

Commercial Building

134 Vivian Street



Image: *Charles Collins, 2015*

Summary of heritage significance

- 134 Vivian Street is a much altered Victorian building that was designed to house a shop/dwelling, 'lock-up' shop, and private hall. Although many of the original features have been lost, the remnants of the original design show that this was once a splendid, if somewhat eclectic, Victorian commercial development.
- The building has historic value for its association with the strong growth and development of Cuba Street during the Edwardian period, which resulted in the building of many fine commercial buildings.
- The building contributes to the Cuba Street Heritage Area.

District Plan:	Map 16, reference 322
Legal Description:	Pt Lot 34 DP 582
Heritage Area:	Cuba Street Heritage Area
HPT Listed:	N/A
Archaeological Site:	NZAA Central City Archaeological Area R27/270
Other Names:	'The Lock Shop', Carlton Hall
Key physical dates:	Built: 1899
Architect / Builder:	Architect: E. Fraser Jones
Former uses:	Commercial and Residential
Current uses:	Commercial and Residential
Earthquake Prone Status:	Not Earthquake Prone – SR 191442

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

This distinctive two storey corner building was designed for Mr. J. R. Foster, a grain and provision merchant of Newtown, by local architect E. Fraser Jones. The permit and designs of the building are dated 1899, and the applicant was John. H. Fairhurst,² a local builder.

The building was designed as three separate units: A shop/residence with an entrance to Ingestre (Vivian) Street, a single 'lock-up' shop on the corner of Marion and Ingestre Streets, and a public hall, named the 'Carlton Hall' above the corner shop. The building's street façade to Ingestre Street was designed in a vernacular timber shop/residence style, overlaid with an eclectic mix of applied decoration that included Gothic pointed-arch louvres, and exotic (perhaps Moorish or even minaret-inspired) finials. Although most of these original features have been lost, the remnants of the original design show that this was once a splendid, if somewhat eclectic, Victorian commercial development.

The first floor Carlton Hall hosted a number of different events, from music and drama, to an 'Olympic Club', where people could participate in regular sessions of 'boxing and weight lifting taught by competent instructors' as well as wrestling and sword exercises.³ The building also housed a number of different businesses over the years ranging from a sweet shop, doctor's practice,⁴ and a billiards room.⁵

The building has been much-altered. The original shop-fronts, wrap-around verandah, most of the decorative parapet finials to Vivian Street, and the first floor windows and decorative barge detail to Marion Street have long been lost, removed or replaced with modern components. The three first-floor oriel windows to Marion Street are later additions, as is the barge detail to the minor gable. More recently the shop spaces have been occupied by restaurants and for the past 20 years the 'Lock Shop', while the upstairs has been converted to residential apartments.

¹ History adapted from: Wellington City Council, "134 Vivian Street", *Wellington Heritage Building Inventory: Non Residential Buildings*, (Wellington City Council, 2001), CUBA 54.

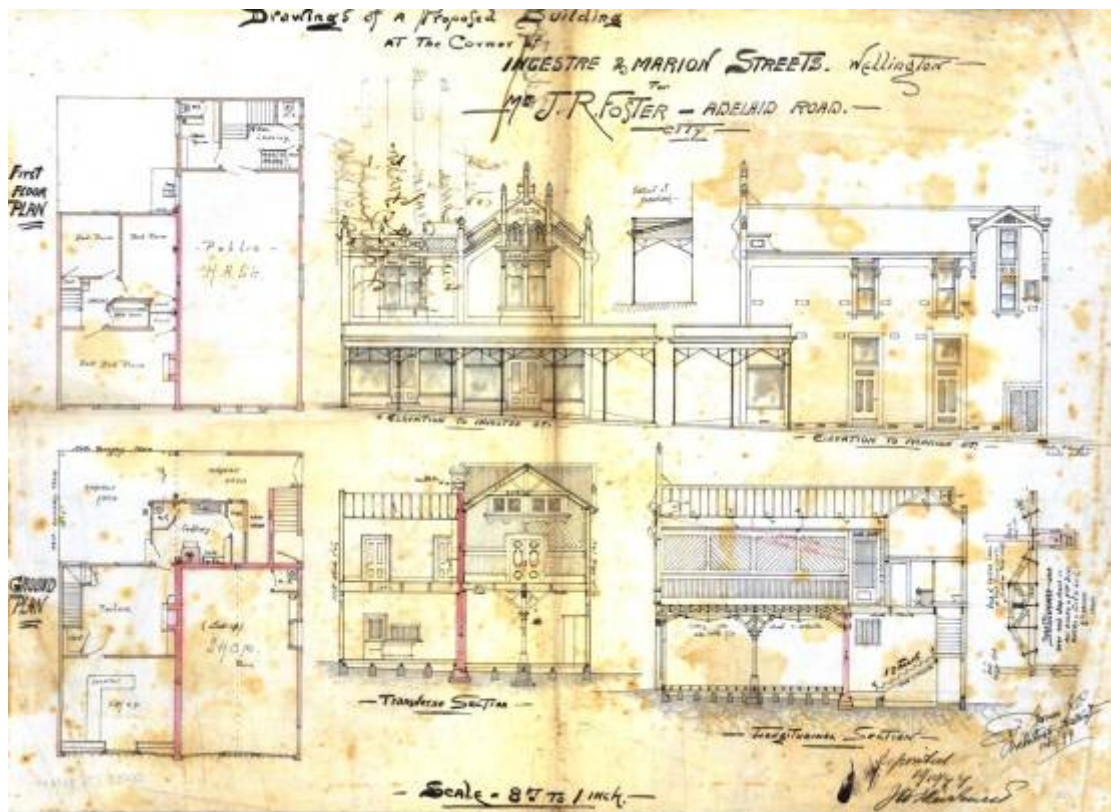
² 'Advertisements', Evening Post, Volume LXV, Issue 126, 29 May 1903, Page 4, accessed 5 August 2013, <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19030529.2.21.5&srpos=10&e=-----10--1----0John+H%2e+Fairhurst+Wellington-->

³ 'Advertisements', Free Lance, Volume IV, Issue 171, 10 October 1903, Page 24, accessed 5 August 2013, <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=NZFL19031010.2.33.2&srpos=11&e=-----10--11---0Carlton+Hall+Wellington-->

⁴ 'Advertisements', Evening Post, Volume LXXXI, Issue 115, 17 May 1911, page 6, accessed 5 August 2013, <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19110517.2.46.1&srpos=6&e=-----10--1----0Corner+Ingestre+and+Marion+Streets-->

⁵ 'Fire in Wellington', Wairarapa Daily Times, Volume LV, Issue 8582, 16 October 1906, Page 5, accessed 5 August 2013, <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=WDT19061016.2.14&srpos=18&e=-----10--11---0Carlton+Hall+Wellington-->

1.2 Timeline of modifications



- 1899 Corner Ingestre Street and Marion Street [134 Vivian Street], shop and dwelling (00053:57:3614)
- 1965 134-136 Vivian Street, building alterations (00058:418:C17869)
- 1989 134 Vivian Street, business additions and alterations (00059:324:E18367)
- 1989 134-136 Vivian Street, sign (00059:324:E18372)
- 1989 134 Vivian Street, business additions and alterations – shop (00059:342:E18824)
- 1990 134 Vivian Street, business additions and alterations – restaurant (00059:427:E21429)
- 1991 134 Vivian Street, business additions and alterations (00059:491:E23536)
- 1994 134 Vivian Street, sign (00060:183:6610)
- 2000 134 Vivian Street, plumbing alteration (00078:2380:63496)

1.3 Occupation history

Not assessed

1.4 Architect

E. Fraser Jones

E. Fraser Jones was an architect working in Wellington predominantly between the 1880s and 1900.

2.0 Physical description

2.1 Architecture

This building at 134 Vivian Street was built as a mixed use commercial development. The westernmost unit on Vivian Street was two-storey shop/residence, the ground floor corner unit was a 'lock-up' shop, and the first floor housed a private hall.

The exterior of the building was designed in a style that is typical of the many timber shop/residences that once lined Cuba Street, but the Vivian Street façade is overlaid with an eclectic mix of applied decoration that includes Gothic pointed-arch louvres, and exotic (perhaps Moorish or even minaret-inspired) finials. The corner of the building sits under a pronounced parapeted gable with a simple return gable further along on the Marion Street façade. The Marion Street façade has been altered and plain windows have been replaced with cantilevered bay windows at first floor level. Ornate matching verandahs and finials have also been removed from the building.

2.2 Materials

The construction is timber on concrete foundations and piles, with brick firewalls separating the three establishments. The timber of the ground floor was specified as Totara, all other timber being rimu. The roof was clad in corrugated iron.

2.3 Setting

This building is situated in the Cuba Street Heritage Area on the corner of Vivian and Marion Streets. The unique design of the building has made it a landmark for the Cuba Street precinct. This block contains an eclectic mixture of buildings, from nondescript large modern structures, to some significant heritage buildings at or near the Cuba Street intersection.

Sources

Wellington City Council, "134 Vivian Street", *Wellington Heritage Building Inventory: Non Residential Buildings*, (Wellington City Council, 2001), CUBA 54.

Papers Past

'Advertisements', Evening Post, Volume LXV, Issue 126, 29 May 1903, Page 4, accessed 5 August 2013,
<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19030529.2.21.5&srpos=10&e=-----10--1----0John+H%2e+Fairhurst+Wellington-->

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Wellington City Archive

Corner Ingestre Street and Marion Street [134 Vivian Street], shop and dwelling
(00053:57:3614)

134-136 Vivian Street, building alterations (00058:418:C17869)

134 Vivian Street, business additions and alterations (00059:324:E18367)

134-136 Vivian Street, sign (00059:324:E18372)

134 Vivian Street, business additions and alterations – shop
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134 Vivian Street, plumbing alteration (00078:2380:63496)

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?*

134 Vivian Street is a much altered Victorian building that was designed to house a shop/dwelling, 'lock-up' shop, and private hall. Although many of the original features have been lost, the remnants of the original design show that this was once a splendid, if somewhat eclectic, Victorian commercial development.

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 located on a prominent corner site, along a busy arterial route, and is a minor local landmark.

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 contributes 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 historic value for its association with the strong growth and development of Cuba Street during the Edwardian period, which resulted in the building of many fine commercial buildings.

Scientific Value:

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

This building is included in the NZAA Central City Archaeological Area R2/270, is in an area known to have had pre 1900 human activity, and known to have sites of significance to Maori. The likelihood of archaeological materials being present is likely.

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 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?*

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 many modifications, the exterior of this building retains a significant amount of original material. This building has authenticity and integrity of materials, design, workmanship, and setting.

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.

3.0 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*