

T.G. Macarthy Trust Building

58-60 Cuba Street



Photo: T.G. Macarthy Trust Building (WCC November 2011)

Summary of heritage significance

- Designed by James O'Dea in 1897, with an extra storey added in 1904, the façade of this building remains largely intact with a high level of original detailing, despite modifications such as the removal of the parapet and the addition of a balcony.
- This three storey late Victorian commercial building has architectural value for its carefully proportioned Classical façade and its unusual “lozenge” shaped footprint.
- This building has historic value for its association with the original owner, T.G. Macarthy, a prominent Wellington businessman and benefactor.
- This building is one of several prominent late Victorian and Edwardian commercial buildings on lower Cuba Street which contribute positively to the Cuba Street Heritage Area.

1.0 Outline History

1.1 History

This building was designed by architect James O'Dea and built for T.G. Macarthy. The permit was issued in October 1897. The builder was Charles Johnson.

This block of Cuba Street is built on partly reclaimed land. The Cuba Street extension was formed after the Wellington City Council undertook reclamation from 1882 to 1886.¹ Sections were sold by the council to private purchasers but building construction was slow. By 1891 just six buildings stood on Cuba Street and two on Wakefield Street near the Cuba Street intersection (where Anvil House is today).²

In 1897, at the time of construction, the *Evening Post* reported that several buildings were going up on the largely vacant Cuba Street extension.³ Macarthy had bought a section of land from George Arthur Jenness.⁴ Jenness built the neighbouring building (no. 54-56) in the same year using the same builder. The two buildings are of the same scale and share a party wall.

The building was designed as a shop premises with an office, kitchen, dining room, and amenities behind. Access to the rooms behind the shop was via a door on the right hand side of the shop front. The first floor was designed as a store room. It is currently unknown who the tenants were in the first few years after the building was complete. In 1900 Stones records "Barnabas Starr, restaurateur" as the occupant, and in 1905 "Rennie & Domenech, restaurateurs" are listed.

In 1904 Macarthy had a second floor added to the building.⁵ Interestingly, Jenness added another storey to his building next door in the same year. The design for the addition and the work itself was carried out by the same builder, Charles Johnson.

The plans don't specify the purpose of the new floor, however later that year internal partitions were erected on the first and second floor.⁶ At some time before this the first floor had already had internal partitions erected, as the 1904 plans specify that the current partitions on the first floor were to be removed and replaced. These alterations created 12 rooms on the first floor, and 13 rooms on the second floor. The stair was also altered and bathrooms added at the rear of the building.

This work would probably have been completed before the building became the "Central Coffee Palace" – a boarding house with a tearoom/restaurant on the ground floor. In 1928 the ground floor shop was turned into two shops.⁷ From 1928-1980 A.S. Fagg, Grocery Store, (later "Fagg's for coffee"⁸) occupied a shop at 60 Cuba Street.⁹ From 1930-1950 Stones lists "Mrs Constance Fuller, restaurateur" as an occupant. Also from the 1930s-1990s various dance teachers have had studios in the building.

¹ Michael Kelly and Russell Murray, *Cuba Street Heritage Area Report*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006), 15.

² From 'Buildings per Town Acre, 1865-66 to 1905-06' a spreadsheet by Wellington City Archives.

³ "The Cuba Street extension", *Evening Post*, Volume LIV, Issue 61, 9 September 1897, Page 4

⁴ Land Title Service, CT 39/73

⁵ "58-60 Cuba Street extension, additional storey to premises", May 9, 1904, 00053:107:5976, Wellington City Archives.

⁶ "58-60 Cuba Street extension, internal subdivision/partitions", December 20, 1904, 00053:115:6315, Wellington City Archives.

⁷ "58-60 Cuba Street, building alterations and new verandah", August 8, 1928, 00056:60:B5704, Wellington City Archives.

⁸ *Evening Post*, Volume CXXVII, Issue 71, 25 March 1939, Page 1

⁹ *Evening Post*, Volume CVI, Issue 121, 1 December 1928, Page 1

In 1942 the building suffered damage¹⁰ in the Wairarapa earthquakes.¹¹ Repairs were made to the cracked façade of the building and the parapet was removed.¹² This was not unusual - many buildings in the central city were damaged in the earthquakes and high-level masonry features were removed either because they were damaged or as a precautionary measure.¹³

It is currently unclear when the text "T.G. Macarthy Trust Building" was painted on the façade; however this is likely to have been between 1912 and 1980 when the building was administered by the Public Trustee.

In 2011 the building owners received a \$15,000 grant from the WCC Built Heritage Incentive Fund (unclaimed at July 2012) to "restore street appeal and functionality of building so as to be safe for occupants and the public outside."¹⁴

Thomas George Macarthy (c1833/4-1912)

Thomas George Macarthy was born in London in 1833 or 1834. In the 1850s he went to the goldfields in Victoria, Australia. In the 1860s he arrived in Dunedin and then went onto Charleston on the West Coast where he established a brewery and invested money in the Reefton mines.¹⁵ He was listed as a director of two mining companies: the Golden Bar Gold Mining Company in 1882¹⁶ and the Koranui Coal Mining Co in 1877.¹⁷

In 1877 Macarthy moved to Wellington where he purchased the Mace and Arkell brewery in the Old Custom House Street (Bond Street) along with the interest in a group of public houses belonging to the brewery¹⁸ for the sum of £20,000.¹⁹ He also acquired hotels which were closely linked to his principal business, and other urban property.²⁰ In 1883 he purchased a brewery in Tory Street, and this appears to have been renamed 'Macarthy's City and Phoenix Brewery'.

Macarthy became a respected member of the business community. He was elected to the board of directors of the Bank of New Zealand in 1894 when the location of its head office was shifted from London to Wellington, and served until 1898.²¹ He was prominent in the Wellington Building and Investment Company Limited,²² the Wellington and Manawatu Railway Company, the Wellington industrial exhibition of

¹⁰ "Damage by Earthquake, 58-60 Cuba Street, Macarthy Trust", 1942-1943, 00009:2142:50/1054/171, Wellington City Archives.

¹¹ Eileen McSaveney, "Historic earthquakes - The 1942 Wairarapa earthquakes", *Te Ara - the Encyclopedia of New Zealand*, updated March 2, 2009, accessed September 20, 2012, <http://www.TeAra.govt.nz/en/historic-earthquakes/9>

¹² "58-60 Cuba Street, reinstate building", May 2, 1944, 00056:292:B23273, Wellington City Archives.

¹³ Kelly and Murray, 2006, 25

¹⁴ Wellington City Council, *Heritage Grants: Report 1 (1215/52/IM)*, Strategy and Policy Committee, 6 October 2011.

¹⁵ Cyclopedia Co. Ltd, "Mr. Thomas George Macarthy", in *The Cyclopedia of New Zealand: Wellington Provincial District* (Wellington: The Cyclopedia Company Limited, 1897), accessed September 5, 2012, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d28-d17.html>

¹⁶ "Concert", *Colonist*, Volume XXVI, Issue 3529, 2 August 1882, Page 3

¹⁷ *West Coast Times*, Issue 2492, 26 March 1877, Page 3

¹⁸ *Grey River Argus*, Volume 21, Issue 3079, 28 June 1878, Page 2

¹⁹ *Colonist*, Volume XX, Issue 2417, 11 July 1878, Page 3

²⁰ G.R. Hawke, "Macarthy, Thomas George - Biography", in the Dictionary of New Zealand Biography, *Te Ara - the Encyclopedia of New Zealand*, updated September 1, 2010, <http://www.TeAra.govt.nz/en/biographies/2m2/1>

²¹ Ibid.

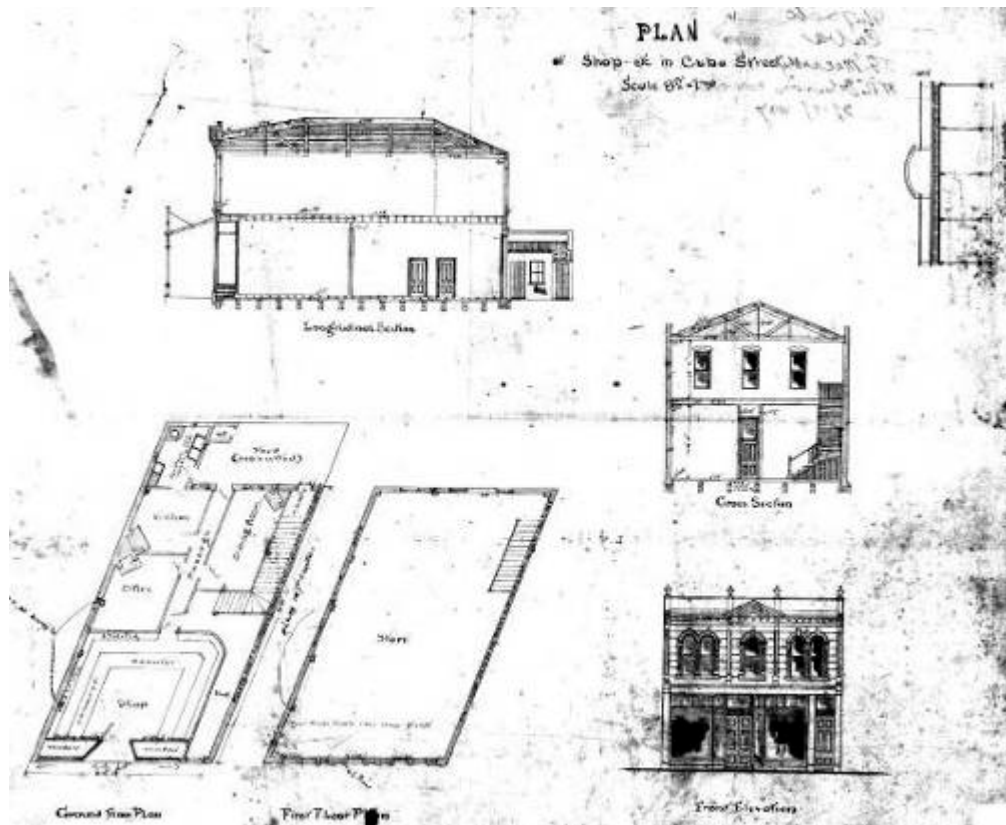
²² *Evening Post*, Volume XXXII, Issue 28, 19 June 1886, Page 2

1896 to 1897.²³ He was also involved in the company formed in the 1890s to build a new opera house to replace the one that was destroyed in the 1879 “Opera House fire” which also destroyed four hectares of property in and around Manners, Cuba and Dixon Streets in Wellington.²⁴

In 1897, at age 63, Macarthy married 23-year-old Mary Ellen Fitzsimons. There were no children of the marriage. When Macarthy died in 1912 he left half his large estate to his wife, and half for the purpose of establishing a trust for 'charitable and educational purposes or institutions in the Provincial District of Wellington'.²⁵

The Trust continues to operate, and even owns some of the original buildings. At 2012, the total income distributed since inception of the Trust is over \$58.61 million.²⁶

1.2 Timeline of modifications



Original plan (WC Archives 00053:37:2397)

- 1887 Construction (2397)
- 1904 Extension, additional storey to premises (00053:107:5976)
- 1904 Internal subdivision / partitions erected (00053:115:6315)
- 1928 Building alterations & new verandah (B5704)

²³ “Wellington Industrial Exhibition”, *Evening Post*, Volume LI, Issue 109, 8 May 1896, Page 2

²⁴ William Main, *Wellington Through a Victorian Lens* (Wellington: Millwood Press, 1972)

²⁵ Hawke, “Macarthy, Thomas George – Biography.”

²⁶ “History of the Thomas George Macarthy Trust” Public Trust website, accessed September 22, 2012, <http://www.publictrust.co.nz/grants-and-scholarships/how-do-i-find-one/grants/thomas-george-macarthy-trust/centenary-celebrations/about-thomas-george-macarthy-trust>

- 1942 Damage by earthquake (00009:2142:50/1054/171)
 1944 Earthquake reinstatement - front of building remodelled and decoration removed from parapet (B23273)
 2001 Strengthening (SR 83842)
 2002 Shop front reconstruction (proposed: four new apartments) (00078:1771:91526)
 2002 WCC grant (\$25,000?) for strengthening and encumbrance to WCC

1.3 Occupation history

- 1900 Barnabas Starr, restaurateur (Stones 1900)
 1905 Rennie & Domenech, restaurateurs (Stones 1905)
 1910-25 Central Coffee Palace (Stones 1910-1, 1915-16, 1920, 1925)
 1930-1950 Mrs Constance Fuller, restaurateur (Stones 1930, 1935, 1940, 1945, Wises 1950-51)
 1930-90 Various dancing teachers on upper floors (Stones 1930, 1935, 1940, 1945, Wises 1950-51, 1955, 1961-62, 1967-68, 1971-72, 1975, 1980, 1985, 1990)
 1930-80 Alfred Fagg, grocer (later Fagg's Coffee (Stones 1930, 1935, 1940, 1945, Wises 1950-51, 1955, 1961-62, 1967-68, 1971-72, 1975, 1980)

More occupants at one time listed from 1961-62.²⁷

- 2012 Cheapskates, ground floor retail. Level one and two vacant (?).

1.4 Architect

James O'Dea established his architectural practice in New Zealand in 1882.²⁸ He worked in Auckland and Hawera before arriving in Wellington in 1888.²⁹ He had premises on the corner of Willis and Willeston Streets (then Harbour Street) and later on Grey Street. O'Dea enjoyed the patronage of the Catholic Church and wealthy Catholic laymen such as Robert O'Connor, T.G. Macarthy and Martin Kennedy. However, O'Dea, an enthusiastic litigant, ended up in legal disputes with both Macarthy and Kennedy later in his career.³⁰

O'Dea designed a considerable number of houses and commercial buildings in Wellington in the late 19th and early 20th centuries, particularly around the turn of the century. His work included significant building such as the main block at the Home of Compassion, Island Bay (1907) and the Royal Oak Hotel (1899), along with a number of buildings on and around Cuba Street. Together with a number of houses, those buildings still standing include 58-60 Cuba Street for TG Macarthy (1897), the Tramway Hotel, Adelaide Road (1899), the People's Palace, 203 Cuba Street (1904), 175-170 Cuba Street (1905) and the Kennedy Building, 33-39 Cuba Street (1905).

O'Dea was a keen advocate for reinforced concrete buildings in an earthquake prone environment and wrote on the subject many times in letters to local newspapers.³¹

²⁷ Ibid.

²⁸ Cyclopedia Co. Ltd, "Other Architects, Civil Engineers, etc.," in *The Cyclopedia of New Zealand: Wellington Provincial District* (Wellington: The Cyclopedia Company Limited, 1897), accessed September 19, 2012, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d33-d10.html>

²⁹ *Evening Post*, Volume XXXV, Issue 123, 26 May 1888, Page 3

³⁰ *Evening Post*, Volume LXXXII, Issue 18, 21 July 1911, Page 4; and *Evening Post*, Volume LXXXIII, Issue 39, 15 February 1912, Page 8

³¹ *Evening Post*, Volume LXXXI, Issue 117, 19 May 1911, Page 2

2.0 Physical description

2.1 Architecture

The T.G. Macarthy Trust Building is a three storey late Victorian commercial building constructed on an unusual “lozenge” shaped site.

The façade is a symmetrical Edwardian Classical composition of two equal bays about a smaller central bay and is distinctive for its paired round-headed windows which are embellished with pilasters, architraves and keystones at the first floor. Flat pilasters flank both sides of the building, and string courses between the first and second floor tie the composition together. The second-floor windows are also round-headed, but smaller and shallower than those on the floor below; a label mould above each window is attached to a string course at the level of the springing of the arches.

The pediment, entablature and parapet of the original two storey building have been removed to accommodate an extra floor which is capped by a plain, low parapet. Modern signage and an intrusive fire escape balcony and stair detracts from the streetscape value of the building.³²

2.2 Materials

The construction is load-bearing brick masonry on concrete foundations and piles. Floor joists and roof trusses are timber and the roof cladding is corrugated iron.

2.3 Setting

58-60 Cuba Street is on the western side lower Cuba Street, between Wakefield and Manners Street. The immediate area has a heterogeneous mix of buildings of different ages, scales, types and styles which assemble to create a varied and interesting streetscape. The building is flanked to the north by the former ‘Manchester Unity building’ (no. 54-56), a compact three-storey masonry building also constructed in 1897. The two buildings are of the same scale and share a party wall. To the immediate south stands the former BNZ, a stately neo-Classical building finished in 1913, with a poorly designed roof-top apartment addition above the parapet line. On the other side of the street James Smiths and Civic Chambers book-end an important group of early Edwardian buildings.³³

3.0 Sources

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<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d33-d10.html>

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<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d28-d17.html>

³² Adapted from Kelly and Murray, 2006 and Wellington City Council, “58-60 Cuba Street”, *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 9.

³³ Adapted from: Kelly and Murray, 2006

Hawke, GR. "Macarthy, Thomas George – Biography", in the Dictionary of New Zealand Biography, *Te Ara - the Encyclopedia of New Zealand*, updated September 1, 2010, <http://www.TeAra.govt.nz/en/biographies/2m2/1>

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Evening Post, Volume XXXV, Issue 123, 26 May 1888, Page 3

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"The Cuba Street extension", *Evening Post*, Volume LIV, Issue 61, 9 September 1897, Page 4

Evening Post, Volume LXXXI, Issue 117, 19 May 1911, Page 2

Evening Post, Volume LXXXII, Issue 18, 21 July 1911, Page 4

Evening Post, Volume LXXXIII, Issue 39, 15 February 1912, Page 8

Evening Post, Volume CVI, Issue 121, 1 December 1928, Page 1

Evening Post, Volume CXXVII, Issue 71, 25 March 1939, Page 1

Wellington City Archives

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"58-60 Cuba Street extension, internal subdivision/partitions", December 20, 1904, 00053:115:6315, Wellington City Archives.

"58-60 Cuba Street, reinstate building", May 2, 1944, 00056:292:B23273, Wellington City Archives.

'Buildings per Town Acre, 1865-66 to 1905-06' a spreadsheet by Wellington City Archives

"Damage by Earthquake, 58-60 Cuba Street, Macarthy Trust", 1942-1943, 00009:2142:50/1054/171, Wellington City Archives.

Wellington City Records

"Heritage building - 58 Cuba Street - T.G. McCarthy Trust Building". 1041-06-CUB58, Wellington City Council Records.

CT WN 39/73, Land Information New Zealand

4.0 Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

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

This building has architectural value as a carefully proportioned three storey late Victorian commercial building constructed on an unusual “lozenge” shaped site.

Townscape: *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

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

This building makes a pair with its neighbour at 54-56 Cuba Street, being of the same age and scale and occupying almost the same footprint.

This building is one of several late Victorian and Edwardian commercial buildings on lower Cuba Street which contribute positively to the Cuba Street Heritage Area.

This building also has group value as one of several buildings built for T.G. McCarthy that still stand.

Historic Value:

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

This building has historic value for its association with T.G. McCarthy, a prominent Wellington businessman and benefactor, and the T.G. McCarthy Trust.

The building also has some historic value for its association with the architect James O'Dea.

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

This building is associated with the strong growth and development of Cuba Street during the late Victorian and Edwardian period, which resulted in the building of many fine commercial buildings.

Scientific Value:

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

It is known that there has been pre-1900 human activity on the site; hence this site has potential archaeological value.

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

Social Value:

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

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

Identity/Sense of place/Continuity:

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

This building is part of a group of late Victorian and Edwardian commercial buildings on Cuba Street which contribute to the sense of place and continuity of the Cuba Street Heritage Area.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

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

The building is generally representative of the architecture and history found in Cuba Street.

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The first and second floor façade of this building remains largely intact with a high level of original detailing, despite modifications such as the removal of the parapet and the addition of a balcony.

Local/Regional/National/International

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

This building is of local importance, as it contributes to the Cuba Street Heritage Area.

5.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	Y	
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?	48	
Heritage Area Report	Y	
Heritage Area Spreadsheet	Y	
Heritage items folder (electronic)	Y	
HPT website	Y	
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)		

Background research



PATEA DISTRICT HOSPITAL BOARD.

TO NURSES.

SEPARATE Applications will be received at the Board's Offices, Patea, for the positions of Matron and Assistant Nurse. Salary of former to be £60 per annum, and of latter £30.

The Matron will be required to present to Board a certificate of competency as nurse.

Conditions may be inspected at Evening Post office, or at Board's offices.

Applications will be received up till noon of Monday, 4th October, 1897.

E. C. HORNER,
Secretary.

TO BUILDERS.

TENDERS are invited up to Noon of Thursday, 23rd inst., for the Erection of Business Premises in brick in Cuba-street North, next Bank New Zealand. Plans and specifications to be seen at my office.

J. O'DEA, Architect.
Harbour-street.

TO BUILDERS.

TENDERS are invited up to noon of Thursday, 30th instant, for the Erection of Additions and Alterations to Two Buildings in Ingestre-street. Plans and specifications to be seen at my office.

J. O'DEA,
Architect.
No. 1, Harbour-street.

TO BUILDERS.

TENDERS are invited for the Erection of Two Semi-detached Cottages on Clyde-quay. Plans and specifications to be seen and tenders received at my office up to noon of Wednesday, the 22nd inst.

WILLIAM HEGINBOTHAM,
Architect.
40, Lambton-quay.

TO BUILDERS.

TENDERS invited for New Kitchen and Out-offices (in brick), &c., at Crossey's Ranfurly Hotel. Plan and specification to be seen and tenders deposited at my office until 4 p.m. on Thursday next, the 23rd inst.

W. HEGINBOTHAM,
Architect.
40, Lambton-quay.

TO BUILDERS.

TENDERS will be received up to noon of

Street Brawl at Wellington

A Young Man Killed.

At about ten o'clock on Saturday night, when the streets were crowded with people, a brawl occurred in Cuba street, Wellington, which resulted in the death of Basil Graham, twenty-four years of age, who resided in the Central Coffee Palace, Lower Cuba street. A constable noticed Graham and several other men (one of whom is named Cameron) scuffling at the corner of Taranaki place and Cuba street a little before 10 o'clock. He told them to "move on." They all came together again near Pearce's boot shop, and another altercation occurred, which ended in a free fight. It is said that Graham again struck Cameron, and another man (unknown) struck Graham, with the result that he fell on the footpath. Constable Townsend came on the scene, and with the help of a bystander, lifted Graham up. They carried him to the Manners street police station. Dr Gilmer was called in, and declared life to be extinct. There were no signs of violence on the body. Deceased is said to have been a single man. He was a fruit hawker.

Manawatu Standard, Volume XLI, Issue 8169, 18 December 1905, Page 5

WANTED. KNOWN.—How to Succeed in Life! Insure Good Health by having all your Meals at the

CENTRAL COFFEE PALACE.
Lower Cuba-street, Wellington.

Board (per week), 12/6; All Meals, 6d; Board and Lodging (per week) from 16/-; Meal Tickets, 21 for 10/-.

NZ Truth, Issue 147, 11 April 1908, Page 3

NZ Truth, Issue 736, 26 July 1919, Page 5

A BROKEN BACK

A Shell-Shocked Soldier's Fatal Fall

**SUNDAY MORNING FATALITY AT
THE CENTRAL COFFEE PALACE
Witness Passes Strictures on the
Morgue.**

Mr. W. G. Riddell, S.M., conducted an inquest on Tuesday morning on the body of Henry Clancey, a returned soldier, who met his death on Sunday last, from injuries sustained by falling from one of the top stories at the Central Coffee Palace, Cuba-street.

Dr. Fyffe gave medical evidence that the body was that of a healthy young man. Death was caused by a fractured spine, the result of a fall.

Constable Levan described finding the deceased lying in a passage-way at the Coffee Palace at 9 a.m. on Sunday morning.

HE WAS UNCONSCIOUS

and had a bruise over the left eye and his face was covered with blood. Deceased died in the hospital about mid-day without regaining consciousness.

Arthur Harvey, manager of the Central Coffee Palace, said that de-

ceased came there on July 8. He appeared to be a man of sober habits. On the morning of the fatality, deceased had his breakfast and walked upstairs. This was the last witness saw of him until he was informed that deceased had fallen.

William Hannafin, licensee of the Thistle Inn, said that deceased had been employed by him as barman up to July 10. He was a little over 30 years of age and was suffering from shell-shock, but witness had no knowledge of him being subject to dizziness.

This witness begged to be allowed to give the court his candid opinion of the morgue, he having paid his first visit to that grisly spot, to identify deceased.

His Worship told witness to "fire ahead."

"I consider the morgue is a disgrace to New Zealand," said Mr. Hannafin. "I think it must be a regular hotbed of disease. There are enough old boots and clothes lying around the building to equip a contingent of soldiers."

His Worship said that the morgue was under the

CONTROL OF THE CITY COUNCIL

and if witness had any complaints, he should bring them before that august body. "If you had been in the morgue as often as I have, I think you would not be afraid of the place," concluded the Coroner.

The verdict was to the effect that death was due to a fracture of the spine, caused by an accidental fall.

BALLROOM DANCING.

MISS MARGARET O'CONNOR has returned from an extensive tour of England and the Continent, where she not only qualified as a certificated member of the Imperial Society of Teachers of Ballroom Dancing, but has also been specially recommended by Maxwell Stewart (5 years world's champion ballroom dancer).

Miss O'Connor is assisted by Mr. W. E. Priestly (London Certificate), and, fully qualified staff. Private lessons from 10 a.m. to 10 p.m.

Tap, National, and Fancy Dancing under direction of Miss O'Connor and Miss Phyllis Colwell.

STUDIO CLASSES.

Newtown Class every Monday, 7-8 p.m., Victoria Hall (John street stop).

STUDIO: 58, CUBA STREET
(Opposite James Smith's).

Telephone 45-571.

Evening Post, Volume CIX, Issue 122, 26 May 1930, Page 2

MARGARET O'CONNOR STUDIO,
N.Z.'s University of Ballroom
Dancing.

Principal: Kathleen O'Connor.

PRIVATE LESSONS DAILY—10 a.m. to
10 p.m.

The Studio is available for Parties and
Private Dances. For engaging, ring tel.
45-571(Studio) or 14-628 (Private Res.).
58 CUBA STREET.

Evening Post, Volume CXXVIII, Issue 40, 16 August 1939, Page 2

SITUATIONS VACANT.

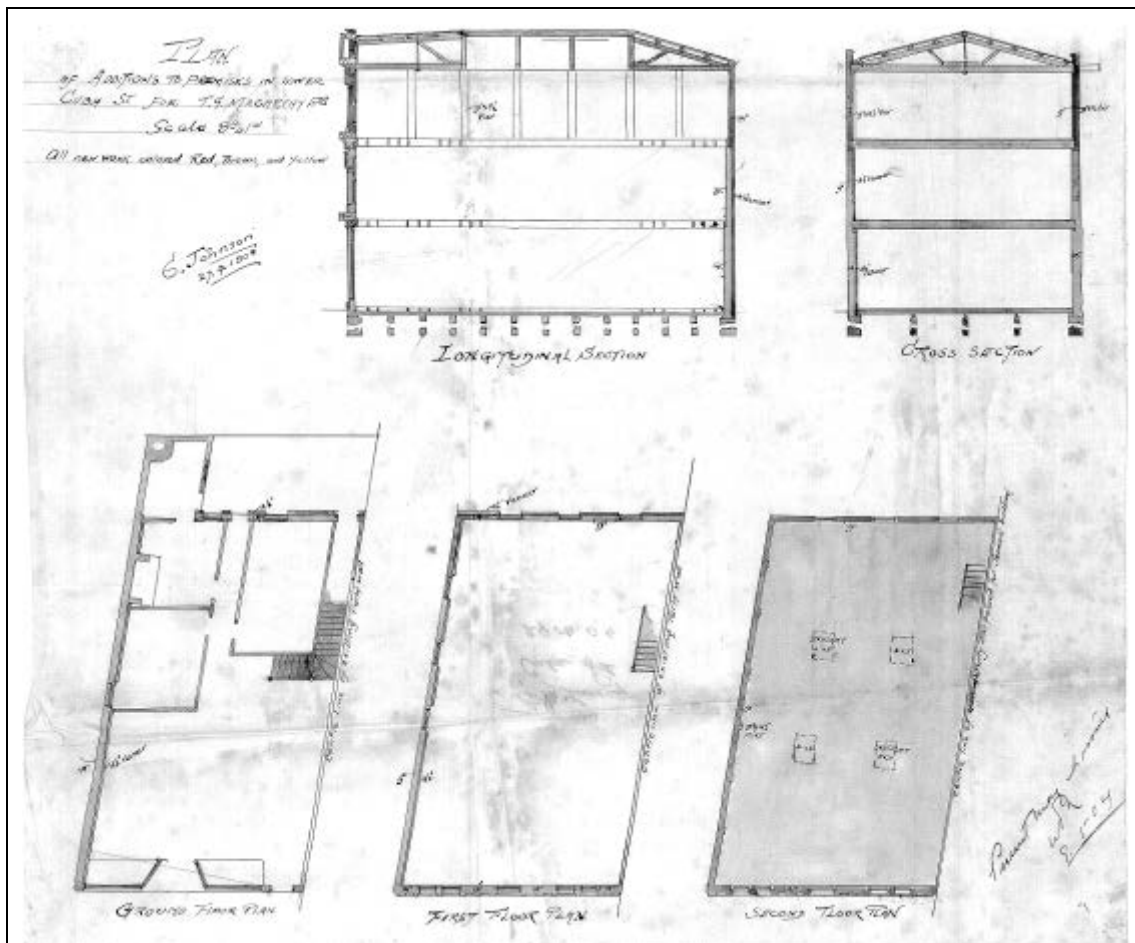
WANTED, a SEAM PRESSER.
Apply—

WYNTERS,
58 Cuba Street.
(Over Fagg's, Grocers.)

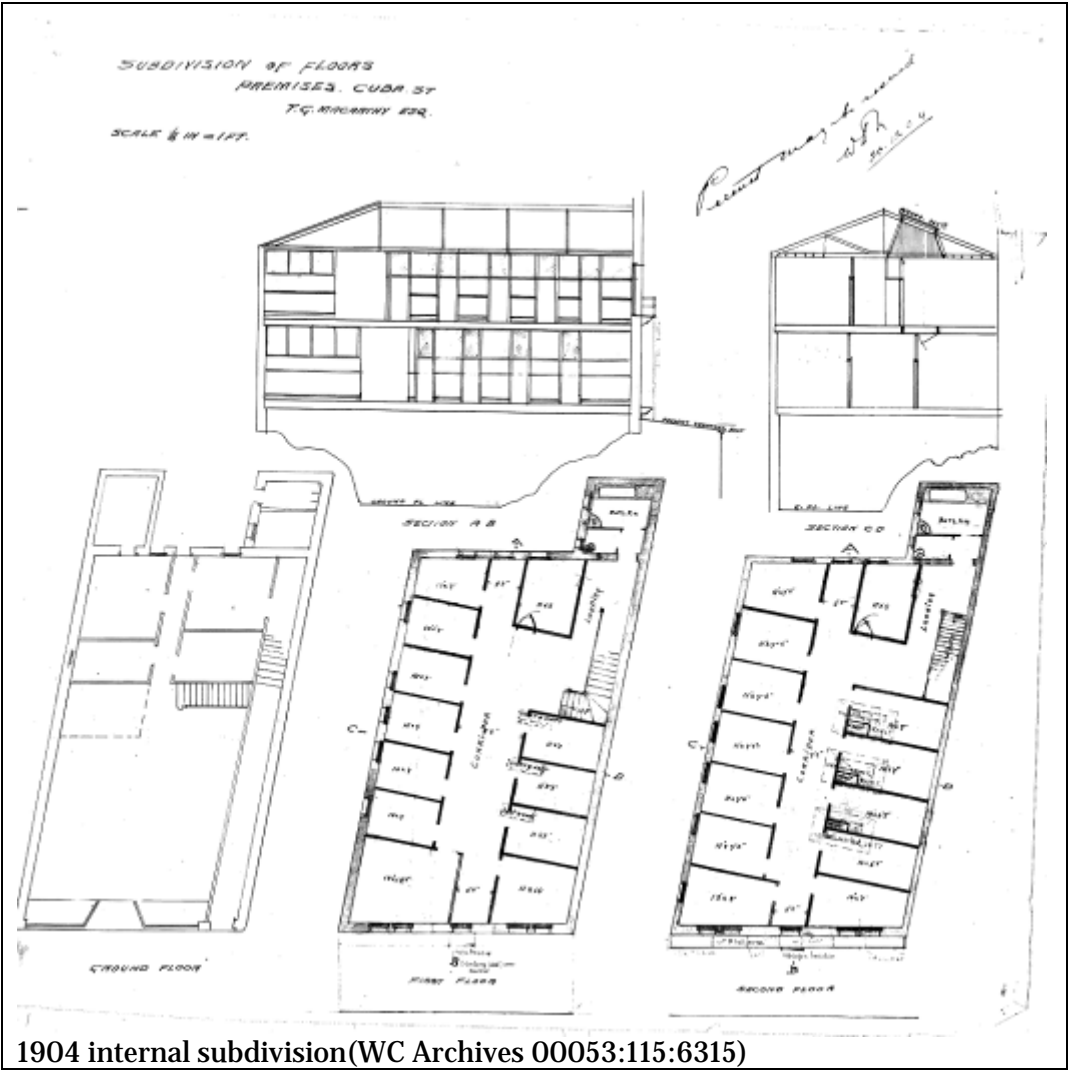
WANTED; Machinists and Table Hands,
ladies' coats and costumes. Also Ap-
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58 Cuba Street. Tel. 47-657.

Evening Post, Volume CXXVII, Issue 87, 14 April 1939, Page 3



1904 – additional storey (WC Archives 00053:107:5976)



1904 internal subdivision(WC Archives 00053:115:6315)