

The (former) Fletcher's Building

2-4 Willis Street



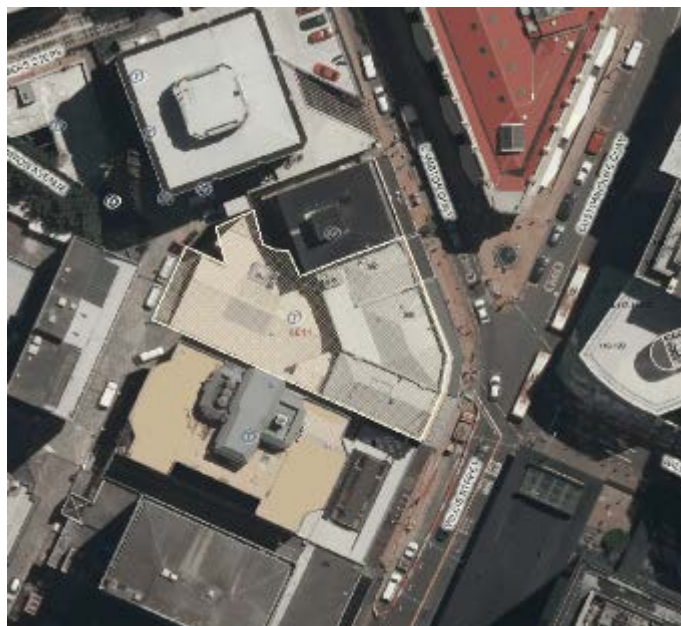
Image: *Charles Collins, 2015*

Summary of heritage significance

- The Fletcher's Building is an attractive and well-designed Edwardian Classical building designed by Thomas Turnbull and Sons a well-known and regarded Wellington architectural practice.
- The building is sited at the location of the once prominent headland at "Clay Point" that was a local landmark in Wellington Harbour.
- 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.
- The building façade has had relatively few intrusive modern alterations and retains substantial areas of original building fabric.

District Plan:	Map 17, Symbol 342
Legal Description:	Lot 1 DP 32520 Pt Secs 512, 513 Town of Wellington
Heritage Area:	BNZ / Head Office Heritage Area
HPT Listed:	Category II ref 3619 South Lambton Quay Historic Area Ref 7041
Archaeological Site:	Pre 1900 human history on site
Other Names:	Clay Point; McDowell's Corner; Fitzgerald's Corner; Apothecaries' Hall; C A Fletcher Chemist; City Meat; Borrin Building; Stewart Dawson Chambers; Carroll's Tea Rooms.
Key physical dates:	1872 McDowell Willis Street addition to an original Lambton Quay building 1900 demolition of the original Lambton Quay shop and major alterations (or possibly demolition) of the Willis Street wing. 1903 construction of a new building behind the Willis Street building 1988 2-4 Willis Street amalgamated with 360 Lambton Quay and 366 Lambton Quay to form "Stewart Dawson Chambers"
Architect / Builder:	1872 McDowell extension. Architect unknown 1900 Front Shop "alterations" Architect: Thomas Turnbull & Son 1903 Rear warehouse and offices Architect: Crichton and McKay, Contractor: W.L. Thompson?
Former uses:	Drapery shop Chemist shop with offices above Ground floor retail with offices above Tea Rooms – 1903 rear extension Hungarian Club
Current uses:	Ground floor retail with offices above
Earthquake Prone Status:	170174 Bdg StrengthInv posted 28/02/2012

Extent: Cityview GIS 2012



1.0 Outline History

1.1 History¹

Fletcher's Building was built and named for Charles Augustus Fletcher, a chemist of Wellington. The permit was issued on 28 January 1903² and a panoramic photograph of Wellington, taken late in 1903, shows the completed building.³ Charles Augustus Fletcher (ca 1876 – 1936) was educated at Christ's College, Christchurch and owned a chemist shop in Christchurch before moving to Wellington in circa 1900 when he purchased Fitzgerald's Chemist business on the corner of Lambton Quay and Willis Street by November 1902.⁴

The site of Fletcher's chemist shop 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. In circa 1861 John Warmoll (1831- 1913)⁵ built a shop on land by Lambton Quay that was by then, according to the NZHPT, altered beyond recognition by reclamation.⁶

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. By 1861 he had moved to New Zealand and went on to establish a mercery and clothing business stocked with the equipment suitable for use in the goldfields, from a 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.⁷

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. This extension doubled the size of the original building, and the shop went from being considered the largest in Wellington to being considered one of the largest shops in the colony, and the site was thereafter known as McDowell's corner.⁸ McDowell sold the property in 1895 to W.C. Fitzgerald⁹ a 'chemist and surgeon dentist' who had earlier operated from a property in Manners Street.¹⁰ 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 corner¹¹ for the five years until the end of the nineteenth century.

¹ The history of the Fletchers Building is based on the WCC Heritage Building Inventory 2001 ref Will 1

² WCC Building Permit File, Fletcher's Building, 360 Lambton Quay

³ Main W 1972, "Wellington Through a Victorian Lens", Millwood Press, Wellington p.49

⁶.

⁴ OBITUARY *Evening Post*, 5 May 1936, Page 10; *Evening Post*, 22 November 1902, Page 2

⁵ OBITUARY. *Auckland Star*, 24 October 1913, *Wellington Independent*, 20 August 1861, Page 2; *Wellington Independent*, 23 December 1871, Page 1;

⁶ NZHPT website accessed July 2012

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

⁷ OBITUARY. *Auckland Star*, 24 October 1913, Page 6

⁸ DEATH. *Evening Post*, 13 December 1875, Page 2

⁹ 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*, Volume, 15 October 1906, Page 2

¹⁰ *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

¹¹ NZHPT 1988, Buildings Classification Committee Report, Stewart Dawson's Building

The original Warmoll's section of the timber premises on Lambton Quay (approximately) was bought by David Stewart Dawson in 1900,¹² 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 and Fitzgerald submitted a building permit application to create an extension his pharmacy designed by Thomas Turnbull in January 1900.¹³ This presumably created most of the shop façade that still exists. He then moved his pharmacy to the "wrong side" of Willis Street awaiting completion of his new premises,¹⁴ but soon after sold the business and premises to C.A. Fletcher. C.A. Fletcher then submitted a building permit application for a new building at the rear of the site (behind the Fitzgerald / Thomas Turnbull shop) in January 1903, and this extension was designed by Crighton and McKay.

Fletcher's Building, like many others, had shops on the ground floor and offices on the floors above. Charles Fletcher had his chemist shop on the ground floor until 1907 and in the mid-1920s he kept offices on the 3rd floor.¹⁵ By 1930 Fletcher had sold the building to S.G. Nathan.

Many alterations have been made to the building over its history. A verandah was added in 1930¹⁶ and the majority of modifications since then have been to shop fronts and interiors. By 1919 the rear building on the site housed Carroll's Tea Rooms. In 1960 part of the building was converted into the Hungarian Club while in 1964 one shop was modified to make way for a butcher's store, City Meats,¹⁷ which became strongly identified with the building.

The conversion of part of the building into the Hungarian Club¹⁸ came at a key time in the history of New Zealand's participation in the Cold War. Although a few hundred Hungarian refugees arrived in New Zealand after WWII, more fled Hungary in the wake of the 1956 uprising against Communism, and by 1959 New Zealand's share (1,117) of the 200,000 people seeking refuge had arrived. Most were male, single and in their 20s, and many of these struggled to integrate. Some refugees, after ten years under Communist rule, held strong distrust of government workers and this is shown by the record of the Welfare Officer who wrote "I have been told that rumours have been spread according to which I am not in fact a Hungarian Welfare Officer but merely a paid agent of the Government to spy on their political beliefs. Some of the refugees do not approach me with confidence."¹⁹

The influx of Hungarian refugees "reinvigorated" the existing Hungarian clubs and associations and many more were formed to welcome the new arrivals. These had generally served their purpose by the 1970s and many folded soon after. Te Ara the Encyclopedia of New Zealand notes that the demise of the Wellington club was due to mistrust "...within the Hungarian community, divided by political and religious beliefs..."²⁰

¹² Land Titles Office, CT 106/43

¹³ WCC archives ref 3707

¹⁴ *New Zealand Free Lance*, 29 September 1900, Page 14

¹⁵ Wise's Directories, Wise's New Zealand Post Office Directories, Dunedin

¹⁶ WCC Building Permit File, Fletcher's Building, 360 Lambton Quay

¹⁷ Ibid.

¹⁸ WCC archives ref C7590

¹⁹ Te Ara Story: Hungarians Page 2 – Immigration from 1956: refugees

<http://www.teara.govt.nz/en/hungarians/2>

²⁰ Te Ara Story: Hungarians Page 2 – Immigration from 1956: refugees

<http://www.teara.govt.nz/en/hungarians/2>

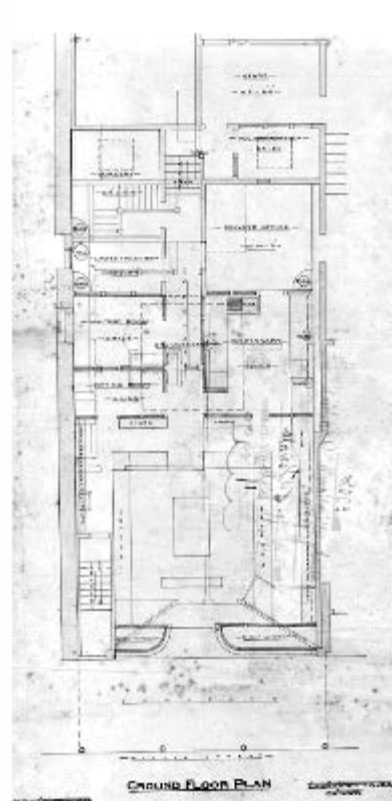
In 1988 the property at 2-4 Willis Street was sold to Lambton Quay No. 366 Limited, an investment company that also secured title to 360 Lambton Quay and 366 Lambton Quay, and other buildings to the rear of these properties. The buildings were substantially refurbished in 1996/7, with the loss of considerable original internal fabric. The building now houses retail and commercial businesses.



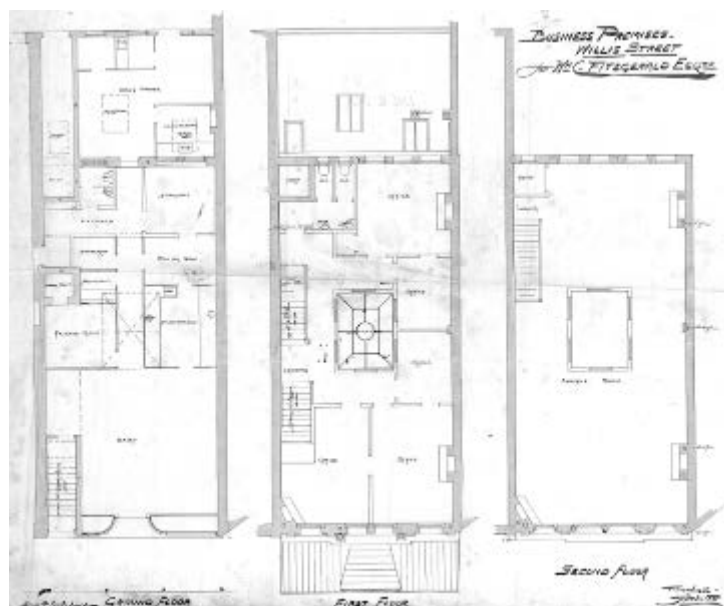
Circa 1900 photograph of the corner of Willis Street and Lambton Quay, with Fitzgerald Pharmacy located on the future site of Stewart Dawson's. Image: ATL ID: 10x8-1726-G



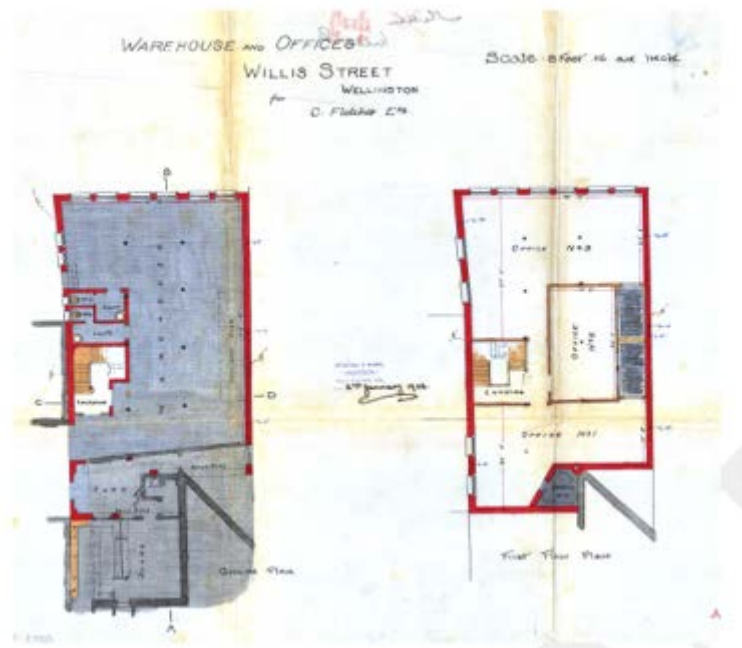
Corner of Willis Street and Lambton Quay in circa 1930s with Stewart Dawson's on the right of the photograph. Image: William Hall Raine. ATL ID: PAColl-3071-1-01



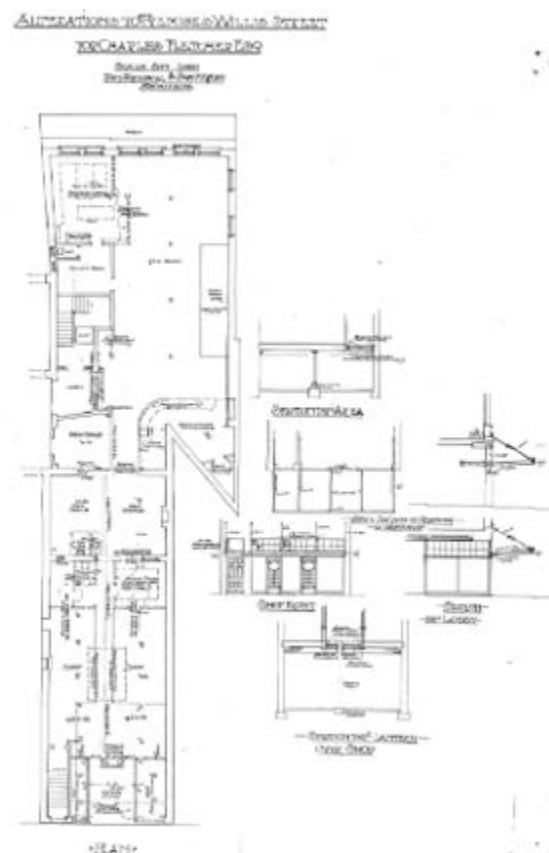
January 1900 drawing (possibly) shows the ground floor plan as existing superimposed with some of the proposed works, although this does not appear to be the final scheme. Image: WCC Archives ref 00053_59_3707



April 1900 ground, first and second floor plan as proposed. Image: WCC Archives ref 00053_59_3707



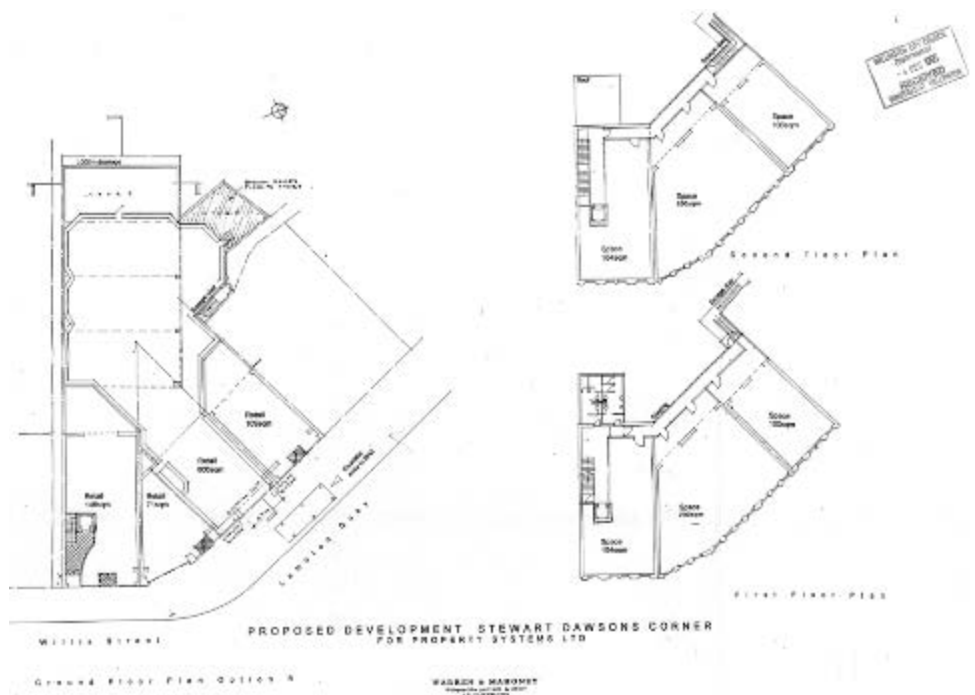
1903 new four storey office and warehouse building constructed behind the existing (1900) building. Image: WCC archives 00053_92_5249-plans.



1919 proposed alterations by William Turnbull. Note the use of the rear portion of the building as a Tea Rooms, and the division of the ground floor shop fronting Willis Street into two separate tenancies. Image: WCC Archives 00053_198_10964



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

1.2 Timeline

1857 – 1863 ca. 1861	CR Carter reclamation on the east side of Lambton Quay Timber building at Clay Point constructed for John Warmoll. The site was occupied by Warmoll's Outfitting Establishment from at least 1861 ²¹ until early in 1872. ²²
1872	The property was sold to Messrs J McDowell and Co Drapers who extended the building along Willis Street
1895	McDowell sold the property at the corner of Willis Street and Lambton Quay to W.C. Fitzgerald
1900	Fitzgerald sold part of the building to Stewart Dawson. He appears to have commissioned Thomas Turnbull & Son to design additions to his existing (1872). ²³ Further research is required to establish if any of the 1872 building fabric survives. Stewart Dawson's jeweller opened their new premises at the corner of Lambton Quay and Willis Street, ²⁴ and Fitzgerald's pharmacy moved to temporary premises awaiting building works.
1901	Fitzgerald advertised a suite of rooms to let on the first floor of his "new brick building" in January 1901 ²⁵
1903	C.A. Fletcher purchased Fitzgerald's pharmacy on Willis Street and built a new warehouse and office building behind the shop designed by Crichton and McKay. ²⁶
1906	William C Fitzgerald, chemist, died of an overdose of the drug 'trional' "taken to induce sleep." ²⁷
1919	Charles Fletcher made further modifications to the front shop building, all designed by Thomas Turnbull. ²⁸
1944	Possible (extensive) repairs due to earthquake damage SR B23561 value £2,200
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.
1997	Extensive refurbishment with the substantial loss of older building fabric

1.3 Architect

Thomas Turnbull and Son.

The firm of 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.²⁹

²¹ *Wellington Independent*, 20 August 1861, Page 2

²² *Wellington Independent*, 23 December 1871, Page 1

²³ WCC archives ref 00053_91_5429-plan

²⁴ "Stewart Dawson & Co." *Manawatu Herald*, 22 December 1900, Page 2

²⁵ *Evening Post*, 7 January 1901, Page 1

²⁶ WCC archives ref 00053_198_10964

²⁷ "Death of Mr Fitzgerald." *Thames Star*, 15 October 1906, Page 2

²⁸ WCC archives 00053_198_10964

²⁹ Historic Places Trust, "Turnbull, Thomas - Architect", *Professional Biographies*, accessed September 25, 2012,

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

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 1891.³⁰ 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.”³¹

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 designer and responsible for many of Wellington’s “best and most convincing revivalist buildings”³² 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

³⁰ 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))

³¹ Cochran, Chris, *Turnbull House Conservation Plan* (Wellington: Department of Conservation, 1991), 19.

³² Cochran, *Turnbull House Conservation Plan*, 21

2.0 Physical description

2.1 Architecture

This three-storey building is a contemporary of the neighbouring Stewart Dawson's building, and there are similarities in scale and feature between the two. The facade is designed in an Edwardian Free Classical style, with a central emphasis defined by paired windows and small balconies. The lower balcony projects slightly and carries a small entablature above, supported by fluted columns. The windows are recessed into segmental arches on the first floor and round-headed arches on the second. A vertical emphasis is provided by four pilasters on each floor, either belted (first floor), or rusticated (second floor). The second-floor pilasters terminate in consoles. A small tower caps the building, complete with flagpole.

2.2 Materials

Brick masonry walls; timber floors; timber roof structure.

2.3 Setting

The area near the intersection of Willis Street and Lambton Quay is characterised by a mix of modern office buildings and older heritage buildings, and the surviving heritage buildings continue to make a strong contribution to a, sometimes bland, modern streetscape along both avenues.

The Fletcher's Building is part of a discrete 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 BNZ / Head Office Heritage Area at the corner of Willis Street, Lambton Quay and Customhouse Quay also includes, among other buildings, the group of fine Edwardian BNZ buildings on the opposite side of Lambton Quay from Stewart Dawson's corner.

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 Fletcher's Building is an attractive and well-designed Edwardian Classical 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 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 and has had a long history as a meeting place.

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 building is associated with the Hungarian Club that worked to help the refugees who fled the aftermath of the 1956 Hungarian Uprising adapt to their new life in New Zealand.

The building is the work of Thomas Turnbull and Sons, a well-known and regarded Wellington architectural practice.

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

Scientific Value:

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

The 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?

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) 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.

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 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, but the building interior is much altered.

Local/Regional/National/International

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

3.0 References

The history of the Fletchers Building is based on the WCC Heritage Building Inventory 2001 ref Will 1
Land Titles Office, CT 106/43

Cochran, Chris, *Turnbull House Conservation Plan* (Wellington: Department of Conservation, 1991)
Main W 1972, "Wellington Through a Victorian Lens", Millwood Press, Wellington
NZHPT 1988, Buildings Classification Committee Report, Stewart Dawson's Building
WCC archives ref C7590
WCC archives ref 3707
WCC archives ref 00053_91_5429-plan
WCC archives ref 00053_198_10964
WCC Building Permit File, Fletcher's Building, 360 Lambton Quay
WCC Old Shoreline Heritage Trail 1996 (2nd ed. 2005)
Wise's Directories, Wise's New Zealand Post Office Directories, Wise's Directories, Dunedin

Newspapers and periodicals

BUILDING REGULATIONS. *Evening Post*, 17 July 1884
CONTEMPT OF COURT. *Evening Post*, 5 November 1895
DEATH. *Evening Post*, 13 December 1875
"Death of Mr Fitzgerald". *Thames Star*, Volume, 15 October 1906,
Evening Post, 29 March 1880, Page 4
Evening Post, 14 May 1880, Page 1
Evening Post, 7 January 1901
Evening Post, 22 November 1902
IMPORTANT PROPERTY SALE. *Evening Post*, 28 October 1895
New Zealand Free Lance, 29 September 1900
OBITUARY. *Auckland Star*, 24 October 1913
OBITUARY *Evening Post*, 5 May 1936
"Stewart Dawson & Co." *Manawatu Herald*, 22 December 1900
Wellington Independent, 20 August 1861
Wellington Independent, 23 December 1871

Websites

NZHPT website accessed July 2012
<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=1871>
Te Ara Story: Hungarians Page 2 – Immigration from 1956: refugees
<http://www.teara.govt.nz/en/hungarians/2>
Historic Places Trust, "Turnbull, Thomas - Architect", *Professional Biographies*, accessed September 25, 2012,
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+Thomas>
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+\(1868-1914\)](http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+(1868-1914))
WCC website accessed June 2012
<http://www.wellington.govt.nz/services/history/1972.html>

4.0 Appendix

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	Y	
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	none

Background research

C.A Taylor (ca 1876 – 1936) chemist

“OBITUARY

MR. C. A. FLETCHER

A well-known resident of Wellington, Mr. Charles Augustus Fletcher, who was for over thirty years in business as a chemist in premises at the corner of Willis Street and Lambton Quay, and subsequently on Lambton Quay, died at his residence, Lyall Bay, yesterday, aged 70 years. The late Mr. Fletcher was educated at Christ's College, Christchurch; he was one of the first students at the college. He served his apprenticeship with the firm of Messrs. Cook and Ross, chemists, and subsequently acquired the business of Wallace and Co., High Street, Christchurch. Lately he came to Wellington and purchased Fitzgerald's chemist, business, Willis Street and Lambton Quay. Although of a quiet, unassuming nature, he was a keen follower of sport, particularly Rugby, football. Mr. G. F. Hart, the All Black representative footballer, is a nephew. Mr. Fletcher is survived by his widow, and Mrs. L. B. Hart, Christchurch, is a sister. The funeral, which will take place tomorrow morning, will be private.”³³

Registration number	Name/title	Brief description	Format	Date range
00053:59:3707	2-4 Willis Street, extension of pharmacy	Owner: W C Fitzgerald. Applicant: J and A Wilson. Legal description: [Lot 1 DP 82048]. Note: Architect -	Building Permit/Consent	29 Jan 1900

³³ OBITUARY Evening Post , Issue 105, 5 May 1936, Page 10

		Thomas Turnbull.		
00053:92: 5249	2-4 Willis Street, brick warehouse and offices	Applicant: W L Thompson. Owner: C Fletcher Esq. Architect: Crichton and McKay. Notes: Known as Fletcher's Building.	Building Permit/ Consent	28 Jan 1903
00053:198: 10964	2-4 Willis Street [360-366 Lambton Quay], alterations	Applicant: C J Johnson and Sons. Owner: Charles Fletcher. Architect: Thomas Turnbull and Son.	Building Permit/ Consent	12 Sep 1919
00056:113: B10322	2-4 Willis Street, verandah	Owner: George Nathan. Builder: L Driscoll.	Building Permit/ Consent	18 Oct 1930
00056:172: B15189	2 Willis Street, erect sign	Owner: Hill Bros. Builder: Claude Neon	Building Permit/ Consent	05 May 1936
00056:296: B23561	2 and 4 Willis Street, reinstate building	Owner: S G Nathan. Builder: E W Booth. Legal description: Town Acre 512 [Lot 1 DP 82048]. Application value: £2,200.	Building Permit/ Consent	29 Sep 1944
00058:162: C7590	2-4 Willis Street, store to clubroom	Legal description: Pt Town Acre 512. Owner: Hungaria Club. Builder: L Somogyvary. Application value: £1400	Building Permit/ Consent	08 Nov 1960
00058:198: C9070	2-4 Willis Street, shop alterations	Legal description: Pt Town Acre 512. Owner: J Beecher. Builder: PG McKenzie. Application value: £700	Building Permit/ Consent	30 Aug 1961
00058:336: C14425	2-4 Willis Street, butcher shop alterations	Legal description: Pt Town Acre 512. Owner: B Palmer & R Mardon. Builder: B Breslin. Application value: £1570	Building Permit/ Consent	09 Apr 1964
00058:654: C30145	2-4 Willis Street, shop alterations	Legal description: Pt Town Acre 512. Owner: R Maddon. Builder: MacRitchie Bros Ltd. Application value: \$800	Building Permit/ Consent	25 Nov 1969
00058:102 1: C44547	2-4 Willis Street, upgrade egress	Legal description: Pt Town Acre 512. Owner: Amalgamated Industries Ltd. Builder: ER Glass Construction Ltd. Application value: \$6800	Building Permit/ Consent	17 Feb 1976
00058:124 7: C53070	2-4 Willis Street, additions and alterations	Owner: Sea Resources Ltd. Builder: K G Blatherwick. Legal description: Part Town Acres 512-513 [Lot 1 DP	Building Permit/ Consent	08 Jan 1980

		82048]. Application value: \$27,000.		
00060:107:3892	2 Willis Street, retail shop framing and fitting		Building Permit/Consent	01 Feb 1994
SR Code	SR Type	SRI Description	SRI Status	Current Updated
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 of retail premises	Completed	22/02/ 2007
152708	aBLDG CONSENT	1.1 Commercial - Stewart Dawson's - level 1 - Demolition of existing partitions - New partitions to be installed.	Completed	28/08/ 2008
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