

Shop

105-107 Vivian Street



Image: *Charles Collins, 2015*

Note: this photograph was taken before the refurbishment of the ground floor & the addition of the 3rd floor apartments.

Summary of heritage significance

- 105 – 107 Vivian Street is a good representative example of an Edwardian Classical commercial building. The façade is well proportioned and carefully articulated, with a prominent central pediment, deep-set recessed sash windows, and rusticated render surface treatment. The ground floor shop fronts are also notable, one is in near-original condition and the other is a good replica.
- The building has representative historical value due to its association with the growth of small businesses in the area surrounding Cuba Street in the first decade of the twentieth century.
- The building has group value for its contribution to the Cuba Street Heritage Area.

District Plan:	Map 16 reference 320
Legal Description:	Pt Sec 134 Town of Wellington
Heritage Area:	Cuba Street Heritage Area
HPT Listed:	Not registered
Archaeological Site:	Central City NZAA R27/270
Other Names:	5/5a Ingestre Street
Key physical dates:	1902
Architect / Builder:	Architect: John Swan Builder: M.J. Thompson
Former uses:	<ul style="list-style-type: none"> • Small business • Restaurant/bars
Current uses:	Commercial – ground floor Residential – first and second floor
Earthquake Prone Status:	SR 204549 (124 Served) – expires 27/07/2027 Note: the WUFI appears to relate to separate building at 103 Vivian Street

Extent: Cityview 2012



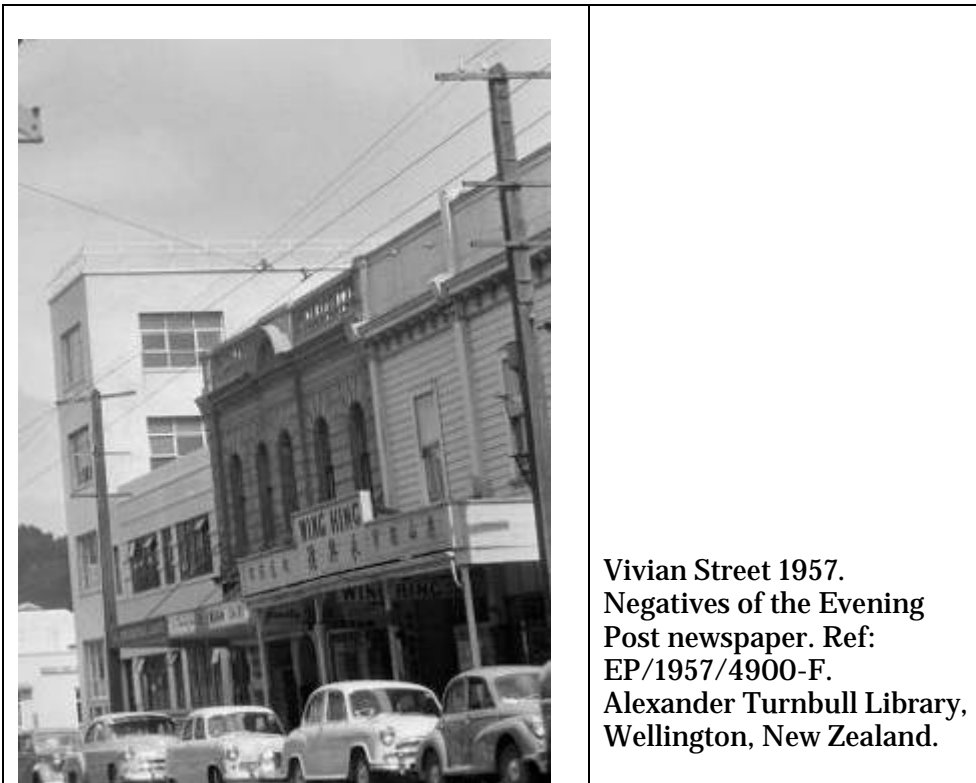
1.0 Outline History

1.1 History

The first decade of the twentieth century was a time of economic growth and expansion in the area surrounding Cuba Street. This was largely the result of the introduction of electric trams in 1904 which ran along Cuba and Vivian Street.¹ This building was built in 1902 for Hermann Lewis on a site owned by Mrs K. Kenny. The original street address was 5/5a Ingestre Street, and the address changed to 105-107 Vivian Street in 1909 when the road was renamed.

The building is likely to have been constructed as a speculative property development and the first occupant of 5 (105) Ingestre Street was Allan Smith, a grocer, while 5a (107) was first occupied in 1904 by Mrs Emma Bruce who was a dealer. Over the first half of the twentieth century the building was home to various small scale businesses. 107 was in use as a dairy from 1911 – 1955, and 105 as a hairdresser and later as a general store. It became a café in 1942 and both tenancies were occupied by various cafes, bars and restaurants until the late 1990s.²

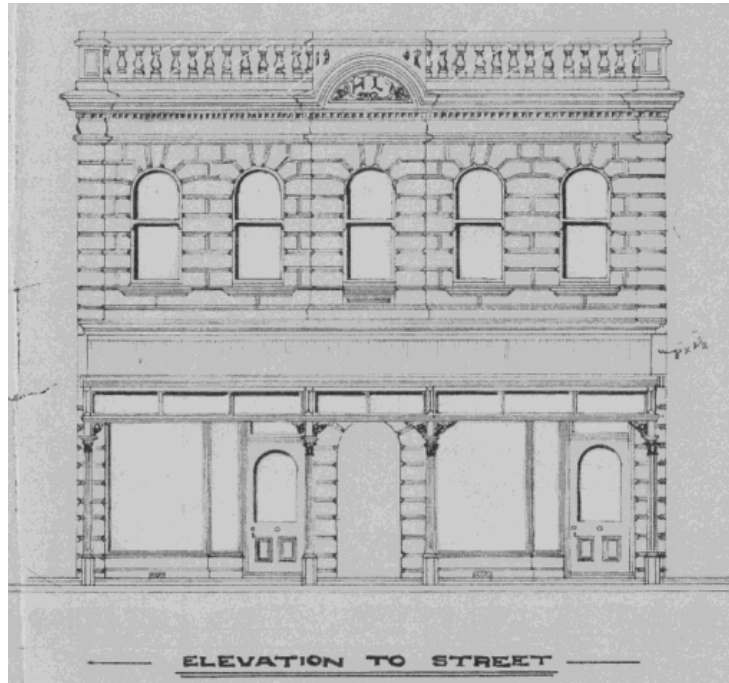
The ground floor commercial units were refurbished in c.2012 – 13 and the west shop front was replaced with new fenestration that is a fair facsimile of the original. The first floor residential units were refurbished and new third floor apartments were constructed behind the existing remnant-parapet.



Vivian Street 1957.
Negatives of the Evening
Post newspaper. Ref:
EP/1957/4900-F.
Alexander Turnbull Library,
Wellington, New Zealand.

¹ Wellington City Council, "Cuba Street Precinct," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA.

² History taken from: Heather Allen, 'Oriental Café conservation plan,' unpublished report prepared for Victoria University Wellington School of Architecture and Design, (1998), p.3-4.



Plans for front elevation of 105-107 Vivian Street, 00053:89:5144:001, Wellington City Archives.

1.2 Timeline of modifications

- 1902 Building (00053:89:5144)
- 1954 Additions (00056:482:B36287)
- 1987 Building demolition – storehouse (00059:134:D7532)
- 1990 Business additions and alterations – shop (00059:350:E19090)
- 1996 Restaurant alterations (00061:204:16497)
- 2006 Subdivision into 4 titles and partial demolition SR 141716, demolish conservatory SR 145428
- 2012 Strengthening SR206167 (it is unclear if this was carried out)
- 2013 Renovation of ground floor premises and first floor apartments, additional 3rd floor apartments SR196512

1.3 Occupation history

105 Vivian Street

1902	Allan Smith	Grocer
1903	Jos Scott	Fruiterer
1904	Thompson & Beere Masdames	Tearooms
1905-06	A.W. Moran & Son	New York Novelty Co.
1907	Misses Robson	Milliners
1909	Gordon Honey	Labourer
1910	J. Kirkwood	Electric Light Co.
1911	H. Grant	Hairdresser/Tobacconist
1913-18	Edward Anderson	Hairdresser
1928-32	Forbes Smith	Elect contr
1934	Smith Bros.	Store
1938	Ailsa Ash	Pastry cook
1942-43	Rialto Café	
1947-52	American Oyster Bar	
1955	Manos & Son Café	

1957-68	Wong Yee Café	
1969-77	Oriental Café	
1985-87	Oriental Restaurant	
1988-90	Ashley Summer	The Sugar Club
1992-96	Goudys	
1997	Melanie Templeton	Serrano's Restaurant

107 Vivian Street

1904	Emma Bruce	Dealer
1910	Catherine Dalley	Dealer
1911	R.W. Cameron	Dairy
1913 -18	Edward Parker	Dairy
1919	Laurance Trigg	Dairy
1920	Jas R. Morris	Dairy
1921	David Stephens	Dairy
1922-23	John Ellings	Dairy
1924-26	William Parker	Dairy
1927	M. Yore	Dairy
1933	M.C. Smith	Confectioner
1938	William Maybury	Dairy
1942-43	T. Hanley	Dairy
1947-52	E.M Cowley	Dairy
1953-54	Robert Richards	Dairy
1955	Avro Dairy	
1978-82	Wings Store	
1991	Kim Jarret	Alfresco
1997	Keith Andrew	Courtyard Style
1998	John Mills	John Mills Architect
	Rebecca Wilson	Earthworks, Landscape

1.4 Architect

John Swan (1874-1936) practised architecture during the late nineteenth and early twentieth centuries. He formed part of the last group of architects to follow the traditional Gothic and Classical styles. He was articled to Frederick de Jersey Clere, working with Clere on many major designs such as the Wellington Rowing Club building (then known as the Naval Artillery Boat Shed, 1894) as well as smaller provincial buildings such as the Church of the Good Shepherd, Tinui. The firm was known as Clere, Fitzgerald and Richmond and was one of the most prominent architectural practices in Wellington. From 1901 to 1906 Swan was in partnership with Clere, practising on his own account from 1907. The first major design produced by Swan in this new practice was the Karori Crematorium (1907) which served to establish his architectural identity separate from Clere. During his long and varied career Swan produced a large and wide range of work, including a number of banks for the National Bank such as the head office building in Wellington (1907), educational buildings for the Wellington Technical College with William Gray Young (1922), and a number of major buildings for the Catholic Church including St Gerard's Church, Mt Victoria (1910), Sacred Heart Convent (later Erskine College), Island Bay (1909), and Wanganui Convent (1912). He was an architect of imagination as evidenced by the design of his own house 'The Moorings', Glenbervie Terrace (1905).³

³ New Zealand Historic Places Trust Professional Biographies, 'John Swan,' accessed 8 August 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=209>.

2.0 Physical description

2.1 Architecture

105-107 Vivian Street is a three-storey mixed use commercial/residential building with a decorative Edwardian Classical façade. It was originally designed as a two storey building with a pair of shops with living accommodation to the rear and above. A central ground floor alleyway once led to the rear yards which each housed a wash-house, WC and coal store.

The ground floor Vivian Street elevation has been much altered and the original rustication has been removed; a new door appears to have been installed at the entrance to the central passageway; the west shop front has been replaced with a good replica of the original; and the east shop front appears to be in near-original condition.

The verandah was replaced in 1930, but the first floor elevation to parapet level appears to be in near original condition. It features a central arched sash window set under a central semi-circular pediment at parapet level and flanked on either side by a pair of similar windows. The façade is well modulated with rusticated render to the walls to imitate stonework, a rendered cornice, entablature and string course, and a slight projection to emphasise the central 'bay'.

The parapet was altered in 1958 when the decorative 'stone' balustrade was removed, and the original pediment is decorated with the initials H.L for Hermann Lewis. A modern third floor roof extension has been built behind the remnant parapet.

2.2 Materials

- Load bearing brick masonry.
- Render
- Timber sash windows

2.3 Setting

The building is located on the southern side of Vivian Street, on the block between Knigges Ave and Taranaki Street. Adjoining the western side of the building is a modern, multi-storey apartment block. Adjoining it to the east is a building which has been designed in the moderne style. To the north west of the building, on the opposite side of the street, stands the Wellington Trades Hall.

3.0 Sources

Allen, Heather. 'Oriental Café conservation plan.' Unpublished report prepared for Victoria University Wellington School of Architecture and Design. 1998.

New Zealand Historic Places Trust Professional Biographies. 'John Swan.' Accessed 8 August 2012.

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.asp?ID=209>.

Wellington City Council. "Cuba Street Precinct." *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. Wellington City Council, 2001, CUBA.

Wellington City Council Records

'District Plan: Heritage Building 105-107 Vivian Street.'1041-06-VIV1. Wellington City Council Records.

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?*

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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?*

The building has group value for its contribution to the Cuba Street Heritage Area.

Historic Value:

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

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

The building has a representative history that is typical of the many small commercial buildings constructed in this area during the 'boom-years' of the first decade of the twentieth century.

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?

The building has had some modern alterations, but has been a feature of Vivian Street for over 110 years and makes a strong contribution to the sense of place and continuity of the streetscape.

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

Level of cultural heritage significance

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

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

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

The exterior façade has largely retained its original fabric – with the notable exception of the third floor roof extension, the removal of the parapet balustrades, and the alterations to ground floor shop fronts.

Local/Regional/National/International

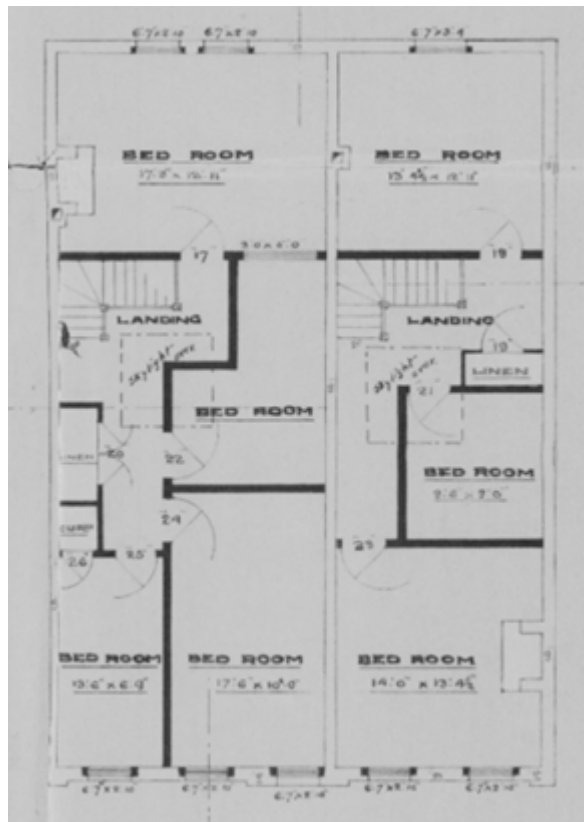
Is the item important for any of the above characteristics at a local, regional, national, or international level?

4.0 Appendix

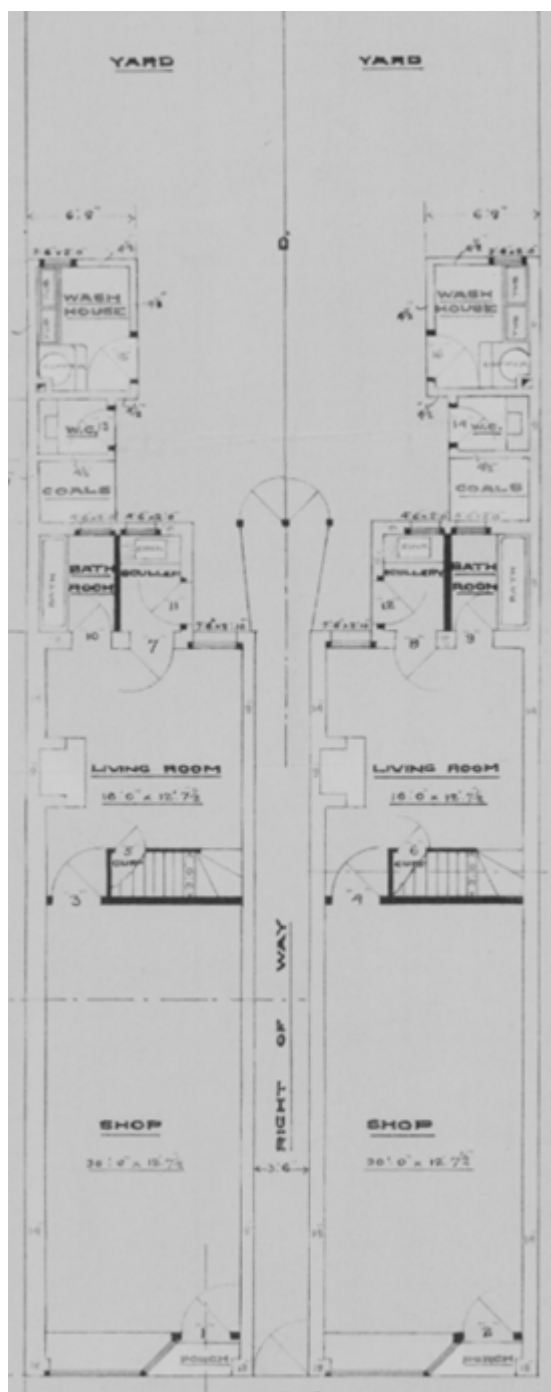
Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory		
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	Y	
Searched Heritage Library (CAB 2)	Y	

Background research



'105-107 Ingestre Street (Vivian Street),' 28
October 1902, 00053:89:5144:001, Wellington
City Archives.



'105-107 Ingestre Street (Vivian Street),' 28 October 1902, 00053:89:5144:001, Wellington City Archives.