

## Commercial Building

141-143 Cuba Street



Photo: *Charles Collins, 2015*

### Summary of heritage significance

- Designed by J.M. Dawson in 1913, this building has architectural value for its functional design and Stripped Classical styling and retains a high level of authenticity despite the contemporary mansard-roofed addition and alterations to the ground floor shop fronts.
- The building defines the corner of Cuba and Ghuznee Streets and makes a valuable contribution to the townscape of the Cuba Street Heritage Area.
- This building is part of a group of Edwardian commercial buildings which contribute to the sense of place and continuity of the Cuba Street Heritage Area.

District Plan:	Map 16, reference 82/1
Legal Description:	Lot 1 DP 10856
Heritage Area:	Cuba Street Heritage Area (block 4)
HPT Listed:	Category 2, register no. 5346
Archaeological Site:	Central City NZAA R27/270
Other Names:	Lucky Corner, Rouge Bistro Moult & Georgetti's Building
Key physical dates:	1913: built, 2002: additional floor
Architect / Builder:	Architect: J.M. Dawson / Builder: Campbell & Burke
Former uses:	Commercial
Current uses:	Commercial / residential
Earthquake Prone Status:	<i>Awaiting assessment</i>

## Extent:



## 1.0 Outline History

### 1.1 History

The permit for this two-storey building was issued in December 1913. The building was constructed at a cost of £2,500 by Campbell & Burke for Messrs. Moulton and Georgetti. The architect's name is not recorded on the plans; however the *Evening Post* credits J.M. Dawson as the architect.<sup>1</sup> The same article reports that the building was to be "a motor garage and warehouse."

The plans record that the ground floor was originally one shop, with two entrances off Cuba Street. The second floor, too, was one large space, with a separate toilet and bathroom, and a stairway entrance off Ghuznee Street.<sup>2</sup>

The site of the building has a long history of occupation. By 1863, houses, hotels, shops and small factories extended from the wharf to the top end of Cuba Street.<sup>3</sup> In the 1860s the site was occupied by a grocer, Mr H.T. Phillips.<sup>4</sup> Following this Kirkaldie and Stains had a branch on this site, succeeded by Mr. E. H. Crease, provision merchant. From 1877-c1913 the site was occupied by various ironmongers.<sup>5</sup>

The building was occupied by Brown & Yeats, house furnishers & manufacturers, until the 1920s. From the mid-1920s to the late-1950s the building was occupied by the Union Clothing Company Ltd. Mann's Shoe Store occupied the building from the 1960s until the early '70s when the ground floor was converted into a kitchen and became home to various takeaway shops. The most well known was "Lucky Corner", a Chinese takeaway.

Various additions and alterations have been made to the building over time, including the creation of a small shop on the Ghuznee Street face (ground floor). Major work was carried out in 2001-2003 when the building was refurbished, seismically strengthened, and an extra storey added. At this time the first and second floors were converted to apartments. In 2004 the verandah was demolished and replaced with the present one.

The ground floor had a costly internal fit out in 2003 for "Rouge Bistro", a restaurant that made the news when the owners were declared bankrupt in 2006.<sup>6</sup> Since the demise of Rouge Bistro in 2006 the ground floor has been occupied by the Italian restaurant Scopa.

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<sup>1</sup> "Topics of the day", *Evening Post*, Volume LXXXVI, Issue 156, 30 December 1913, Page 6

<sup>2</sup> Wellington City Council, "141-143 Cuba Street," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 19.

<sup>3</sup> Michael Kelly and Russell Murray, *Cuba Street Heritage Area Report* (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006), 6.

<sup>4</sup> "Topics of the day", *Evening Post*

<sup>5</sup> Ibid.

<sup>6</sup> "Bankrupt couple investigated for concealing assets", *Stuff.co.nz*, 9 October 2007,

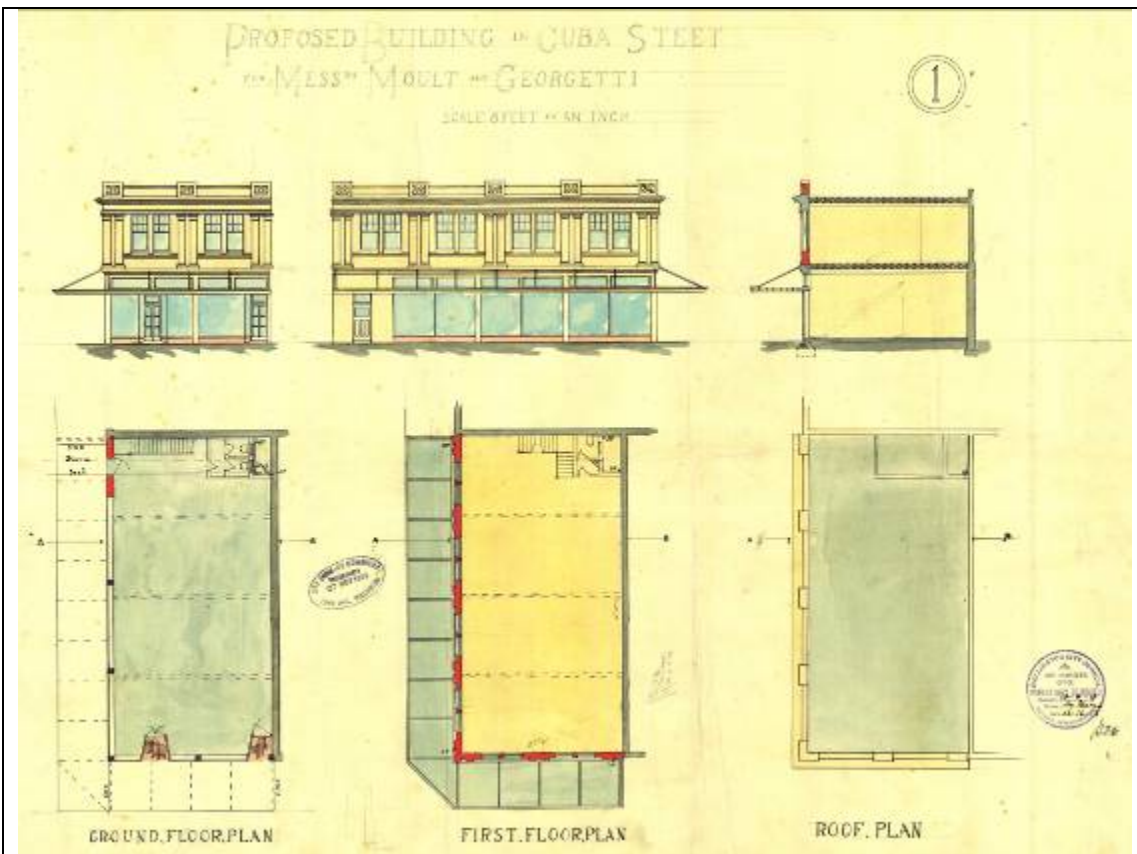
<http://www.stuff.co.nz/national/25844/Bankrupt-couple-investigated-for-concealing-assets>



*Cuba St., looking up - 1870*

*On left, Anderson and Janson's store; Kirkcaldie and Stains branch.*

Looking south along Cuba Street in 1870. A branch of Kirkcaldie and Stains is visible on the Ghuznee Street corner, where 141-143 Cuba Street now stands (Ref: 1/2-027948-F. Alexander Turnbull Library)



Detail from the 1913 plans for the building (WC Archives, 00053:177:9761)



The building c1999, prior to the construction of the additional floor  
(Photo: *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*).

## 1.2 Timeline of modifications

- 1913 Building constructed (00053:177:9761)
- 1924 Additions (00055:30:A2873)
- 1930 Rebuild roof (00056:95:B8871)
- 1937 Shop alterations (00056:189:B16528)
- 1957 Shop alterations (00058:46:C2313)
- 1972 Shop alterations (00058:782:C35225)
- 1976 Building alterations (00058:1067:C46309)
- 1980 Alterations to first floor (00058:1264:C53652)
- 1989 Business additions and alterations (00059:311:E17995)
- 1995 Shop alterations (00061:130:14244)
- 2001 Earthquake strengthening and renovations (SR82793)
- 2002 Refurbishment and add extra storey for student accommodation (SR86285)
- 2003 Seismic strengthening, ground floor (00078:1198:106343)
- 2003 Restaurant additions and alterations (00078:1790:98495)
- 2004 Demolish and replace verandah, ground floor (00078:1550:111689)

## 1.3 Occupation history

- c1915-1920 Brown & Yeats, house furnishers & manufacturers (Stones 1915-16, 1920)
- c1925-1955 Union Clothing Company Ltd (Stones 1925, 1930, 1935, 1940, 1945, Wises 1950-51, 1955)
- c1961-1972 Mann's Shoe Store (Wises 1961-62, 1967-68, 1971-72)
- c1975-1985 Various takeaway shops (Wises 1975, 1980, 1985)
- c1990 Bookmark (Wises 1990)<sup>7</sup>
- ?-c2002 Lucky Corner
- 2003-2006 Rouge Bistro
- 2006-present Scopa Café Cucina

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<sup>7</sup> Ibid.

## 1.4 Architect

The architect's name is not recorded on the plans; however the *Evening Post* credits J.M. Dawson as the architect.<sup>8</sup>

### Joseph McClatchie Dawson (1877-1956)<sup>9</sup>

Joseph Dawson was born in the Wairarapa. His father was a contractor in the district and Dawson's education included a background in construction work. In 1900 he left New Zealand and travelled to South Africa, England and Australia, returning in 1906 to establish his own architectural practice in Wellington.

Dawson was an inaugural member of the New Zealand Institute of Architects, formed in 1905, and became a Fellow of the Institute in 1913. He was its president from 1938-1940. He formed close associations with the entrepreneurs of the burgeoning motor vehicle industry, designing showrooms, assembly plants and office buildings for, among others, Hatrick and Co. and the Colonial Motor Company.

In 1929 he appointed Jack Ian King (1900-1972) as his first partner. In 1946 Dawson entered semi-retirement, retiring in 1948. The firm he founded continues as King and Dawson.

Dawson designed a number of Wellington buildings, including:

- Columbia Hotel, Cuba Street (1908)
- T.G. Macarthy Building, Willis Street (1913)
- Hatricks Motor Garage (now Manthel Motors), corner Taranaki and Wakefield Streets (1913)
- CMC Building, Courtenay Place (1920)
- Hope Gibbons Building, cnr Taranaki and Dixon Street (1925)
- Edilson's Building, 171-173 Cuba Street (1928)
- James Smith's 1932 refurbishment and new facade

## 2.0 Physical description

### 2.1 Architecture

This building has been designed with an emphasis on function. On the ground floor there is a maximum amount of glazing on the shop front. The first floor facade has been designed in a simplified style. It consists of paired, double hung windows with plain surrounds flanked by a system of paired pilasters with plain capitals. A simple, unadorned cornice runs the length of the two facades, capped by a simple pediment with boxed corners and projecting panels. A St Andrew's Cross has been moulded into each of the panels, the only purely decorative element on the exterior.<sup>10</sup> A contemporary mansard-roofed addition has been added, taking it to three stories.

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<sup>8</sup> "Topics of the day", *Evening Post*

<sup>9</sup> Historic Places Trust, "Dawson, Joseph McClatchie.", *Professional Biographies*, accessed 4 September 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=47>

<sup>10</sup> Wellington City Council, "141-143 Cuba Street"

## **2.2 Materials**

The construction is load bearing brick masonry, reinforced concrete columns and beams, and timber roof trusses.<sup>11</sup>

## **2.3 Setting**

This building occupies a prominent corner site on the south-east corner of Cuba and Ghuznee Street. 141-143 Cuba Street relates to its neighbouring buildings in both scale and form, and acts as a unifying element of the corner of Cuba and Ghuznee streets.

141-143 Cuba Street, together with the opposite 132 Cuba Street, defines the northern entrance to this block of Cuba Street.<sup>12</sup> No. 132 and no. 141-143 are a pair of Stripped Classical buildings in similar scale, pattern and colour but of quite different periods – the former Hallenstein’s building (no. 132) dating from 1920 is two and a half storeys tall with a very high parapet and notably retains much of its original shop frontage at street level including the stained-glass toplight with the “HB” logo worked in to the design.<sup>13</sup>

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<sup>11</sup> Ibid.

<sup>12</sup> Wellington City Council, “132 Cuba Street”, *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 17.

<sup>13</sup> Kelly and Murray, *Cuba Street Heritage Area Report*.



### **3.0 Sources**

Historic Places Trust, "Dawson, Joseph McClatchie.", *Professional Biographies*, accessed 4 September 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=47>

Kelly, Michael, and Russell Murray, *Cuba Street Heritage Area Report* (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006), 6.

Wellington City Council, *Cuba Street Heritage Area spreadsheet (block 4)*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

Wellington City Council, "132 Cuba Street", *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 17.

Wellington City Council, "141-143 Cuba Street," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 19.

#### ***Newspapers***

"Topics of the day", *Evening Post*, Volume LXXXVI, Issue 156, 30 December 1913, Page 6

"Bankrupt couple investigated for concealing assets", Stuff.co.nz, 9 October 2007, <http://www.stuff.co.nz/national/25844/Bankrupt-couple-investigated-for-concealing-assets>

## 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?

Designed by J.M. Dawson in 1913, this building has architectural value for its functional design and Stripped Classical styling and retains a high level of authenticity despite the contemporary mansard-roofed addition and alterations to the ground floor shop fronts

***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, and its Edwardian Classical styling contributes to the Cuba Street townscape. The building relates to its neighbouring buildings in both scale and form, and acts as a unifying element of the corner of Cuba and Ghuznee streets.

***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?

This building is part of a group of Edwardian commercial buildings which contribute to the Cuba Street Heritage Area.

#### **Historic Value:**

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

The building has historic value for its association with the architect J.M. Dawson.

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

The building has historic value for its association with the strong growth and development of Cuba Street during the Edwardian period, which resulted in the building of many fine commercial buildings.

#### **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 commercial buildings 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 representative of the architecture and history found on Cuba Street.

**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 with a high level of original building fabric, despite modifications to the ground floor shop fronts and the addition of a second floor.

**Local/Regional/National/International**

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

The building is of local importance, as it contributes 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	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
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)		

### 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 Cyclopeda of NZ, Papers Past*
- *Additional images*

“Topics of the day”, *Evening Post*, Volume LXXXVI, Issue 156, 30 December 1913, Page 6

“A contract has been let to Campbell and Burke for the erection of a motor garage and warehouse for Messrs. Moulton and Georgetti at the corner of Cuba and Ghuznee streets, in accordance with plans prepared by J.M. Dawson. The site, which has 35 feet to Cuba-street and 66 feet to Ghuznee-street, was occupied by Mr. H.T. Phillips, grocer, over 40 years ago. Messrs. Kirkaldie and Stains afterwards occupied the building, and were succeeded by Mr. E. H Crease, provision merchant, etc. Mr. A. J. Bennett took it over in 1877 and began business as an ironmonger, and it continued to be used for that purpose by him, and by Mr. T. J. Thompson, and the Wellington Hardware Company, in that order, until quite recently.”

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*Heritage Area Report*

Along the south and west side of the street, the heritage area extends to include the Albermarle Hotel, a fixture in the street since 1906. This is a three storey masonry building (four storeys at the rear) designed in a simple Edwardian Classical idiom with the distinctive remains of a turret on the north-west corner, tree motifs on the front façade and many remaining original features in the interior. Next to this is no. 57, which is a small two-storey Victorian commercial building constructed in rendered masonry in 1897. It has a distinctly Art-Deco front façade, plain but for the windows; these have prominent leaded glass panels at the top of the shop-fronts (with typical Deco fan and sunburst motifs) and arched windows at the first floor which hint at its earlier origins. Next to this is the Krazy Lounge, which together with the opposite Rouge Bistro, defines the northern entrance to this block. (p36)

Krazy Lounge and Rouge Bistro are a pair of Stripped Classical buildings in similar scale, pattern and colour but of quite different periods – the former Hallensteins building dating from 1920 (Krazy Lounge) is two and a half storeys tall with a very high parapet and notably retains much of its original shop frontage at street level including the stained-glass toplight with the “HB” logo worked in to the design; Rouge is a more modest and earlier masonry building (completed in 1913) which has a contemporary mansard-roofed addition taking it to three stories. (p37)

Along the east side of the street from Rouge on the Ghuznee Street corner, the three storey masonry Berry & Co. building, completed in 1900, shares similar elevation lines with its neighbour to the south and is notable for its simple but graceful Victorian composition featuring opposed large elliptically arched windows at the first floor and a triptych of rectangular windows above each, divided with small Ionic columns. The building next door is Lazule which borders the adjacent car-park off Swan Lane... (p38)