

## Commercial Building

99 Willis Street



Photo: Charles Collins, 2015

### Summary of heritage significance

- The Jaycee Building is a 1920s concrete framed commercial building and has aesthetic value for the unusual, lively and eclectic arrangement of Classical decorative elements on the Willis Street façade.
- The Jaycee Building has aesthetic value for its role in the townscape, defining the eastern side of Willis Street and being seen in association with a number of other heritage buildings at a nodal point on Wellington's Golden Mile - the intersection of Willis, Manners and Boulcott Streets.
- The building has some historic value for the period when it was occupied by the Jaycees, a significant but relatively low profile community group.
- There are technical values in the reinforced concrete structure of the building, for which engineering drawings still exist.

District Plan:	Map 17, Symbol 347
Legal Description:	Pt Lots 3,4,8 DP 1886
Heritage Area:	None 2012
HPT Listed:	None 2012
Archaeological Site:	Central City NZAA R27/270
Other Names:	101 Willis Street Mandel Building
Key physical dates:	1920 Construction
Architect / Builder:	Unknown (possibly designed by / for Fletcher Bros.)
Former uses:	Retail at ground floor, offices above
Current uses:	Retail at ground floor, offices above
Earthquake Prone Status:	SR 161446 Bdg StrengthInv Section 124 Notice Issued1/03/2011 EQP - S124 Served - EXP 21-2-2026

Extent: Cityview GIS 2012



## 1.0 Outline History

### 1.1 History

The history of this building is not conclusive, but it was built for Mrs Esther Mandel, the widow of successful hotelier and businessman, Joseph Mandel.

Joseph Mandel (circa 1857 – 1918) arrived in New Zealand in 1875<sup>1</sup> and was possibly originally from Hungary.<sup>2</sup> He worked for the Railway Department and then became a tobacconist and hairdresser with premises on Lambton Quay and Willis Street<sup>3</sup>, and with shops in Fielding and Palmerston<sup>4</sup>. He became the licensee of the Club Hotel in Masterton in circa 1900 and purchased the Empire, a 68 bedroom Hotel on Willis Street from Hamilton Gilmer for £25,000 in 1897.<sup>5</sup> The Empire Hotel was one of the oldest in Wellington and stretched from Willis to Victoria Street, Mandel is said to have made £25,000 of alterations to the building immediately after its purchase. He also held an interest in the United Service Hotel, Christchurch and the Grand Hotel in Dunedin.<sup>6</sup> Mandel was a senior partner in Mandel and Carr, wholesale jewellers and importers, was one of the founders and a one-time captain of the Karori Golf Club, and was also the president of the Wellington Synagogue for many years.

Esther Mandel, (circa 1862<sup>7</sup>-1924) (nee Lyons) arrived in New Zealand in circa 1877<sup>8</sup> and was originally from Wales, she appears to have been actively involved in the many family businesses.<sup>9</sup> In 1914 when the company of Mandel and Carr was formed with a capital of £30,000 in £1 shares, Esther Mandel held 5,500 shares, J. Mandel held 7,500 and M.A Carr held 12,500. The new company was set up to “acquire leasehold premises, goodwill, assets, book debts, plan, stock-in-trade of the business of wholesale jewellers and diamond merchants carried by Jos. Mandel, Esther Mandel and M.A. Carr...”<sup>10</sup>

Work began on the Mandel (later the Jaycee) building in 1920 and was probably completed the following year.<sup>11</sup> The estimated cost was £13,000.<sup>12</sup> No architect’s name has been associated with the building but it was constructed by Fletcher Bros., who later developed their business into a one-stop “design and build” operation. It is possible that this was an early example of such a building.

The building gets its present name from a past association with the Junior Chamber of Commerce (Jaycees), which used part of the building as its New Zealand headquarters for much of the 1960s and 70s. Jaycees is an international organisation similar to Lions and Rotary established in the USA in 1915.

<sup>1</sup> DEATH OF MR. JOSEPH MANDEL *Evening Post*, 21 March 1918, Page 7 ; *Dominion* 21/3/1918

<sup>2</sup> Mandel, Joseph - Hungary - Tobacconist – was naturalised in 1893

<http://www.familytreecircles.com/naturalisations-wellington-new-zealand-to-1899-m-n-o-29152.html>

<sup>3</sup> *Evening Post*, 24 July 1885, Page 1

<sup>4</sup> LOCAL AND GENERAL. *Feilding Star*, Volume III, Issue 52, 16 December 1882, Page 2

<sup>5</sup> *Evening Post*, 6 May 1897, Page 8

<sup>6</sup> PERSONAL ITEMS. *Wairarapa Daily Times*, 21 March 1918, Page 4

<sup>7</sup> DEATHS. *Evening Post*, 3 October 1924, Page 1

<sup>8</sup> OBITUARY. *Hawera & Normanby Star*, 3 October 1924, Page 7

<sup>9</sup> Esther Mandel was named separately as a plaintiff in court cases involving the lease of the United Service Hotel in Christchurch AN HOTEL CASE. *Ashburton Guardian*, , 25 August 1915, Page 2; NEW COMPANIES. *Press*, 28 March 1914, Page 13

<sup>10</sup> NEW COMPANIES *Evening Post*, Issue 72, 26 March 1914, Page 2

<sup>11</sup> Permit OC 11221, WCC Archives

<sup>12</sup> *Ibid.*

The first New Zealand branch began in Auckland in 1932.<sup>13</sup> Its principal aim was, and is, to give members practical experience in project planning, and co-ordination and, at the same time, benefit the community, and members are generally aged between 18 and 40.<sup>14</sup> Jaycees had left the building by the publication date of the 1980-1985 Wises Post Office directory.

The building has been added to once, in 1960, when a penthouse was built on the roof. It was also much altered internally throughout the 1960s. More recently the building has been converted for various uses. The building has housed a range of tenants in its history, among them dentists, land agents, jewellers and insurance agents.<sup>15</sup>

Note: This history is an updated version of the WCC Heritage Building Inventory 2001 ref Will4



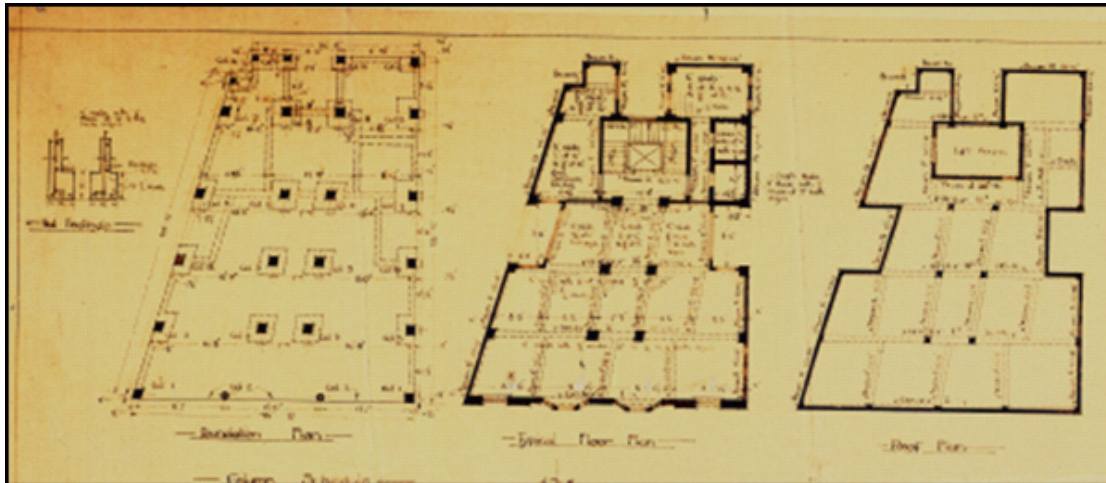
Willis Street in 1929 showing the Jaycee Building on the right. Image: “Willis Street, Wellington. Tourist and Publicity. Ref: 1/1-006168-F. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/22676164>”

<sup>13</sup> Jock Phillips. 'Men's clubs - Service clubs', Te Ara - the Encyclopedia of New Zealand, updated 10-May-11 URL: <http://www.TeAra.govt.nz/en/mens-clubs/6>; JUNIOR DIVISION. *Auckland Star*, 16 March 1932, Page 5; HERE AND THERE *Evening Post*, , 6 August 1932, Page 8; Biography of Lewis Alfred Eady, Te Ara, <http://www.teara.govt.nz/en/biographies/4e1/1>

<sup>14</sup> Information for Jaycees found on [www.geocities.com/Athens/9049/history.html](http://www.geocities.com/Athens/9049/history.html)

<sup>15</sup> See various Wises Post Office Directories





1920 proposed floor plans (structural). Image: WCC Archives ref 00053\_204\_11221

## 1.2 Timeline of modifications<sup>16</sup>

1920-22	Mrs Esther Mandel commissioned the design and construction of 99-101 Willis Street by Fletchers. WCC archives ref 00053:204: 11221 dated 19 Jun 1920
1960	The building was altered and the penthouse was added. WCC archives ref 00058:154:C7277
1963	Alterations to rebuild the shop-fronts
1969	Verandah alterations
1980	Fire protection added WCC archives ref 00058:1369:C57340
1/03/2011	Bdg StrengthInv EQP - S124 Served - EXP 21-2-2026

## 1.3 Occupation history

1923	First floor tenants – Otterholt, Bryce & Wratt chiropractors
1931	Carruthers and McLeod Tea Rooms
1934	Clery Jno Tea Rooms
1943	Awatea Restaurant
1947	Palm Lounge Cafeteria

## 1.4 Architect / builder

### ***“Fletcher Construction Company -***

Fletcher Construction Company was founded by Scottish-born James Fletcher (1886 - 1974), the son of a builder. Six months after his arrival in Dunedin in 1908, Fletcher formed a house-building partnership with Bert Morris. They soon moved into larger-scale construction work, building the St Kilda Town Hall (1911), and the main dormitory block and Ross Chapel at Knox College (1912). Fletcher's brothers, William, Andrew and John joined the business in 1911, which then became known as Fletcher Brothers. A branch was opened in Invercargill. While holidaying in Auckland in 1916, James tendered for the construction of the Auckland City Markets. By 1919 the company, then known as Fletcher Construction,

<sup>16</sup> Vanessa Watt, *Conservation Plan for Commercial Building at 99-101 Willis Street, Wellington* (VUW Arch 281 assignment) September 1998

was firmly established in Auckland and Wellington. Notable landmarks constructed by the company during the Depression included the Auckland University College Arts Building (completed 1926); Landmark House (the former Auckland Electric Power Board Building, 1927); Auckland Civic Theatre (1929); the Chateau Tongariro (1929); and the Dominion Museum, Wellington (1934). Prior to the election of the first Labour Government, Fletcher (a Reform supporter) had advised the Labour Party on housing policy as he believed in large-scale planning and in the inter-dependence of government and business. However, he declined an approach by Prime Minister Michael Joseph Savage in December 1935 to sell the company to the government, when the latter wanted to ensure the large-scale production of rental state housing. Although Fletchers ultimately went on to build many of New Zealand's state houses, for several years Residential Construction Ltd (the subsidiary established to undertake their construction) sustained heavy financial losses. Fletcher Construction became a public company, Fletcher Holdings, in 1940. Already Fletchers' interests were wide ranging: brickyards, engineering shops, joinery factories, marble quarries, structural steel plants and other enterprises had been added the original construction firm. Further expansion could only be undertaken with outside capital. During the Second World War James Fletcher, having retired as chairman of Fletcher Holdings, was seconded to the newly created position of Commissioner of State Construction which he held during 1942 and 1943. Directly responsible to Prime Minister Peter Fraser, Fletcher had almost complete control over the deployment of workers and resources. He also became the Commissioner of the Ministry of Works, set up in 1943, a position he held until December 1945. In 1981 Fletcher Holdings; Tasman Pulp and Paper; and Challenge Corporation amalgamated to form Fletcher Challenge Ltd, at that time New Zealand's largest company. Williamson Construction Company - main contract.”<sup>17</sup>

## 2.0 Physical description

### 2.1 Architecture<sup>18</sup>

The Jaycee Building was originally five stories high (it now has a modern sixth floor addition on the roof) built entirely in reinforced concrete, including foundations, column and beam structure, and floors. It has an unusual “waisted” plan, as a light well on the north and south side walls divides the main floor plans into front and back portions. A lift and surrounding staircase dominate the back section. Numerous internal alterations attest to the range of owners and tenants the building has had, while the staircase and some toilets retain original finishes.

The main west elevation to Willis Street is reasonably authentic. The main alteration to it is the very prominent, though geometrically interesting, fire escape that winds down the right hand side of the façade. This addition disguises a somewhat whimsical arrangement of Classical elements, including pedimented and plain windows, corbelled sills and rusticated bands up either side of the façade. The central section has a pair of two-storey high bow windows, with small balconies on top and plain windows above while the fourth floor is separated off by a strongly horizontal cornice.

<sup>17</sup> NZHPT professional biographies

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=77>

<sup>18</sup> WCC Heritage Building Inventory 2001 ref Will4

The Jaycee Building is seen in association with a number of heritage buildings clustered around the Willis / Manners / Boulcott Streets intersection, including Henry Pollen House opposite, the former St George Hotel, and St Mary of the Angels nearby. It has significant townscape value for its relationship to these buildings, and the part that it plays in defining the edge of the eastern side of Willis Street.

## 2.2 Materials<sup>19</sup>

Reinforced concrete structure

Flat “Malthoid” roof on timber (it is possible that timber was used to create the “falls” and was installed over a concrete slab).

## 2.3 Setting

The former Nimmo’s / Hibernian Building is located at the south end of Willis Street, which along with Lambton Quay forms Wellington’s “golden mile” of retail and corporate office buildings. The building makes good use of its prominent “L” shaped corner site at the intersection of Bond and Willis Streets.

There is a low rise, modern retail development with little aesthetic value to the north of the Hibernian Building, and a diminutive two storey stripped Classical commercial/retail premises directly to the south. Other nearby buildings on the WCC Heritage Buildings Inventory includes the fine Art Deco Hibernian/former Nimmos Building (1930), and the Chicago-style *Evening Post Building* (1928).

## 3.0 Sources

- Permit OC 11221, WCC Archives
- Vanessa Watt, *Conservation Plan for Commercial Building at 99-101 Willis Street*,
- WCC Archives original specification
- WCC Heritage Building Inventory 2001 ref Will4
- *Wellington* (VUW Arch 281 assignment) September 1998
- Wises Post Office Directories

### Images

- Te Aro, Wellington, with Willis Street in the foreground. Photographer unknown: Views of Wellington. Ref: PAColl-6529-1. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/22890338>
- Bragge, James, 1833-1908. Bragge, James, 1833?-1908 : Photograph of a view over Te Aro from The Terrace. Ref: 1/2-003801-F. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/22354101>

### Newspapers and periodicals

- AN HOTEL CASE. *Ashburton Guardian*, 25 August 1915,
- DEATH OF MR. JOSEPH MANDEL *Evening Post*, 21 March 1918
- DEATHS. *Evening Post*, 3 October 1924
- *Dominion* 21/3/1918
- *Evening Post*, 24 July 1885
- *Evening Post*, 6 May 1897

<sup>19</sup> WCC Archives original specification

- HERE AND THERE *Evening Post*, 6 August 1932
- JUNIOR DIVISION. *Auckland Star*, 16 March 1932
- LOCAL AND GENERAL. *Feilding Star*, 16 December 1882
- NEW COMPANIES *Evening Post*, 26 March 1914
- NEW COMPANIES. *Press*, 28 March 1914
- OBITUARY. *Hawera & Normanby Star*, 3 October 1924
- PERSONAL ITEMS. *Wairarapa Daily Times*, 21 March 1918, Page 4

#### Websites

- Biography of Lewis Alfred Eady, Te Ara,  
<http://www.teara.govt.nz/en/biographies/4e1/1>
- [www.geocities.com/Athens/9049/history.html](http://www.geocities.com/Athens/9049/history.html)
- Jock Phillips. 'Men's clubs - Service clubs', Te Ara - the Encyclopedia of New Zealand, updated 10-May-11 URL: <http://www.TeAra.govt.nz/en/mens-clubs/6>
- Mandel, Joseph - Hungary - Tobacconist – was naturalised in 1893  
<http://www.familytreecircles.com/naturalisations-wellington-new-zealand-to-1899-m-n-o-29152.html>
- NZHPT professional biographies  
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=77>
- [The Cyclopedia of New Zealand \[Wellington Provincial District\] 1897](#)



## 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 Jaycee Building is a 1920s concrete framed commercial building and has aesthetic value for the unusual, lively and eclectic arrangement of Classical decorative elements on the Willis Street façade.

**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 Jaycee Building has significant aesthetic value for its role in the townscape, defining the eastern side of Willis Street and being seen in association with a number of other heritage buildings at a nodal point on Wellington's Golden Mile - the intersection of Willis, Manners and Boulcott 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?*

#### **Historic Value:**

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

The building has an historic association with the Mandel family and was built for Mrs Esther Mandel.

It also has historic value for the period it was occupied by the Jaycees, a significant but relatively low profile community group for men aged under 40, similar to the Lions or Rotary Clubs.

**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 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?*

There are technical values in the reinforced concrete structure of the building, for which engineering drawings still exist.

**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 Jaycee Building's Willis Street façade has remained relatively unchanged for over ninety years and the building makes a positive contribution to the sense of place and continuity for Willis, Boulcott and Manners Streets.

**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?*

**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?*

While the main façade is altered only by the dominant fire escape, numerous internal changes have left little of period value inside.

**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

### 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	none	
Plan change?		
Heritage Area Report	none	
Heritage Area Spreadsheet	none	
Heritage items folder (electronic)	y	
HPT website	y	
HPT files	y	
Conservation Plan	none	
Searched Heritage Library (CAB 2)	y	

## Background research

### 4.1 Permits and consents

Registration number	Name/title	Brief description	Format	Date range
00053:204:11221	99-101 Willis Street, shops and offices	Applicant: Fletcher Construction Co Ltd. Owner: Mrs Mandel. Notes: Next to the Duke of Edinburgh Hotel.	Building Permit/ Consent	19 Jun 1920
00056:158:B14031	101A Willis Street, erect sign	Owner: The Don Tailor. Builder: Claude Neon Lights Ltd	Building Permit/ Consent	20 Jun 1935
00056:212:B18285	101 Willis Street, erect sign	Owner: J Razer. Builder: Ray Neon	Building Permit/ Consent	20 Sep 1938
00056:415:B31854	101A Willis Street, alterations shop	Owner: Asley Ardrey, Bduielr; Parkin Bros	Building Permit/ Consent	19 Sep 1951
00056:436:B33235	99 Willis Street, sign	Owner: E Gould. Builder: Claude Neon Lights	Building Permit/ Consent	30 Jul 1952

00056:462:B3 5096	101 Willis Street, display window	Owner: British Typewriters Ltd. Builder: Parkin Bros Ltd	Building Permit/ Consent	18 Sep 1953
00058:154: C7277	99-101 Willis Street, machine room penthouse	Legal description: Lot 3&4 Town Acre 205 DP 1886. Owner: Jnr Chamber of Commerce. Builder: Upton & Shearer Construction Ltd. Application value: £4760. Floor area: 1860 square feet	Building Permit/ Consent	14 Sep 1960
00058:212: C9652	99-101 Willis Street, 4th floor office partitions	Legal description: Lot 3&4 Town Acre 205 DP 1886. Owner: NZ Jaycee (Inc). Builder: Upton & Shearer Construction Ltd. Application value: £1220	Building Permit/ Consent	06 Dec 1961
00058:247: C10983	99-101 Willis Street, 1st floor building alterations	Legal description: Lot 3&4 Town Acre 205 DP 1886. Owner: National Hydatids Council. Builder: Parsons & Capper. Application value: £1125. Floor area: 1860 square feet	Building Permit/ Consent	13 Aug 1962
00058:260: C11547	99-101 Willis Street, building additions & alterations	Legal description: Lot 3 town acre 205 [Part lots 3 and 4 DP 1886]. Owner: NZ Jaycee (Inc). Builder: Parsons & Capper. Application value: £1,550.	Building Permit/ Consent	13 Nov 1962
00058:260: C11548	99-101 Willis Street, building additions & alterations	Legal description: Lot 3 town acre 205 [Part lots 3 and 4 DP 1886]. Owner: NZ Jaycee (Inc). Builder: Parsons & Capper. Application value: £900.	Building Permit/ Consent	13 Nov 1962
00058:298: C13081	99-101 Willis Street, shop alterations	Legal description: Lot 3&4 Town Acre 205 DP 1886. Owner: H Tselentis. Builder: Hall & Kiel. Application value: £3500	Building Permit/ Consent	26 Aug 1963
00058:615: C28729	99-101 Willis Street, verandah alterations	Legal description: Part town acre 205 [part lots 3 and 4 DP 1886]. Owner: NZ Jaycee (Inc).	Building Permit/ Consent	09 Apr 1969

		Builder: Upton & Shearer Construction Ltd. Application value: \$350.		
00058:1369: C57340	99-101 Willis Street, upgrading fire protection & egress	Legal description: Lot 3&4 Town Acre 205 DP 1886. Owner: J Viatos. Builder: CR Orchiston. Application value: \$18350. Floor area: 185 square metres	Building Permit/ Consent	14 Oct 1981
00078:877: 72033	99 Willis Street, Budget Travel - retail refit		Building Permit/ Consent	2000
00078:905: 82226	99 Willis Street, late consent for shop fitout		Building Permit/ Consent	2002
00078:1850: 131392	99 Willis Street, office building alterations	Owner: Jim & Mercina Viatos. Applicant: Parlante Architectural Designers. Legal description: Pt Lots 3 & 4 DP 1886. Application value: \$30,000.	Building Permit/ Consent	2005
00078:3462: 213909	99 Willis Street, shop fit-out on ground level	Legal description: Part Lots 3, 8 DP 1886. Owner: Viatos. Applicant and designer: Catalyst Consulting Ltd. Project value: \$40,000. Note: Note: Known as Jaycee Building.	Building Permit/ Consent	2010
<b>SR Code</b>	<b>SR Type</b>	<b>SRI Description</b>	<b>SRI Status</b>	<b>Current Updated</b>
131392	aBLDG CONSENT	Upgrade of whole building for fire systems and fitout on Level 2 - Jaycee Building.	Completed	17/12/2007
213909	aBLDG CONSENT	2.1 - Commercial - Jaycee Building. Shop fit-out on ground level.	Completed	13/10/2010
161446	Bdg StrengthInv	EQP - S124 Served - EXP 21-2-2026	Yellow Notice Issued	1/03/2011
244406	aBLDG CONSENT	2.2 Commercial - Jaycee Building - Ground floor shop fit- out for new sushi bar in existing 6 level building.	Completed	3/04/2012



## 4.2 Joseph Mandel

- Mr & Mrs Joseph Mandel's daughter Dolly was married to Mr E.H. Hyams of Melbourne at the Synagogue on Wellington Terrace in 1909 Social Gossip. (*Continued from page 15.*) New Zealand Free Lance, Volume X, Issue 486, 23 October 1909, Page 16

General Agents for New Zealand.

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**OPENING NOTICE.**

**M**R. JOSEPH MANDEL,  
 HAIRDRESSER & TOBACCONIST,  
 Of Willis-street,  
 Wishes to inform his many friends and  
 numerous patrons that he has opened a  
**BRANCH ESTABLISHMENT**  
**ON LAMBTON-QUAY**  
 (Opposite the Exhibition Buildings).  
 The Stock will be found to contain the  
 largest and most complete variety of Tobacco,  
 Cigars, and Cigarettes ever imported into  
 the city. Having carefully selected the  
 above for the convenience of my numerous  
 customers and the public generally, I hope  
 they will call and satisfy themselves as to  
 the quality of my goods. One visit will  
 occasion many from a lover of a good, genuine  
 smoke.  
 I may also mention that the HAIR-  
 DRESSING DEPARTMENT is under first-class  
 management, so that the public can rely on  
 having every attention, combined with good  
 workmanship.  
 N.B.—Indian Cigars in great variety,  
 "Chinchinopoly;" also, some good Aus-  
 trian's. Inspection invited.

J. MANDEL,  
 HAIRDRESSER AND TOBACCONIST,  
 Willis-street and Lambton-quay (opposite  
 Exhibition Buildings).

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Page 1 Advertisements Column 2 Evening Post, Volume XXX, Issue 21, 24 July 1885, Page 1

**WELLINGTON, NOV. 1.**

Joseph Mandell, the well known pro-  
 prietor of the Club Hotel, Masterton, has  
 purchased the freehold of the Empire  
 Hotel Wellington, from Mr Hamilton  
 Gilmer for L25,000. The new proprietor  
 does not take possession until March and  
 then proposes to remove the present  
 building, which is one of Wellington's  
 oldest landmarks, and erect new premises  
 at a cost of L20,000.

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NEW ZEALAND TELEGRAMS. Feilding Star, Volume XVIII, Issue 109, 5 November 1896, Page 2

Joseph Mandel was the publican for the Empire Hotel

THE EMPIRE HOTEL,  
WILLIS-STREET, WELLINGTON.

**J.** MANDEL wishes to inform his friends and patrons that the temporary alterations now being made, prior to the commencement of re-building the Hotel (which will be in course of construction in September next), will in no way interfere with the comfort of Visitors using the house during such alterations; and whilst thanking them for past favours, hopes that by careful attention to the increasing requirements of both residential and travelling public to merit a still further share of their patronage.

J. MANDEL,  
(Late of Club Hotel, Masterton)  
PROPRIETOR.

NOTICE OF APPLICATION FOR  
TRANSFER OF LICENSE.

**I,** HAMILTON GILMER, of Wellington, Hotelkeeper, being the holder of a Publican's License in respect of the house and premises situate at Willis-street, Wellington, and known by the sign of the Empire Hotel, do hereby give notice that I desire to obtain, and will at the next Licensing Meeting to be holden at the Magistrate's Court, Wellington, on the 4th day of June, 1897, apply for a Transfer of the said License from myself to Joseph Mandel, my appointee.

Dated the 13th day of March, 1897.

HAMILTON GILMER.

BROWN & DEAN, Applicant's Solicitors.

NOTICE OF APPLICATION FOR A  
PUBLICAN'S LICENSE.

**I,** JOSEPH MANDEL, of Wellington, do hereby give notice that I desire to obtain, and will at the next Licensing Meeting to be holden at the Magistrate's Court at Wellington on the 4th day of June, 1897, apply for a certificate authorising the issue of a Publican's License for a house situate at Willis-street, in the City of Wellington, and known by the sign of the Empire Hotel, containing 68 rooms, exclusive of those required for the use of the family.

Dated 13th day of March, 1897.

JOSEPH MANDEL.

Mr. Joseph Mandel is the owner of these premises.

BROWN & DEAN, Applicant's Solicitors.

**Empire Hotel** (Hamilton Gilmer, Proprietor), James Stevenson, Manager; Willis and Victoria Streets, Wellington. Telephone 186; P.O. Box 256. Bankers, Bank of New South Wales. This well-known hostelry, reputed to be one of the best commercial houses in the Colony, was established over forty years ago. The present proprietor, whose name is familiar as a landlord, owns the freehold of this fine property, which extends right through from [page 663](#) Willis Street to Victoria Street, and has conducted the business since 1886. The Empire Hotel is a large two-story building, possessing two balconies, that to the front commanding busy Willis Street, and the one at the back affording views of the shipping and harbour of Port Nicholson. The hotel has a spacious private entrance for ladies and families, quite separate from the bar and communicating with the residential part of the house by a graceful staircase. The house is well known for its excellent accommodation for ladies, including as it does a fine sitting-room besides three suites of rooms which are all well and elegantly furnished. As a commercial house the “Empire” possesses splendid conveniences, a very large commercial-room and a good reading-room being situated on the first floor, while ten good sample-rooms are on the ground floor. For the convenience of travellers and others arriving late, a night porter, who also does duty as watchman, is in attendance. The dining-room is a spacious apartment—noted for its comfort—capable of seating one hundred guests at the same time. Mr. Gilmer employs a first class *chef de cuisine*, and there is no wonder that the *table d’hote* is well patronised by city men. The Empire Hotel is centrally situated in one of the busiest thoroughfares of the City, and is not far from the Post Office, banks, and shipping.<sup>20</sup>

Mandel and Carr Wholesale Jewellers – Joseph Mandel & Matthew Albert Carr  
Page 6 Advertisements Column 4  
Evening Post, Volume LXXXV, Issue 100, 29 April 1913, Page 6

#### **4.3 Junior Chamber of Commerce (Jaycees)**

Began in Auckland in March 1932, and this was said to be the first in the Southern Hemisphere JUNIOR DIVISION. Auckland Star, Volume LXIII, Issue 64, 16 March 1932, Page 5  
HERE AND THERE Evening Post, Volume CXIV, Issue 32, 6 August 1932, Page 8  
Biography of Lewis Alfred Eady, Te Ara, <http://www.teara.govt.nz/en/biographies/4e1/1>

And established in Wellington in 1938  
CHAMBER OF COMMERCE Evening Post, Volume CXXVI, Issue 29, 3 August 1938, Page 8

<sup>20</sup> [The Cyclopedia of New Zealand \[Wellington Provincial District\]](#) 1897