

## Lampard Flats

284-286 Cuba Street



Image: *Charles Collins, 2014*

### Summary of heritage significance

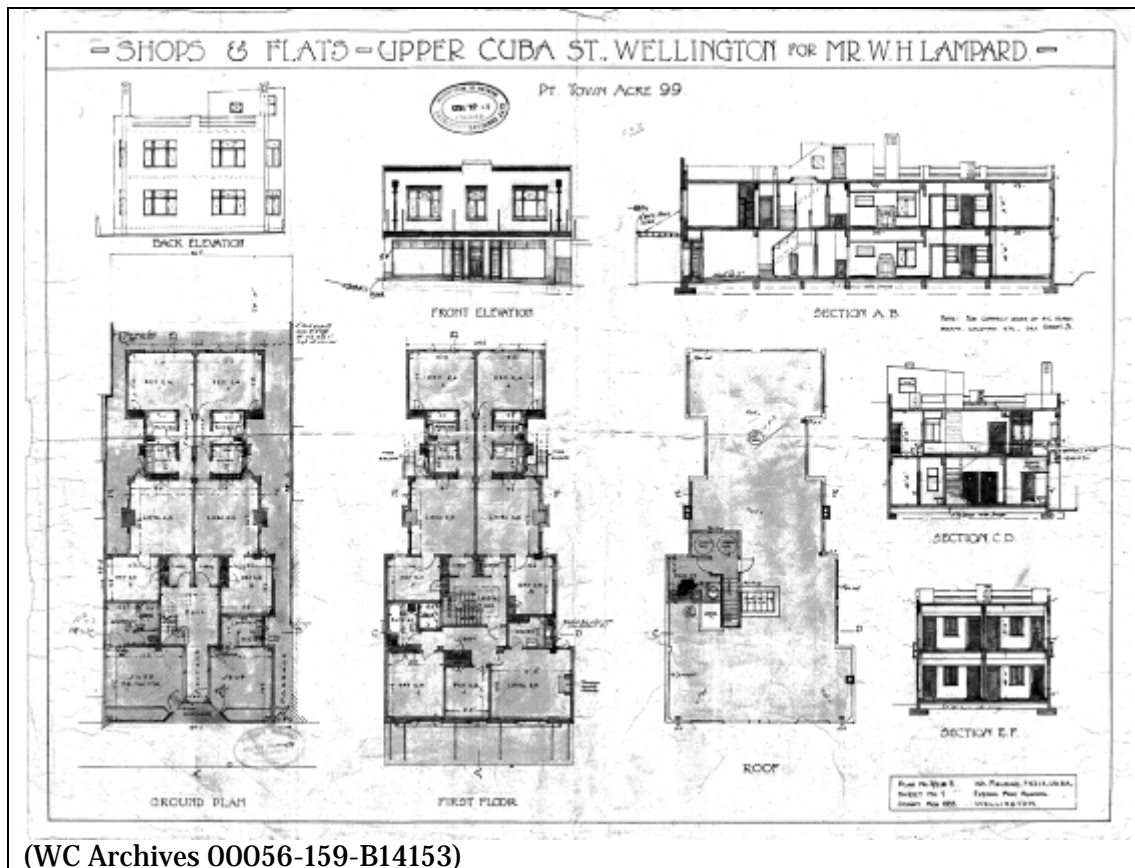
- Designed by William Fielding in 1935, this building has architectural value as a restrained and carefully-detailed exercise in the Art Deco/Moderne style.
- The façade of this building remains largely intact and features original detailing and shop-fronts which are rare on Cuba Street. A high level of original building fabric remains.
- The building has a representative history typical of a 1930s mixed use building.
- The building contributes to the character, sense of place and continuity of the Cuba Street Heritage Area.

District Plan:	Map 16, reference 92/6
Legal Description:	Pt Sec 99 Town of Wellington
Heritage Area:	Cuba Street Heritage Area
HPT Listed:	Category II reference 5367
Archaeological Site:	Central City NZAA R27/270
Other Names:	
Key physical dates:	1936
Architect / Builder:	William Fielding / Husband & Yeatts
Former uses:	Retail / residential
Current uses:	Retail / residential
Earthquake Prone Status:	Not EQP (SR 177473)

Extent: Cityview GIS 2013







## 1.2 Timeline of modifications

1936 Building constructed (00056-159-B14153)

## 1.3 Occupation history <sup>4</sup>

William Lampard, librarian. Also had a library in one of the shops c.1940 (Stones 1940, 1945, Wises 1950-51, 1955, 1961-62).

Tenants of flats include:

Joseph Vinsen, cinematographer (Stones 1940, 1945, 1955)  
 Ernest Verdon, taxi driver (Stones 1940, 1945, Wises 1955)  
 Leonard Mardon, engineer (Stones 1940, 1945, Wises 1955)  
 William Maxted, salesman (Wises 1961-62, 1967-68)  
 Robert Goss, plasterer (Wises 1971-72, 1975)  
 Sid Glensor, quality controller (Wises 1971-72, 1975)  
 Alteration Services (Wises 1980, 1985, 1990)

1937-1940	Lampard Library
Unknown	Kiwi Art House
c2009	Tailor and Dry Cleaner
c2009	The Nut Store

<sup>4</sup> Ibid.

## 1.4 Architect

### Fielding, William

William Fielding<sup>5</sup> (c1875 – 1946) was born in Lancashire, England and worked as an architect in Manchester where he was made a junior partner. He married Lily Midgley in 1900 and the family, with daughter May (born in 1904), emigrated to New Zealand in 1908. The family established themselves in Hataitai and son Robert was born in 1921.<sup>6</sup>

William Fielding established an architectural practice in 1911. He was also, for a time, the chair of the Wellington branch of the NZIA.

His work includes:

- Congregational Church, Cambridge Terrace (1916)
- Mutual Building; former Plumbers Building (1923 & 1933), 124 Wakefield Street
- Evening Post Building, Willis Street (1927)
- Wellington Trades Hall 124-128 Vivian Street (1927)
- Methodist Church, Hataitai (1928)

He designed several blocks of flats, including:

- 93 Brougham Street, Mt Victoria (1935)
- Lampard Flats, 284-286 Cuba Street (1935)
- 2 Hawker Street, Mt Victoria (1941)

## 2.0 Physical description

### 2.1 Architecture

The facade of the Lampard Flats is a restrained and carefully-detailed exercise in the Moderne style, although much-influenced by Art Deco. The proportions between free surface and window space have been well thought out, and the steel joinery is gently recessed into the facade and decorated above with a strip of egg-and-dart moulding. Another strip of moulding sits under the lower sills of the windows. The parapet is fluted and steps up slightly over the centre window. The drainpipes have not been hidden but incorporated into the design, with heads appropriately moulded to fit the overall schema. The shop fronts and main entrance on the ground floor have been similarly treated, with plain and honest detailing that matches the first floor. This unpretentious building makes a distinct contribution to the upper Cuba Street townscape.<sup>7</sup>

### 2.2 Materials

The construction is reinforced concrete piles, foundations, beams, columns, walls, and roof.

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<sup>5</sup> Wellington City Council Heritage Building Inventory 2001 – Appendix III Wellington Architects

<sup>6</sup> Hataitai Local History website accessed July 2012 <http://www.heritagehelp.co.nz/locals.html> Note: the website references *Evening Post* articles of 26<sup>th</sup> and 29<sup>th</sup> July 1946 (possibly Mr Fielding's obituary).

<sup>7</sup> Updated version of the Wellington City Council, "284-286 Cuba Street," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 37.

## 2.3 Setting

The last block of Cuba Street, between Webb Street and Karo Drive, is predominantly two-storied, with a single three-storied building, and one vacant lot at the Webb Street corner.<sup>8</sup>

On the west side of the street, hard on the edge of the motorway is the two storey Edwardian Classical brick and plaster Moran building (1906). Next to this is a simple former shop, two stories high and now converted to residential use. Extensively “modernised” over the years, its street elevation retains little visible trace of its 1885 origins. There is a narrow alleyway to the next building at 282 Cuba Street. This has a boxy 1930s vintage single-storey shop at the front and a very rare 1869 cottage at the back, complete with clapboard sheathing and ornately fretted barge boards to the very sharply pitched roof. This is the oldest surviving building on the street.

Another narrow alleyway separates this from the Lampard Flats. Next to the Lampard Flats is an interesting and old two-storied light commercial building, dating from 1889. The last building on this side of the block is a two-storey 1889 timber building with elegantly framed round-headed windows and a prominent cornice line and verandah and retains much of its original shop-front.

## 3.0 Sources

Hataitai Local History website accessed July 2012

<http://www.heritagehelp.co.nz/locals.html> Note: the website references *Evening Post* articles of 26<sup>th</sup> and 29<sup>th</sup> July 1946 (possibly Mr Fielding’s obituary).

Kelly, Michael, and Russell Murray, *Cuba Street Heritage Area Report* (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006), 46.

Wellington City Council, “284-286 Cuba Street,” *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 37.

Wellington City Council Heritage Building Inventory 2001 – Appendix III Wellington Architects

Wellington City Council, *Cuba Street Heritage Area spreadsheet (blocks 6-7)*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

## Newspapers

*Evening Post*, Issue 126, 29 May 1936, Page 1 (Advertisements Column 4)

*Evening Post*, Volume CXXIII, Issue 120, 22 May 1937, Page 6 (Advertisements Column 3)

*Evening Post*, Volume CXXX, Issue 95, 18 October 1940, Page 2 (Advertisements Column 8)

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<sup>8</sup> Michael Kelly and Russell Murray, *Cuba Street Heritage Area Report* (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006), 46.

## 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?*

This two story 1930s building has architectural value as a restrained and carefully-detailed exercise in the Moderne/Art Deco style which retains a high level of architectural authenticity.

**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 makes a distinct contribution to the upper Cuba Street townscape, adding a more contemporary flavour to a predominantly Edwardian precinct.

**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 building is one of a group of historic buildings which make a positive contribution to the character of the Cuba Street Heritage Area.

#### **Historic Value:**

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

While it appears this building has had an uneventful history, it has value as a representative history typical of a 1930s mixed use building.

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

#### **Scientific Value:**

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

The building is located in the Central City archaeological site, reference NZAA 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?*

This building is part of a group of historic buildings on Cuba Street which contribute to the sense of place and continuity of the Cuba Street 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 example of a 1930s block of flats with retail spaces on the ground floor.

***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 of this building remains largely intact and features original shop-fronts, a feature that has become rare on Cuba Street. A high level of original building fabric remains.

***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 of local importance for its contribution to the Cuba Street Heritage Area.



## 5.0 Appendix

### Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	N	Isn't one
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory	Y	
Plan change?		
Heritage Area Report	Y	
Heritage Area Spreadsheet	Y	
Heritage items folder (electronic)	Y	
HPT website	Y	
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)	Y	Nothing