

Downes Building (Former)

201 Cuba Street



Photo: Charles Collins, 2015

Statement of heritage significance

- The former Downes dental surgery and residence is a small two-storey Edwardian house. The house is notable for its unusual English 'Arts and Crafts' asymmetric street façade that was perhaps influenced by the Art Nouveau style.
- The building is an unusual feature in the Cuba Street Heritage Area in that it is set back from the pavement edge building line; has no verandah; was built to a low, domestic scale; has no parapet; and has no shop-front window.
- The building holds some social value due to its status in the early (1960s) as Orsini's – a 'fine dining' restaurant in an era when dining out was reserved for 'special occasions', and the building itself became a background to these significant events.

District Plan:	Map 16, Symbol 89/2
Legal Description:	201 Cuba St/Lot 1 DP 1218
Heritage Area:	Cuba Street Heritage Area (Block 5)
HPT Listed:	Category II reference 1412 Cuba Street Historic Area reference 7209
Archaeological Site:	Wellington CBD site
Other Names:	G.A. & W.S Downes – Dental Practice Desmond House Apartments Orsini's Mammy Flo's Kayu Manis Kinara Indian Restaurant
Key physical dates:	1901 constructed Circa 1960 converted for use as a restaurant
Architect / Builder:	McKay and MacGregor
Former uses:	Dental practice, residential (possibly boarding house), restaurant, licensed restaurant
Current uses:	Restaurant
Earthquake Prone Status	Section 124 Notice Served, SR 163380 issued 19/08/2011 notice expires 19/08/2026.

Extent: Cityview GIS 2012



1.0 Outline History

1.1 History

The building at 201 Cuba Street was constructed as a dental practice for George Alford Downes and William Stacey Downes.¹ The permit was issued in February 1901 and the building was designed for use as a dental surgery with a waiting room, 'workroom', 'chloroform room' and scullery on the ground floor, and a surgery, two further waiting rooms, a workroom and a lavatory on the first floor.² The Downes family also appear to have owned land/buildings in Ingestre (Vivian) Street,³ 129 Upper Willis Street,⁴ and Majoribanks Street.⁵

The building was converted to a house, or possibly boarding house in 1935,⁶ and renamed the *Desmond House Apartments* in the 1940s. It was altered by A.P. Littlejohn in September 1958 to form a restaurant which became *Orsini's Restaurant*.⁸

The opening of the restaurant coincided with the relaxation of the liquor laws, and David Burton, a local restaurant owner and food writer wrote of Orsinis that...

...“Until 1961, when the government relented on its stupidly puritanical restaurant liquor ban, Orsini's had been forced to operate as a sort of speakeasy where patrons brought grog concealed beneath their coats. The front door was kept locked against police raids.

Having smuggled in full bottles of spirits as well as wine, patrons would proceed to drink themselves comatose in the downstairs dining area, perhaps appropriately, since it originally served as the Downs brothers' chloroform room.”⁹

In 1961 “The Gourmet” on Shortland Street in Auckland became the first restaurant where New Zealanders could be served wine with their meals.¹⁰ Orsinis was the second Wellington Restaurant to be granted liquor licence.¹¹ The restaurant flourished in the 1960s and became well known as a fine dining restaurant of the type that was reserved for special occasions such as significant birthdays and wedding anniversaries.¹² Orsini's restaurant in Wellington closed in c.1990 after the departure of the Littlejohn's who moved to Auckland in 1979 and established a new Orsini's there.¹³

¹ NZHPT Field Record Form 1984

² WCC Archives – original building consent application ref 4237.

³ Page 2 Advertisements Column 5. Evening Post, Volume LX, Issue 103, 29 October 1900, Page 2

⁴ The Cyclopedia of New Zealand [Wellington Provincial District] 1897.

⁵ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d6-d15.html>

⁶ NZHPT Field Record Form 1984

⁷ Page 2 Advertisements Column 7. Evening Post, Volume CXXII, Issue 16, 18 July 1936, Page 2

⁸ NZHPT Field Record Form 1984, also Stones (1940)

⁹ Building Consent application SR 9035936

¹⁰ David Burton, Another tandoori for capital, The Dominion Post, 05/02/2012

¹¹ '1961 - key events', URL: <http://www.nzhistory.net.nz/culture/the-1960s/1961-key-events>, (Ministry for Culture and Heritage), updated 24-Dec-2009

¹² NZHPT Field Record Form 1984

¹³ Karl du Fresne, *Come Dine and Dance With Me*, Dominion Post 'Your Weekend' section, Saturday 2nd June 2012. pp16-18

¹⁴ Karl du Fresne, *Come Dine and Dance With Me*, Dominion Post 'Your Weekend' section, Saturday 2nd June 2012. pp16-18

The building has since been occupied by a succession of restaurants. There have been some recent alterations to the Cuba Street façade including the 1997 alterations to convert the 'Diocletian' or arched-headed window into a set of 'French' doors, and addition of new door to the centre of the façade.¹⁴ In 2004 almost all of the building's internal partitions were removed and some structural strengthening works were carried out with assistance from the WCC Earthquake Strengthening Fund.



Orsini's was a fine dining restaurant associated with 'special occasions' and in this photograph Orsini's is the backdrop to the symbolic handover after the sale of Karl Pallo's business Die Castings Limited to Sunbeam in 1963.¹⁵ Image: Alexander Turnbull Library, Reference: PAColl-7962-7.



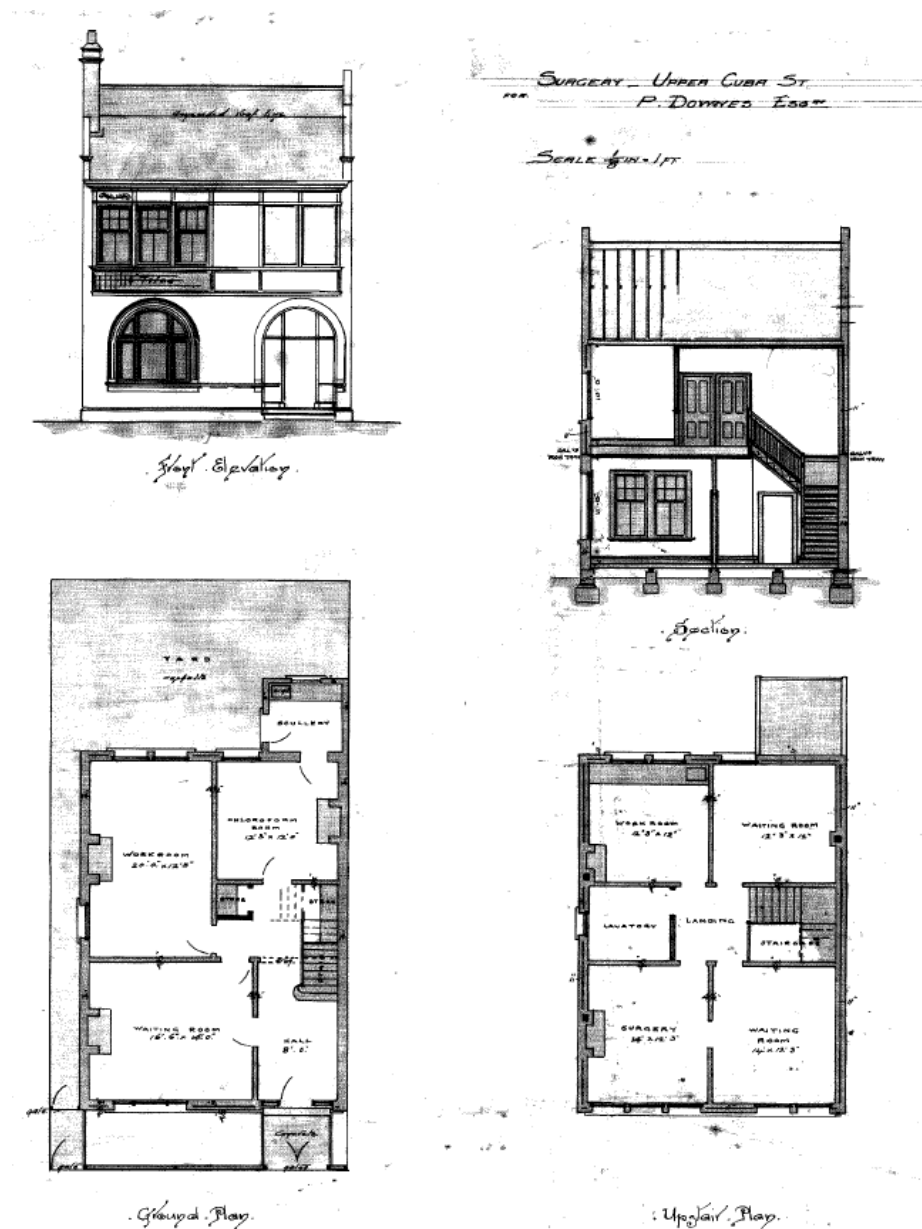
"Orsini's restaurant in Wellington was one of the first to receive a liquor licence, allowing wine to be served with a meal."¹⁶

Image: [Alexander Turnbull Library](#), Dominion Post Collection (PAColl-7327). Reference: 1988/4458/2-EP, Photograph by Ray Pigney.

¹⁴ SR 28551, 1997

¹⁵ Hilda McDonnell. 'Pallo, Karl', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 16-Nov-10 URL: <http://www.TeAra.govt.nz/en/biographies/5p7/1/2>

¹⁶ Bronwyn Dalley. 'Wine', Te Ara - the Encyclopedia of New Zealand, updated 27-Sep-11 URL: <http://www.TeAra.govt.nz/en/wine/5/3/3>; Bronwyn Dalley. 'Wine - Foundations for the future, 1960s to mid-1980s', Te Ara - the Encyclopedia of New Zealand, updated 1-Mar-09. URL: <http://www.TeAra.govt.nz/en/wine/5>



1901 plan, section and elevation. Image: WCC Archives ref 4237

1.2 Timeline of modifications

1901	Building permit for construction of the dental surgery at 201 Cuba Street SR 4237
1962	addition at the back to create restaurant -SR C10468
1966	alterations to first floor to enlarge restaurant - SRC19866
1992	alterations to façade -SR 28551
2004	internal partitions removed, some earthquake strengthening - SR 108256

1.3 Occupation history

Downes Brothers, dentists (Stones1905,1910,1915-16,1920,1925,1930). Called Desmond House Stones1940. Francis Crawford, clerk (1945, Wises1950-51), Orsini's Restaurant (Wises1961-62,1967-68,1971-72,1975,1980,1985,1990)

1.4 Architect

McKay & Macgregor

Robert Roy Macgregor established an architectural practice at the National Mutual Buildings on Customhouse Quay in 1893.¹⁷ He won a competition for the design of the Ballance Memorial in parliament grounds in 1894, but the members of parliament rejected the design and called instead for the installation of a statue which was eventually designed by W.J. Helyer, on a base designed by Macgregor.¹⁸

Macgregor designed the Pahiatua Courthouse and Post Office in 1894¹⁹ along with a multitude of houses in Wellington and the Hutt Valley.²⁰ He entered into partnership with James Hector McKay in February 1898²¹ and practised as “McKay and Macgregor” until December 1900 when the partnership was dissolved “by mutual consent”.²² The best known building designed during this period was the fine St James’ Presbyterian Church (1900) on Adelaide Road in Newtown.

James Hector McKay (d. 1944) was probably originally from Scotland and arrived in New Zealand from Australia in 1890.²³ McKay went on to found Crighton and McKay, a prominent and long established Wellington architectural practice. He returned to Britain on his retirement in 1926.²⁴

Macgregor is known to have remained in business in Wellington until at least 1904 when he designed the L.T Watkins Building on the corner of Cuba and Vivian Streets. He is also known as the architect for a row of four near-identical Tinakori Road houses that were designed for T.G. Macarthy in 1903.

¹⁷ Cyclopedica

¹⁸ THE BALLANCE MEMORIAL UNVEILING OF THE STATUE IN PARLIAMENTARY GROUNDS. Evening Post, 7 April 1897, Page 5; THE BALLANCE MEMORIAL. Press, 10 March 1894, Page 7

¹⁹ Page 4 Advertisements Column 5 Evening Post, 23 May 1894, Page 4

²⁰ For example- Page 1 Advertisements Column 4 Evening Post, 13 August 1896, Page 1; Page 8 Advertisements Column 7 Evening Post, 7 December 1897, Page 8; Page 8 Advertisements Column 7 Evening Post, 25 January 1897, Page 8

²¹ Page 6 Advertisements Column 1 Evening Post, 19 February 1898, Page 6

²² Page 8 Advertisements Column 1. Evening Post, 31 December 1900, Page 8

²³ DNZB entry for McKay from www.teara.govt.nz

²⁴ Dictionary of New Zealand Biography (DNZB) database entries for individuals are available from www.teara.govt.nz; Bullyment Fortune website accessed July 2012 http://www.bulleymentfortune.co.nz/BFA_history.html

2.0 Physical description

2.1 Architecture

201 Cuba Street is a small two storey brick masonry building built originally as a dentist surgery in 1901. The original facing brick on the Cuba Street façade has been painted, as has the tiled panel below the first floor windows. The Cuba Street façade features two large arched openings at the ground floor, and the northern arched opening was originally a window and has since been converted to house a set of 'French' doors. The southern arch comprises a recessed entrance porch which leads to a panelled door with side and top-lights. There is a modern (recent) addition of a door opening centred between the two arched doorways. The windows at first floor level are set out as a group of three windows, a window blank and a pair of windows – all are timber sashes.

The roof is unusual for Cuba Street in that it is not obscured by a parapet, and the shallow pitch of the roof (and the original rectangular rainwater goods are still) visible. There is a simple repeated frieze above each of the first floor windows and above the window blank. The building is also unusual for Cuba Street in that it is set back from the (back of pavement) building line; that it was designed originally as a dental surgery and has never featured a commercial shop-front window; and that the building has never been fitted with a verandah. The building has been described as having "Art Nouveau" overtones, particularly the simple frieze above the first floor windows and the asymmetrical design of the windows on the Cuba Street façade.

The building is set back from the building line of Cuba Street and there is a low wall and small courtyard set between the pavement and the front elevation. There is a narrow access path to the north of the building.

2.2 Materials

- Brick masonry building
- The original plans show a tiled frieze directly under the first floor windows on the Cuba Street façade – the tile frieze has been painted over as have the facing bricks on the Cuba Street façade.
- Timber floors and roof structure
- Timber sash windows at first floor
- Ground floor 'french doors' with a semicircular window head – modern replacement of original window
- Ground floor doors with square head – modern insertion

2.3 Setting

Block 5 of the Cuba Street Heritage Area was once a transition zone between the mainly residential area of "Southern Te Aro" and the commercial area of Lower Cuba Street. This arrangement changed when the Salvation Army developed sites in Cuba Street, particularly the 1907 "People's Palace" low cost, alcohol-free Salvation Army hotel at 213 Cuba Street, and the 1904 building at 203 Cuba Street that was first leased by then purchased by the Salvation Army in 1928 to form an extension to the People's Palace. The block contains several modern buildings including the 1989 Booth House for the Salvation Army, and the 1964 Wellington Trawlers factory and retail complex. The scale of the block is generally two or three storeys high with the notable exception of the People's Palace Hotel complex and Booth House.

The former Orsini's restaurant is framed by the much larger three storey Morgan's Building (1922) to the north, and the three storey (with a two storey addition) former People's Palace Hotel (1904) to the south. Both its neighbours are listed in the WCC Heritage Inventory as is the former National Bank (1917) on the west side of Cuba Street that is NZHPT Category I.

3.0 References

- NZHPT Professional Biographies
- Dictionary of Scottish Architects
- WCC Cuba Street Heritage Area report for DPC 48
- WCC Archives – original building consent application ref 4237; Building Consent application SR 9035936; SR 28551, 1997
- NZHPT Field Record Form 1984
- WANGANUI COLLEGIATE SCHOOL, REGISTER 1854 - 1947
- Stones (1940)

Newspapers and periodicals

- Burton, David. "Another tandoori for capital", *The Dominion Post*, 05/02/2012
- THE BALLANCE MEMORIAL. *Press*, 10 March 1894
- THE BALLANCE MEMORIAL UNVEILING OF THE STATUE IN PARLIAMENTARY GROUNDS. *Evening Post*, 7 April 1897
- DEATH OF MR S. S. DOWNES. *Evening Post*, 16 May 1898
- DENTAL EXAMINATION. *Wanganui Chronicle*, 18 December 1899
- du Fresne, Karl. "Come Dine and Dance With Me", *Dominion Post* 'Your Weekend' section, Saturday 2nd June 2012.
- *Evening Post*, 2 October 1891
- *Evening Post*, 23 May 1894
- *Evening Post*, 20 October 1894
- *Evening Post*, 27 November 1894
- *Evening Post*, 13 August 1896
- *Evening Post*, 25 January 1897
- *Evening Post*, 7 December 1897
- *Evening Post*, 19 February 1898
- *Evening Post*, 15 February 1900
- *Evening Post*, 29 October 1900
- *Evening Post*, 31 December 1900
- *Evening Post*, 17 May 1902
- *Evening Post*, 18 July 1936
- FUNERAL NOTICES. *Evening Post*, 2 April 1937
- ORDINARY MEETING. *Evening Post*, 19 March 1891

Websites

- '1961 - key events', URL: <http://www.nzhistory.net.nz/culture/the-1960s/1961-key-events>, (Ministry for Culture and Heritage), updated 24-Dec-2009
- Bronwyn Dalley. 'Wine', Te Ara - the Encyclopedia of New Zealand, updated 27-Sep-11
URL: <http://www.TeAra.govt.nz/en/wine/5/3/3>
- Bronwyn Dalley. 'Wine - Industry in flux, 1910s–1960s', Te Ara - the Encyclopaedia of New Zealand, updated 22-Feb-12. URL: <http://www.TeAra.govt.nz/en/wine/4>

- Bronwyn Dalley. 'Wine - Foundations for the future, 1960s to mid-1980s', Te Ara - the Encyclopedia of New Zealand, updated 1-Mar-09. URL: <http://www.TeAra.govt.nz/en/wine/5>
- Bulleyment Fortune website accessed July 2012
http://www.bulleymentfortune.co.nz/BFA_history.html
- Dictionary of New Zealand Biography (DNZB) entry for McKay from www.teara.govt.nz
- McDonnell, Hilda. 'Pallo, Karl', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 16-Nov-10
URL: <http://www.TeAra.govt.nz/en/biographies/5p7/1/2>
- The Cyclopedia of New Zealand [Wellington Provincial District] 1897.
<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d6-d15.html>
- 'The end of the 'six o'clock swill'', URL: <http://www.nzhistory.net.nz/the-end-of-the-six-oclock-swill> , (Ministry for Culture and Heritage), updated 9-Sep-2011

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?*

The former Downes dental surgery and residence is a small two-storey Edwardian house. The house is notable for its unusual English 'Arts and Crafts' asymmetric street façade that was perhaps influenced by the Art Nouveau style.

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

The building is an unusual feature in block 5 of the Cuba Street Heritage Area in that it is set back from the pavement edge building line; has no verandah; was built to a low, domestic scale; has no parapet; has no shop-front window. These features ensure that the building is a considerable contrast to larger neighbouring buildings.

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 makes a positive contribution to the character of Block 5 of the Cuba Street Heritage Area

Historic Value:

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

- The building was designed by McKay & McGregor. James Hector McKay went on to become a partner in Crichton, McKay and Haughton, a well known and long established Wellington architectural practice.
- The building is associated with Orsini's Restaurant and Littlejohn family of restaurant owners

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

- The building is associated with changes in New Zealand social history due to modification of the liquor licensing laws (particularly in the 1960s).
- The building continues to be acknowledged as the home of one of the earliest 'fine dining' licensed restaurants in Wellington.

Scientific Value:

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

- The site has some archaeological significance – Inner city Wellington site

Educational: *Does the item have educational value for what it can demonstrate*

about aspects of the past?

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

Social Value:

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

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

Identity/Sense of place/Continuity:

*Is the item a focus of community, regional, or national identity?
Does the item contribute to sense of place or continuity?*

The building has remained (relatively) unchanged on the site for over 100 years and contributes 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?*

The building is the focus of some community sentiment and connection due to its status as an early (1960s) 'classy' licensed restaurant. This was an era when dining out was reserved for 'special occasions' and the building that once housed Orsini's Restaurant continues to be remembered as the background to significant events in the lives of Wellingtonians.

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?*

The building façade to Cuba Street retains most of the original building fabric although the facing brick and tile panel have been over-painted, the Diocletian window has been converted to a door and there has been a modern door opening inserted in the centre of the façade at ground floor levels. The interior and rear of the building are modern insertions and the interior partitions have been removed.

Local/Regional/National/International

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

5.0 Appendix

Checklist – desktop research

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)		

5.1 FURTHER INFORMATION ON THE DOWNES FAMILY

1835	Samuel Stacey Downes was born in Suffolk, England ²⁵
1852	S. S Downes emigrated to NZ on the 'Slains Castle'
1863	S.S Downes managed of the Crown and Anchor Hotel on Lambton Quay
Circa 1870s	S.S Downes part owned and built the Pier Hotel
1886	Samuel Stacey Downes retired
1886/7	George Alfred Downes attended Wanganui Collegiate ²⁶
1887 – 1891	William Stacey Downes attended Wanganui Collegiate
March 1891	Wellington branch of the Wanganui Collegiate Old Boys Association meeting notes that Geo. Downes recently passed his 'examination as a dentist' ²⁷
October 1891	George A Downes went into partnership with Richard C Bulkley Dentist at 91 Willis Street, Wellington ²⁸
October 1894	Hubert John Eames joined the partnership of Bulkley and Downes ²⁹
1894	"Mr. H. Fielder, furniture manufacturer, Manners-street, has just completed for Messrs Bulkley, Downes, and Eames, surgeon dentists, of Upper Willis-street, two handsome dentist's chairs, which have been pronounced by several experts in the furniture trade and the dental profession to be unique of their kind. The framework is of American walnut wood grown in the Manawatu district, and the upholstery is of the

²⁵ The Cyclopedia of New Zealand [Wellington Provincial District] 1897.

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d6-d15.html>

²⁶ WANGANUI COLLEGIATE SCHOOL, REGISTER 1854 - 1947

²⁷ ORDINARY MEETING. Evening Post, Volume XLI, Issue 66, 19 March 1891, Page 3

²⁸ Page 2 Advertisements Column 3. Evening Post, Volume XLII, Issue 81, 2 October 1891, Page 2

²⁹ Page 4 Advertisements Column 3. Evening Post, Volume XLVIII, Issue 96, 20 October 1894, Page 4

- best Morocco leather, tanned in Dunedin. The chair may be raised or depressed to any angle by means of a treadle, worked by hydraulic power, and by means of a simple ratchet attachment, the invention of Mr. Fielder, the seat may be adjusted to the height of the patient without causing the least inconvenience. It is claimed that the chairs can be supplied for at least 25 per cent, less than similar operating chairs can be imported for.”³⁰
- Unknown date pre 1897 S.S Downes contributed £100 towards the construction of St Peter’s (cnr Willis and Ghuznee Streets) church spire. ³¹
- 1897 S.S Downes resided at 129 Upper Willis Street and it was noted in the Cyclopedia of New Zealand [Wellington Provincial District] that ... “Mr. Downes, who is a member of the Masonic fraternity, has a daughter and three sons, the eldest of whom is a partner in the firm of Bulkley, Downes and Eames, dentists, Wellington.”³²
- 1897 Cyclopedia of New Zealand entry for Bulkley, Downes and Eames ... “Bulkley, Downes and Eames (Richard C. Bulkley, George A. Downes, and H. J. Eames), Surgeon Dentists, 91 Willis Street, Wellington. Telephone 216. Bankers, Union Bank of Australia.” ³³
- May 1898 Obituary of S.S Downes appeared in the Evening Post newspaper³⁴
- December 1899 W. S. Downes (Wellington) passed the North Island Dental Board Examination. ³⁵
- February 1900 “Mr Downes, dentist” advertised a practice at 129 Willis Street³⁶
- May 1902 to May 1903 Messrs Downes brothers, dentists advertised a practice at 102a Cuba Street the address was noted as next to the National Bank.³⁷

NOTICE OF REMOVAL.
ART NEEDLEWORK AND FANCY
GOODS REPOSITORY.
MR^S. BIRREL desires to intimate
that she has Removed her business
to those new and up-to-date premises,
corner of Cuba and Ingestre streets.
Mrs. BIRREL takes this opportunity of
Thanking her numerous friends and patrons
for their liberal support during the past,
and hopes to see them all in her new
place of business.
DOWNES'S BUILDINGS,
Ingestre-street (two doors from National
Bank).
Trams stop at door.

Evening Post Advertisement, that noted the location of the Downes’s Building, 29/10/1900. ³⁸

³⁰ Page 2 Advertisements Column 5. Evening Post, Volume XLVIII, Issue 127, 27 November 1894, Page 2

³¹ The Cyclopedia of New Zealand [Wellington Provincial District] 1897.

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d22-d11.html>

³² The Cyclopedia of New Zealand [Wellington Provincial District] 1897.

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d6-d15.html>

³³ The Cyclopedia of New Zealand [Wellington Provincial District] 1897.

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d27-d2.html>

³⁴ DEATH OF MR S. S. DOWNES. Evening Post, Volume LV, Issue 114, 16 May 1898, Page 6

³⁵ DENTAL EXAMINATION. Wanganui Chronicle, Volume XLIII, Issue 15000, 18 December 1899, Page 2...“WELLINGTON, December 16. Eight candidates, from different parts of the colony presented themselves for examination at Wellington yesterday in connection with the North Island Dental Board. The following were successful W. S. Downes (Wellington), J. E. Bain and P. T. Houston (Christchurch), K. Caro (Napier), and H. McNeall (Wanganui).”

³⁶ Page 4 Advertisements Column 3. Evening Post, Volume LIX, Issue 39, 15 February 1900, Page 4

³⁷ Page 4 Advertisements Column 2. Evening Post, Volume LXIII, Issue 117, 17 May 1902, Page 4

³⁸ Page 2 Advertisements Column 5. Evening Post, Volume LX, Issue 103, 29 October 1900, Page 2

5.2 Construction History – Permits and consents

9000005	00053:69: 4237	Upper Cuba Street [201 Cuba Street], surgery	Owner: P Downes. Applicant: John Moffat. Architect: McKay and MacGregor.	Building Permit/Consent	06 Feb 1901
SR	Archives ref				
9035936	00058:74: C3637	201 Cuba Street, building alterations	Legal description: Lot 128 DP 115/37 (A 1218). Owner: AP Littlejohn. Builder: Owner. Application value: £495. Floor area: 900 square feet	Building Permit/Consent	22 Sep 1958
9041014	00058:242: C10785	201 Cuba Street, building additions and alterations	Legal description: Lot 128 DP 115/37 (A 1218). Owner: AP Littlejohn. Builder: A P Littlejohn. Application value: £200.	Building Permit/Consent	1962
9041252	00058:233: C10468	201 Cuba Street, building additions and alterations	Legal description: Lot 128 DP 115/37 (A 1218). Owner: AP Littlejohn. Builder: Owner. Application value: £3000. Floor area: 450 square feet	Building Permit/Consent	17 May 1962
9047838	00058:462: C19866	201 Cuba Street, building alterations	Legal description: Lot 128 DP 115/37 (A 1218). Owner: AP Littlejohn. Builder: Fordlen Builders Limited. Application value: £1500	Building Permit/Consent	12 Jul 1966
4968	00060:136: 4968	201 Cuba Street, Drainage		Building Permit/Consent	15 Apr 1994
28551	00078:60: 28551	201 Cuba Street, alterations to facade and yard	Owner: Sami Latchman. Applicant: Sami Latchman. Legal Description: A 1218. Application Value: \$5,000.	Building Permit/Consent	1997
45276	00078:717: 45276	201 Cuba Street, upgrade of stormwater system		Building Permit/Consent	1998
108256	00078:1317: 108256	201 Cuba Street, restaurant refit	Owner: Five Star Entertainment. Applicant: Roger Walker Architects. Legal description: A Plan 1218. Application value: \$50,000.	Building Permit/Consent	2003

179734	00078:2 694: 179734	201 Cuba Street, restaurant fitout	Legal description: Lot 1 DP 1218. Owner: 201 Cuba Ltd. Applicant: Su. Designer: A3Dp Sdn Bhd. Project value: \$20,000. Note: Melay Restaurant.	Building Permit/ Consent	2008
163380		Bdg StrengthIn v	Notice exp 19/08/2026.	Notice Issued	19/08/2 011