

Farmers Department Store
94 – 102 Cuba Street



Cuba Street Elevation

Photo: Charles Collins, 2014



Cuba Street and Dixon St Corner

Photo: Charles Collins, 2014

Statement of heritage significance

- The building is a good representative example of building built in the transition period between Classicism and functional Modernism.
- The building is associated with “Farmers” a well known and long established chain of retail stores
- The building is associated with Joshua Charlesworth, a significant local architect who designed several prominent buildings in Wellington City and beyond
- The Cuba Street façade retains most of the original fabric with the exception of the parapet (altered after the 1942 earthquake), shop-front windows (assumed circa 1957 and later), windows, parapet and roof (assumed 1962 and later). Some or all of the north façade was ‘removed’ in 1972

District Plan:	Map 16 reference 77/1
Legal Description:	Summary: 94-98 Cuba St ALL DP 3990, LOT 1 DP 24926, PT LOT 2 DP11588, LOT 3 DP 19496, LOT 1 DP 44277& PT SECS 176 178 TOWN OF WELLINGTON-SUBJ TO & INT IN R/W, Lot 1 A Plan 2464
Heritage Area:	Cuba Street Heritage Area Block 3
HPT Listed:	Category II 3632 Cuba Street Historic Area
Archaeological Site:	Pre 1900 building on site – NZAA Central City archaeological area R27/270
Other Names:	Christopher Smith Cash Draper
Key physical dates:	1914 construction of 94 – 102 Cuba Street 1962 (requires verification) addition at 167 – 171 Victoria Street constructed?
Architect / Builder:	Joshua Charlesworth Alf Seamer and Son ¹
Former uses:	Draper / retail
Current uses:	Retail
Earthquake Prone Status	96 Building A (fronting 94-102 Cuba Street) – Section 124 notice served SR 163461. Issued 30 June 2011 and Expires 30 June 2026. 96 Building B (fronting Victoria Street) – Section 124 notice served SR 204718. Issued 30 June 2011 and Expires 30 June 2026.

Extent: Cityview GIS 2012



¹ NZHPT Field Record Form 1986

1.0 Outline History

1.1 History

This three-storey building was designed by Joshua Charlesworth and built for C. Smith. The permit was issued in January 1914. Christopher Smith, a draper, had arrived in New Zealand in 1875 from Melbourne² and established his business on Cuba Street by at least 1890. He went on to own a chain of drapers shops with branches in Greymouth, Westport, Denniston, Nelson, Masterton, and Reefton.³

C. Smith Ltd sold the building to the Farmers Trading Company (Wellington) Ltd in 1957⁴ and ceased trading in c.1960.⁵ Farmers had been established in 1909 when Robert Laidlaw started Laidlaw Leeds, a mail-order company, in Fort Street, Auckland.⁶ Laidlaw and Leeds operated as The Farmers Union Trading Company in 1917 and by 1920 operated twenty retail outlets including shops in Auckland, Whangarei and the Waikato.⁷ The 'flagship' store was at Hobson Street, Auckland.⁸ Woolworths, another well known national chain of department stores, occupied the adjacent premises at 184-192 Cuba Street from 1951.

Plans show that in 1962 there was a building at approx 169 Victoria Street directly behind Farmers that appears to have been occupied by Woolworths. Woolworths also seem to have occupied the adjacent building south of 169 Victoria Street and there was a walk-through between the two buildings. In 1962 Farmers obtained the building at 169 Victoria Street, blocked the walk-through, and built a link between 94-102 Cuba Street and 169 Victoria Street. The first floor of the existing retail building at 169 Victoria Street was converted from a carpark for Farmers.⁹

By 1970 Farmers was the largest department store chain in New Zealand.¹⁰ It's rival Woolworths (NZ) Ltd was sold to L.D. Nathan in 1979¹¹ and in 1988 LD Nathan re-named its sixty Woolworths (and some McKenzie) variety merchandise stores to the DEKA brand.¹² DEKA purchased the Farmers Trading Company¹³ 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.1997¹⁴ to Century City Holdings owned by developer Terry Serepisos, but Farmers continued to trade from the premises (2012).¹⁵ Receivers of Century City Holdings offered the Farmers and Deka 'blocks' on Cuba Mall for sale in 2012.

² The Cyclopedia of New Zealand [Wellington Provincial District] <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d42-d1.html>

³ The Cyclopedia of New Zealand [Wellington Provincial District] <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d42-d1.html>

⁴ CT Vol 768 Folio 15

⁵ There is evidence of a name change to Farmers, but the land title was not transferred. This suggests that Farmers purchased the drapery business that was already established at 94-102 Cuba Street. CT11/6; CT9/9; CT39/289; CT768/15 ; F3/665

⁶ <http://www.farmers.co.nz/100timeline.html#100catalogues>

⁷ <http://www.farmers.co.nz/100timeline.html#100catalogues>

⁸ <http://www.farmers.co.nz/100timeline.html#100catalogues>

⁹ WCC archives ref C11845

¹⁰ <http://www.farmers.co.nz/100timeline.html#100catalogues>

¹¹ Progressive Enterprises Ltd website accessed 14 June 2012 <http://www.progressive.co.nz/our-company/our-history/1970s>

¹² Archived copy of DEKA Website from 2001 <http://web.archive.org/web/20000920002758/http://www.deka.co.nz/>

¹³ Archived copy of DEKA Website from 2001 <http://web.archive.org/web/20000920002758/http://www.deka.co.nz/>

¹⁴ Evening Post p.13 26/8/1997

¹⁵ Hank Schouten, 'Jewel in Serepisos' empire for sale', *Dominion Post*, 23/05/2012

Despite significant interest in the property and initial contracts, the sale of the building did not occur until December 2013 when the property was sold to the Willis Bond property development company.

The store was closed for nearly six weeks following a magnitude 6.2 earthquake on August 16 2013. The building underwent several engineers' assessments and was found to be fit to occupy.¹⁶



Circa 1890 photograph from the Cuba Street / Dixon Street intersection south towards Te Aro House, and to the future site of C Smith Cash Drapers / Farmers building. Image: WCC Archives ref 00148:0:77. (See also ATL image ID: 10x8-0028B-G which shows the sign adjacent/ to the south of Te Aro House, "A Lindsay, Cash Boot Mart" and the sign to the south of Lindsay states "C. Smith, Draper." The photograph is unclear but C. Smith drapers may occupy the building signed 'Devonshire House').

¹⁶ Hank Schouten, 'Property developer buys Farmers building', 23 December 2013, accessed 22 April 2014, <http://www.stuff.co.nz/business/industries/9546955/Property-developer-buys-Farmers-building>



Crowds watching Cuba Street parade, Wellington, including elephants, outside Farmers and Woolworths buildings (1963). Image: Crown Studios of Wellington. ATL ID: 1/2-193632-F

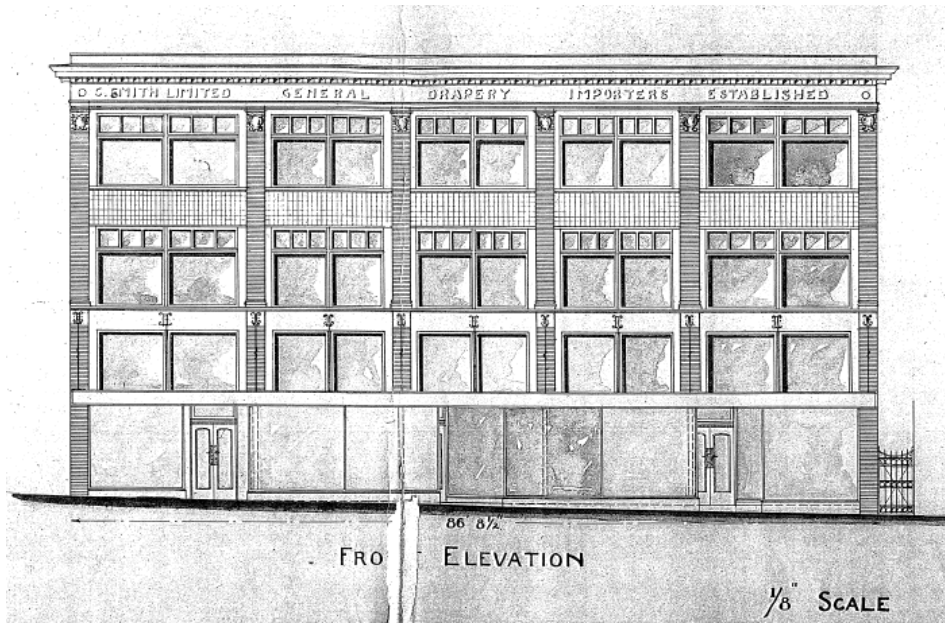


Cuba Street façade and the 'Bucket Fountain' (1969). Image: WCC ref 11 Nov 2011 – 1.

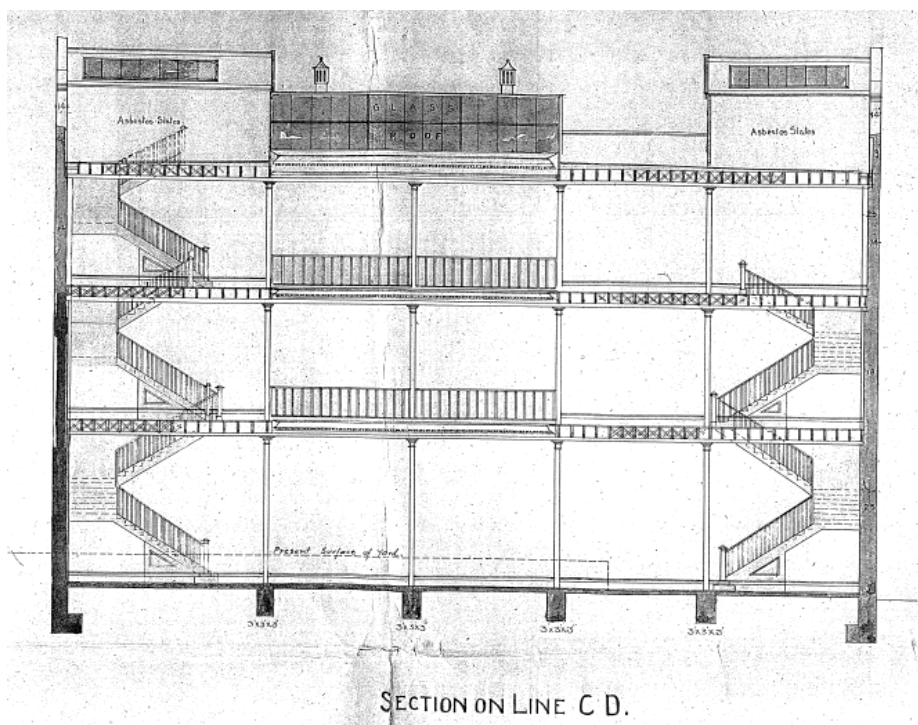


Façade details to Cuba Street. Lion or 'green man' decorative bracket at verandah support and a scroll at column capitals.

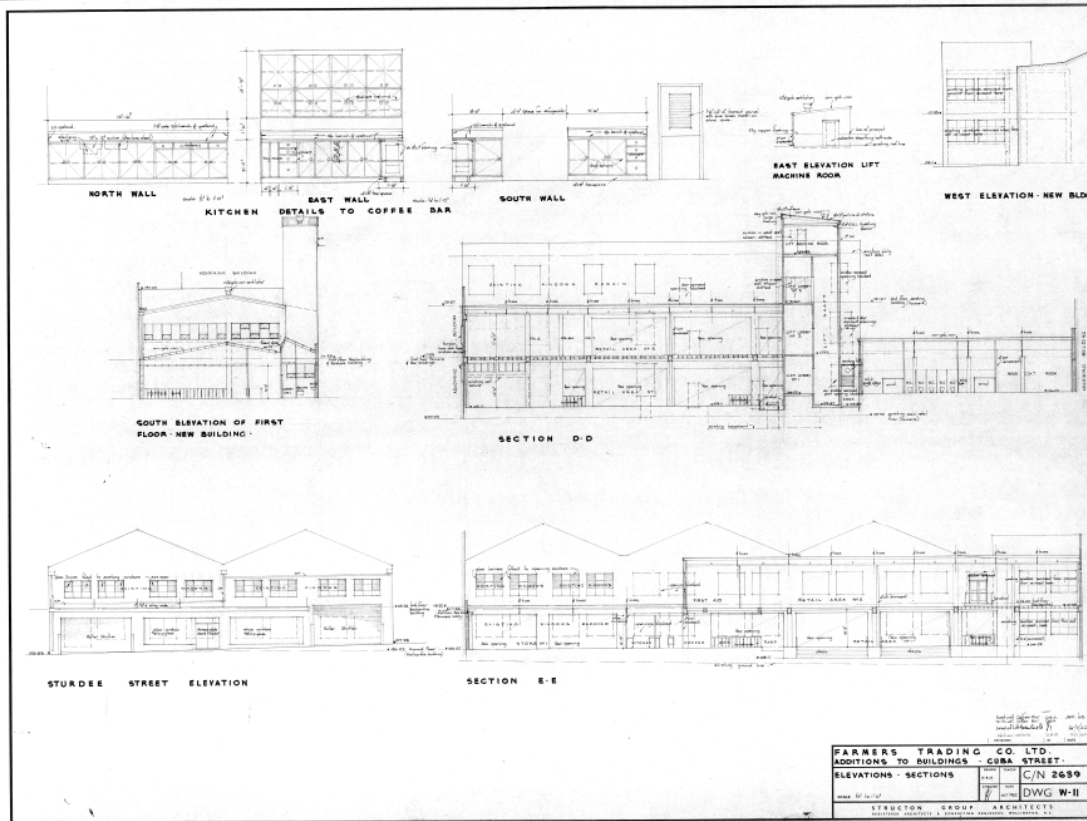
1.2 Timeline



1929 front elevation to Cuba Street. Image WCC ref 7615



1929 cross section showing atrium. Image WCC ref 7615



1962 Elevations and sections for the alteration of the adjacent existing building at 169 Victoria Street to form an extension to the existing Farmers building. A link building was constructed between Farmers and 169 Victoria Street, and the first floor of the existing retail building at 169 Victoria was converted to car parking. Image: WCC Archives ref C11845.

By 1890	C. Smith [Cash] Draper was operating from a timber building on this site
1910	Construction of workshop and wc at 94 Cuba Street Applicant: R Low. Owner: A Lindsay Ltd. Ref 8600
06 Jan 1914	Construction of new building at 96-102 Cuba Street, applicant: Alfred Seamer. Owner: C Smith Ltd. Architect: Joshua Chatsworth. Ref 9766
1929	Addition to northern portion of building. Ref 7615
1944	Earthquake reinstatement, changes to cornice and parapet. Ref B23298
1949 - 1951	Close in light well (B28126). B29906 - close in light well (1950); Fill in light well (B30949 and B31589);
1956	brick wall at south side of building (B40000);
1957	demolish old showcases and put in new storefront (C1289);
1962	mezzanine floor added (C10695);
1962	adjoining building built, windows, roof and parapet replaced on existing building (C11845);
1962	new lift shaft and alts made to stairwell (C15515);
1972	removal of facade on north side of building (C35954);
1992	strengthening (E23719);
1993	interior refurbishment, E997;
1997	verandah on Victoria Street side repaired (17085)

2011	96 Building A (fronting 94-102 Cuba Street) – Section 124 notice served SR 163461. Issued 30 June 2011 and Expires 30 June 2026.
2011	96 Building B (fronting Victoria Street) – Section 124 notice served SR 204718. Issued 30 June 2011 and Expires 30 June 2026.

1.3 Occupation History

C. Smith Ltd, drapers etc (Stones 1915-16, 1920, 1925, 1930, 1935, 1940, 1945, Wises 1950-51, 1955), Farmers' Trading Company Ltd (Wises 1961-62, 1967-68, 1971-72, 1975, 1980, 1985). Not listed 1990. Current occupant.

1.4 Architect

CHARLESWORTH, Joshua, 1861-1925

Charlesworth was born in Yorkshire and the first record of his practice in Wellington was in the New Zealand Post Office Directory of 1885-87. He won a competition for the design of the Home for the Aged and Needy in June, 1887, and in the same year, won another for the design of the Nelson Town Hall. He went on to design a variety of important public and private buildings, including the Wellington Town Hall (1904) for which he won a national design competition; Brancepeth Station Homestead addition, Wairarapa (1905); Te Aro Post Office (1908); St Hilda's Church, Upper Hutt (1909); and seventeen branch buildings for the Bank of New Zealand, situated throughout the country (1907-17).

Charlesworth was elected a Fellow of the New Zealand Institute of Architects in 1905, and became a life member of the Institute. He was its vice-president in 1909-10, and was the first chairman of a society of architects which was formed in 1912. Charlesworth also belonged to the Yorkshire Society in Wellington and was its president for many years.¹⁷

SIGNIFICANT WELLINGTON BUILDINGS BY CHARLESWORTH

1902 – 1904.	Wellington Town Hall, 101 Wakefield Street, WELLINGTON (NZHPT Category I – 3275, WCC Map 17 ref 325)
1903	new building at 'Homewood', 50 Homewood Avenue, Karori, (NZHPT Category I - 1368)

Other NZHPT Category I listed buildings include: -

1905	Brancepeth Station Homestead, Wainuiora
1906	'Domus' 22 Patrick Street, Petone. House - Workers' Dwelling Act 1905
1914	BNZ Takaka
1915	BNZ Dannevirke

¹⁷ From the WCC Heritage Building Inventory 2001 Appendix III; Sources: *Joshua Charlesworth, Wellington Architect*, (Barbara Fill, NZHPT, 1982?): NZHPT Glossary.

2.0 Physical description

2.1 Architecture

The building is a three storey department store with the main entrance and street façade at 94 – 102 Cuba Street. There was a substantial (1962/3) addition/alteration to an existing building at 169 Sturdee (Victoria Street) on the west side of the site and a link was constructed between the two buildings. The original Cuba Street façade style is from a transitional period between an era when a Stripped-Classical style was prevalent and the early 20th century move towards a functional modernism, and the building has elements of both styles.¹⁸ The rear facades, particularly those visible from Dixon Street have an industrial /functional modernist building aesthetic, the rear (Victoria Street) façade was remodelled as part of the 1962 building alterations.

Apart from the remodelling of the ground-floor shop windows and entrances, and some exterior resurfacing, this Stripped Classical facade is very much as designed. The facade is divided by slender brick piers into regular, shallow bays, each with a double window and fanlight set into steel joinery. A plain entablature above the third floor is capped by a simple cornice with a strip of dentils below. A small parapet above the cornice hides the line of the roof. Apart from the dentils beneath the cornice, a moulded crest set at the junction of the piers and cornice is the only concession to ornament, and serves the place of a capital on more traditional buildings. The plain, regular styling of the building fits in well with the architect's concern for functional requirements, such as the provision of generous fenestration.¹⁹

The building was originally designed as a commercial (department store) premises with a 16' ceiling height sales floor at ground level, the first floor had a ceiling height of 13' and the second a 12' ceiling height. There was, on the original plans, a glass roof and light well / atrium to allow natural light to the rear of the premises, this was probably in-filled in 1951.²⁰

¹⁸ NZHPT field record form (1986)

¹⁹ WCC Heritage Building Inventory 2001 ref Cuba 7

²⁰ SR9024311 & SR9025610



Decorative ceiling at the first floor of 94 – 102 Cuba Street. Image: WCC ref 2012 June Cuba 006, 2012 June Cuba 008

The building interior retains some remnants of the original (assumed) pressed metal tile ceilings (visible in 2012 at the ground and first floor level ceilings of the Cuba Street building).²¹

2.2 Materials

- Brick masonry building structure on concrete foundations and piles
- Internal cast iron stanchions to support timber bearers and floor joists.
- Steel windows

2.3 Setting

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

The Farmers Building adjoins the stripped Classical former Te Aro House at 84-92 Cuba Street to the north and 104 Cuba Street, a 1920s building with a distinctive oriel windows and modern paint scheme to the south.

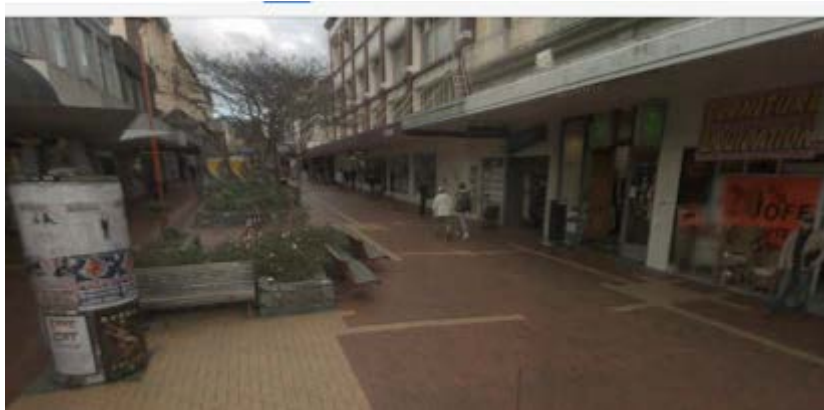
Cuba Mall (established in 1969) is a public space paved with clay pavers and is a pedestrian mall closed to (most) vehicular traffic. Cuba Street Blocks 3 and 4 have the highest concentration of Edwardian commercial buildings in Cuba Street and consequently have the highest architectural, heritage and 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

²¹ WCC Cuba Street Heritage Area report for DPC 48

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.



View south along Cuba Mall towards the Farmers Building. Image: WCC ref 30 Dec 2005 002



View north along Cuba Mall from Dixon Street. Image: Google Maps - ©2012 image 2008



View south along Cuba Mall from Dixon Street. Image: Google Maps - ©2012 image 2009



North elevation from the corner of Dixon and Victoria Streets of the rear (probably circa 1962 building). Image: Google Maps - ©2012 image 2009



North elevation of the rear (probably circa 1962 building) from Victoria Street.
Image: Google Maps - ©2012 image 2009



View north along Victoria Street to the (assumed) 1962 façade. Image: Google Maps -
©2012 image 2009

3.0 References

CT9/9
CT11/6
CT39/289
CT768/15
F3/665
NZHPT Field Record Form 1986
NZHPT Glossary
WCC archives ref C11845, SR9024311 & SR9025610
WCC Heritage Building Inventory 2001 Appendix III
WCC Heritage Building Inventory 2001 ref Cuba 7
WCC Cuba Street Heritage Area report for DPC 48

Newspapers and periodicals

Evening Post 26/8/1997

NZ Truth, 6 November 1915

Schouten, Hank. 'Jewel in Serepisos' empire for sale'. *Dominion Post* 23/05/2012

Schouten, Hank. 'Property developer buys Farmers building', 23 December 2013, accessed 22 April 2014,

<http://www.stuff.co.nz/business/industries/9546955/Property-developer-buys-Farmers-building>

Websites

"100 timeline" Farmers website accessed June 2012

<http://www.farmers.co.nz/100timeline.html#100catalogues>

Archived copy of DEKA Website from 2001

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

Carl Walrond. 'Shops', Te Ara - the Encyclopedia of New Zealand, updated 28-Sep-11

URL: <http://www.TeAra.govt.nz/en/shops/3/1>

Progressive Enterprises Ltd website accessed 14 June 2012

<http://www.progressive.co.nz/our-company/our-history/1970s>

The Cyclopedia of New Zealand [Wellington Provincial District]

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

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 Farmers Department Store is a good representative example of building built in the transition period between Classicism and functional Modernism.

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?

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 associated with "Farmers" a well known and long established chain of retail stores.

The building is associated with Joshua Charlesworth, a significant local architect who designed several prominent buildings in Wellington City and beyond

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

The building is associated with the development of department stores and shopping malls in New Zealand

Scientific Value:

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

There are a number of known archaeological sites associated with Cuba Street. 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 façade has remained (relatively) unchanged on the site for almost 100 years and contributes to the sense of place and continuity of the Cuba Street Heritage Area.

The building is associated with a long-established national chain of department stores

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?*

The building is a good representative example of early 20th Century commercial (retail) architecture

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 Cuba Street façade retains most of the original fabric with the exception of the parapet (altered after the 1942 earthquake), shop-front windows (assumed circa 1957 and later), windows, parapet and roof (assumed 1962 and later). Some or all of the north façade was 'removed' in 1972. The building interior has been much altered but there are some remnants of the original pressed metal ceilings and internal cornices

Local/Regional/National/International

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

3.1 Ephemera for C. Smith, the Cash Draper, Cuba Street



1905 - C. Smith, the Cash Draper, Cuba Street, Wellington. With branches in "London, Greymouth, Westport, Masterton, Palmerston, Denniston and Reefton." 1905 "...Proclamation to every citizen of Wellington. C Smith the cash draper, Cuba Street, hereby give notice that his premises are literally full to overflowing ...Evening Post Print - 10815 [1905]." Image: Alexander Turnbull Library, ID: Eph-D-RETAIL-1905-06.



1906 "C Smith, draper :The magnet that draws the crowds. C. Smith's sale! The cash draper, Cuba Street. Evening Post Print - 13380 [ca 1906]." Image: Alexander Turnbull Library, ID: Eph-D-RETAIL-1906-01



1915 Newspaper advertisement for Christopher Smith (Draper, Cuba Street, Wellington).²²

The Cyclopedia of New Zealand [Wellington Provincial District] 1897 entry for Christopher Smith, Draper.

“Smith, Christopher, Draper and Clothier, 25 and 27 Cuba Street, Wellington, Telephone 276. Bankers, Bank of New Zealand. Private residence, Oriental Bay. London office, 18 Woodward Street. Branches at Greymouth, Westport, Denniston, Nelson, Masterton, and Reefton. Mr. Smith, who has been most successful as a draper in the Colony, arrived in Wellington twenty-two years ago from Melbourne. Commencing business in a comparatively small way, the trade, under his control and skilful management, has developed by degrees to its present proportions, his business establishments numbering six besides the central premises in Wellington. The Cuba Street establishment consists of two wooden buildings of two stories each, having a total floorage space of about 15,000 square feet, a packing room and a brick store being situated behind the main buildings. The Wellington House is the receiving and distributing centre of Mr. Smith's large colonial business. The portion of his large stock is imported direct from the best markets of the Old World, Mr. Smith's brother — a gentleman of wide experience — acting as buyer, at 78 Wood Street, London. These goods are all opened up in Wellington, and the branch shops are supplied with thoroughly assorted goods of the latest pattern and finest quality. Of course Mr. Smith is also a large buyer in New Zealand, especially colonially manufactured goods, of which he keeps a very heavy stock. The value of the Cuba Street stock alone is from £25,000 to £30,000. The business is divided into many departments, including the Manchester, millinery, haberdashery and trimming, ribbons and lace, fancy goods, clothing, carpets and floorcloth, etc. Mr. Smith does a large cash trade, and his annual turnover runs into large figures. He employs over twenty-five hands in the shop, and about twenty in the workrooms connected with the Wellington establishment. As may be imagined, he has no time to spare for public duties, the

²² Page 7, NZ Truth , Issue 542, 6 November 1915, Page 7

whole of his energies being devoted to the management and control of the business which is carried on under his personal direction.”²³

3.2 Ephemera for Famers



“The cover of the Farmers’ Trading Company’s 1925 catalogue featured illustrations of a farmer, a farm, a factory, and the store’s Auckland branch – encouraging readers to link the city to the country. Travel was largely expensive and impractical for rural people at the time, and many purchases were made through mail-order catalogues.”²⁴ Image: Alexander Turnbull Library, Reference: Eph-B-RETAIL-FTC-1925-cover

3.3 NZHPT Field Record Form (1986)

“Christopher Smith, a draper who arrived from Melbourne in 1875, had this relatively large building constructed for his premises, to replace the two-storey wooden buildings on the site in which his first Wellington store was located.

Smiths’ drapery was stocked with goods “Imported direct from the best markets of the Old World” (1), and “colonially manufactured goods, of which he keeps a very heavy stock.” The store had many departments, including Manchester; millinery; haberdashery; trimming, ribbons and lace; fancy goods; clothing; and carpets and floorcloth. C. Smith Ltd had branches in Greymouth, Westport, Denniston, Nelson, Reefton and Masterton.

Several of Christopher Smith’s children carried on the business until about 1959, when the building was sold to the Farmers’ Trading Company, who have used it since for their department store.

The building itself can be read as an essay in Stripped-Classical architecture. The dominant brick piers combine with the frieze and cornice at the top of the building to suggest a heavy

²³ The Cyclopedia of New Zealand [Wellington Provincial District]
<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d42-d1.html>

²⁴ Carl Walrond. 'Shops', Te Ara - the Encyclopedia of New Zealand, updated 28-Sep-11
 URL: <http://www.TeAra.govt.nz/en/shops/3/1>

trabeation.²⁵ The cornice, frieze, and dentils, elements of the classical vocabulary, combine with the more functional aspects of the façade to mark the building out as a transitional piece, which sits somewhere between a classical architecture and an emerging modernism.”

Refs

(1) Cyclopaedia of NZ, 1897

NZHPT Field Record Form #3632

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 (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		2012
Plan change?		
Heritage Area Report		2012
Heritage Area Spreadsheet		2012
Heritage items folder (electronic)		2012
HPT website		2012
HPT files		2012
Conservation Plan		
Searched Heritage Library (CAB 2)		

SR number	WCC archives ref				
9010274	0005 6:79: B7615	96-102 Cuba Street, building additions and alterations	Owner: C Smith Limited. Builder: J W McKeon. Legal description: Town Acre 178. Application value: £14,250. Floor area: 11,814 square feet. Note: Farmers Building.	Building Permit/ Consent	03 Jul 1929
9020908	0005 6:292 : B232 98	94 Cuba Street [96- 102 Cuba Street], reinstatem ent of building	Legal description: Town Acre 178. Owner: C Smith Limited. Builder: Fletcher Construction Co. Application value: £1889. Note: Farmers Building.	Building Permit/ Consent	1944

²⁵ Stylised post and beam construction

9022857	0005 6:335 : B260 05	96-102 Cuba Street, enclose light well	Legal description: Town acre 178. Owner: C Smith Limited. Builder: owner. Application value: £200. Note: Farmers Building	Building Permit/ Consent	1947
	0005 6:366 : B281 26	96-102 Cuba Street, fill- in light well	Legal description: Town acre 178. Owner: C Smith Limited. Builder: owner. Application value: £200. Note: Farmers Building	Building Permit/ Consent	13 May 1949
9024311	0005 6:389 : B299 06	96-102 Cuba Street, enclose light well	Legal description: Town acre 178. Owner: C Smith Limited. Builder: Parkin Bros. Application value: £1450. Note: Farmers Building	Building Permit/ Consent	04 Jul 1950
9025610		Bldg Cons<500 K	Adds and Alts, Site Address is 96 Cuba St	Completed	8/01/1 951
	0005 6:402 : B309 49	96 Cuba Street, flooring repairs and light well	Legal description: Town acre 178. Owner: C Smith Limited. Builder: Parkin Bros. Application value: £1700. Note: Farmers Building	Building Permit/ Consent	01 Mar 1951
	0005 6:411: B3158 9	96-102 Cuba Street, light well converted to floor	Legal description: Lot 1 DP 3990,Town acre 178. Owner: C Smith Limited. Builder: Parkin Bros. Application value: £98. Note: Farmers building	Building Permit/ Consent	27 Jul 1951
	0005 6:526 : B390 95	94-102 Cuba Street, partitions	Legal description: Lot 1 DP 3990,Town acre 178. Owner: C Smith Limited. Builder: Parkin Bros. Application value: £2000. Note: Farmers Building	Building Permit/ Consent	16 Jan 1956
9032427	0005 6:542 : B400 00	94-102 Cuba Street [96- 102 Cuba Street], brick wall	Partitions, Site Address is 96 Cuba St Owner: C Smith Limited. Builder: Parkin Bros. Legal description: Lot 1 DP 3990, Town acre 178. Application value: £196. Note: Farmers Building.	Building Permit/ Consent	27 Jul 1956
9033090		Bldg Cons<500 K	Wall, Site Address is 96 Cuba St	Completed	4/02/1 957

	0005 8:25: C128 9	96-102 Cuba Street, shop alterations	Owner: C Smith Limited. Builder: Unit Construction Co. Legal description: Lot 1 DP 3990, Town Acre 178. Application value: £9,600. Note: Farmers Building.	Building Permit/ Consent	20 Jun 1957
9034270		Bldg Cons<500 K	Adds and Alts, Site Address is 96 Cuba St	Completed	27/11/ 1957
9041181	0005 8:239 : C106 95	96-102 Cuba Street, mezzanine floor	Owner: Farmers Trading Co Limited. Builder: E R Glass. Legal description: Lot 1 DP 3990, Town Acre 178. Application value: £4,150. Note: Farmers Building.	Building Permit/ Consent	29 Jun 1962
9042035	0005 8:267 : C1184 5	96-102 Cuba Street, building additions and alterations (carpark)	Owner: Farmers Trading Co Limited. Builder: Cubitt Wells Limited. Legal description: Lot 1 DP 3990, Town Acre 178. Application value: £118,400. Note: Farmers Building.	Building Permit/ Consent	21 Dec 1962
9044708	0005 8:361 : C1551 5	94-102 Cuba Street [96- 102 Cuba Street], building alterations - lift	Owner: Farmers Trading Co Limited. Builder: ER Glass. Legal description: Lot 1 DP 3990, Town Acre 178. Application value: £9,774. Note: Farmers Building.	Building Permit/ Consent	15 Sep 1964
9047050	0005 8:438 : C1877 0	96-102 Cuba Street, fire escapes	Legal description: Town Acre 178, DP 24926. Owner: Farmers Trading Co Limited. Builder: ER Glass. Application value: £1810. Note: Farmers Building	Building Permit/ Consent	28 Jan 1966
9050278	0005 8:541: C260 58	96-102 Cuba Street, shop alterations	Owner: Farmers Trading Co Limited. Builder: E R Glass. Legal description: Town Acre 178, DP 24926. Application value: \$5,000. Note: Farmers Building.	Building Permit/ Consent	08 Jan 1968
	0005 8:800 : C359 54	96-102 Cuba Street, building alterations - façade	Owner: Farmers Trading Co Limited. Builder: ER Glass. Legal description: Town Acre 178, DP 24926. Application value: \$5,000. Note: Farmers Building.	Building Permit/ Consent	07 Aug 1972
9057476		Bldg Cons<500 K	Adds and Alts, Site Address is 96 Cuba St	Completed	12/11/ 1973

	0005 8:123 3: C527 02	96-102 Cuba Street, shop alterations , lunch room	Owner: Farmers Trading Co Limited. Builder: E R Glass. Legal description: Lot 1 DP 3990, Town Acre 178. Application value: \$11,700. Note: Farmers Building.	Building Permit/ Consent	26 Oct 1979
8024400		Bldg Cons<500 K	Sign, Site Address is 96 Cuba St	Completed	13/01/ 1992
	0005 9:497 : E2371 9	96 Cuba Street, structural strengthen ing	Owner: Farmers Trading Company Ltd. Builder: Patridge Construction. Legal description: DP 3990. Application value: \$300,000.	Building Permit/ Consent	1992
8025912		Bldg Cons<500 K	Shop Adds and Alts, Site Address is 96 Cuba St	Completed	8/11/1 993
9200529		Property Featur	BUILDING HERITAGE ITEM (DISTRICT PLAN): Details migrated from RHS #529, (Restrictions and Hazards System - RHS System 1991-2006) on 28- 06-2006	To be verified	20/01 /1995
13565		Bldg Cons<500 K	Shop Atls, Site Address is -	Cancelled (SR)	19/07/ 1995
17063		Bldg Cons<500 K	Shop Atls, Site Address is 96 Cuba St	Cancelled (SR)	19/04/ 1996
997		Bldg Cons<500 K	Shop Atls, Site Address is 96 CUBA ST. Owner: Farmers Trading Co. Applicant: Neil Edwards. Legal description: All DP 3990, Lot 1 DP 24926, part Lot 2 DP11588, part Lot 3 DP 19496, Lot 1 DP 44277, Part Sections176-178 Town of Wellington. Application value: \$30,000.	Completed	8/05/ 1997
17085		Bldg Cons<500 K	Office Bldg Alts, Site Address is 96 Cuba St. Owner: Farmers Trading Company. Applicant: Tse Group Ltd. Legal description: All DP 3990, Lot 1 DP 24926, part Lot 2 DP11588, part Lot 3 DP 19496, Lot 1 DP 44277, part Sections176-178 Town of Wellington. Application value: \$25,000.	Completed	31/07/ 1997
8023719		Bldg Cons<500 K	Bus Adds and Alts, Site Address is 96 Cuba St	Completed	19/08 /1997

40444	0007 8:470 : 4404 0	96 Cuba Street, signage to carpark wall	Owner: Farmers Deka Ltd. Applicant: Oggi Advertising Limited. Application Value: \$2,000. Notes: Sign is situated at 167-171 Victoria Street on the wall of the Farmers Carpark.	Building Permit/ Consent	1998
44040		Bldg Cons<500 K	Additions and alterations - signage on wall above carpark - entrance from Victoria Street carpark and facing Dixon Street	Completed	22/09 /2000
61692		Bldg Cons<500 K	Construction of temporary living quarters in shop window	Completed	29/05 /2002
101780		RC - a Res.Con	1: retrospective land use consent for the construction of a billboard	Passed to CME	10/06 /2003
108381		Bldg Cons<500 K	Erection of freestanding billboard sign.	Passed to CME Team	26/11/ 2003
101573		RC - a Res.Con	2: Land Use consent for the construction of a freestanding billboard	Completed	10/11/ 2005
163461		Bdg StrengthInv	Further info received, sent to eng 06/07/11 Building A fronting Cuba Mall Building B (rear fronting Victoria Street) on SR204718 Notice Issued 30 June 2011; EXP 30 June 2026.	Notice Issued	30/06 /2011
204718		Bdg StrengthInv	Building B (rear - fronting Victoria Street) Building A fronting Cuba Mall on SR163461 Notice issued 30 June 2011; EXP 30 June 2026.	Notice Issued	30/06 /2011
10475713		Encroachment	Migrated Status= Current License; Site 1: PAINTED PAVING SLABS - 96 Cuba St; CENTURY CITY HOLDINGS LTD= Licensee	Current License	5/11/2 010