

Te Aro House (Former)
82 – 92 Cuba Street



Photograph of the Cuba / Dixon Street corner

Photo: *Charles Collins, 2014*

Summary of heritage significance

- The building is a much-modified stripped Classical style commercial building.
- The building was constructed in 1886 and any vestigial remains of the original fabric are among the oldest masonry still standing in central Wellington.
- The building site has an association with Mary Taylor, a C19th feminist, music teacher, businesswoman and writer, and her brother William Waring Taylor. Mary Taylor is known for her friendship with author Charlotte Bronte.
- The building has been occupied by several prominent local and national retail establishments including James Smith, and Woolworths New Zealand.
- The building site has been occupied continuously since circa 1850 and has archaeological value.

District Plan:	Map 16 Reference 76
Legal Description:	Lot 3 DP 44277
Heritage Area:	Cuba Street Heritage Area
HPT Listed:	Not listed 2012
Archaeological Site:	Pre 1900 building
Other Names:	Building A – 53 Dixon Street Te Aro House James Smith Burlington Arcade Woolworths Deka
Key physical dates:	1886 new building 1928 major alterations / additions
Architect / Builder:	Thomas Turnbull (1886 new building) A.S. Mitchell (1928 major alterations / additions) Harold Edwards Builder
Former uses:	retail
Current uses:	retail
Earthquake Prone Status	Section 124 Notice Served SR 163172 30/08/2011. Notice Exp 31/08/2026.

Extent: Cityview GIS 2012



1.0 Outline History

1.1 History

Mary and Ellen Taylor established a drapery and clothing shop on the corner of Cuba and Dixon streets in c.1850. Mary Taylor (1814-1893)¹ an early nineteenth century feminist, music teacher, businesswoman and writer is now better known for her friendship with novelist Charlotte Bronte than for her own writing. Taylor was, however, a strong proponent of a woman's right to choose work rather than marriage and arrived in New Zealand in 1845 to escape from the middle class expectation that she marry or find suitable women's-work. Charlotte Bronte wrote that Taylor believed "she cannot and will not be a governess, a teacher, a milliner, a bonnet-maker nor housemaid' and that she would fare better in New Zealand." Mary and Ellen Taylor's business was successful and Mary was able to purchase land in the area of Cuba, Eva and Leeds Street. Taylor remained in Wellington until circa 1860, when she returned to England. Her brother William Waring Taylor lends his name to Waring Taylor Street in Wellington.²

The business was sold to James Smith in 1866. James Smith was born in Edinburgh and arrived in New Zealand in 1863 and shortly after worked as the manager in the drapery department of Messrs. W. and G. Turnbull and Co. Smith purchased Te Aro House in 1866 and went into business with Walter Turnbull in 1877 to form the wholesale firm of Turnbull, Smith and Co. and this business appears to have taken over the "drapery branch of Messrs. W. and G. Turnbull and Co."³ Smith retired in 1888 from the wholesale business but continued to run Te Aro House until at least 1897. Smith also has an association with the Presbyterian Church notably St James' and St John's⁴

The original timber shop and living accommodation was replaced with a substantial new timber shop in 1870. This building survived the Manners Street fire of 1879 that destroyed the Opera House and some 30 other buildings in Dixon and Cuba Streets.⁵ Te Aro House was eventually destroyed by fire on the 18 April 1885.⁶ It was rebuilt, probably to a design by Thomas Turnbull, and re-opened on the 30th September or the 01st October 1886.⁷

The new building incorporated fire protection devices including "substantial brick walls dividing departments, and perforated pipes running down the ridges of the building which would enable the building to be flooded in the event of fire."⁸ The building was further altered to a scheme designed by Thomas Turnbull & Son in 1909.

¹ See Appendix for a short biography of Mary Taylor

² Beryl Hughes. 'Taylor, Mary - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/1t21/1>

³ The Cyclopedia of New Zealand [Wellington Provincial District] 1897,

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d42-d1.html>

⁴ Charles Fearnley, *Early Wellington Churches*, Millwood Press: Wellington, 1977

⁵ William Main, *Wellington Through a Victorian Lens*, Wellington: Millwood Press, 1972

⁶ Louis E. Ward, *Early Wellington*, Whitcombe and Tombs Limited : Auckland., 1928

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-WarEarl-t1-body-d21-d9.html>; DESTRUCTION OF TE ARO HOUSE by FIRE. Evening Post, Volume XXIX, Issue 91, 20 April 1885, Page 2

⁷ The New Te Aro House. Evening Post, Volume XXXII, Issue 112, 25 September 1886, Page 3; Opening of Te Aro House. Evening Post, Volume XXXII, Issue 117, 1 October 1886, Page 2; The Cyclopedia of New Zealand [Wellington Provincial District] 1897, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d42-d1.html>

⁸ WCC Archives report by Helen McCracken - 1998

In 1920 James Smith purchased the building at the corner of Manners and Cuba Street that is now the better known of the two James Smith's department stores on Cuba Street.⁹ The Aro House was converted to the Burlington Arcade in 1928 for R Hannah Ltd.¹⁰ The alterations were designed by architect A.S Mitchell and constructed by Harold Edwards of 250 Lambton Quay for an estimated sum of £18,500.¹¹ Presumably the Burlington Arcade was named for and modelled after the more famous Burlington Arcade in London.

The Burlington Arcade refurbishment included the replacement of the ornate 1886 Classical façade with a new modern (then) fashionable façade in the Stripped Classical style. The ground floor of the existing building was converted into "mall" of small shops, and a new first floor was constructed with a reinforced concrete structural frame. A large "lantern" light was installed over a two storey atrium to light the corridors and internal shops on the first and second floors. It is likely that the cupola and tower on the Cuba Street façade were removed at around the time of these refurbishment works.

The opening of the new Burlington Arcade was soon followed by the Great Depression, and drawings of the building in 1930 show that almost all of the second floor retail tenancies were vacant. The Burlington Arcade continued in use until 1951 when Woolworths purchased the building and converted the arcade back to a large, open-plan, department store. Woolworths in Australasia appears to have no connection with its namesake in the USA.¹² It was established in Sydney in 1924 and Percy Christmas (one of the five founding 'partners') appears to have established a Woolworths New Zealand in 1929 with the first New Zealand store in Wellington, probably at 32 Cuba Street.¹³

Trams were withdrawn from service along Cuba Street¹⁴ in 1964 and in 1969 the street was opened as the pedestrian-only Cuba Mall. Cuba Mall (including the Bucket Fountain) was designed by Burren and Keen, architects and town planners¹⁵

Woolworths (NZ) Ltd was sold to L.D. Nathan in 1979¹⁶ and in 1988 LD Nathan re-named its 60 Woolworths (and some McKenzie) variety merchandise stores to the DEKA brand.¹⁷ DEKA purchased the Farmers Trading Company¹⁸ in 1992 and, moved the operation of DEKA to the adjacent Farmers' Building at 94-102 Cuba Street at sometime around this date. Both the Farmers and DEKA buildings were sold in c.1997¹⁹ to Century City Holdings owned by developer Terry Serepisos. Century City Holdings applied for resource consent in 2006 to construct a 10+ storey addition to the former Te Aro House, and the consent expired in 2011.²⁰ Receivers of Century City Holdings offered the Farmers and Deka 'blocks' on Cuba Mall for sale in 2012.

⁹ *Dominion*, Volume 13, Issue 292, 3 September 1920, Page 7.

¹⁰ Biography for Robert Hannah – see NZHPT webpage

<http://www.historicplaces.org.nz/placestovisit/lowernorthisland/antrimhouse/history.aspx>

¹¹ Original (1928) specification, WCC Archives ref B2222.

¹² All information on the history of Woolworths is from Wikipedia and requires verification.

¹³ Farewell to Woolworths born in Cuba Street in 1929, Press Release – Progressive Enterprises available from <http://wellington.scoop.co.nz/?p=40206>

¹⁴ WCC Cuba Street Heritage Area report for DPC 48

¹⁵ WCC Cuba Street Heritage Area report for DPC 48

¹⁶ Progressive Enterprises Ltd website accessed 14 June 2012 <http://www.progressive.co.nz/our-company/our-history/1970s>

¹⁷ Archived copy of DEKA Website from 2001

<http://web.archive.org/web/20000920002758/http://www.deka.co.nz/>

¹⁸ Archived copy of DEKA Website from 2001

<http://web.archive.org/web/20000920002758/http://www.deka.co.nz/>

¹⁹ Evening Post p.13 26/8/1997

²⁰ SR131326; SR62631; Hank Schouten, Jewel in Serepisos' empire for sale, Dompost 23/05/2012



Te Aro House photograph taken between 1866 and 1873. Image: Alexander Turnbull Library reference 1/2-003732



The Alexander Turnbull Library note that this photographs shows Te Aro House after the fire of 18 April 1885 but it is in fact a record of the earlier 1879 Opera House fire. Photographer James Bragge (1833 – 1908) staged a re-enactment of the ... “James Smith Limited during the Imperial Opera House fire. Staff are hanging blankets out of windows [presumably these are wet blankets to protect the building from the fires nearby] and in the foreground a fireman is connecting a hose to the mains supply.”²¹

²¹ Te Papa webpage accessed June 2012.
<http://collections.tepapa.govt.nz/objectdetails.aspx?oid=127501>



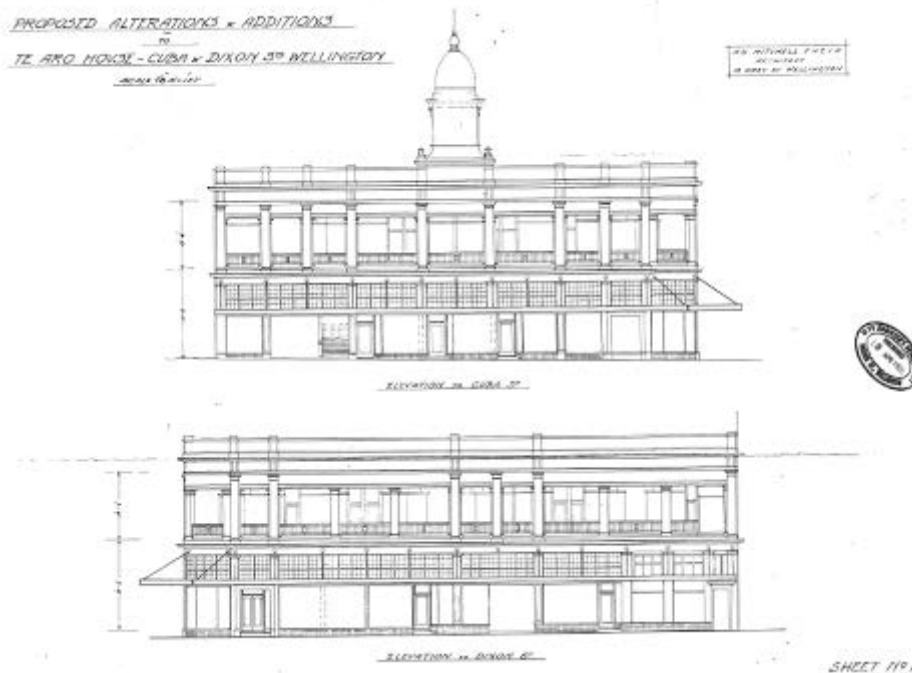
Te Aro House, Wellington (1924), Image: Crown Studios, Wellington, Alexander Turnbull Library ID: 1/1-038758-F



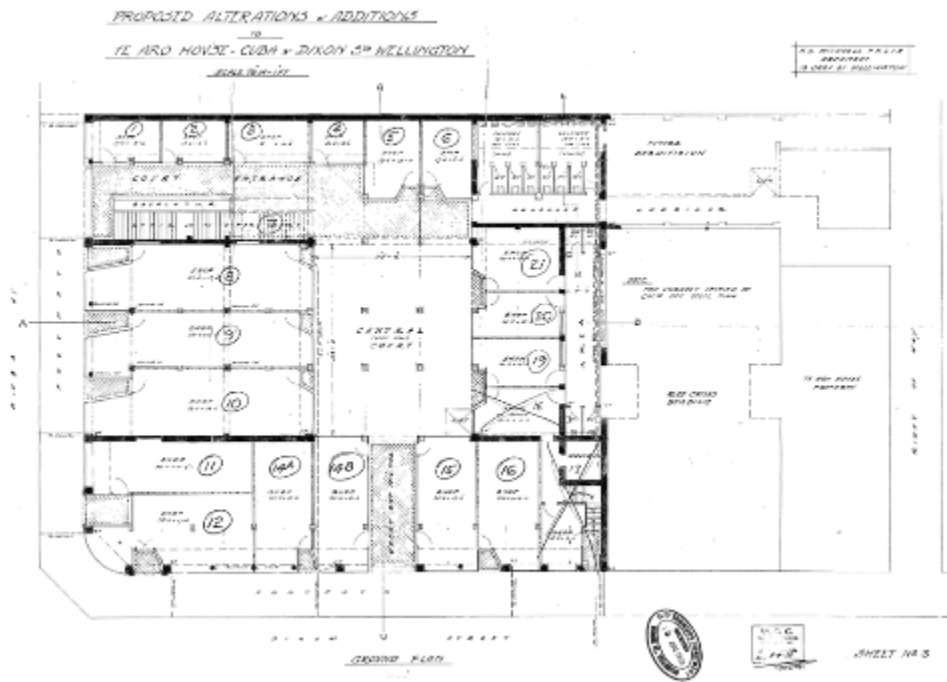
This photograph shows the Burlington Arcade at the time when it was purchased by Woolworths in 1951. The 'timeframes' title notes that this is a ...“New building for Woolworths, just merged with Selfridges, in Cuba Street. Also visible is Carter's wool shop and the London Bag Shop. Photograph taken circa 9 March 1951 by an Evening Post photographer.” Image: Alexander Turnbull Library ID: 114/267/02-G.



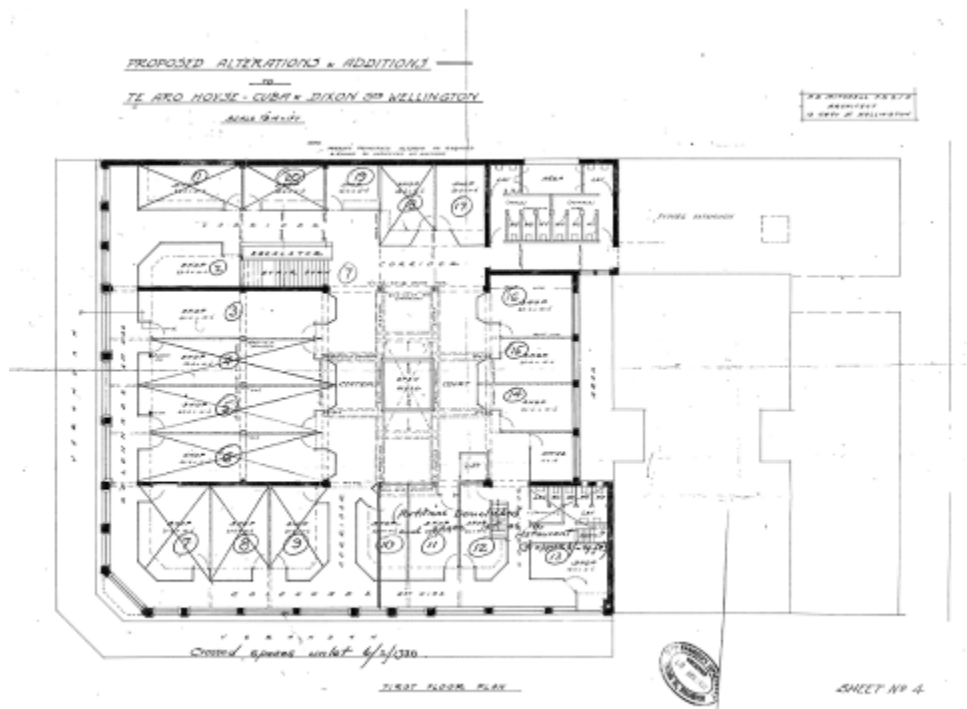
1909 alterations by Thomas Turnbull & Son. Image: WCC Archives ref 8366



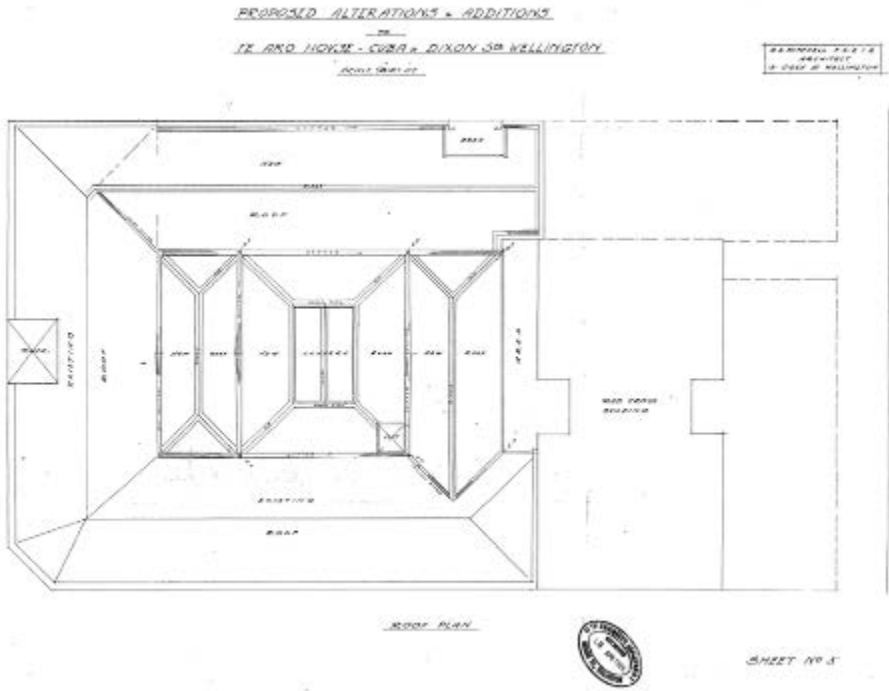
The 1928 elevations as proposed for the conversion of Te Aro House to Burlington Arcade. This image shows that the tower was to be retained in the remodelled Te Aro House, but it appears that the tower was removed during the works. Image: WCC Archives B5222



1928 Ground floor plan of conversion of Te Aro House to Burlington Arcade. Image: WCC Archives B5222



1928 first floor plan of conversion of Te Aro House to Burlington Arcade, the drawing is annotated with the “crossed spaces un-let 6/2/1930” and that shops 10,11,12 & 13 were amalgamated to form a small restaurant. Image: WCC Archives B5222



1928 roof plan of conversion of Te Aro House to Burlington Arcade showing lantern light over the central atrium. Image: WCC Archives B5222



Deka Building interior in 2012. Image: WCC ref 2012 June Cuba 004



Deka Building interior in 2012. Image: WCC ref 2012 June Cuba 005 (2)



Deka Building circa 2006 – veranda facing removed to show earlier shop signage (probably from 1928 – 1951) – these appear to have been removed recently (possibly in 2010 – see SR210946 ‘Verandah panels missing’). Image WCC ref img_0692.

1.2 Timeline

1850	First known building on site – a house and shop for Mary and Ellen Taylor
Circa 1870	Second known building on the site – a shop for James Smith
1886	This is likely to be the Thomas Turnbull designed building for James Smith Arch 1901 (OC4361),
1909	Significant modifications designed by William Turnbull for James Smith / Te Aro House. Remodelling incl. new windows, verandah, alter & new staircase, archways (OC8366),
1928	Building modified to become the Burlington Arcade for R.Hannah Ltd to a design by A.S Mitchell. Extensive alts & remodelling, tower removed, façade refashioned, interior lightwell, new verandah (B5222)
1937	Shop front alts (B16596)
1951	Building purchased by Woolworths. Fitout for Woolworths store and generator house both (B31601, B32184)
1974	Extension (C41035)
1989	Structural strengthening (E17964).
30/08/2011	Bdg StrengthInv Building A (Old DEKA building) Notice Exp 31/08/2026 SR 163172

1.3 Occupation History

James Smith, draper importer, (Te Aro House) (Stones1891-92, 1895, 1900, 1905, 1910-11, 1915-16, 1920, 1925). Burlington Arcade - various retailers, predominately clothing related (Stones1930,1935), Selfridges Department Store (Stones1940, 1945, Wises1950-51), Woolworths Department Store (Wises1955, 1961-62, 1967-68, 1971-72, not listed 1975, 1980, 1985). Not listed 1990.

1.4 Architect

Thomas Turnbull and Son.

Turnbull and Son was founded by Thomas Turnbull (1824-1907) who was born in Scotland and trained under David Bryce, Her Majesty's Architect for Scotland.²² Turnbull moved to Melbourne in 1851 and then to San Francisco in circa 1860 where he became interested in earthquake resistant design, particularly for brick masonry buildings. He arrived in New Zealand in 1871, established a thriving business of which his son William (1868-1941) became a partner in 1891.²³ Thomas Turnbull is noted for the significant part he played in the transformation of the Wellington CBD from a town of two storey timber buildings to a city of "substantial masonry buildings."²⁴

Thomas Turnbull was a prolific architect and the many buildings that he designed include:

- St Peter's Church, Willis Street(1879)
- St John's Church, Willis Street (1885)
- Former National Mutual Building (1883-84)

- Thomas Turnbull & Son from 1891 – 1907 when both Thomas and William Turnbull were in partnership, buildings include:
 - Dairy, 58 Ghuznee Street (1897)
 - General Assembly Library (1899)
 - Commercial/Retail Building 289-291 Cuba St (1900)
 - Fletcher's Building 2-6 Willis St (1900)
 - Former Bank of New Zealand Head Office (1901)
 - McGuire Building, 168-174 Cuba St (1901)
 - Dr Henry Pollen's House, Boulcott Street (1902) - French Renaissance style
 - Masonic Hotel, 97-99 Cuba Street (demolished in 1970s) (1903)
 - Antrim House, Wellington (1905)
 - Wellington Workingmen's Club Building, 107 Cuba Street (Building 1: 1904)

William Turnbull continued in practice after the death of his father in 1907 and retained the name of Thomas Turnbull and Son. William Turnbull was also a skilful

²²Historic Places Trust, "Turnbull, Thomas - Architect", *Professional Biographies*, accessed September 25, 2012,

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+Thomas>

²³ Historic Places Trust, "Turnbull, William (1868-1914) - Architect", *Professional Biographies*, accessed September 25, 2012,

[http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+\(1868-1941\)](http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+(1868-1941))

²⁴ Cochran, Chris, *Turnbull House Conservation Plan* (Wellington: Department of Conservation, 1991), 19.

designer and responsible for many of Wellington's "best and most convincing revivalist buildings"²⁵ and these include:

- Dr McGavin's house and surgery cnr Willis and Ghuznee Street (1907) – half-timbered Tudor style
- Whitcoulls Building 312-316 Lambton Quay (1907-8)
- Wellington Workingmen's Club Building, 107 Cuba Street (Building 2: 1908)
- Kirkcaldie and Stains Department Store Façade 165-169 Lambton Quay (1909)
- House for A Blacklock, 60 Tinakori Road (1910)
- Woolstore, 268 Thorndon Quay (1910)
- BNZ Te Aro Branch, cnr Manners and Cuba Streets (1912)
- Turnbull House, Bowen Street (1916) – Scottish Baronial style
- Northland Fire Station (1930)
- Free Ambulance Building, Cable Street (1932) – Art Deco style

2.0 Physical description

2.1 Architecture

The former Te Aro House is a two storey commercial (retail) premises constructed in 1886 and re-modelled in 1928. The decorative style of the façade (which dates from 1928) is a well-proportioned example of Stripped Classicism and the elevation features plain shallow pilasters, a simple parapet and cornice. There are small scrolled brackets that support the cornice and the cornice features a moulding of dentils. The windows are square headed and flanked by secondary pilasters.

The building was substantially altered in 1886, 1909, 1928, 1951 and again when Woolworths/Deka departed the building in the 1990s.

2.2 Materials

All information from 1928 Specification: -

- Rendered brick masonry external walls
- Reinforced concrete structure – footings, walls, piers, columns, girders, beams
- Reinforced concrete – floors (ground and first) and stair
- Structural steel - beams and joists (some are encased in concrete)
- All internal partitions – 6" thick RC concrete or concrete blocks (with steel reinforcing)
- Corrugated iron (or mild steel)
- Windows – steel sashes
- Timber roof trusses – all (1886) roof trusses to be reused/adapted where possible

2.3 Setting

Block 3 Cuba Street - from the WCC Cuba Street Heritage Area report for DPC 48

The building at 84 – 92 Cuba Street occupies a prominent corner site at the entrance to Cuba Mall. Cuba Mall (established in 1969) is a public space paved with clay pavers

²⁵ Cochran, *Turnbull House Conservation Plan*, 21

and is a pedestrian mall closed to (most) vehicular traffic. Cuba Street Blocks 3 and 4 have the highest concentration of Edwardian commercial buildings in Cuba Street and consequently have the highest architectural, heritage and streetscape value in the Cuba Street Heritage Area, and the most important of the surviving Edwardian buildings are found on this block. The characteristic scale of Block 3 is three tall stories, a level defined by the Wellington Working Men's Club and reflected in the Farmers Building, Hotel Bristol, Barbers Building, and others (although there are some two storied buildings and one building has four storeys). Most of the buildings in Block 3 have flat-roofed verandahs attached at the first floor which have a strong similarity of form and scale. The street edge reads very strongly in this block with nearly all the buildings conforming to the common line.

3.0 References

- Main, William. *Wellington Through a Victorian Lens*, Wellington: Millwood Press, 1972
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- Opening of Te Aro House. *Evening Post*, 1 October 1886
- The New Te Aro House. *Evening Post*, 25 September 1886

Webpages

- Archived copy of DEKA Website from 2001 <http://web.archive.org/web/20000920002758/http://www.deka.co.nz/>
- 'Grocery shopping', URL: <http://www.nzhistory.net.nz/media/photo/grocery-shopping-canned-food> , (Ministry for Culture and Heritage), updated 23-Feb-2009
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- Laurenson, Helen. 'Department stores and shopping malls', Te Ara - the Encyclopedia of New Zealand
- NZHPT professional biographies
- Progressive Enterprises Ltd website accessed 14 June 2012 <http://www.progressive.co.nz/our-company/our-history/1970s>
- Te Papa webpage
- Wikipedia

WCC resources

- WCC Archives - report by Helen McCracken – 1998; Gábor Tóth, *Cuba Street and the Brontë Connection*, 1998; Thomas Ward map, circa 1890; specification and plans
- WCC Cuba Street Heritage Area report for DPC 48

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 building is a much-modified stripped Classical style commercial building

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 occupies a prominent corner site at the entrance to Cuba Mall.

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 makes a positive contribution to the significant collection of heritage buildings that form the Cuba Street Heritage Area.

Historic Value:

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

- The building is a rare example of a building with significant social history and the site has been occupied by a retail establishment continuously since the 1850s.
- The building site has an association with Mary Taylor, a C18th feminist, music teacher, businesswoman and writer, and her brother William Waring Taylor. Mary Taylor is known for her friendship with author Charlotte Bronte.
- The building has an association with James Smith, a significant local business owner.
- The building has an association with James Smith's department store – a significant local business
- The building has an association with Woolworths NZ – a national chain of 'variety merchandise' stores

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

- The building site is associated with the development of retail business in Wellington from the colonial period to the late C19th century
- The building is associated with the development of retail business in Wellington from the late C19th to current day.
- The building site is associated with the early C19th feminist movement

Scientific Value:

Archaeological: Does the item have archaeological value for its ability to provide

scientific information about past human activity?

- The building site has been occupied continuously since circa 1850 and has significant archaeological value

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?*

- The building may have some technological value for the (1928) reinforced concrete structural scheme.

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 façade has remained (relatively) unchanged on the site for over 80 years and contributes to the sense of place and continuity of the Cuba Street Heritage Area.
- The building site has been occupied by a retail premises for over one hundred and fifty years.

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?*

- The building site is a rare example of site that has been continuously occupied by a retail premises for over one hundred and fifty years
- Some of the building's fabric dates back to 1886 and so the building is among the oldest commercial structures in Wellington built in masonry in the wake of the 1855 earthquake.
- The building site has significant social history particularly because of the connection with the author Charlotte Bronte

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

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 1928 building facades to Dixon and Cuba Street are relatively unmodified and retain substantial areas of original building fabric. There is evidence that

some of the earlier 1886 building fabric survives, particularly parts of the building roof structure.

Local/Regional/National/International

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

3.1 Additional Photographs



Merged photograph to show Cuba Street elevation. Image: WCC taken 11 November 2011, reference 11nov2011- 11



Merged photograph to show the Ghuznee Street Elevation. Image: WCC taken 11 November 2011, reference 11nov2011- 11

Estimate of original built fabric

1886 original building fabric

- Roof trusses, some external brick walls

1909 building fabric – unknown

1928 building fabric

- Dixon and Cuba Street Elevations
- Concrete structural elements including floors, structural grid, beams, columns etc
- (Possibly) internal cornices and some plaster decoration at ceiling level
- It appears that first floor internal partitions (perhaps dating from 1928) were removed in 2003
- verandah

1951-1990s building fabric

- Shop windows and fanlight windows at ground floor level
- (Probably) some first floor windows (requires site visit to verify)

3.2 Biography of Mary Taylor

MARY TAYLOR (1814 – 1893) BIOGRAPHY FROM TE ARA, *THE ENCYCLOPAEDIA OF NEW ZEALAND*²⁶

- 1817 Mary was born in Birstall, Yorkshire and was one of six children of Joshua Taylor and Ann Tickell. Joshua Taylor was involved in the wool business and banking.
- 1831 Mary and her sister Martha were sent to boarding school at Roe Head, Mirfield where they met Charlotte Bronte (who became a close friend of Mary)
- 1832 Mary and Charlotte left school
- 1840 Mary's father died and in debt. Mary considered moving to New Zealand and (according to accounts by Charlotte Bronte) in the belief that "she cannot and will not be a governess, a teacher, a milliner, a bonnet-maker nor housemaid' and that she would fare better in New Zealand."²⁷
- 1842 William Waring Taylor migrated to New Zealand, Mary Taylor travelled to Belgium and Germany, studied music, French and German, and worked as a teacher
- 18 March 1845 Mary departed London on the *Louisa Campbell* and arrived in Wellington in July. Charlotte Bronte said that "To me it is something as if a great planet fell out of the sky..."²⁸ Mary moved in with Waring Taylor (whom she described as a "weak vessel") in Herbert Street and later with friends, she later built a house in Cuba Street which she let for 12s. a week, she also earned money by working as a piano teacher.
- August 1849 Mary's cousin Ellen Taylor arrived in Wellington on the *Jane Catherine* from London. Mary's brothers in England helped the women to lease a subdivision of Town Acre 178 on the corner of Cuba and Dixon Streets and Ellen Taylor built a house on the land. Waring Taylor owned a shop and import agency nearby.
- 1849 Charlotte Bronte described the Taylor family in 'Shirley', Joshua Taylor was recognizable as the character 'Hiram Yorke' and Mary Taylor as 'Rose Yorke'.
- Mary as an adult was known for her "independence, blunt speaking, hatred of hypocrisy and coolness towards religious dogma. Her family's financial difficulties were also to influence the development of her feminist ideas, leading her to emphasise the value of work for women."²⁹
- Circa 1850 Mary and Ellen Taylor established a drapery and clothing shop on the Cuba Street site of their house.
- "In 1850 she wrote to Charlotte Brontë that she had wished for 15 years to earn her own living and that keeping a shop appeared healthier than schoolteaching. She hoped to make a profit of £300 or £400 per year. Once the shop was established, she was delighted with it and thoroughly enjoyed the manual labour involved. The necessity of work for women, as a guarantee of independence, was one of the central beliefs of Mary Taylor's life. She wrote rebuking Charlotte Brontë for suggesting in *Shirley* that work was for some women only: 'You are a coward and a traitor. A woman who works is by that alone better than one who does not and a woman who does not happen to be

²⁶ Beryl Hughes. 'Taylor, Mary - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/1t21/1>

²⁷ Beryl Hughes. 'Taylor, Mary - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/1t21/1>

²⁸ Beryl Hughes. 'Taylor, Mary - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/1t21/1>

²⁹ Beryl Hughes. 'Taylor, Mary - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/1t21/1>

rich and who *still* earns no money and does not wish to do so, is guilty of a great fault – almost a crime'.³⁰

- December 1851 Ellen died of tuberculosis. Mary bought Ellen's share of the business from Ellen's brother.
- 1853 *Wellington Almanack* noted Mary's business as one of the city's principal stores
- 1855 Charlotte Bronte died
- 1859 Mary Taylor sold her shop to her assistant and invested £400 capital to buy land in Te Aro and moved to Wanganui, (although other reports suggest that Mary Taylor continued to own the drapery business which was managed by her assistant Miss Smith until 1868 when it was sold on to James Smith).³¹ James Smith was not related to the Misses Smith who operated the business in the 1860s.³²
- Circa 1860 Mary Taylor returned to Yorkshire
- 1860 William Waring Taylor was returned Member of the House of Representatives (MHR) for Wellington City and Deputy Superintendent of Wellington Province also in 1860, he served as speaker in the House of Representatives for a decade from 1865³³ (although the Cyclopaedia of New Zealand states that his political career ended in 1870).
- 1865 to 1870 Mary wrote a series of articles that were published in the *Victoria Magazine* based in feminist ideology
- 1875 Mary's book *Swiss Notes by Five Ladies* was published in Leeds
- 1885 William Waring Taylor appeared before the bankruptcy court and was later convicted of fraud and sentenced to five years in 'gaol'. William was described as holding the "undisputed championship amongst New Zealand defaulters and scoundrels", and "as a kindly, well-meaning muddler whose business failure and misappropriation of trust funds led to his conviction in 1885."³⁴
- 1890 Mary's book *Miss Miles or a tale of Yorkshire life 60 years ago* was published in London
- 1 March 1893 Mary Taylor died

3.3 James Smith entry in the The Cyclopedia of New Zealand [Wellington Provincial District] 1897³⁵

Checklist – desktop research

Source	Y/N	Comments
1995 Heritage Inventory		2012
2001 Non-Residential heritage Inventory		2012
WCC Records – building file		2012
WCC Records – grant files		Requires check

³⁰ Beryl Hughes. 'Taylor, Mary - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/1t21/1>

³¹ Gábor Tóth, Cuba Street and the Brontë Connection, (essay 1998 WCC Archives)

³² Louis E. Ward, *Early Wellington*, Whitcombe and Tombs Limited : Auckland., 1928
<http://nzetc.victoria.ac.nz/tm/scholarly/tei-WarEarl-t1-body-d16-d5-d2.html>

³³ Redmer Yska, *Wellington: Biography of a City*, Auckland : Reed Publishing Ltd, 2006, pg 77; The Cyclopaedia of New Zealand [Wellington Provincial District] 1897, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d9-d7.html> ; The Cyclopaedia of New Zealand [Wellington Provincial District] 1897, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d1-d21.html>

³⁴ Redmer Yska, *Wellington: Biography of a City*, Auckland : Reed Publishing Ltd, 2006, pg 77

³⁵ The Cyclopaedia of New Zealand [Wellington Provincial District] 1897, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d42-d1.html>

(earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		2012
Plan change?		48
Heritage Area Report		Cuba Street
Heritage Area Spreadsheet		2012
Heritage items folder (electronic)		2012
HPT website		2012
HPT files		No field notes 1998
Conservation Plan		
Searched Heritage Library (CAB 2)		

00053:2 1: 1256	90 Cuba Street, wc	Applicant: J Bronsdon. Owner: R Ayres	Building Permit/ Consent	24 Jul 1895
00053:2 25: 4361	84-92 Cuba Street, arch	Applicant: Menelaus and Riggs. Owner: Te Aro House Drapery and Importing Co Ltd.	Building Permit/ Consent	17 May 1901
00053:9 0: 5198	82 Cuba Street, alterations to shop	Applicant: Campbell and Burke. Owner: Vallance and Allender.	Building Permit/ Consent	09 Dec 1902
00053:1 18: 6547	90 Cuba Street, reinstatement of dwelling	Applicant: Watt and Wilson. Owner: R Ayres.	Building Permit/ Consent	20 May 1905
00053:1 51: 8353	84-92 Cuba Street and Dixon Street, packing room	Applicant: Campbell and Burke. Owner: Te Aro House Drapery Company Ltd.	Building Permit/ Consent	14 Apr 1909
00053:1 51: 8366	84-92 Cuba Street and Dixon Street, additions and alterations to Te Aro House	Applicant: James Trevor and Sons. Owner: Te Aro House Drapery Company Ltd. Architect: Thomas Turnbull and Son. Index to scans: 1-6 Plans	Building Permit/ Consent	27 Apr 1909
00055:3 5: A3311	82 Cuba Street, alter shop front	Legal description: Part Town Acre 178. Owner: Carter and Co. Builder: Hayland and Co.	Building Permit/ Consent	26 Aug 1924

		Application value: £45		
00056:54: B5222	82-92 Cuba Street and 53 Dixon Street, additions and alterations	Legal description: Lot 204. Owner: R Hannah Limited. Builder: H Edwards. Architect: A S Mitchell. Application value: £18,500. Note: Permit is for additions to Te Aro House. Later known as Burlington Arcade, Woolworths or Deka building.	Building Permit/ Consent	12 May 1928
00056:190: B16596	84 Cuba Street, shop front alterations	Legal description: Town acre 178. Owner: London Bay Shop. Builder: Parkin Bros Limited. Application value: £380	Building Permit/ Consent	31 May 1937
00056:329: B25650	53-57 Dixon Street, convert shop	Legal description: Part Town acre 176-178. Owner: Mr Woolf. Builder: Parker and Sharp. Application value: £75	Building Permit/ Consent	31 Jan 1947
00056:411: B31601	82-92 Cuba Street, 53 Dixon Street, alterations	Owner: Woolworth NZ Limited. Builder: Parsons and Capper. Legal description: Lot 3 Town Acres 177 and 178. Application value: £2,500. Note: fitout of building for Woolworths supermarket.	Building Permit/ Consent	31 Jul 1951
00056:415: B31897	88-92 Cuba Street, additions and alterations, level 1	Legal Description: Pt Town Acre 178. Owner: Woolworth's Limited. Builder: Parsons and Capper. Application Value: £500.	Building Permit/ Consent	28 Sep 1951
00056:420: B32183	82 Cuba Street, 53-65 Dixon Street, alterations to shop	Owner: Carter. Builder: Parsons and Capper. Legal description: Lots 3 and 4 DP 44277, Lots 3 and 4 DP 24926, Part Town acre 178. Application value: £500.	Building Permit/ Consent	05 Dec 1951
00056:420: B32184	82-92 Cuba Street or 53 Dixon Street, generator house	Legal description: Lot 3 Town Acres 177 and 178. Owner: Woolworth NZ Limited. Builder: Parsons and Capper. Application value: £300.	Building Permit/ Consent	05 Dec 1951
00058:119: C5795	82 Cuba Street, 53-65 Dixon Street, shop alterations	Owner: Woolworth's Limited. Builder: Parsons and Capper. Legal description: Lots 3 and 4 DP 44277, Lots 3 and 4 DP 24926, Part Town Acre 178. Application value: £20,180.	Building Permit/ Consent	02 Dec 1959
00058:257:	53-69 Dixon	Owner: Woolworths NZ Limited. Builder: Parsons and Capper	Building Permit/	24 Oct 1962

C11434	Street, store alterations	Limited. Legal Description: Lots 833/84 Town Acre 2103 DP 19496. Application value: £2,542.	Consent	
00058:3 22: C13931	53-69 Dixon Street, building alterations - 2nd floor	Owner: Woolworths NZ Limited. Builder: Parsons and Capper Limited. Legal Description: Lots 833/84 Town Acre 2103 DP 19496. Application value: £672.	Building Permit/ Consent	23 Jan 1964
00058:4 78: C20567	53-69 Dixon Street, building entrance alterations	Owner: Woolworths NZ Limited. Builder: Parsons and Capper Limited. Legal Description: Lots 833/84 Town Acre 2103 DP 19496. Application value: £1,178.	Building Permit/ Consent	19 Oct 1966
00058:6 32: C29337	82 Cuba Street, building alterations	Owner: Woolworth's Limited. Builder: Parsons and Capper. Legal description: Lots 3 and 4 DP 44277, Lots 3 and 4 DP 24926, Part Town Acre 178. Application value: \$650. Note: Also known as 53-65 Dixon Street.	Building Permit/ Consent	22 Jul 1969
00058:7 22: C32764	53-57 Dixon Street, shop alterations	Owner: Woolworths NZ Limited. Builder: Parsons and Capper Limited. Legal Description: Part Town Acres 176-178. Application value: \$1,870.	Building Permit/ Consent	11 Mar 1971
00058:7 79: C35103	53-69 Dixon Street, building alterations - shop front	Owner: Woolworths NZ Limited. Builder: Parsons and Capper Limited. Legal Description: Lots 833/84 Town Acre 2103 DP 19496. Application value: \$1,800.	Building Permit/ Consent	30 Mar 1972
00058:8 63: C38429	82 Cuba Street, building alterations	Owner: Woolworth's Limited. Builder: Zip Commercial Interiors Limited. Legal description: Lots 3 and 4 DP 44277, Lots 3 and 4 DP 24926, Part Town Acre 178. Application value: \$600. Note: Also known as 53-65 Dixon Street.	Building Permit/ Consent	02 Aug 1973
00058:8 65: C38504	53-69 Dixon Street, demolition	Legal Description: Lots 833/84 Town Acre 2103 DP 19496. Owner: Woolworths NZ Limited. Builder: R and D Welsh. Application value: \$14000. Note: Demolish 3 buildings	Building Permit/ Consent	10 Aug 1973

00058:9 31: C41035	53-69 Dixon Street, building additions - store	Owner: Woolworths NZ Limited. Builder: Civil and Civil Pty Limited. Legal Description: Lots 833/84 Town Acre 2103 DP 19496. Application value: \$244,755.	Building Permit/ Consent	29 Jul 1974
00058:9 71: C42555	53-69 Dixon Street, building alterations - partitions	Legal Description: Lots 833/84 Town Acre 2103 DP 19496. Owner: Woolworths NZ Limited. Builder: Zip Commercial Interiors . Application value: \$3050	Building Permit/ Consent	04 Apr 1975
00058:9 83: C43063	53-69 Dixon Street, building alterations - toilet block	Legal Description: Lot 2 DP 11393. Owner: Woolworths NZ Limited. Builder: Zip Commercial Interiors . Application value: \$6500	Building Permit/ Consent	26 Jun 1975
00059:3 10: E17964	53 Dixon Street, business additions and alterations	Owner: Deka NZ Ltd. Builder: Gauge Construction. Architect: Dunning Thornton. Legal description: Lots 2-3 DP 44277. Application value: \$56,000. Note: Structural strengthening	Building Permit/ Consent	1989
00059:4 94: E23637	53 Dixon Street, business additions and alterations - shop		Building Permit/ Consent	1991
00059:5 09: E24131	53 Dixon Street, shop 2 - business additions and alterations		Building Permit/ Consent	1991
86598	Bldg Cons<500K	Construction of inter-tenancy wall	Cancelle d (Perm)	29/01/20 04
105421	Bldg Cons<500K	Stage 1 - Demolition of internal partitions on 1st floor. PIM - Future development of Apartments within existing shell of building.		28/08/2 003
131326	RC - a Res.Con	3. Addition to central area building	Passed to CME	23/06/20 06
133656	Complaints	Window removed from heritage building	80- Comple ted	25/05/20 06
155713	RC-Change Condns	Change of condition (a) of SR 131326	Cancel	29/11/20 06

210946	Complaints	Verandah panels missing	Created	26/04/2010
162631	aBLDG CONSENT	3.3 COMMERCIAL - DEKA Building - 2 levels retail. 1 level fitness centre, creche. 8 levels office space. Basement carpark. 12 levels total.	Cancelled (SR)	10/02/2011
206110	aBLDG CONSENT	2.2 Commercial - Retail fit-out fitting rooms/lunch room, WC to be redesigned. Extension of the store room. Aka 92 Cuba Street		18/05/2011