996 28 Cambridge Terrace, Cambridge Hotel - revamp of shower block - conversion to two ensuite (00078:508:25559)
- 1998 28 Cambridge Terrace, Cambridge Hotel - conversion of double room to three compartments (00078:513:46535)
- 1999 28 Cambridge Terrace, plumbing re-routing and minor internal alterations (00078:515:53545)
- 2000 28 Cambridge Terrace, new 150mm storm water lateral from WCC culvert to boundary of lot (00078:444:67548)

- 2000 28 Cambridge Terrace, alterations, stage 2 (00078:630:60649)
- 2000 28 Cambridge Terrace, alterations, stage 3 (00078:1143:67646)
- 2000 28 Cambridge Terrace, alterations, stage 4 (00078:1143:69755)
- 2000 28 Cambridge Terrace, refurbishments and additions, ground floor, stage 3, amendment (00078:1211:70465)
- 2000 28 Cambridge Terrace, earthquake strengthening & alterations (00078:1712:64850)

### **1.3 Occupation history**

Not assessed

### **1.4 Architect**

#### **Swan, John Sydney – Architect<sup>4</sup>**

Swan (1874-1936) practised architecture during the late nineteenth and early twentieth centuries. He formed part of the last group of architects to follow the traditional Gothic and Classical styles. He was articled to Frederick de Jersey Clere, working with Clere on many major designs such as the Wellington Rowing Club building (then known as the Naval Artillery Boat Shed, 1894) as well as smaller provincial buildings such as the Church of the Good Shepherd, Tinui. The firm was known as Clere, Fitzgerald and Richmond and was one of the most prominent architectural practices in Wellington. From 1901 to 1906 Swan was in partnership with Clere, practising on his own account from 1907. The first major design produced by Swan in this new practice was the Karori Crematorium (1907) which served to establish his architectural identity separate from Clere. During his long and varied career Swan produced a large and wide range of work, including a number of banks for the National Bank such as the head office building in Wellington (1907), educational buildings for the Wellington Technical College with William Gray Young (1922), and a number of major buildings for the Catholic Church including St Gerard's Church, Mt Victoria (1910), Sacred Heart Convent (later Erskine College), Island Bay (1909), and Wanganui Convent (1912). He was an architect of imagination as evidenced by the design of his own house 'The Moorings', Glenbervie Terrace (1905).

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<sup>4</sup> Historic Places Trust, 'Swan, John Sydney', *Professional Biographies*, accessed 15 July 2013, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Swan,+John+Sydney>



## **2.0 Physical description**

### **2.1 Architecture**

The Cambridge Hotel has been designed in the inter-war Classical Style. Despite a number of later modifications to the ground floor frontages, Classical motifs and elements dominate. The design was conservative and traditional: the architect adopted the tried-and-true rather than the innovative. Compare this building with its exact contemporary further up the terrace – the former Cambridge Terrace Post Office, in which the architect showed openness to new innovations such as Art Deco.

This building is basically symmetrical about its dominant corner on Cambridge Terrace and Alpha Street, and is punctuated by two shallow projecting balconies on the first and second floors. The corner, capped by a triangular pediment, is built up of rendered Doric Pilasters which form shallow, stylised aedicules, to the corner windows. These windows are square headed, with large stylised keystones and wide architraves in plaster. A similar effect of pilasters and pediments is built up over the middle and the ends of the building. The main windows on both street facades are flat headed and emphasised by large, flat, stylised keystones.

### **2.2 Materials**

Reinforced concrete  
Timber

### **2.3 Setting**

This building is situated on a prominent corner on Cambridge Terrace and Alpha Street, directly opposite the Queen Victoria Monument. It is flanked on the right by Alpha Street and on the left by a brightly coloured one storey modern building. It provides a degree of visual interest to Cambridge Terrace and makes a positive contribution to a busy city thoroughfare.

## **3.0 Sources**

Cyclopedia Co. Ltd. "Cambridge Hotel." In *The Cyclopedia of New Zealand: Wellington Provincial District*. Wellington: The Cyclopedia Company Limited, 1897. Accessed 15 July 2013. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d47-d1.html>

Historic Places Trust. "Swan, John Sydney." *Professional Biographies*. Accessed 15 July 2013. <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Swan,+John+Sydney>

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

**Wellington City Archive**

00056:97:B9030  
00056:292:B23253  
00058:179:C8255  
00058:275:C12195  
00058:279:C12327  
00058:290:C12735  
00058:293:C12868  
00058:351:C15099  
00058:586:C27738  
00058:617:C28839  
00058:740:C33509  
00058:789:C35500  
00058:1228:C52501  
00058:1314:C55416  
00059:479:E23112  
00059:562:E25778  
00078:508:25559  
00078:513:46535  
00078:515:53545  
00078:444:67548  
00078:630:60649  
00078:1143:67646  
00078:1143:69755  
00078:1211:70465  
00078:1712:64850

## 4.0 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?*

The former Cambridge Hotel is a good representative example of a Classical building designed in the inter-war period. It is notable as a rare surviving example the many low-rise, corner-site hotel/public houses that were once a common feature of many New Zealand towns and cities.

**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?*

This building has townscape value for its contribution to the Cambridge Terrace streetscape, adding visual interest to what has become an increasingly developed area of the city.

**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?*

#### **Historic Value:**

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

This building is associated with architect John Swan, a prominent Wellington architect.

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

This building has been serving patrons and guests since 1930, and with the demolition of many inner-city hotels, is now one of the oldest in the entertainment district. It has historic value as it helps to build a picture of social patterns and cultural values associated with alcohol consumption, which is typical and representative of many New Zealand towns and cities.

#### **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. Previous pre-1900 buildings known to have occupied this site.

**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 Cambridge Establishment has been part of the streetscape of Cambridge Terrace for just over 80 years. It contributes to the sense of place and continuity for Cambridge Terrace and relates well to a number of buildings in the nearby 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 the Inter-war Classical style designed by a prominent Wellington architect. It is a good example of an inner city hotel and is reasonably authentic in its exterior form and detail.

**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?*

The façade retains authenticity in design, craftsmanship, and materiality.

**Local/Regional/National/International**

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

This building is important at a local level for the contribution it makes to the townscape of Cambridge Terrace, its historical associations with what is now the entertainment district of Wellington and its architectural value as a work by a prominent Wellington architect.

## 5.0 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*