

Stewart Dawson's Corner

366 Lambton Quay



Photo: *Charles Collins, 2015*

Summary of heritage significance

- This three-storey building is the only surviving commercial building of note designed by William Chatfield, a prominent local architect. The building is a good representative example of an Edwardian Classical commercial premises and the façade is well-composed, with subtle and restrained detail.
- The building is part of a group three of late Victorian / Edwardian buildings that are now thought of as Stewart Dawson's corner, a prominent landmark that marks the key intersection between Willis and Lambton Quay in Wellington's CBD.
- The ground floor jewellery store in this building has been occupied by Stewart Dawson's jewellers for over 100 years and few businesses in Wellington can claim to have traded from the same building for so long.
- The building is held in high public esteem as a local landmark, as can be seen by the public interest in its preservation when it was faced with demolition in the 1980s.

District Plan:	Map 17, Symbol 191 / 2
Legal Description:	Lot 1 DP 32520 Pt Secs 512, 513 Town of Wellington
Heritage Area:	BNZ / Head Office heritage area
HPT Listed:	NZHPT Category II ref 1871 South Lambton Quay Historic Area Ref 7041
Archaeological Site:	Pre: 1900 human activity on site
Other Names:	Clay Point McDowell's Corner Fitzgerald's Corner Stewart Dawson's Building Stewart Dawson Chambers
Key physical dates:	1900 constructed
Architect / Builder:	Architect: William Chatfield Builder: Priddey and Muir
Former uses:	Retail (Jeweller) with offices on floors above
Current uses:	Retail (Jeweller) with offices on floors above
Earthquake Prone Status:	170174 Bdg StrengthInv notice posted 28/02/2012

Extent: Cityview GIS 2012



1.0 Outline History

1.1 History

Stewart Dawson's building was erected in 1900 for Stewart Dawson's jewellers, an international firm based in London. David Stewart Dawson (1842 – 1954)¹ was born in Cairnie, West Aberdeenshire and, as a youth, worked in the watch-making businesses in Aberdeen, Edinburgh and Glasgow.² He opened his first jewellery store in Liverpool in 1871 and was quickly successful. He moved to London and by 1880 had reputedly built up a fortune of £100,000,³ perhaps due to the development of a low cost pocket watch that was supplied first to the police force in Liverpool and then available for sale to the working class 'masses'.⁴ Stewart Dawson's catchphrase advertised weekly in the newspapers of Scotland and the north of England was, for some time, "who watches the police?" He soon established businesses in major cities in Australia and in New Zealand. Stewart Dawson was a "... great believer in advertising, he spent every shilling he could spare, and some that he could ill-spare, in keeping his name before the public."⁵ And this perhaps is relevant to the jeweller's decision to site his Wellington store on a prominent corner, in the heart of commercial office precinct.

Dawson bought the property on the key corner of Lambton Quay and Willis Street in 1900.⁶ The permit was issued in March 1900, the building opened in December 1900.⁷ It was designed by architect William Chatfield⁸, who, at some point after 1903, leased offices in the building.⁹ The building was constructed by Priddey and Muir, builders and contractors.¹⁰

The site is located at the edge of the original promontory of Clay Point (aka Windy Point), and the land above was originally used as a brickworks, and the site at Lambton Quay was, according to the NZHPT, "...altered beyond recognition by land reclamations in the 1860s"¹¹ By 1861 John Warmoll (1831- 1913)¹² had built a shop on the site. Warmoll was born in Bungey in Suffolk and was at first a sailor in the navy, then a merchant seaman, and finally a whaler before he 'went ashore' to join the gold rush in Victoria. Warmoll established a mercery and clothing business stocked with the equipment suitable for use in the goldfields, and his shop was said to be the largest in Wellington at that time. He sold the property at Clay Point in 1872 to follow the Thames gold rush and later opened a 'hydropathic establishment' in Ponsonby in Auckland. His obituary notes that he was known as a pioneer in food-reform for his promotion of a fruit diet.¹³

Messrs J McDowell and Co. Drapers purchased the property in 1872 and extended the existing Warmoll's building with a new 'wing' on Willis Street. The new building

¹ *The Sydney Morning Herald* (NSW : 1842 - 1954), Friday 12 August 1932, page 8

² *Sharland's New Zealand Journal*, 7 November 1899 p.53

³ *Sharland's New Zealand Journal*, 7 March 1900, p.49

⁴ *The Sydney Morning Herald* (NSW : 1842 - 1954), Friday 12 August 1932, page 8

⁵ *The Sydney Morning Herald* (NSW : 1842 - 1954), Friday 12 August 1932, page 8

⁶ Lands and Deeds, CT 106/43

⁷ Stewart Dawson & Co. *Manawatu Herald*, 22 December 1900, Page 2

⁸ LOCAL AND GENERAL. *Evening Post*, 31 January 1900, Page 5

⁹ Wises Directories 1903- , Wises Post Office Directories, Wises Directories, Dunedin

¹⁰ Contract Specification Document, March 1900, WCC

¹¹ NZHPT website accessed July 2012

¹² <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=1871>

¹³ OBITUARY. *Auckland Star*, 24 October 1913, Page 6; *Wellington Independent*, 20 August 1861, Page 2; *Wellington Independent*, 23 December 1871, Page 1;

¹³ OBITUARY. *Auckland Star*, 24 October 1913, Page 6

was noted as one of the largest shops in the colony, and the site was thereafter known as McDowell's corner.¹⁴ McDowell sold the property in 1895 to W.C. Fitzgerald¹⁵ a 'chemist and surgeon dentist' who had earlier operated from a property in Manners Street.¹⁶ The neighbouring property occupied by the Evening Post was also sold around this time. The site on the corner of Willis and Lambton Quay was thereafter known as Fitzgerald's corner¹⁷ for the five years until the end of the nineteenth century.

The original Warmoll's section of the timber premises (approximately) was bought by David Stewart Dawson in 1900,¹⁸ and Fitzgerald retained most of the McDowell's extension which was probably given separate title around that time. Stewart Dawson's demolished their part of the Wormal building in 1900. The remaining parts of the original Warmoll building and the McDowell addition were completely demolished by 1903, but their footprint (though altered by road widening works in 1900¹⁹) did much to established the distinctive configuration for the new Stewart Dawson's building.

The ground floor has remained Stewart Dawson's Jewellers since it was built, while many tenants have occupied the upper floors over the last 90 years. The building itself was still owned by descendants of the Dawson family until 1983 when it was sold to Realty Development.²⁰ The firm of Stewart Dawson's has been dissolved but three New Zealand shops bearing the name of the firm remain.

In 1981 there was a proposal to remove the buildings at Stewart Dawson's Corner and construct a multi-storey building in their place as part of the works to remove potentially earthquake prone buildings along the "golden mile."²¹ The wholesale demolition of the Edwardian and Victorian buildings along Lambton Quay led to a public revival of interest in the old buildings which culminated in an exhibition at City Gallery and a public symposium to discuss Lambton Quay, "its conservation, rejuvenation and redevelopment,"²² and in 1983-84 the building at Stewart Dawson's Corner was refurbished and strengthened. The fire escapes, installed in 1959, were removed and a period style verandah added to the front facade.²³ In 1988 the property investment company, Lambton Quay No. 366 Limited, secured title to Stewart Dawson's, and the two buildings on either side of it – Fletcher's and Poy's. In 1997 further refurbishment and strengthening reduced the amount of original fabric in the buildings.

¹⁴ DEATH. *Evening Post*, 13 December 1875, Page 2

¹⁵ William C Fitzgerald, chemist, later died of an overdose of the drug 'trional' "taken to induce sleep..." in Waihi in 1906; "Death of Mr Fitzgerald." *Thames Star* 15 October 1906, Page 2

¹⁶ *Evening Post*, 14 May 1880, Page 1; *Evening Post*, 29 March 1880, Page 4; CONTEMPT OF COURT. *Evening Post*, 5 November 1895, Page 2; IMPORTANT PROPERTY SALE. *Evening Post*, 28 October 1895, Page 2

¹⁷ NZHPT 1988, Buildings Classification Committee Report, Stewart Dawson's Building

¹⁸ Land Titles Office, CT 106/43

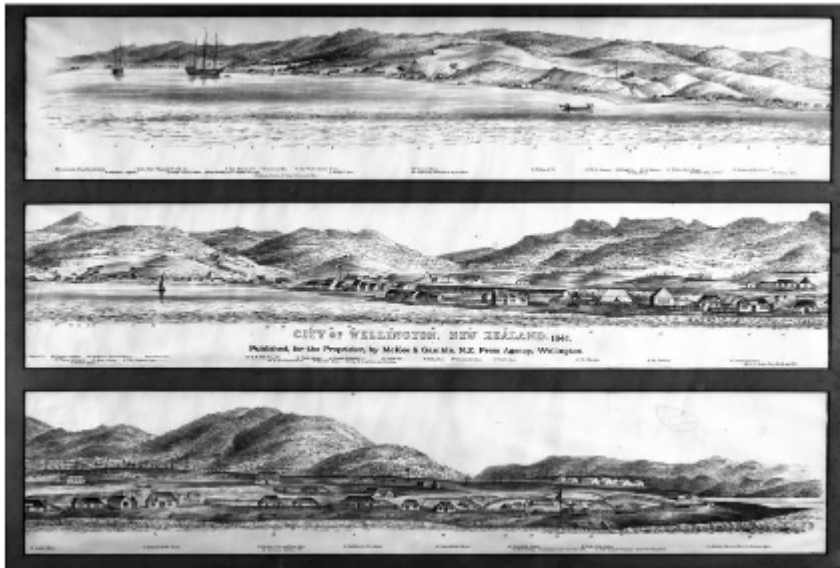
¹⁹ *Evening Post*, 13 January 1900, Page 4

²⁰ "Stewart Dawson's to be saved, restored.", *Evening Post*, 5 April 1983

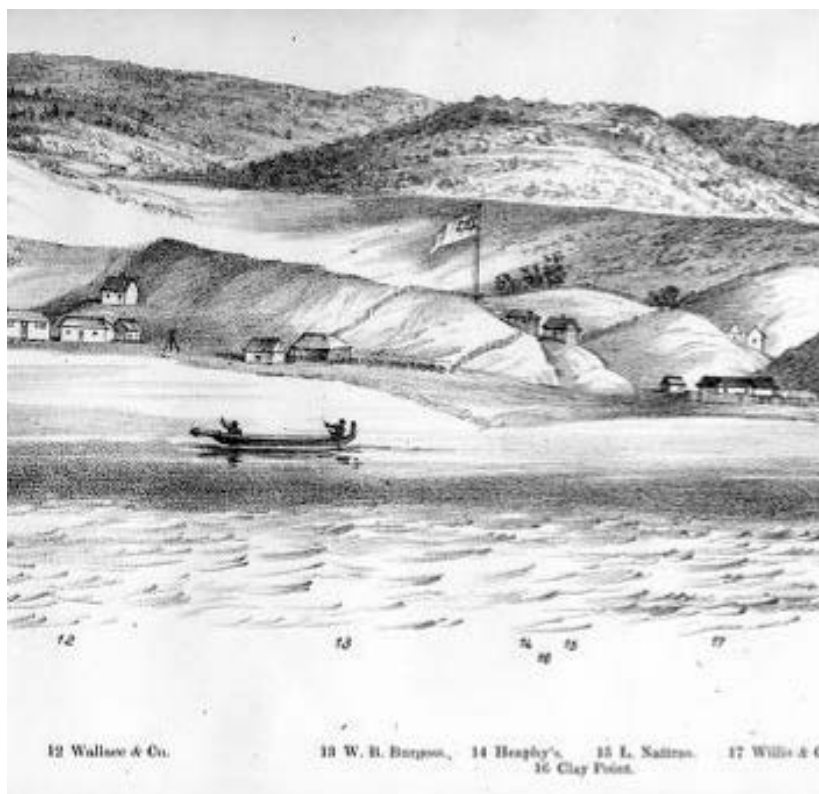
²¹ "Old beauty loss upsets councillor," *Evening Post*, 1 December 1981

²² "The Quay's changing face," *Evening Post* September 1981

²³ Ryan C 1984, *An Alternative to Destruction. in Historic Places*, December 1984, NZHPT



1841 "Nattress, Luke 1803?-1875 :City of Wellington, New Zealand. W. Richardson lith. from a sketch by L. Nattress. Published for the proprietor at Huggins' Marine Mart, 105 Leadenhall St London. Printed by Dean & Munday, Threadneedle St. [1st edition. 1841]" Image: ATL



Enlargement of Luke Nattress drawing to show Clay Point in 1841 with houses for Heaphy and L. Nattress on the headland above.



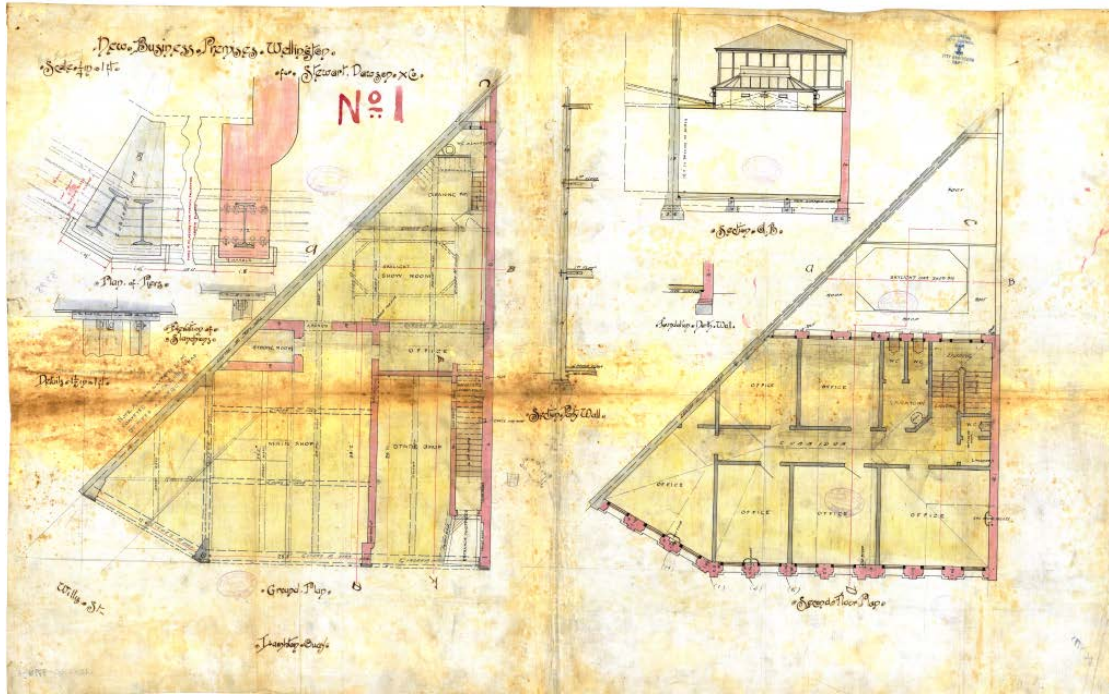
Circa 1860s photograph of the corner of Willis Street and Lambton Quay with Warmoll's Outfitting Gold Diggers Establishment²⁴ were located at Clay Point, on part of the future site of Stewart Dawson's Corner from circa 1861 - 1872.²⁵ Image: ATL ref ID: 1/1-000694-F



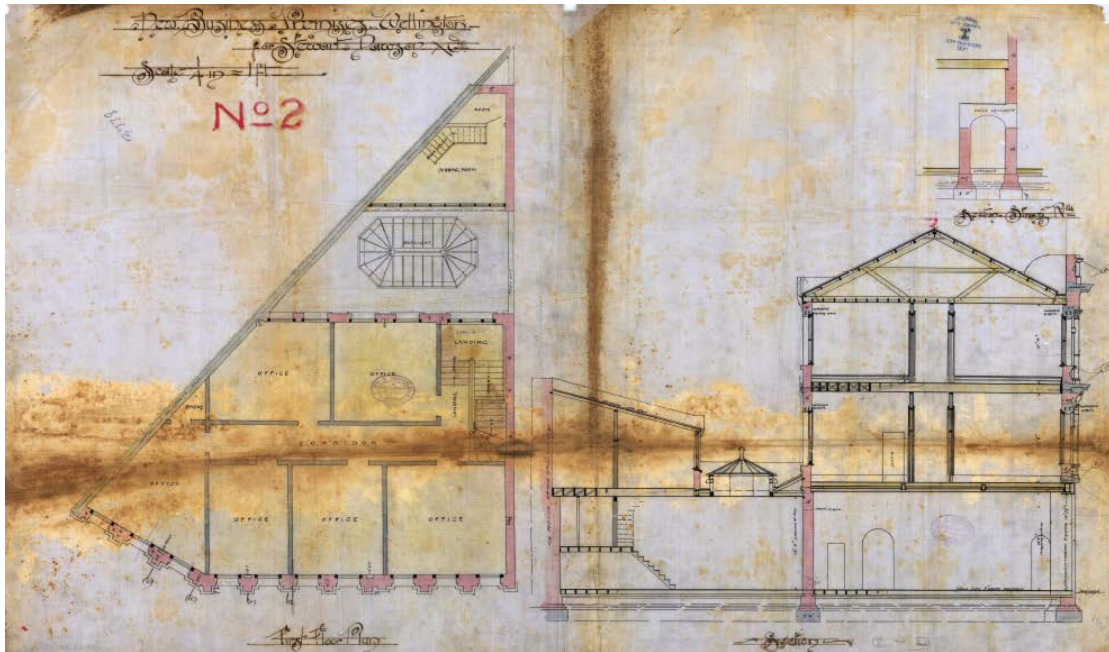
Corner of Willis Street and Lambton Quay in circa 1930s with Stewart Dawson's on the right of the photograph. Image: William Hall Raine. ATL ID: PAColl-3071-1-01

²⁴ *Wellington Independent*, 20 August 1861, Page 2

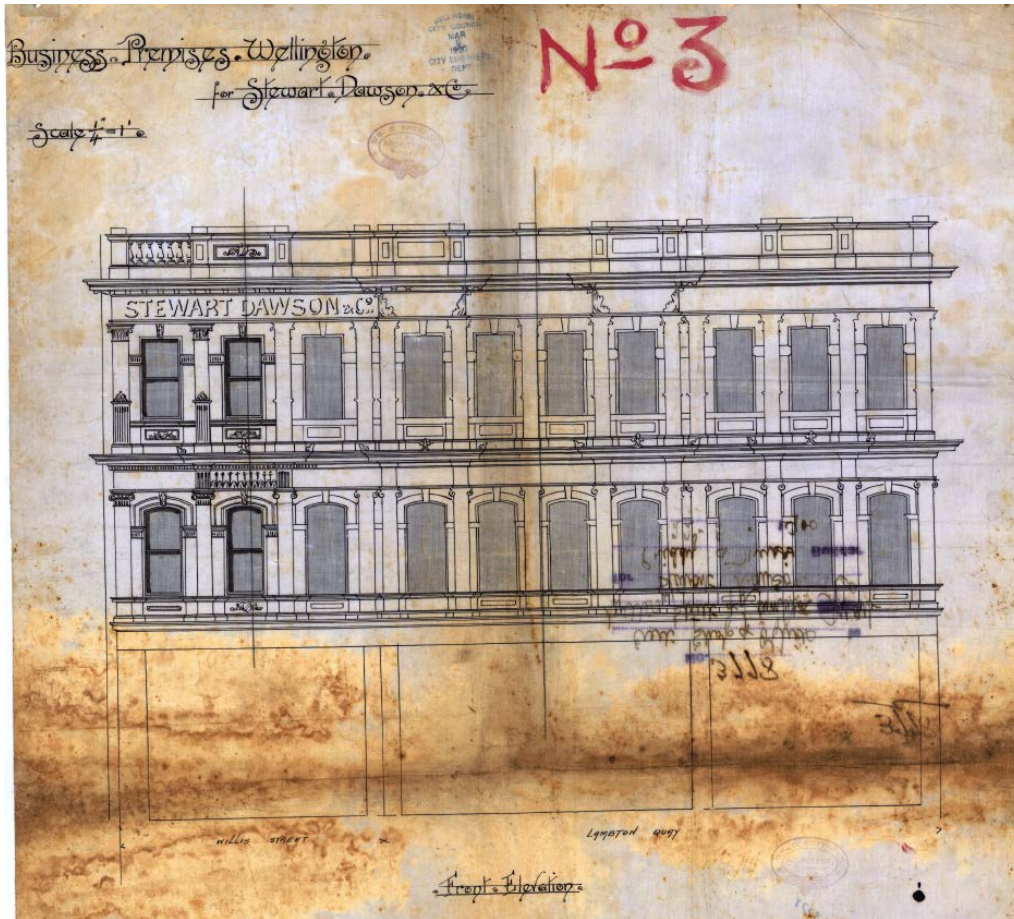
²⁵ *Wellington Independent*, 23 December 1871, Page 1



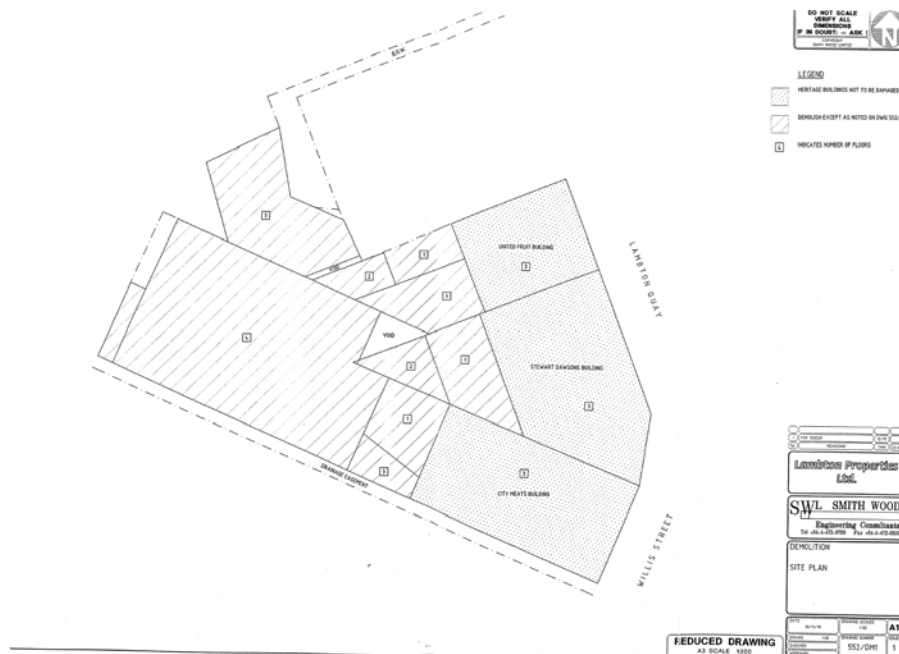
1900 Ground and first floor plans, part section and steel structural detail. Image: WCC Archives ref 0053_60_3778



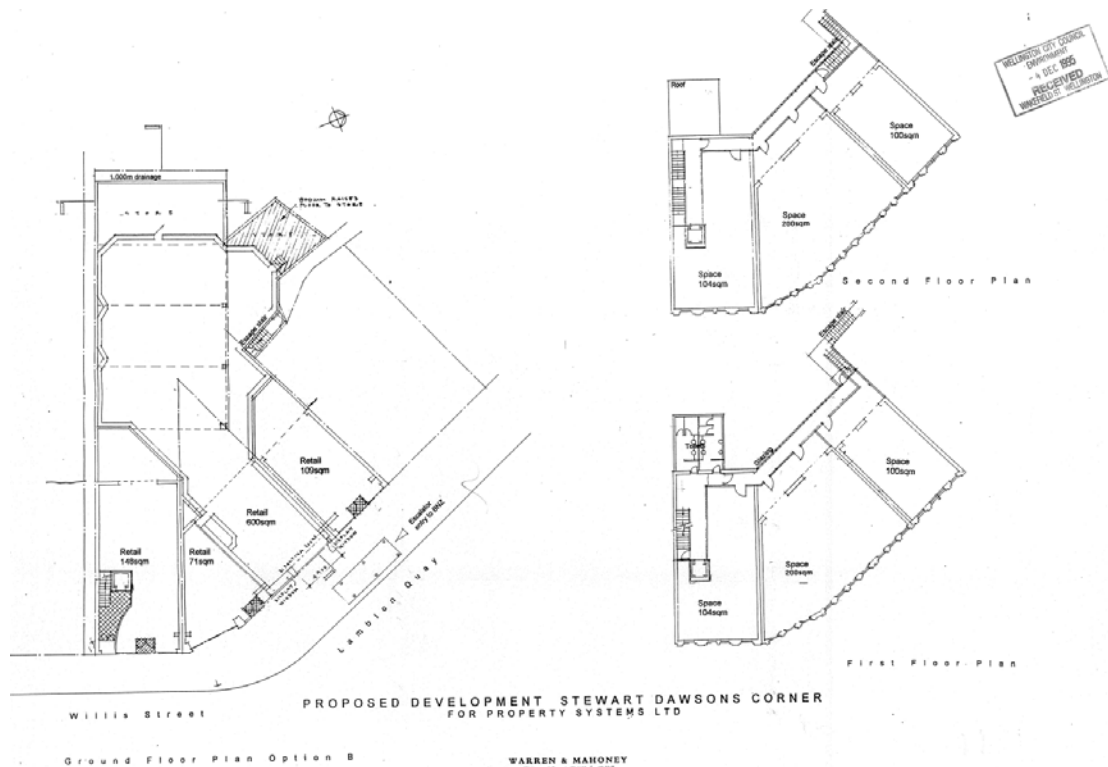
1900 second floor plan and section. Image: WCC Archives ref 0053_60_3778



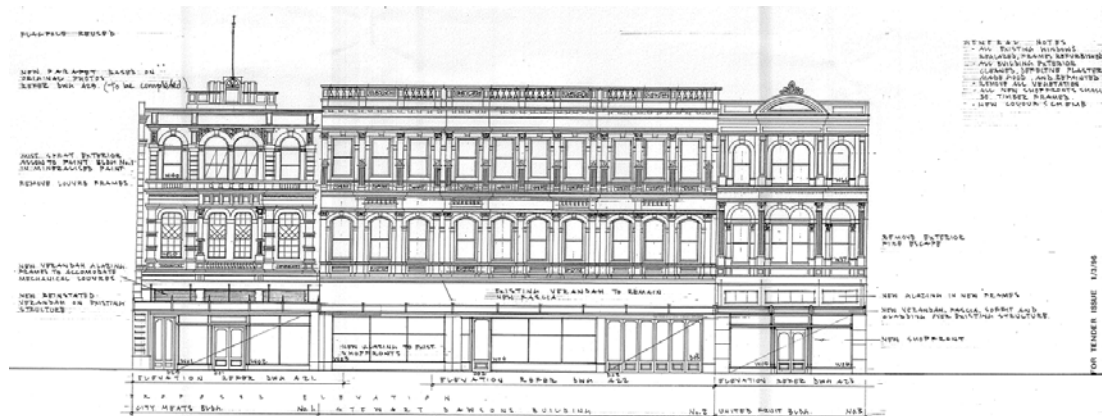
1900 Lambton Quay Elevation. Image: WCC Archives ref 0053_60_3778



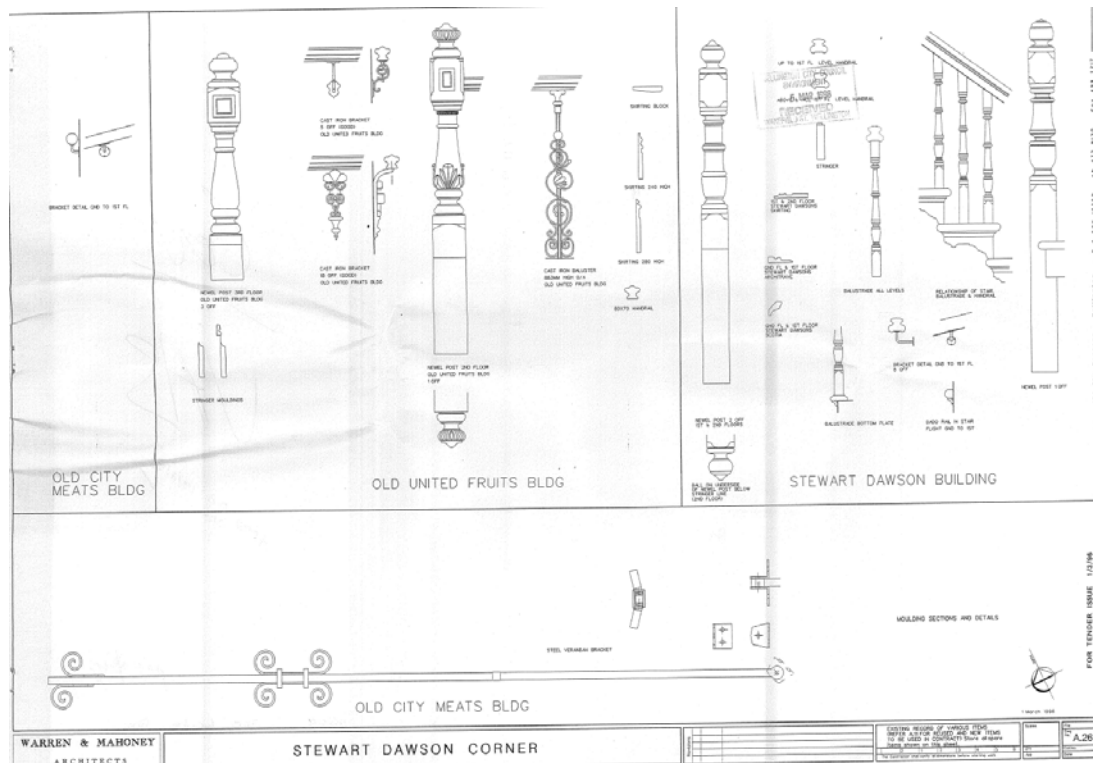
1995 proposed site plan showing 360 Lambton Quay (United Fruit / EBI), 366 Lambton Quay (Stewart Dawson's) and 2-4 Willis Street (Fletchers / City Meat). Image: WCC Archives ref 00061_171_15462



1995 proposed floor plan to amalgamate the buildings at 360 Lambton Quay (United Fruit / EBI), 366 Lambton Quay (Stewart Dawson's) and 2-4 Willis Street (Fletchers / City Meat). Note the removal of the internal partitions and the stairs at 360 and 366 Lambton Quay. Image: WCC Archives ref 00061_171_15462



1996 proposed elevation. Image: WCC Archives ref 0061_258_16509



1996 existing and proposed details. Image: WCC Archives ref 0061_258_16509

1.2 Timeline

Between 1854 – 1861	Timber building at Clay Point constructed for John Warmoll
1857 – 1863	CR Carter reclamation on the east side of Lambton Quay
1860s	The site was occupied by Warmoll's Outfitting Establishment from at least 1861 ²⁶ until early in 1872. ²⁷
1872	The property was sold to Messrs J McDowell and Co Drapers who extended the building along Willis Street
Circa 1887	Stewart Dawson jewellers established in Australia ²⁸
1895	McDowell sold the property at the corner of Willis Street and Lambton Quay to W.C. Fitzgerald
1900	The intersection was also referred to as 'the old Evening Post corner' ²⁹ and the road was widened in this year. ³⁰
December 1900	Stewart Dawson's jeweller opened their new premises at the corner of Lambton Quay and Willis Street ³¹
1906	William C Fitzgerald, chemist, died of an overdose of the drug 'trional' "taken to induce sleep." ³²
1987	Purchased by Renouf Property Investments Ltd
1988	360 Lambton Quay, 366 Lambton Quay and 2-4 Willis Street were amalgamated onto one property title by the investment company Lambton Quay no.366.

²⁶ *Wellington Independent*, 20 August 1861, Page 2

²⁷ *Wellington Independent*, 23 December 1871, Page 1

²⁸ *The Sydney Morning Herald* (NSW : 1842 - 1954), Friday 12 August 1932, page 8

²⁹ *Evening Post*, 13 January 1900, Page 4

³⁰ THE PROGRESS OF THE WAR. *Evening Post*, 9 February 1900, Page 4

³¹ "Stewart Dawson & Co". *Manawatu Herald*, 22 December 1900, Page 2

³² "Death of Mr Fitzgerald." *Thames Star*, 15 October 1906, Page 2

1997 Extensive refurbishment with the substantial loss of older building fabric

1.3 Occupation history

1900 first floor office tenants - Equitable Life Assurance Society of the USA ³³

1.4 Architect

CHATFIELD, William Charles, (1851/52 – 1930³⁴)

William Chatfield was born in Sussex and educated in Brixton, Surrey. He came to New Zealand at the age of 16 in 1867 and was immediately engaged in architectural work. He joined the Public Service in 1872 as Chief Draughtsman and Assistant Paymaster and Engineer in the Engineer's Department of the Wellington Provincial Government. He held these positions until 1876 when provincial government was abolished. During this time he worked on the Thorndon reclamation and designed many bridges.

He went into private practice in 1876 and designed several large office and warehouse buildings such Kings Chambers, corner Willis and Willeston Streets (1902), the Wellington Opera House (1886) and the Colonial Mutual Insurance Building, corner Customhouse Quay and Willeston Street (1897).

Chatfield's buildings were characterised by their enormous strength resulting from the use of heavy masonry reinforced with railway irons for foundations, cornices and columns.

Chatfield contributed to the foundation and development of the New Zealand Institute of Architects and was elected first president for the 1905-6 term. He was re-elected for the following term, 1906-7, and again in 1914-15. He also worked toward the placing of the New Zealand Institute of Architects Act 1913, on the Statute Book.

2.0 Physical description

2.1 Architecture

This three-storey building is the only surviving commercial building of note designed by William Chatfield. The construction technique used in the building was progressive for its time, revealing an advanced appreciation of seismic construction. The main feature of this system was steel stanchions and girders cast in concrete.

The facade is Edwardian Classical in style, well-composed, with subtle and restrained detail. This is evident in the handling of the corner detail, where the two 'facets' of the building meet. Paired pilasters gently 'turn' the building and resolve the awkward change of angle. The windows are segmentally-arched on the first floor, framed by Ionic pilasters. On the second floor, the windows are square-headed and framed by Corinthian pilasters. Some of the panels below the windows have a moulding of festoons. This discreet use of superimposed orders and changing window detail gives variation and relief to the regularity of the facade. The plain entablature bears the firm's name and gives way to a pronounced cornice with dentils. A balustraded parapet discreetly caps the building.

³³ *Evening Post*, 29 November 1900, Page 7

³⁴ WCC Heritage Building Inventory 2001 Appendix III

Stewart Dawson's building has been successfully strengthened and refurbished and remains a pivotal building in an Edwardian group of high townscape value.

2.2 Materials

- Brick masonry external walls with piers reinforced with steel stanchions and girders cast in concrete.³⁵
- Masonry inter-tenancy walls on the ground floor
- Timber floors on timber floor joists spanning onto steel beams
- Concrete strip foundations

2.3 Setting

Lambton Quay has developed over time to become Wellington City CBD's "golden mile" of retail and commercial office buildings where banks, department stores and company head offices have traditionally built their highest quality buildings. This area has a high pedestrian 'foot-count' and is the key inner city retail shopping precinct. The street is characterised by the mix of modern office buildings and older heritage buildings, and the surviving heritage buildings continue to make a fine contribution to a, sometimes bland, modern streetscape along Lambton Quay.

The Stewart Dawson's Building can be read as part of a group of late Victorian / Edwardian Buildings that extend from the former Equitable Building and Investment Co. (EBI) at

360 Lambton Quay includes the Stewart Dawson Building at 366 Lambton and continues to the Fletcher's building at 2-4 Willis Street. These buildings have been known collectively as Stewart Dawson's Corner (SR 16509) since 1996 when the buildings were redeveloped, although Stewart Dawson jewellers are only associated with the building at 360 Lambton Quay. The Victorian / Edwardian precinct at the corner of Willis Street, Lambton Quay and Customhouse Quay also includes the group of fine Edwardian BNZ buildings on the opposite side of Lambton Quay from Stewart Dawson's corner.

The Stewart Dawson's corner buildings conceal the cliff face of Clay Point, an early Wellington landmark, and most of the flat land in the immediate vicinity of Clay Point was reclaimed by C.R Carter in 1857 – 63. Lambton Quay is an early road that marks the original extent of the flat land above the high water mark on the Port Nicholson foreshore, and in the early years of European settlement houses, shops and warehouses lined the western side of Lambton Quay, with the sea and beach to the east. The earthquakes of 1848 and 1855 led to the early settler's preference for timber construction, but the city's many major fires in the later years of the nineteenth century saw the popularity of (fire resistant) brick and masonry buildings increase.³⁶ The WCC Old Shoreline Heritage Trail notes that "by the 1920s, this street [Lambton Quay] had some of the city's finest buildings in an unbroken Victorian/ Edwardian streetscape."³⁷

The WCC in the mid 1970s required that all buildings meet a minimum requirement for earthquake resistant design, a consequence was that many of the older buildings in Wellington's 'Golden Mile' were demolished and replaced with high-rise structures

³⁵ WCC Heritage Building Inventory 2001 ref Lamb 17

³⁶ BUILDING REGULATIONS. *Evening Post*, 17 July 1884, Page 2

³⁷ WCC Old Shoreline Heritage Trail 1996 (2nd ed. 2005)

made of steel and glass. This re-development of the inner city lasted well into the 1980s.³⁸

The key surviving heritage buildings in and around Lambton Quay now include: -

- The Lambton Quay Cenotaph (1929)
- Government Buildings (1876) at 15 Lambton Quay,
- Plischke and Firth's Massey House (1948-57) at 126 – 132 Lambton Quay,
- the Edwardian Baroque Public Trust Building(1909) and Lambton Quay, the fine Gummer and Ford designed State Insurance Building (1942), both of which are located at the intersection of Stout Street and Lambton Quay
- Druid's Chambers(1924-25) 1 – 5 Woodward Street
- The façade of Kirkaldie and Stains(1909, 1928 & 1988-89) at 165-177 Lambton Quay
- The former DIC (1928) / Harbour City Centre at 179 – 193 Lambton Quay and the similarly styled neighbour the former T&G /Harcourt's Building(1928) at 203 – 213 Lambton Quay both by A & K Henderson
- Brandon House(1910) 20 Brandon Street
- The Art Deco styled MLC Building (1939-40) at 231 Lambton Quay
- The diminutive Kelburn Chambers (1901) at 280-284 Lambton Quay
- The Lambton Quay to Upland Road Cable Car Heritage Route Area
- Plimmer's Emporium(1916) and the Lambton Quay to Boulcott Street Plimmer Steps Heritage Area
- The Edwardian Whitcoulls Building at 312-316 Lambton Quay
- The elegant South British Insurance Building(1936) at 326 Lambton Quay
- The "Chicago" Styled CBA Building (1936) at 328-330 Lambton Quay
- The Art Deco styled Prudential Assurance Building(1934-35) at 332-340 Lambton Quay
- The group of older Classical styled buildings that turn the corner between 360 Lambton Quay and 2-4 Willis Street including Poy's Building (c.1887, 1904/5), Stewart Dawson's Building (1900) and Fletcher's Building (1900).
- The Bank of New Zealand street block of buildings at Hunter Street, and Lambton and Customhouse Quays, Building 1 (1901), Building 2 (1904), Building 3 (1885) Building 4 (1903)
- The BNZ/Head Office Heritage Area

Lambton Quay can also be read in the context of the various high-quality heritage buildings on nearby Customhouse Quay, Featherston Street, Hunter Street, Jervois Quay, Johnston Street and The Terrace. Lambton Quay can also be read in the context of overlapping Stout Street Heritage Area and the nearby open space of the Wellington waterfront.

³⁸ WCC website accessed June 2012 <http://www.wellington.govt.nz/services/history/1972.html>

3.0 References

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- Page 1 Advertisements Column 1 *Evening Post*, Volume XIX, Issue 111, 14 May 1880, Page 1 ; Page 4 Advertisements Column 2 *Evening Post*, Volume XIX, Issue 71, 29 March 1880, Page 4;
- CONTEMPT OF COURT. *Evening Post*, Volume L, Issue 110, 5 November 1895, Page 2;
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- *Sharland's New Zealand Journal*, 7 March 1900
- Page 4 Advertisements Column 5. *Evening Post*, Volume LIX, Issue 11, 13 January 1900, Page 4
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- THE PROGRESS OF THE WAR. *Evening Post*, Volume LIX, Issue 34, 9 February 1900, Page 4
- Page 7 Advertisements Column 7 *Evening Post*, Volume LX, Issue 130, 29 November 1900, Page 7
- Stewart Dawson & Co. *Manawatu Herald* , 22 December 1900, Page 2
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- OBITUARY. *Auckland Star*, Volume XLIV, Issue 254, 24 October 1913, Page 6;
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- *Old beauty loss upsets councillor*, *Evening Post*, 1 December 1981
- *The Quay's changing face*, *Evening Post* September 1981
- *Stewart Dawson's to be saved, restored.*, *Evening Post*, 5 April 1983

Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

This three-storey building is the only surviving commercial building of note designed by William Chatfield. The building is a good representative example of an Edwardian Classical commercial premises and the façade is well-composed, with subtle and restrained detail.

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 is sited at the location of the once prominent headland at “Clay Point” that was a local landmark in Wellington Harbour.

In the years after 1850 this significant corner site at Clay Point has been named after successive business owners and has been known locally as McDowell’s Corner, Fitzgerald’s Corner and most recently Stewart Dawson’s Corner.

The building is part of a group three of late Victorian / Edwardian buildings that are now thought of as Stewart Dawson’s corner (although only the central building has a historic association with the jeweller). Stewart Dawson’s corner continues to be a prominent landmark that marks the key intersection between Willis and Lambton Quay in Wellington’s CBD.

Group: Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

The building is part of a group three of late Victorian / Edwardian buildings that are of a consistent scale and degree of ornamentation, and that effectively ‘turn-the-corner’ between Lambton Quay and Willis Street. The building façade makes a strong positive contribution to the BNZ /Head Office Heritage Area.

Historic Value:

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

The ground floor jewellery store in this building has been occupied by Stewart Dawson’s jewellers for over 100 years and few businesses in Wellington can claim to have traded from the same building for so long. The building has a strong historic association with Stewart Dawson’s, a large international jewellery business and with its owner David Stewart Dawson.

This three-storey building is the only surviving commercial building of note designed by William Chatfield, a once prominent local architect.

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

The building site has a strong historic association with the settlement of Port Nicholson, and the development of the early retail trade in the city.

Scientific Value:

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

The site has been occupied continuously since at least 1861

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 construction technique used in the building was progressive for its time, revealing an advanced appreciation of seismic construction. The main feature of this system was steel stanchions and girders cast in concrete.

Social Value:

Public esteem: *Is the item held in high public esteem?*

The building is held in high public esteem as a local landmark, as can be seen by the public interest in its preservation when it was faced with demolition in the 1980s.

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) unaltered for over 100 years and makes a strong positive contribution to the sense of place and continuity of the BNZ /Head Office Heritage Area.

The ground floor jewellery store in this building has been occupied by Stewart Dawson's jewellers for over 100 years and few businesses in Wellington can claim to have traded from the same building for so long

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 features comprehensive structural design to reinforce a masonry façade with steel stanchions.

The ground floor jewellery store in this building has been occupied by Stewart Dawson's jewellers for over 100 years and few businesses in Wellington can claim to have traded from the same building for so long

The building is a rare surviving example of an Edwardian masonry commercial building in Wellington's CBD.

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

The building façade is a good representative example of an Edwardian commercial building.

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 building façade has had relatively few intrusive modern alterations and retains substantial areas of original building fabric.

Local/Regional/National/International

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

4.0 Appendix

Background research

4.1 Stewart Dawson and Co³⁹

Stewart Dawson and Co. , Watch-makers and Jewellers, Corner of Dowling and Princes Street, Dunedin. This business was founded in 1872, by Mr. Stewart Dawson, at 20 Hatton Garden, London, E.C. Since then branches have been established in Melbourne, Sydney, Perth, Brisbane, Auckland, Wellington and Christchurch. The Dunedin branch was opened in December, 1902. The building is of brick, three stories in height, and faced with cement. It has a total front-age of 67 feet, 25 feet on Princes Street, and 42 feet on Dowling Street. A large display of jewellery, gold and silver ware, makes the premises most attractive, especially at night, when they are not only lit up most brilliantly within, but are lighted outside by eight of the finest type of lamps to be seen in the city. The interior of the building has the appearance of a fairy palace: harmony of colour, design, and arrangement is combined in a most pleasing manner, and all the jewellery is of the very latest type, being specially sent out from the London office. It comprises the latest designs in rings, diamond jewellery, brooches, pendants, bracelets, and an array of gold watches of different makes and values. Choice articles in solid silver, and silver-plated ware, handsome clocks, and costly jewels in morocco cases are also kept in stock; and the whole is offered at prices that must give Messrs Stewart Dawson and Co.'s establishment a powerful influence in trade in the city and surrounding districts. Mr. Stewart Dawson, the head of the firm, is a man of many qualifications, and may be said to be the embodiment of the business man, his practical knowledge, energy and experience having built up all the houses which bear his name.

4.2 Traffic lights

The traffic lights at the Stewart Dawson corner were much photographed in 1951 by the Evening Post – this suggests that they are somehow significant.

4.3 Stewart Dawson – another Wellington shop

Stewart Dawson's appear to operated a shop at 3 Lambton Quay, Ruthven Chambers in 1900⁴⁰

4.4 Fitzgerald the chemist

Appears to have been listed at a lot of inquests in the late 19th century, also he died of a drug overdose. More research could be done here.

³⁹ The Cyclopedia of New Zealand [Otago & Southland Provincial Districts] 1905

⁴⁰ LOCAL AND GENERAL. Evening Post, Volume LXI, Issue 39, 16 February 1901, Page 4

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report	Y	
Heritage Area Spreadsheet	Y	
Heritage items folder (electronic)	Y	
HPT website	Y	
HPT files	Y	
Conservation Plan	N	
Searched Heritage Library (CAB 2)	Y	

00053:60: 3778	Corner of Lambton Quay and Willis Street [366 Lambton Quay], warehouse	Applicant: Priddy and Muir. Owner: Stewart Dawson and Co. Architect: William Chatfield.	Building Permit/ Consent	22 Mar 1900
00056:340: B26284	366 Lambton Quay, lantern light	Legal description: Part Town Sections 512 and 513. Owner: Stewart and Dawson. Builder: JW Knight. Application value: £25	Building Permit/ Consent	17 Oct 1947
00056:454: B34469	366 Lambton Quay, verandah	Legal description: Part Town Sections 512 and 513. Owner: Stewart and Dawson. Builder: HM Anderson. Application value: £2453	Building Permit/ Consent	11 May 1953
00058:92: C4466	366 Lambton Quay, fire escape	Legal description: Part Town Acre 512 and 513. Owner: Stewart Dawson Ltd. Builder: Cable and Co. Application value:	Building Permit/ Consent	20 Mar 1959

		£443		
00058:1144: C49362	366 Lambton Quay, upgrade premises	Owner: Stewart and Dawson. Builder: P Critchley. Legal description: Part Town Acres 512-513 [Lot 1 DP 82048]. Application value: \$7,900.	Building Permit/ Consent	04 May 1978
00058:0: C63704	366 Lambton Quay, reinstatement	Owner: Realty Development Corporation. Builder: Fletcher Construction Co. Legal description: Part Town Acre 512 and 513. Floor area: 242 square metres. Note: Stewart Dawsons building.	Building Permit/ Consent Microfiche	22 Nov 1983
00060:149: 5436	366 Lambton Quay, refit record shop		Building Permit/ Consent	30 Jun 1994
00061:171: 15462	366 Lambton Quay, demolition	Owner: Lambton Properties Ltd. Applicant: Smith Wood Ltd. Legal description: Lot 1 DP 32520, Lot 1 DP 54193, [Lot 1 DP 82048]. Application value: \$75,000.	Building Permit/ Consent	11 Dec 1995
00078:19: 22810	366 Lambton Quay, refit of retail premises	Stewart Dawsons Jewellers. Applicant: James Pascoe Ltd. Legal Description: Lot 1 DP 3250, Lot 2 DP 54193. Application Value: \$150,000.	Building Permit/ Consent	1996
00078:3430: 206623	360 Lambton Quay, 366 Lambton Quay, Internal fit-out of new retail store.	Legal description: Lot 1 DP 82048. Owner: ING Property Trust No.1 Ltd. Applicant: Australasian Retail Projects Ltd. Designer: Design Design. Project value: \$350,000.	Building Permit/ Consent	2010
SR Code	SR Type	SRI Description	SRI Status	Current Updated
9023046	Bldg Cons<500K	Adds and Alts, Site Address is 366	Completed	21/09/1948

		Lambton Quay		
9029083	Bldg Cons<500K	Adds and Alts, Site Address is 366 Lambton Quay	Completed	5/08/ 1953
9036568	Bldg Cons<500K	Adds and Alts, Site Address is 366 Lambton Quay	Completed	24/08/ 1959
9066705	Bldg Cons<500K	Adds and Alts, Site Address is 366 Lambton Quay	Completed	4/05/ 1978
9077278	Bldg Cons<500K	Reinstatement, Site Address is 366 Lambton Quay	Completed	31/05/ 1984
9200693	Property Feature	BUILDING HERITAGE ITEM (DISTRICT PLAN): Details migrated from RHS #693, (Restrictions and Hazards System - RHS System 1991- 2006) on 28-06-2006	To be verified	24/01/ 1995
5436	Bldg Cons<500K	Shop Atls, Site Address is 366 LAMBTON QUAY	Completed	20/02/ 1997
15462	Bldg Cons<500K	Demolition, Site Address is 366 Lambton Quay	Completed	3/09/ 1997
22810	Bldg Cons<500K		Completed	5/09/ 1997
34984	Bldg Cons<500K	Office Fitout Level One	Completed	7/10/ 1997
36372	Bldg Cons<500K	Internal fitout of Stewart Dawsons building.	Completed	27/11/ 1997
36565	Bldg Cons<500K	New antennae and construction of BTS room.	Completed	26/03/ 1998
37963	Bldg Cons<500K	Internal Fitout	Completed	7/07/ 1998
42571	Bldg Cons<500K	Additions and alterations - Internal Fitout	Completed	7/07/ 1998
51440	Bldg Cons<500K	Additions and alterations - alterations to office space level 2	Completed	20/04/ 1999
52006	Bldg Cons<500K	Alterations to existing interior fitout	Completed	12/05/ 1999
60175	BC Smallworks	Installation of an under verandah sign.	Completed	17/10/ 2000
115372	Bldg Cons<500K	Minor refit to shop to create office	Completed	12/07/ 2004
153849	aBLDG CONSENT	1.1 Commercial - Stewart Dawson Building - Ground Floor - Interior fitout	Completed	22/02/ 2007

		of retail premises		
152708	aBLDG CONSENT	1.1 Commercial - Stewart Dawson's - level 1 - Demolition of existing partitions - New partitions to be installed.	Completed	28/08/ 2008
208375	RC - a Res.Con	Alterations to e listed Heritage item	Passed to Holding	11/03/ 2010
208193	RC - a Res.Con	1. Land Use: Signage on Heritage Building	Passed to CME	26/03/ 2010
206623	aBLDG CONSENT	2.2 - Commercial - Internal fit-out of new retail store - Footlocker - AKA 366 Lambton Quay	Completed	23/09/ 2010
202927	aBLDG CONSENT	2.2 - Commercial - Stewart Dawson Building - Create additional tenancy to the ground floor with addition of a new inter-tenancy wall. AKA 360 - 366 Lambton Quay.	Completed	1/04/ 2011
170174	Bdg StrengthInv		Earthquake Prone?	28/02/ 2012



Circa 1900 photograph of the corner of Willis Street and Lambton Quay, with Fitzgerald Pharmacy located on the future site of Stewart Dawson's. Image: ATL ID: 10x8-1726-G



Corner of Willis Street and Lambton Quay. Image: WCC Archives ref 00157_1_002