

Patrick's Buildings (Former)

191 Cuba Street



WCC (2011)

Summary of heritage significance

- 191 Cuba Street is one of the finest Art Deco Buildings in the Cuba Street Heritage Area. It has architectural value for its well-proportioned Art Deco façade and skilful use of a corner site.
- The building has historic value for its association with the once well known business, Patricks, who traded on this site for over 40 years.
- The building occupies a prominent site on the corner of Cuba and Vivian Streets. The Art Deco modelling of the facade makes a distinct contribution to the Cuba Street townscape, providing a contrast to the predominant Edwardian Classicism of the precinct.
- The facade retains a high level of authenticity, despite modifications to the ground floor street front.

District Plan:	Map 16, reference 87
Legal Description:	Pt Lot 2 DP 4098
Heritage Area:	Cuba Street Heritage Area
HPT Listed:	Category 2, reference 5362
Archaeological Site:	Central City NZAA R27/270
Other Names:	Patrick's Corner
Key physical dates:	1904: Cuba St building constructed 1930-1: Corner building constructed
Architect / Builder:	1904: Penty and Blake / A and E Reynall 1930: Atkins and Mitchell / Fletcher Construction Co.
Former uses:	Commercial
Current uses:	Commercial
Earthquake Prone Status:	Not EQP (SR 163480)

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

191 Cuba Street is one of the finest Art Deco buildings in the Cuba Street Heritage Area. The Art Deco façade is associated with D.S Patrick, a draper who occupied the corner site from c.1910 until the late 1940s, and the intersection was once known as Patrick's corner.

Although the façade dates from 1930, the building was built in two parts, with an earlier 1904 building integrated into the later Art Deco design. The oldest building is a 1904 pair of three-storey shops designed by Penty and Blake. The remains of this façade can be seen in the deeply-recessed and arched windows on the north-west (Cuba Street) façade. A building with a distinctive curved/faceted façade was built on the adjoining corner site in 1930. The original building was re-modelled to create an integrated Art Deco façade that wrapped around both the new and old buildings.² The 1930 additions were designed by the Wellington architectural firm Atkins and Mitchell and the contractor was Fletcher Construction Co.

The 1930 modifications/new building was praised as “a triumph of modern store design, well-planned and constructed”,³ was officially opened on 29 October 1931.⁴ The 1930 plans have not been located, however when the building was opened, the *Evening Post* reported that the building had fifteen display-windows, a spacious ground floor shopping area, and a light-filled first floor showroom which was “quietly elegant and ideal for woman's purpose.”⁵ The men's department was separate, and had its own entrance off Cuba Street.

Patrick's occupied the building until the 1950s. From 1955 Manchester Manufacturing Company Ltd is listed as the occupant, and from 1967 Carpets & Linoleum Ltd. Several changes were made to the building at this time, including to the ground floor which was divided up into four small shops. From the early 1970s these shops were occupied by a number of small businesses such as a card shop and bookshop. In the 1980s two of these small shops were converted into one. In 1990 the ground floor was converted into a restaurant and bar. Shortly after this the first and second floors were converted to apartments. Various changes to the shop fronts have been made over time, mostly to accommodate changing entrances. In 2009 Earthquake strengthening and fire upgrade work began, and the first and second floors were converted from apartments to office space.

¹ Wellington City Council, “191 Cuba Street,” *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 27.

² “A New Drapery Company,” *Evening Post*, Volume CVIII, Issue 135, 4 December 1929, Page 14

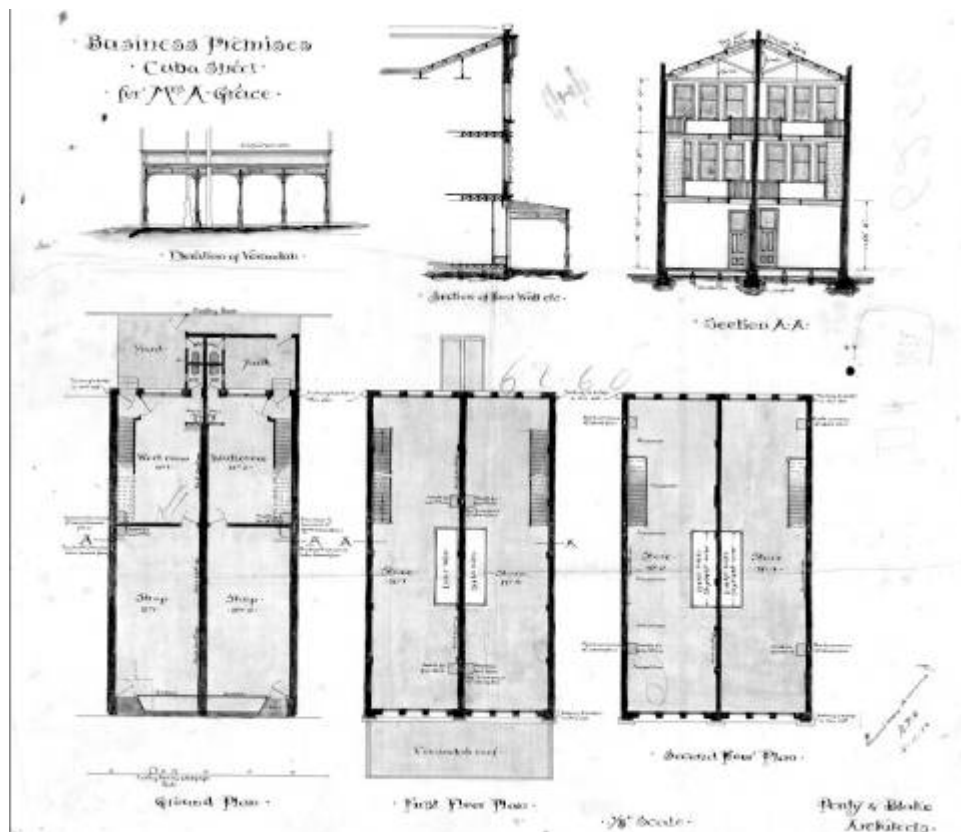
³ “Patrick's Stores,” *Evening Post*, Volume CXII, Issue 102, 27 October 1931, Page 3

⁴ *Evening Post*, Volume CXII, Issue 102, 27 October 1931, Page 14 (Advertisements Column 2)

⁵ “Patrick's Stores,” *Evening Post*, Volume CXII, Issue 102, 27 October 1931, Page 3

1.2 Timeline of modifications

- 1904 Cuba Street building constructed (west façade) (00053:113:6260)
- 1922 Shop front alterations (00055:7:A705)
- 1930-1 Corner building constructed (B10531)
- 1946 Conversion to factory (00056:326:B25403)
- 1946 Shop entrance alterations (00056:327:B25528)
- 1953 Internal alterations (00056:457:B34683)
- 1957 Building alterations (00058:40:C2005)
- 1962 Showroom alterations (00058:240:C10712)
- 1964 Internal alterations – ground floor (00058:353:C15178)
- 1967 Ground floor converted to four shops (00058:533:C25733)
- 1978 Fire ratings alterations (00058:1161:C50032)
- 1980 Two Cuba Street shops turned into one shop (00058:1272:C53957)
- 1990 Ground floor converted to a restaurant and bar (00059:416:E21126)
- 1992 Conversion to apartments (first and second floor) (SR 9601810)
- 1995 Folding doors put in on the ground floor (00061:25:10737)
- 1997 Partitions in ground floor restaurant. (00078:126:37553)
- 2009 Earthquake strengthening and fire upgrade (SR 194557)
- 2012? First and second floors converted to office space



1904 Plans – WCA 00053: 113: 6260

1.3 Ownership history

The land was owned by Wellington City Council until 2003.⁶

Leased:

1927-1931	Douglas Patrick (CT237/116)
1931-1946	Patrick's Drapery Stores Ltd (CT237/116)
1946-1971	Patrick's Buildings Ltd (CT237/116)
1985-2003	Coopers & Lybrand Nominee Company (CT29C/937)

Transferred:

2003	Cuba Street 191 Ltd (CT29C/937)
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1.4 Architect

Atkins and Mitchell / Mitchell and Mitchell⁷

"The firm of Atkins and Bacon was established in Wellington in 1908 by Alfred Atkins (1850-1919) and Roger Bacon. Atkins, a London born architect and sanitary engineer, studied in England before immigrating to New Zealand in 1875. Having established a reputation for himself in Wanganui in the 1880s, he was later appointed as architect to both the Education and Hospital Boards in the district as well as being employed as an advisor to the Wanganui Borough Council.⁸ Benefiting from the building boom that began in the city in the 1890s, he undertook a number of commissions for these clients including the Ward Observatory and the old Wanganui Museum.⁹

In 1907, Atkins established his architectural practice with fellow London-born architect Roger Bacon in 1907.¹⁰ They set up office in Wellington from 1908 and together designed a number of public buildings, mainly in Wellington and Wanganui, along with a great deal of domestic work and became an important and well-known architectural practice. The firm designed buildings at Wanganui Collegiate School, hospital buildings (including the King Edward VII Memorial Hospital for Children in Wellington, 1912), several branch buildings for the Bank of Australasia, including one in Auckland, and a number of residences in Wellington, including Atkins' own house at 4 Mairiri Road.

In 1909, Cyril Hawthorn Mitchell (1891-1949) was taken on as a draughtsman and qualified as an architect in 1913. Born in Wellington, he was educated at Clyde Quay School and Wellington College. He became a partner in 1918. However, this arrangement lasted little time because, owing to his poor health, Roger Bacon moved

⁶ This information is taken from: Wellington City Council, *Cuba Street Heritage Area spreadsheet (block 4)*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

⁷ This is taken directly from: Michael Kelly "T & G Building – A Significance Assessment" 11 November 2011. Kelly sites the following sources: Boffa Miskell and Chris Cochran 2001, *Wellington Heritage Building Inventory*, Appendix III – Wellington Architects; *Evening Post*, 24 February 1949; Fill, Barbara 1984, 'C.H. Mitchell, 1891-1949', NZHPT Wellington Regional Committee, Wellington; 'Mitchell and Mitchell', NZHPT Architect's Glossary, NZHPT, Wellington

⁸ Pettigrew, Wendy and Mark Southcombe. 'The End of the Wooden Shop: Wanganui Architecture in the 1890s'. Conference paper presented at the Centre for Building Performance Research, Victoria University, Wellington. 7th December 2007: "'Strident Effects of Instant Sophistication': New Zealand Architecture in the 1890s'.

<http://www.victoria.ac.nz/cbpr/conferences/nzarch-1890s/docs/NZ%20architecture%201890s%20abstracts.pdf> [Accessed 16/06/09]

⁹ Diana Beaglehole. 'Wanganui: Cultural Life: Architects'. Te Ara - The Encyclopedia of New Zealand. Updated 27 November 2007 <http://www.teara.govt.nz/en/whanganui-region/page-14> [Accessed 16/06/09]

¹⁰ *Wanganui Herald*, 8 April 1907

to Blenheim (and later Picton). The practice became Atkins and Mitchell but the following year Alfred Atkins died, leaving Mitchell on his own. Mitchell, then 28, had to build up the practice on his own, but he left the name of Atkins and Mitchell, presumably to maintain some name recognition. It was not until his brother Allan Hawthorn Mitchell (1905-1973) returned from studying overseas in 1932 and joined the practice, that he renamed it Mitchell and Mitchell.

During his 40 years of practice, C.H. Mitchell was responsible for many significant buildings, including elegant inter-war retail and commercial buildings such as the DIC Building (1928-29), the Commercial Travellers Club Building (1929), and M.L.C. Building, 33-37 Hunter Street, (1940). He designed banks for the Bank of Australia and National Bank. He was architect to the Reserve Bank of New Zealand and, shortly before he died, he went on a trip to Europe to study the design and construction of banking chambers. Other significant local buildings by his practice included the Art Deco influenced Waterloo Hotel (1936), and the Central Fire Station (1935).

After C.H. Mitchell's death, the firm took offices in the T & G building and remained there for some years. The firm later became Gooch Mitchell & McDiarmid and has since dissolved."

2.0 Physical description

2.1 Architecture

This three-storey Art Deco concrete building, completed in 1930, makes a very skilful use of its site, wrapping around the corner to Vivian Street in five facets.¹¹ The building was set back from the street to form a rounded corner for the tram.¹² The design is nearly symmetrical about the corner and is distinguished by the prominent vertical elements at each junction which rise above the parapet line as schematic pinnacles, the nearly flush windows and the patterned plasterwork to the spandrels and window heads. The left-hand facet has deeply-recessed arched and hexagonal-headed windows; this is the façade of an earlier 1904 building that was subsumed in to the later building and decorated with matching motifs. The building has a broad verandah which follows the facets and steps up in the centre to highlight the principal entrance to the building. There is a partial fourth-storey at the eastern side of the roof, kept well back from the façade line and only just visible from the street.

2.2 Materials

The original plans and specifications have not been found. However, the construction of the 1904 building (Cuba Street frontage) is unreinforced masonry, timber joists, and steel columns.

¹¹ Michael Kelly and Russell Murray, *Cuba Street Heritage Area Report* (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006), 40.

¹² Known as Patrick's Corner after a longstanding drapery business that occupied the building. The tram route was to Newtown Park.

2.3 Setting

The building occupies a prominent site on the corner of Cuba and Vivian Streets. The Art Deco modelling of the facade makes a distinct contribution to the Cuba Street townscape, providing a contrast to the predominant Edwardian Classicism of the precinct.

3.0 Sources

Kelly, Michael. "T & G Building – A Significance Assessment" 11 November 2011.

Kelly, Michael and Russell Murray, *Cuba Street Heritage Area Report* (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006), 40.

Wellington City Council, "191 Cuba Street," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 27.

Wellington City Council, *Cuba Street Heritage Area spreadsheet (block 4)*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

Newspapers

Wanganui Herald, 8 April 1907

"A New Drapery Company," *Evening Post*, Volume CVIII, Issue 135, 4 December 1929, Page 14

"Patrick's Stores," *Evening Post*, Volume CXII, Issue 102, 27 October 1931, Page 3

Evening Post, Volume CXII, Issue 102, 27 October 1931, Page 14 (Advertisements Column 2)

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?*

191 Cuba Street is one of the finest Art Deco Buildings in the Cuba Street Heritage Area. It has architectural value for its well-proportioned Art Deco façade and skilful use of a corner site. The five “facets” of the facade ‘turn the corner’, providing maximum exposure of shop fronts on the ground floor.

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

The building occupies a prominent site on the corner of Cuba and Vivian Streets. The Art Deco modelling of the facade makes a distinct contribution to the Cuba Street townscape, providing a contrast to the predominant Edwardian Classicism of the precinct.

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

The building is one of a group of historic commercial buildings which make a positive contribution to the character of the Cuba Street Heritage Area.

Historic Value:

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

The building has historic value for its association with the once well known business, D.S. Patrick, who traded on this site for over 40 years.

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?*

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 historic commercial buildings on Cuba Street which contribute to the sense of place and continuity if 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 a fine example of a 1930s commercial building.

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

Despite modifications to the ground floor of the building, the front façade retains a high level of authenticity of design and fabric.

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 for its contribution to the Cuba Street Heritage Area.

4.0 Appendix

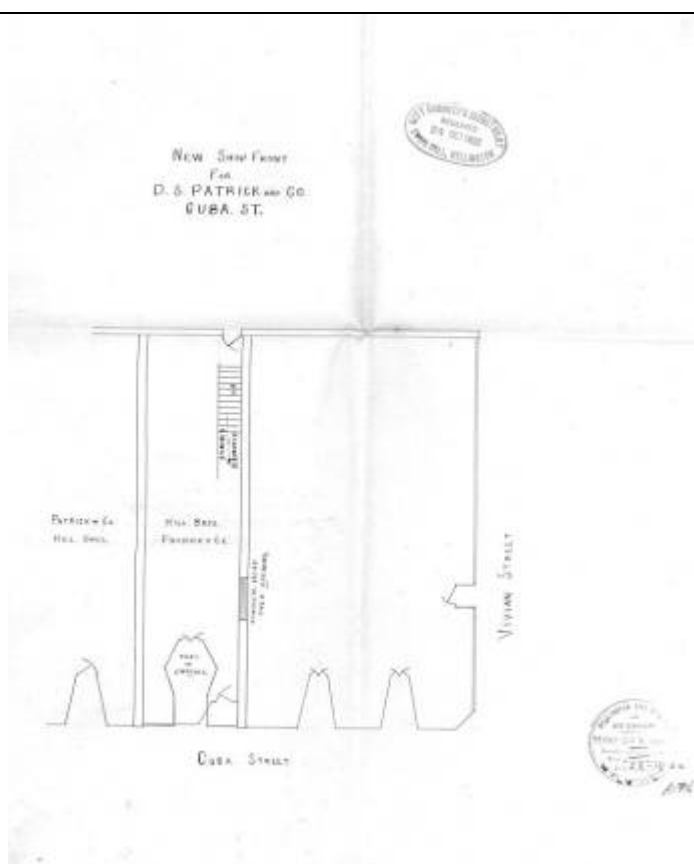
Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
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?		
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)	Y	Nothing found

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*



1922 Shop frontage alterations – WCA 00055: 7: A0705