

## Wellington Working Men's Club

101-117 Cuba Street



Image: *Charles Collins, 2014*



Photo: A panoramic view of the 101-117 Cuba Street (WCC November 2011)

### Summary of heritage significance

- This building is comprised of an ornate pair of Edwardian neo-Classical buildings which have architectural and townscape value for the rich detail and elaborate decoration on both of the façades. The Wellington Working Men's Club is one of the finest structures in the Cuba Street Heritage Area.
- The buildings were built in 1904 & 1908 for R Hannah and Co., the hugely successful shoe manufacturer, importer and retailer.
- This building is part of a group of Edwardian commercial buildings on Cuba Street which demonstrate the commercial growth and building boom on Cuba Street and contribute to the sense of place and continuity of the Cuba Street Heritage Area. The building has group value as one of several commercial buildings in the vicinity built for R Hannah & Co.

- This building also has historical importance for its association with the Wellington Working Men's Club and Literary Institution who occupied the building for a number of years.
- The architect, Thomas Turnbull and Son, was one of Wellington's finest architectural practices.

District Plan:	Map 16, Symbol 78/1
Legal Description:	Lot 1 DP 15298
Heritage Area:	Cuba Street Heritage Area (block 3)
HPT Listed:	107 Cuba Street: Category II, reference 3631 / Cuba Street Historic Area, 7209
Archaeological Site:	Pre-1900 human activity on site
Other Names:	Hannah's Buildings
Key physical dates:	109-117: 1904 (south building) 101-107: 1908 (north building)
Architect / Builder:	Architect for both buildings: Thomas Turnbull and Son Builders: 109-117 - John Moffat / 101-107 - Howie & Matthews
Former uses:	Commercial – shops / hotel
Current uses:	Commercial / residential
Earthquake Prone Status:	101 (Bldg A) 124 served 30 March 2012 (SR 248005) WWMC Bldg 1 – expires 30 March 2027 101 (Bldg B fronting Cuba Mall) Posted 22 June, 2007 (SR 163464) WWMC Bldg 3 101 (Bldg C rear) Posted 22 June, 2007 (SR 204722) WWMC Bldg 2

Extent: Cityview GIS 2012



## 1.0 Outline History

### 1.1 History

During the 1860s and '70s, the buildings along Cuba Street were mostly single-storied timber domestic dwellings. Commercial buildings were slowly established, but it was not until trams brought people to the street in the 1880s that the commercial potential of the street was unlocked. With retail income growing, the gradual improvement in the quality of building saw some of the street's finest buildings constructed in this area. Perhaps the best known of these is the building erected by prominent Wellington businessman Robert Hannah in two parts, in 1904 and 1908, later known as the Wellington Working Men's Club, at 101-117 Cuba Street.<sup>1</sup> Hannah already owned a shop occupying a portion of the site before he began building.

101-117 Cuba Street is in fact two buildings, both designed by Thomas Turnbull and Son. Thomas Turnbull had previously designed a five story brick building on Lambton Quay for Hannah which was built in 1894.<sup>2</sup> This building superseded Hannah's existing three story brick building on Lambton Quay, which served for many years as factory, warehouse, and principal retail depot, and later, from 1894, as the firm's head quarters.<sup>3</sup> Thomas Turnbull and Son also designed a family home for Hannah on Boulcott Street; *Antrim House* was named for the county of his birth and was built in 1905.<sup>4</sup>

#### R Hannah & Co.

Robert Hannah was born in Northern Ireland in 1846. He did a cobbler's apprenticeship there before migrating at the age of eighteen to Queensland, Australia, where he spent several years. In 1866 he arrived in Hokitika during the West Coast gold rush. In 1868 he opened his first shoe shop in Charleston.<sup>5</sup> When the gold rush ended, he moved to Wellington and in June 1874 opened premises on Lambton Quay.<sup>6</sup>

R Hannah & Co. became a hugely successful business. By 1893 Hannah had ten shops and a factory employing more than 250 people.<sup>7</sup> Robert Hannah is regarded as an entrepreneur of his times. "He was reputed to be a shrewd and hard businessman, who also cared deeply for his staff. He paid them above the going wage, and worked hard to keep them employed during the [the 1880s] Depression years."<sup>8</sup>

Hannah's eventually became New Zealand's biggest shoe manufacturer and retailer.<sup>9</sup> At the time of Hannah's death in 1930 there were 19 branches in the North Island, 11 in the South Island, and a factory in Wellington.<sup>10</sup> Today Hannah's is still a major

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

<sup>2</sup> "Hannah, R., and Co", *The Cyclopaedia of New Zealand [Wellington Provincial District]*, 1897. Accessed 19 June 2012. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d51-d8.html>

<sup>3</sup> Ibid.

<sup>4</sup> Helen McCracken, *Antrim House*, Historic Places Trust, accessed October 26, 2012, <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=208>

<sup>5</sup> "Our Heritage," Hannah's website, accessed October 26, 2012, <http://www.hannahs.co.nz/our-heritage>

<sup>6</sup> Ibid.

<sup>7</sup> Jane Tolerton. "Clothing and footwear manufacturing – Footwear", *Te Ara - the Encyclopedia of New Zealand*, updated November 26, 2010. Accessed June 19, 2012, <http://www.TeAra.govt.nz/en-3>

<sup>8</sup> "Our Heritage," Hannah's website.

<sup>9</sup> Simon Nathan. "West Coast places - Coast road," *Te Ara - the Encyclopedia of New Zealand*, updated March 3, 2009. Accessed June 19, 2012, <http://www.TeAra.govt.nz/en/west-coast-places/7>

<sup>10</sup> "Our Heritage," Hannah's website.

retailer, with 52 stores nationwide<sup>11</sup>, however the shoes are no longer made in New Zealand.

### **109-117 Cuba Street**

The building at 109-117 Cuba Street, on the southern side of the site, was built first, with the permit issued in September 1904. The builder was Mr John Moffat.<sup>12</sup> The *Manawatu Standard* reported that the price was between £4,000 and £5,000.<sup>13</sup> This three storey building had four shops on the ground floor, each with an office and yard at the rear which was accessed by a cart way. Internal stairs led up to the first and second floor, both of which were made up of two large rooms overlooking Cuba Street, with the stairs, landing, and toilets at the centre-rear of the building.

The building was constructed by April 1905 when an advertisement was run in the *Evening Post* to let the premises. Advertised were:

“four splendid new brick shops, plate glass fronts, best position in Cuba-street; also two large rooms on first floor suitable for up-to-date tearooms or workrooms.”<sup>14</sup>

It is unclear why the second floor wasn't advertised, it may have already been let, or Hannah may have intended to use the space for his business. It is known that at this time there were Hannah stores advertised at 28 Cuba Street<sup>15</sup> and 79 Lambton Quay.<sup>16</sup>

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<sup>11</sup> Ibid.

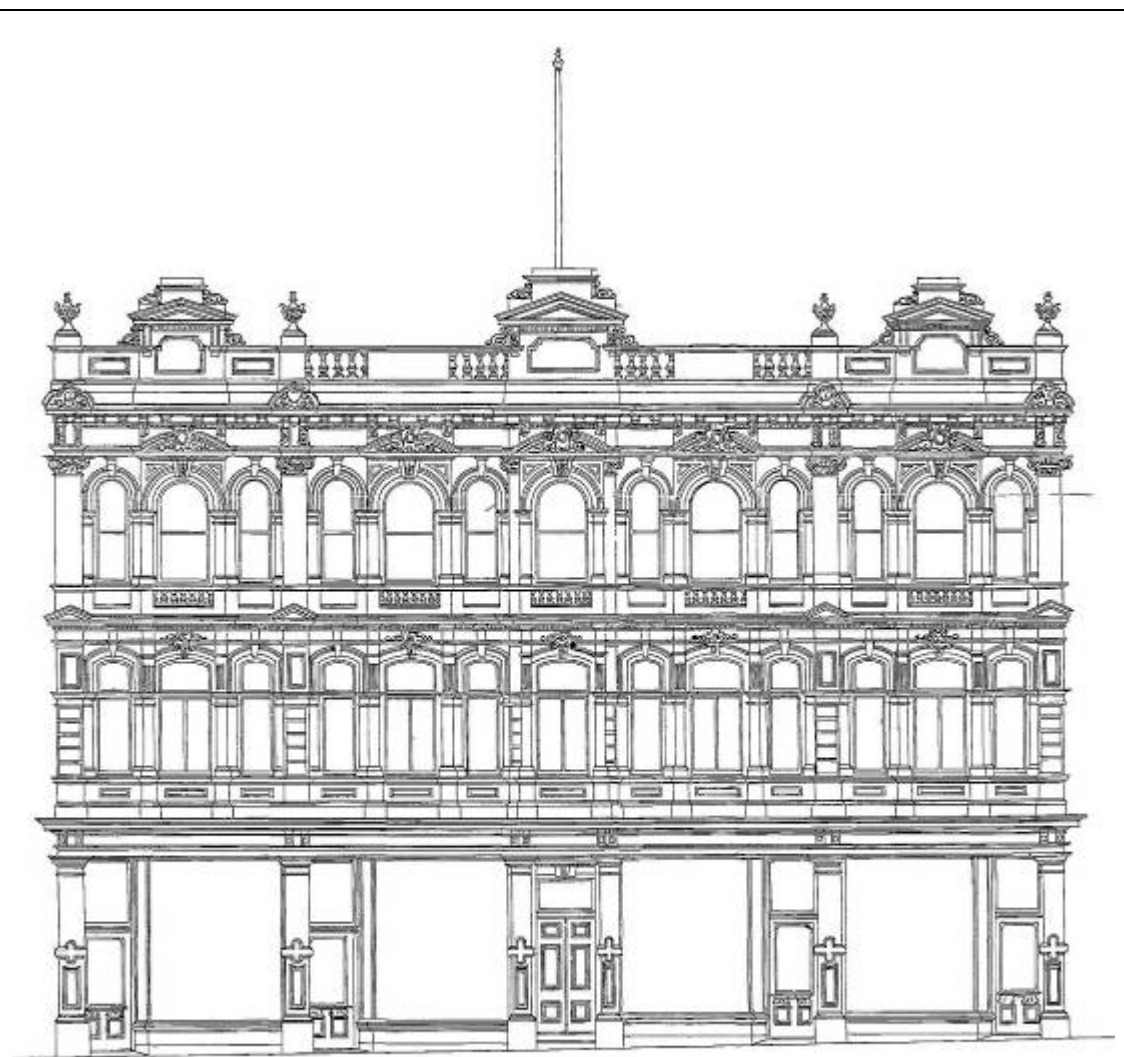
<sup>12</sup> “101-117 Cuba Street, building”, 20 October 1904, 00053:112:6214, Wellington City Archives.

<sup>13</sup> *Manawatu Standard*, Volume XL, Issue 7904, 6 September 1904, Page 4

<sup>14</sup> *Evening Post*, Volume LXIX, Issue 92, 19 April 1905, Page 1

<sup>15</sup> *Evening Post*, Volume LXVII, Issue 61, 12 March 1904, Page 1

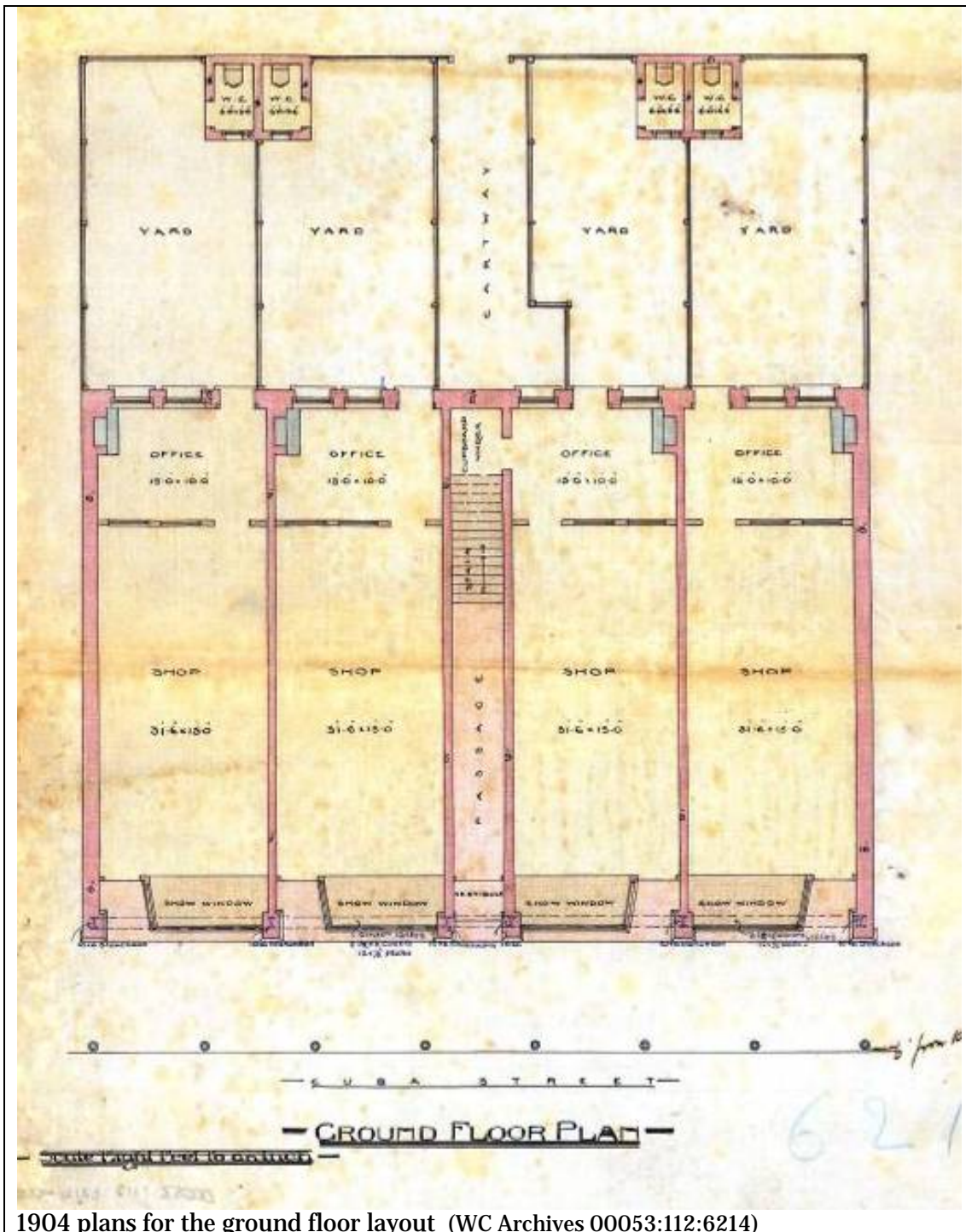
<sup>16</sup> *Evening Post*, Volume LXIX, Issue 95, 24 April 1905, Page 1



— FRONT ELEVATION —

1904 plans for the front elevation of 109-117 Cuba Street (WC Archives 00053:112:6214)





### 101-107 Cuba Street

The permit for 101-107 Cuba Street was issued four years later in October 1908, and the builder was Howie and Matthews.<sup>17</sup> The plans for this building, dated August 1908, include the footprint of the earlier building at 109-117 Cuba Street. To the south, the 1908 building shared the north wall of 109-117, which was modified in places to provide access between the two buildings.

<sup>17</sup> "107 Cuba Street [101-117 Cuba Street], brick premises", 16 October 1908, 00053:148:8230, Wellington City Archives.

Immediately to the north of 101-107 Cuba Street was the Masonic Hotel (formerly the Masonic and Family Hotel) which was also designed by Thomas Turnbull for brewers Staples and Co. in 1903.<sup>18</sup> The Masonic Hotel was one of the best known and longest standing hotels in the street.<sup>19</sup> The ground floor plan shows that this new building shared the south wall of the Masonic Hotel.

No. 101-107 Cuba Street had three shops on the ground floor which fronted onto Cuba Street. The first and second floors were designed as hotel accommodation, each floor with 24 bedrooms, two sitting rooms, one lounge room, and three bathrooms. On the first floor, five large sections of skylights allowed light to pass through to the rear of the shops below.

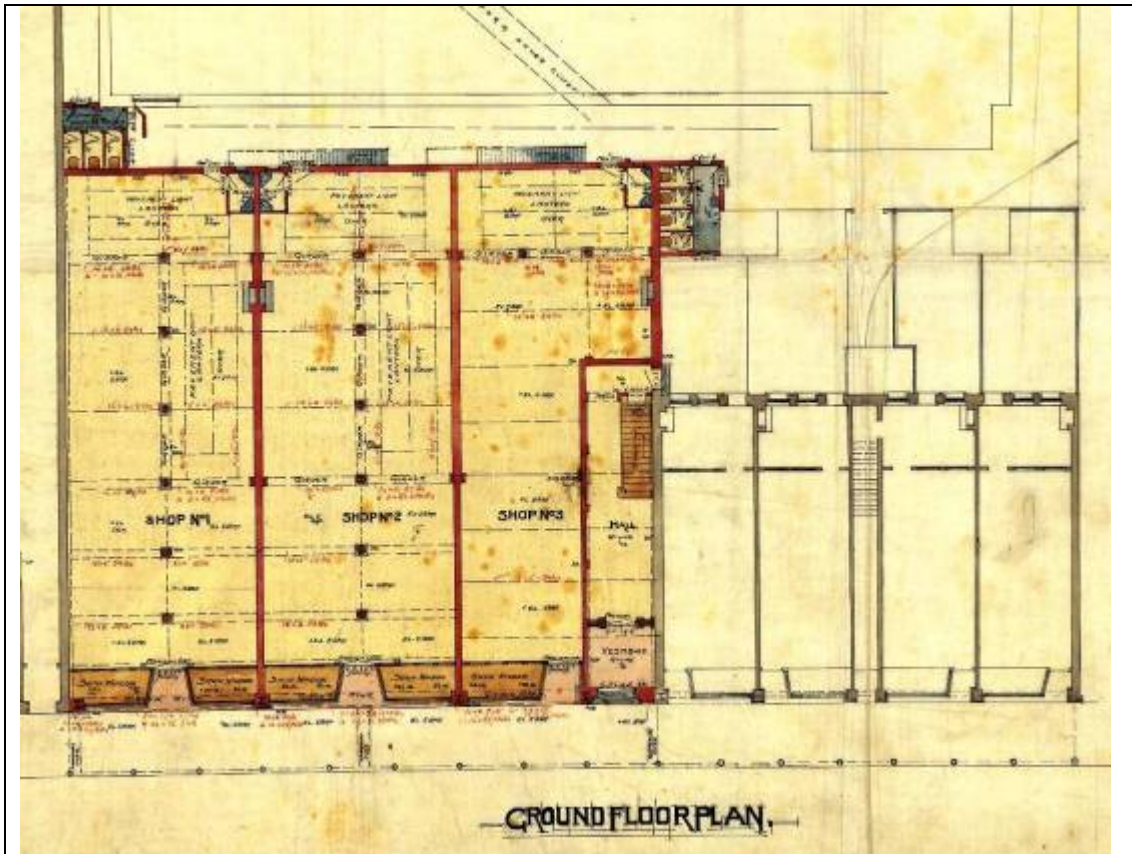


1908 plans for the front elevation of 101-107 Cuba Street (WC Archives, 00053:148:8230)

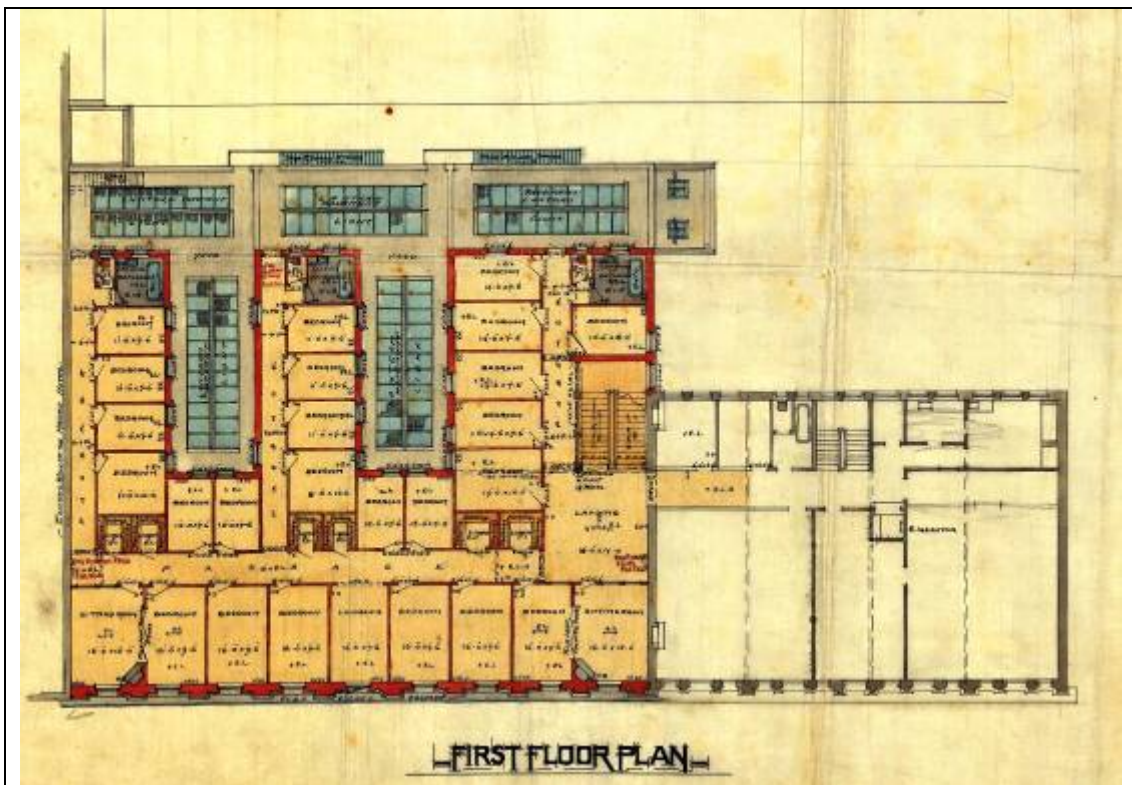
<sup>18</sup> "97-99 Cuba Street, Masonic Hotel", 23 September 1903, 00053:99:5636, Wellington City Archives

<sup>19</sup> Michael Kelly and Russell Murray, *Cuba Street Heritage Area Report*.





1908 plans for the ground floor plan, including the footprint of 109-117 Cuba Street and a rear building (WC Archives, 00053:148:8230)



1908 plans for the first floor, incorporating the layout of 109-117 Cuba Street (WC Archives, 00053:148:8230)



A number of businesses have occupied the retail spaces at 101-117 Cuba Street since it was constructed. Occupants include a watchmaker, butchers, a furniture showroom, a hardware store, a grocer, and a number of restaurants and cafes. Notably, from 1910 to the 1930s, the shop at 103 Cuba Street was occupied by R. Hannah & Co, boot manufacturers.<sup>20</sup>

In June 1908 113 Cuba Street was advertised as the newly opened Okareta Private Hotel and Café.<sup>21</sup> Either the Okareta took over occupation of the first and/or second floor of the 1904 building or the street numbering changed. If it's the former, it is possible that the 1908 building was purpose-built as a hotel for the Okareta to move into. In October 1909 the Okareta was advertised to let. The advertisement described the private hotel as being "new and well furnished throughout"<sup>22</sup> with 82 rooms. It cited ill health as the present tenant's only reason for leaving. After this, 107 Cuba Street became the Hotel Grand Central which operated from the building for over 40 years.<sup>23</sup>

The area to the east of the Cuba Street buildings is occupied by three buildings, two of them factories, built by Hannahs in 1908, 1922 to 1940. This became the centre of the company's shoemaking enterprise, although this activity has ended and all the buildings have since been converted into apartments (and a new building erected).

In 1954 the Hotel Grand Central was converted into offices and became the headquarters of the Totalisator Agency Board (TAB).<sup>24</sup> In the 1960s both buildings were bought to house the Wellington Working Men's Club and Literary Institute.<sup>25</sup> The club was formed in 1877 by working-class British immigrants who brought their own institutions when they settled in New Zealand.<sup>26</sup> In 1965 it made alterations to the building.<sup>27</sup>



Johnny McGuigan, Bud Millar and Owen Banks enjoy a beer on the centenary of the Wellington Working Men's Club and Literary Institute, 9th of July 1977 (ATL EP/1977/2627/5A-F)

<sup>20</sup> Stones 1910-11, 1915-16, 1920, 1925, 1930

<sup>21</sup> *Evening Post*, Volume LXXV, Issue 135, 8 June 1908, Page 1, and *NZ Truth*, Issue 162, 25 July 1908, Page 8

<sup>22</sup> *Evening Post*, Volume LXXVIII, Issue 101, 26 October 1909, Page 1

<sup>23</sup> Stones 1910-11, 1915-16, 1920, 1925, 1930, 1935, 1940, 1945, Wises 1950-51

<sup>24</sup> "107 Cuba Street, modernise and alter building", 1965, 00058:430:C18422, Wellington City Archives.

<sup>25</sup> Wises 1967-68, 1971-72, 1975, 1980, 1985, 1990

<sup>26</sup> Terry Hearn, "English", *Te Ara - the Encyclopedia of New Zealand*, updated September 1, 2011.

Accessed June 19, 2012. <http://www.TeAra.govt.nz/en/english/7/7>

<sup>27</sup> "107 Cuba Street, modernise and alter building", 1965, 00058:430:C18422, Wellington City Archives.

In 1979 the Masonic Hotel was demolished. As a consequence part of the rear of the north building (101-107) and the northern wall was demolished<sup>28</sup> and the building strengthened.<sup>29</sup> An image taken by an *Evening Post* photographer of the empty site after the Masonic Hotel had been demolished shows the exposed interior of the building. Also visible are the two Hannah's buildings in Eva Street. A two story commercial building was built on the site.

In 1997 the 1908 (north) building was converted to apartments, while the Working Men's Club remained in smaller premises in the 1904 building. In 1998, the present verandah was constructed using a grant from the WCC.<sup>30</sup>

In 2009<sup>31</sup> the unused club rooms were converted to a city campus for Whitireia Polytechnic by the architectural firm Workspace Vision.<sup>32</sup> In December 2011 it was found that, while the building had been strengthened and renovated, the façade was potentially an earthquake risk. As a result Whitireia vacated the building.<sup>33</sup>



The site of the Masonic Hotel in Cuba Street next to the Wellington Working Men's Club, November 1979. (ATL, EP/1979/4155/3a).

### Timeline of modifications

1904	construction (6214)
1908	construction (8230)
1938	new verandah along whole building (B18109)
1944	boiler house at rear of building (B23180)
1944	remove cappings and pediment over main entrance (B23302)
1954	convert to office use for TAB (B35726)
1965	alterations and modernisation for Working Men's Club (C18422)
1972	new lift shaft and machine room (C35108)
1979-1980	demolish part of the rear of the north building and strengthen north building (C52346, C52598, C53110)
1987	demolish part and strengthen south building, six storey addition at rear of south building, additional two storeys on north building (D5290, D5354, D5936),
1997	convert to apartments (SR34478, SR38154)

<sup>28</sup> "101-117 Cuba Street, demolition", 23 August 1979, 00058:1223:C52346, Wellington City Archives.

<sup>29</sup> "101-117 Cuba Street, alterations and strengthening", 17 January 1980, 00058:1411:C53110, Wellington City Archives.

<sup>30</sup> "Heritage building - 101-117 Cuba Street - Wellington Working Men's Club Building". 1041-06-CUB101, Wellington City Council Records.

<sup>31</sup> "101 Cuba Street, office alterations". 2009, 00078:2758:163235, Wellington City Archives.

<sup>32</sup> Workspace Vision, "Refurbishment of the historic Wellington Working Men's Club", accessed June 19, 2012, <http://www.workspacevision.co.nz/architecture-historic.asp>

<sup>33</sup> "Quake strikes during quake-related evacuation", 3 News, 8 December 2011, <http://www.3news.co.nz/Quake-strikes-during-quake-related-evacuation/tabid/423/articleID/235805/Default.aspx>

- 1998 Council (WCC) grant of \$50,000 towards the construction of a verandah to resemble the original on the Cuba Street façade and a legal encumbrance.<sup>34</sup>
- 1998 WCC funding from Earthquake Risk Building Fund.<sup>35</sup>

*NB. Numerous permits for changes to shop fronts and office alterations have not been listed here.*

## 1.2 Occupation history

A number of business have occupied the retail spaces in this building since it was constructed. Certain spaces have been selected to represent the type of businesses that occupied this building. Please note that the dates are approximate as they reflect the listings in Stones and Wises.

### 103 Cuba Street

- 1910-1930 R. Hannah & Co, boot manufacturers (**103**) (Stones 1910-11, 1915-16, 1920, 1925, 1930),
- 1935-1955 Te Aro Furnishing Co (Stones 1935, 1940, 1945, Wises 1950-51, 1955),
- 1950-1975 Whale & Son, butchers (Wises 1950-51, 1955, 1961-62, 1967-68, 1971-72, 1975),
- 1980 Eatox Butchery (Wises 1980),
- 1985-1990 Supa Butchery (Wises 1985, 1990)

### 101 Cuba Street

- 1910-1930 Sims Hardware (Stones 1910-11, 1915-16, 1920, 1925, 1930,
- 1935-1985 Fuller-Fulton Ltd, grocers & delicatessen, (Stones 1935, 1940, 1945, Wises 1950-51, 1955, 1961-62, 1967-68, 1971-72, 1975, 1980, 1985)

### 107 Cuba Street

- 1908-1909 Okareta Hotel
- 1910-1950 Hotel Grand Central (Stones 1910-11, 1915-16, 1920, 1925, 1930, 1935, 1940, 1945, Wises 1950-51),
- 1955-1961 Totalizator Agency Board Head Office (Wises 1955, 1961-62)
- 1967-1990 Wellington Working Men's Club and Literary Institute (Wises 1967-68, 1971-72, 1975, 1980, 1985, 1990)

### 117 Cuba Street

- 1910-1916 Thomas Crouch, watchmaker (Stones 1910-11, 1915-16)
- 1930-1955 Zavros Bros Restaurant (Stones 1930, 1935, 1940, 1945, Wises 1950-51, 1955)
- 1961-1971 Kenya Coffee House (Wises 1961-62, 1967-68, 1971-72)
- 1975 Athina Takeaway Bar (Wises 1975)
- 1980 Adrienne Coffee Lounge (Wises 1980)
- 1985 Salokina Coffee Lounge (Wises 1985)
- 1990 Narnia (Wises 1990)

## 1.3 Architect

Biography from Historic Places Trust website<sup>36</sup>:

<sup>34</sup> "Heritage building - 101-117 Cuba Street - Wellington Working Men's Club Building". 1041-06-CUB101, Wellington City Council Records.

<sup>35</sup> Ibid.

<sup>36</sup> Historic Places Trust, "Turnbull, Thomas – Designer", *Professional Biographies*, accessed June 19, 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+Thomas>



**Turnbull, Thomas**

Thomas Turnbull (1824-1907) was born and educated in Scotland and trained under David Bryce, Her Majesty's Architect. He travelled to Melbourne in 1851 and after nine years there moved to San Francisco. He arrived in New Zealand in 1871 and soon established a thriving business. His son William, a distinguished architect in his own right, became a partner in the firm in 1891. Turnbull was a member of the Royal Institute of British Architects. He was a pioneer in the design of buildings to withstand earthquakes and he was responsible for breaking down prejudice against the use of permanent materials for building construction. He specialised in masonry construction for commercial purposes but was also responsible for some fine houses. Among his most important buildings were the Willis Street churches of St Peter (1879) and St John (1885), the former National Mutual Building (1883-84), the General Assembly Library (1899) and the former Bank of New Zealand Head Office (1901), all in Wellington. Among his numerous domestic designs Antrim House, Wellington (1905), remains his best known.

See also the entry in Dictionary of New Zealand Biography.<sup>37</sup>

## **2.0 Physical description**

### **2.1 Architecture**

The Working Men's Club is made up of two buildings, both designed by Thomas Turnbull and Son for prominent Wellington businessman, Robert Hannah. The first permit was issued in September 1904 and the second in October 1908. Both buildings are constructed in load-bearing brick masonry with timber roof trusses. The earlier building (south) had four shops, offices and yards on the ground floor, and manufacturing floors in the remaining two stories. The later building (north) had three shop frontages, and hotel accommodation on the first and second floors.<sup>38</sup>

The Cuba Street facades for the composite building are an example of Edwardian neo-Classical architecture and are notable for their rich detail and elaborate decoration. The older building (completed in 1904), to the left, is the more heavily detailed and features distinctive recessed arches in the centre of the façade and at the main entrance. This building employs a full repertoire of Classical features - rustication, pediments, urns, balustrades, intricate keystones, arched windows - in a rich ensemble. The newer building (built in 1908) is more restrained in detail but still quite elaborate in its execution, with an emphasis on generous fenestration and clear shop frontages. Its main feature is a large Baroque arch that rises two stories and is richly decorated.<sup>39</sup>

The composite building retains most of its original street frontage – the jeweller's shop in particular is in authentic condition including its shop-front. However, the building is unfortunately disfigured with an inappropriate and bulky modern verandah at street level which detracts from its value in the streetscape.<sup>40</sup>

<sup>37</sup> Chris Cochran. "Turnbull, Thomas – Biography", from the Dictionary of New Zealand Biography. *Te Ara - the Encyclopedia of New Zealand*, updated September 1, 2010, <http://www.TeAra.govt.nz/en/biographies/2t54/1>

<sup>38</sup> Wellington City Council, "101-117 Cuba Street," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 9.

<sup>39</sup> Ibid.

<sup>40</sup> Michael Kelly and Russell Murray, *Cuba Street Heritage Area Report*.

## **2.2 Materials**

Both buildings are constructed in load-bearing brick masonry with timber roof trusses. Rendered brick finishes.

## **2.3 Setting**

The Working Men's Club is part of Block 3 of the Cuba Street Heritage Area and this block is the principal pedestrian zone of Cuba Mall. It includes the local landmark of the Bucket Fountain and a variety of landscaping, trees and street furniture and a number of interesting and important buildings.

This block and the next have the highest concentration of Edwardian commercial buildings in Cuba Street and consequently have the highest architectural, heritage and streetscape value in Cuba Street. The most important of the surviving Edwardian buildings are found on this block. The characteristic scale is three tall stories, a level defined by the Wellington Working Men's Club and reflected in the Farmers Building, Hotel Bristol, Barbers Building, and others. There are a number of two-storied buildings, including Iko Iko and the former Gear Meat building; the tallest building on the block is no. 126 (occupied by the Friendly Bakery) at a high four stories.

Most of the buildings have flat-roofed verandahs attached at the first floor which have a strong similarity of form and scale; several buildings have fire-escapes leading down to these verandahs. The verandah to Murphy's Irish Bar has been converted to a balcony with a discrete metal railing. The two heritage buildings in this block that did not originally have verandahs, the Working Men's Club and no. 126, have unsympathetic modern verandahs recently added which detract from their streetscape and heritage values.<sup>41</sup>

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<sup>41</sup> Adapted from Michael Kelly and Russell Murray, *Cuba Street Heritage Area Report*.

### 3.0 Sources

Cochran, Chris. "Turnbull, Thomas – Biography", from the Dictionary of New Zealand Biography. *Te Ara - the Encyclopedia of New Zealand*, updated September 1, 2010, <http://www.TeAra.govt.nz/en/biographies/2t54/1>

"Hannah, R., and Co", *The Cyclopedia of New Zealand [Wellington Provincial District]*, 1897. Accessed 19 June 2012. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d51-d8.html>

Hearn, Terry. "English", *Te Ara - the Encyclopedia of New Zealand*, updated September 1, 2011. Accessed June 19, 2012. <http://www.TeAra.govt.nz/en/english/7/7>

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

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Workspace Vision, "Refurbishment of the historic Wellington Working Men's Club", accessed June 19, 2012, <http://www.workspacevision.co.nz/architecture-historic.asp>



## ***Archives***

“97-99 Cuba Street, Masonic Hotel”, 23 September 1903, 00053:99:5636, Wellington City Archives

“101-117 Cuba Street, building”, 20 October 1904, 00053:112:6214, Wellington City Archives.

“107 Cuba Street [101-117 Cuba Street], brick premises”, 16 October 1908, 00053:148:8230, Wellington City Archives.

“107 Cuba Street, modernise and alter building”, 1965, 00058:430:C18422, Wellington City Archives.

“101-117 Cuba Street, demolition”, 23 August 1979, 00058:1223:C52346, Wellington City Archives.

“101-117 Cuba Street, alterations and strengthening”, 17 January 1980, 00058:1411:C53110, Wellington City Archives.

“101 Cuba Street, office alterations”. 2009, 00078:2758:163235, Wellington City Archives.

“Heritage building - 101-117 Cuba Street - Wellington Working Men's Club Building”. 1041-06-CUB101, Wellington City Council Records.

Stones 1910-11, 1915-16, 1920, 1925, 1930, 1935, 1940, 1945

Wises 1950-5, 1967-68, 1971-72, 1975, 1980, 1985, 1990

## ***Newspapers***

*Manawatu Standard*, Volume XL, Issue 7904, 6 September 1904, Page 4

*Evening Post*, Volume LXIX, Issue 92, 19 April 1905, Page 1

*Evening Post*, Volume LXVII, Issue 61, 12 March 1904, Page 1

*Evening Post*, Volume LXIX, Issue 95, 24 April 1905, Page 1

*Evening Post*, Volume LXXV, Issue 135, 8 June 1908, Page 1

*NZ Truth*, Issue 162, 25 July 1908, Page 8

*Evening Post*, Volume LXXVIII, Issue 101, 26 October 1909, Page 1

## 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 is comprised of an ornate pair of Edwardian neo-Classical buildings which have architectural value for the rich detail and elaborate decoration on both of the façades. The Wellington Working Men's Club is one of the finest large Edwardian Buildings in the Cuba Street Heritage Area.

**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?*

This building contributes greatly to the townscape of Cuba Street. It occupies a block that has the highest concentration of Edwardian commercial buildings in Cuba Street.

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

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

This building is also part of a group of buildings on Cuba, Leeds, and Eva Streets which were built by R Hannah and Co. as warehouses and factories for the successful shoe business.

#### **Historic Value:**

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

This building has historic value for its association with prominent Wellington business man Robert Hannah, and the successful Hannah's enterprise.

This building has historic value for its association with the architectural firm Thomas Turnbull & Sons.

This building also has historical importance for its association with the Wellington Working Men's Club and Literary Institution who occupied the building for a number of years.

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

This building is associated with the commercial growth and subsequent wealth of Cuba Street which resulted in a building boom and the construction of many fine Edwardian 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 archaeological potential.

**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 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?*

This building is a good representative example of Edwardian neo-Classical commercial architecture.

**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?*

This building retains most of its original façade and street frontage despite the addition of a verandah and the building's conversion to apartments.

**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		
2001 Non-Residential heritage Inventory		
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		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		
HPT website		
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)		

### Background research

*Insert any relevant background information into this section. This may include:*

- Additional plans, such as those for alterations
- Chunks of text from other sources such as *Cyclopedia of NZ, Papers Past*
- Additional images

“Hannah, R., and Co.”, *The Cyclopedia of New Zealand [Wellington Provincial District]*, 1897. Accessed 19 June 2012. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d51-d8.html>

**Hannah, R., and Co.** (Robert Hannah), Wholesale and Retail Boot and Shoe Importers and Manufacturers. Head office and show rooms, Lambton Quay, Wellington. Warehouse and factory, Lambton Quay. Branches, Cuba Street, Wellington; and at Wanganui, Napier, Hastings, Auckland, Greymouth, Palmerston North, Masterton, Danvirke, Stratford, and New Plymouth. Telephones: Cuba Street, 322; Lambton Quay (shop), 46; Lambton Quay (warehouse), 396; private residence, 847. P.O. Box, 134, Bankers, Bank of New Zealand. Private residence, Khandallah. The enterprising proprietor of this large business was born in Ireland on the 10th of September, 1846. Educated in his native land, Mr. Hannah served an apprenticeship to the trade at Kilrea, a place about thirty miles from the thriving town of Belfast. At the age of eighteen, he decided to seek new fields for the exercise of his energy and ability. The colony of Queensland was selected, and there he remained some two or three years. Crossing the Tasman Sea by the steamship “Claude Hamilton,” he landed in Hokitika in 1866. Four years later, Mr. Hannah founded the firm of B. Hannah and Co., at Charleston, on the West Coast. In 1874 it was deemed wise to transfer the head office to Wellington, a proceeding which has been followed by very many of the prominent firms of the Colony since that time—and Mr. Martin Lightband, of Nelson, then joined the firm. The business has continued to expand and develop to such an extent that it now stands in the front rank as an importing and manufacturing concern. Mr. Lightband continued a member of the firm till 1889, since which time Mr. Hannah has been sole proprietor. The three story brick building in Lambton Quay, now used as head quarters of the firm, served for many years as factory, warehouse, and principal retail dépôt. For some time before the erection of the new factory, the accommodation was much too small for the requirements of the trade. Mr. Hannah therefore instructed Mr. T.

Turnbull, the well-known architect, to prepare plans for a five story brick building, to measure fifty by one hundred feet. On tenders being called, it was found that no offer was forthcoming, local contractors having determined to boycott the work, in consequence of the insertion of a maintenance clause of which they did not approve. Mr. Hannah therefore resolved, with Mr. Turnbull's assistance, to erect the building by sub-contracts and day labour. Needless to say, the building was successfully and substantially built, it having been completed in 1894. The firm have imported a magnificent plant, which comprises all the most modern machinery, with which this fine factory is fitted. The motive power is generated by a six-horse-power "Otto" gas engine. Two hundred and fifty hands find regular employment in Messrs. Hannah and Co.'s factory. Including the retail staff at the head office and eleven branches, the total number of hands employed by the firm exceeds three hundred. Messrs. Hannah and Co.'s trade mark "Palace G" boot is well-known throughout the Colony. Every description of boots and shoes, from the commonest slipper to the finest polo boot is manufactured by this large firm. There can be no doubt that Messrs. Hannah and Co. occupy a leading position in the Colony as boot and shoe manufacturers, and importers of British and Continental boots and shoes; and in each of the cities and towns where they have opened branches they have gained a prominent place among the retail traders.

**T O L E T ,**  
**HANNAH'S BUILDINGS, CUBA-ST.,**  
**FOUR** splendid new Brick Shops, plate-  
 glass fronts, best position in Cuba-  
 street; also two large Rooms on first floor  
 suitable for up-to-date tearooms or work-  
 rooms.  
**R. HANNAH & CO. (LTD.),**  
**63a. Lambton-quay.**

Evening Post, Volume LXIX, Issue 92, 19 April 1905, Page 1

"The tender of Mr John Moffat has been accepted by Messrs Turnbull and Son for the erection of a three-storey brick building in Cuba Street, Wellington, for Mr Robert Hannah. The price is between £4000 and £5000."

*Manawatu Standard*, Volume XL, Issue 7904, 6 September 1904, Page 4

## HANNAH'S

### Hannah's locations:

28 Cuba Street (Evening Post, Volume LXVII, Issue 61, 12 March 1904, Page 1)

79 Lambton and 28 Cuba (Evening Post, Volume LXIX, Issue 95, 24 April 1905, Page 1)

**C.** M. BANKS, LIMITED,  
Will  
CLOSE THEIR SALVAGE SALE  
Of  
COLLINS BROS. AND CO.'S STATION-  
ERY AND FANCY GOODS  
On  
SATURDAY, THE 13th INST.,  
And on  
TUESDAY, THE 16th INST.,  
Will Re-open with a Full Stock of  
COMMERCIAL  
And  
GENERAL STATIONERY.  
Note the Address:  
CUBA-STREET, HANNAH'S  
BUILDINGS,  
(Opposite Pearce's, Bootmaker).

1

Evening Post, Volume LXIX, Issue 110, 11 May 1905, Page 1

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## OKARETA HOTEL

“Okareta private hotel – luncheon, tea, and supper rooms – now open. 113, Cuba St.” (Evening Post, Volume LXXV, Issue 135, 8 June 1908, Page 1)

**THE OKARETA**  
**PRIVATE HOTEL AND CAFE,**  
113 CUBA-STREET, WELLINGTON  
(5 minutes from Wharf or Railway Station).  
AFTERNOON TEA & SUPPER ROOMS.  
BEST 1/ DINNER in TOWN (12–2 p.m.)  
Open Sunday till 10 p.m.  
**Mrs. W. HENDRY**  
(Late His Majesty's Cafe, Auckland):

NZ Truth, Issue 162, 25 July 1908, Page 8

**Found at Last!**  
A Fashionable Supper Room where you  
can take your lady friend to supper after  
the Theatre.  
**THE OKARETA CAFE,**  
113 CUBA-ST., WELLINGTON.  
**Mrs. M. HENDRY,**  
PROPRIETRESS.

NZ Truth, Issue 175, 24 October 1908, Page 8

“To let, as ongoing concern, the private hotel “Okareta”, containing 82 rooms, situated in centre off cuba-street. The building is new and well furnished throughout, the present tenant's only reason for leaving is on account of ill-health. For further particulars, apply to R Hannah and Co. Ltd. Boot Store, Cuba-street” (Evening Post, Volume LXXVIII, Issue 101, 26 October 1909, Page 1)

## HOTEL GRAND CENTRAL

Furniture and effects sold (Evening Post, Volume CVI, Issue 121, 30 November 1928, Page 11)

Refurbished (Evening Post, Volume CVIII, Issue 37, 12 August 1929, Page 8)



## HISTORY OF HANNAH'S

<http://www.hannahs.co.nz/our-heritage>

Our heritage

We are immensely proud of our heritage at Hannahs.

Robert Hannah, an Irish emigrant, opened his first boot shop in Charleston in 1868 during the West Coast gold rush. He moved to Wellington when the gold rush ended, and in June 1874 announced the opening on Lambton Quay of Robert Hannah & Co., who "had long and practical experience in the business" and sought the patronage of the people of Wellington.

Robert Hannah was an entrepreneur of his times. He was reputed to be a shrewd and hard businessman, who also cared deeply for his staff. He paid them above the going wage, and worked hard to keep them employed during the Depression years.

Robert Hannah died in 1930. At the time of his death there were 19 branches in the North Island, 11 in the South Island, and a factory in Wellington.

Today, Hannahs is New Zealand's most recognisable footwear brand. We have 52 stores nation-wide, as well as 10 Pulp, and 10 Hush Puppies sister stores in New Zealand and Australia.

We have provided New Zealanders with quality footwear for over 100 years. Our goal is to continue to look after New Zealanders for the next hundred years.

"Hannah, R., and Co.", *The Cyclopedia of New Zealand [Wellington Provincial District]*, 1897. Accessed 19 June 2012. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d51-d8.html>

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## REMOVAL SALE.

**R**EMOVING TO No. 40, CUBA  
STREET,

HANNAH'S NEW BUILDING.

FINAL CLEARANCE.

**CROUCH,**

THE LONDON JEWELLER

(Late W. Coltman),

CUBA-STREET.

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Evening Post, Volume LXX, Issue 18, 21 July 1905, Page 6

Evening Post, Volume LXXVI, Issue 51, 28 August 1908, Page 1  
"rebuilding sale"

Evening Post, Volume LXXVIII, Issue 101, 26 October 1909, Page 1

"To let, as ongoing concern, the private hotel "Okareta", containing 82 rooms, situated in centre off cuba-street. The building is new and well furnished throughout, the present tenant's only reason for leaving is on account of ill-health. For further particulars, apply to R Hannah and Co. Ltd. Boot Store, Cuba-street"

"Rebuilding sale"

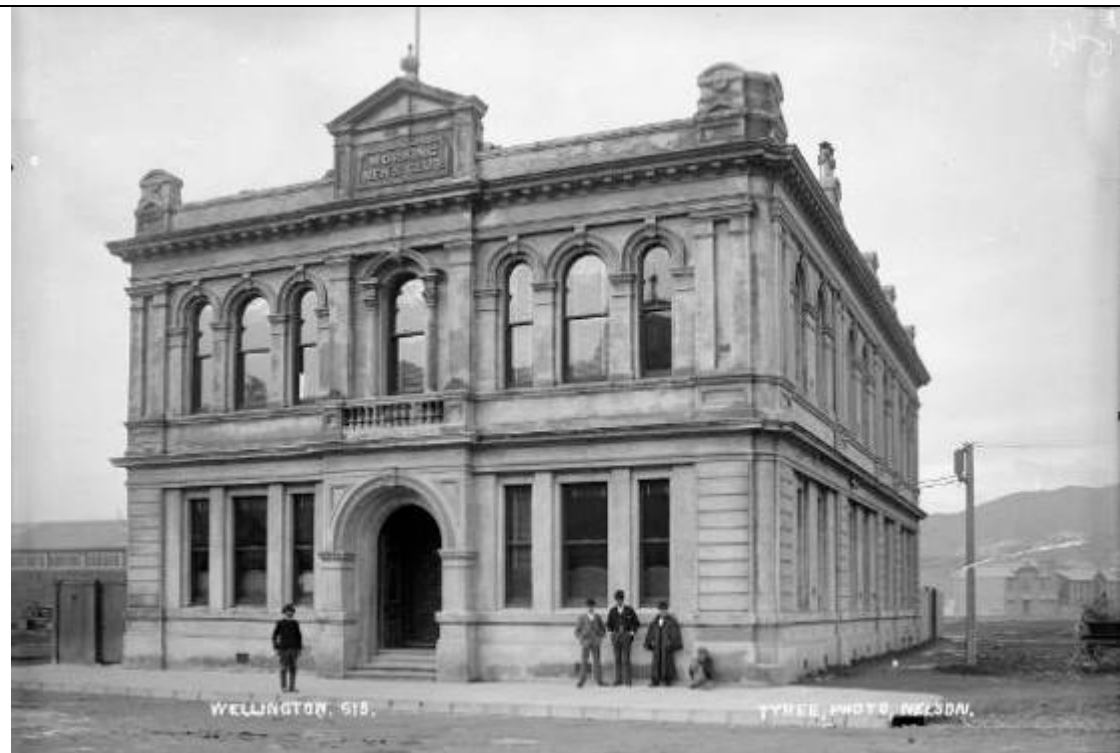
To let – 7 room house off cuba

Buildings Hannah's owned – near Cuba / Ghuznee corner – 1925 (now Whitcoulls?)

**IMAGES**



**Shops on Lambton Quay, Wellington, circa 1910, including Robt Holliday & Co, stationers; R Hannah & Co, footwear specialists; and B Goodman. Photographer unidentified. 186? ATL PAColl-4374-05**



**The Wellington Working Men's Club and Literary Institute building, on the corner of Victoria and Mercer Street, photographed by the Tyree studio circa 1894. ATL 1/2-011620-G**

