

A Toast to Heritage

Hotel Development in Auckland

- By 1820, the shop front and bar with counter service pub model had developed in Britain and this was brought to Auckland.
- First permanent hotel of any significance was the Royal in Princes St.
- Open for business in 1841 with licensee Samuel Wood.
- Shortland Crescent had numerous tents selling grog prior to this.
- By the end of 1841 15 hotels were open and doing business.
- Plan of Auckland in 1842 showed 6 permanent hotels.
- Twenty years later, the number was over 70.
- By 1870 there were 91 for a population of 13,000. For today's population this would mean over 6,000 in Auckland.
- Vercoe and Harding directory 1867 showed 31 brick hotels and 1 brewery.
- The inaugural meeting of the Auckland City Council in 1851 discussed the right to issue publican's licences.
- On the abolition of the provincial governments in 1867, the lucrative right to liquor licensing fees passed completely to the council. There was a substantial increase in income and by 1885 of the general receipts of 44,805 pounds, 6,493 pounds was from licence fees. The most productive licence fees were those issued to publicans (and auctioneers). This source of income remains to this day.
- After the big fire of 1873, hotels were directed to be replaced with brick structures. There was a rash of rebuilding in the 1880s.
- The hotel building boom at this time was following more stringent requirements introduced in the Liquor Licensing Act of 1881.

(Walking Historic Auckland, David Palmer, 2002)

(Toast the Ghosts, Garth Houltham, 1990)

(Centennial History of the Auckland City Council, Bush)

Queens Ferry Hotel 12 Vulcan Lane
NZHPT registered Category 1

- Continuously licensed building since 1865, with several buildings on this site.
- Occupying a central lot within a city block, it's only one of a few surviving examples of a "row" pub, as opposed to a corner pub. While corner pubs increasingly looked like shops, row pubs tended to be more domestic in appearance and atmosphere.
- Important component of a coherent group of 19th and early 20th century brick buildings of modest scale and generally similar design.
- Vulcan Lane was established in the first few years of Auckland's development, and was a narrow side alley linking the main thoroughfare of Queen St and the back lane of High St.
- John Robertson purchased the site in 1842 and there was a timber building in place by 1845. It was one of 50 premises destroyed by fire in 1858.
- A 2 storey brick building is reported to have been built in 1858-9 as replacement, likely in a simple Georgian style.
- The Robertsons lived above the shop, which operated as a general store.
- A liquor licence was granted in 1865 and it was reopened as a hotel.
- It was named after its owner John Robertson's home of Queen's Ferry, near Edinburgh.
- Tenders were invited for additions in 1871, with a commercial room on the ground floor and bedrooms and sitting rooms above. This may have been a response to the establishment in Vulcan Lane of the rival Occidental Hotel the year before.
- It became popular with gold mining businesses, and the Scottish community.
- The birthplace of the Scottish Volunteers of the Auckland Militia, with bagpipe accompaniments.
- Another storey was added in 1882, following the 1881 Act. It's unclear how much of the 1865 building was kept, but it was usual at the time to incorporate existing structures.
- The new facade was in the popular Italianate style, designed by Edward Bartley, whose other notable buildings include the Jewish Synagogue (1884), Opera House and ASB (1884).
- More alterations in 1902, when it was acquired by the then largest brewery Campbell and Ehrenfried
- For most of the 20th century it has been a popular working class pub, with patrons such as sailors, bookmakers, and particularly journalists (after WW1).
- From the 1930s onwards it was a popular haunt of literary figures such as J K Baxter, Denis Glover, Frank Sargeson, Rex Fairburn.
- Registered by NZHPT in 1994.
- Extensive renovations carried out in 1998 and 2000, after the interior was damaged by a second storey fire.
- Occupied licensed premises for nearly 150 years.

O'Carroll's Irish Bar 10 Vulcan Lane
NZHPT registered Category 1

- Also known as the Cleave's Building.
- This handsome brick building between two famous watering holes has an uncertain provenance, but is probably the results of a 1900's modernisation of an older building.
- A single storey brick building was on the site as early as 1858-9 and certainly by 1866.
- Originally used as newspaper offices, it was taken over by Arthur Cleave in 1889 for a printing and publishing business.
- In 1900 a new building, which may have included some of the previous structure was built, architect unknown.
- The enlarged 3 storey building was in the Italianate style of commercial buildings of the time.
- A new owner added a 4th storey in 1912 and tenants included racing secretaries, who benefited by the location between two hotels which were the unofficial headquarters of the booking making fraternity.
- Acquired by the music business Arthur Eady in the 1920s for use as a shop.
- Remodelled in 1957 for a modern design business.
- Used as a coffee lounge in the 70s.
- Registered by NZHPT in 1994.
- Extensive renovations in 1998 and remains in use as a bar and restaurant.
- Reflects the changing nature of commerce and small business in inner city Auckland over the last century.
- Part of the heritage streetscape of Vulcan Lane, relating perfectly to its neighbours.
- Aesthetic significance as a key component of a visually important group of Victorian commercial buildings on the northern side of Vulcan Lane.

Occidental Hotel 6-8 Vulcan Lane
NZHPT registered Category 1

- Built on the site of a forge, and apparently still containing some of the 1850 smithy.
- Was originally a corner site.
- 3 Storey Italianate pub, constructed 1870, originally opening onto Queen St, as a corner pub.
- The hotel was opened in 1870 by American sailor Edward Perkins, a local identity, who sought to bring new standards of excellence to the Auckland hotel scene.
- Modelled on San Francisco's Occidental Hotel, in addition to the bar and accommodation, there was a reading room, billiard room and café, as well as a museum of curios and a highly rate art and photography collection.
- Renovations in 1876.
- Exteriors, except for the doorway are largely intact.
- The interiors were sympathetically adapted by the Belgian brewers Stella Artois in 1999, with the original ceiling and lay-light still in the bar.

The Imperial Hotel cnr Queen and Fort Sts NZHPT Category 2 registration

- The Imperial Hotel occupies a large Fort Street frontage, which was once the shoreline, and comprises three buildings disguised as two. It stands on reclaimed land.
- Two earlier structures dating from 1862 and 1873 are incorporated.
- The present building bordering Queen Street was built in 1883, and incorporates an earlier brick building to the east.
- It was designed by architects E. Mahoney & Sons, who designed many of Auckland's early corner pubs. Three stories in the popular Italianate style.
- This was part of the hotel building boom at this time following more stringent requirements introduced in the Liquor Licensing Act of 1881.
- By 1889 the hotel was accessed from Fort St and incorporated Graham's Buildings (1862).
- Reflects the various aspects of Auckland's commercial and administrative development, being used as a hotel, insurance rooms and Auckland Harbour Board and Gas Board.
- By 1894 the hotel was taken over by William Pearce, and since the building housed offices for the Harbour Board and the Gas Board, it served as an administrative centre of the city, as well as the social centre.
- By 1912 the hotel had a street-level verandah, bedrooms, private sitting and dining rooms.
- In 1917 the ground floor was redeveloped with a bottle store and large public bar and tobacconist shop.
- In 1954 the bar facilities extended into the former Webb's Buildings adjoining.
- Became the Lion Tavern 1966, redeveloped as backpacker's accommodation in 1989.
- Passed out of brewery hands in 2000.
- Social significance as a longstanding place of drinking and social interaction for over 125 years.

Rose and Crown Hotel cnr Gore St and Customs St East

- Oldest building on Customs St
- The original site operated as a boatyard in 1860 and a pub operated from a small building on site.
- Opened in 1868 as the Sailor's Home Hotel, looking out across the bay.
- In 1876 it became the Britomart Tavern.
- After a fire in 1903 it was extensively refitted.

Hotel De Brett 2 High St

- The site of an early wooden Commercial hotel built in 1841.
- This was destroyed by the Great Fire of 1858
- Rebuilt in brick, it was again the victim of fire in 1926
- The current building was rebuilt after this as a concrete structure.
- Designed by Wade and Bartley in a stripped Classical style with restrained decorative elements.
- High St entrance incorporates Italian Serpentine stone panels.
- Recently refurbished as a boutique luxury hotel, it has kept many heritage features.

Queens Head Hotel 404 Queen St

- Built in 1868 by Henry Adams, and named after previous hotel he had operated in Victoria St.
- It fell victim to “façadism” – an architectural aberration of the 1980s – which preserved the historic façade and built a modern mirror glass building behind.

(Walking Historic Auckland, David Palmer, 2002)

(Toast the Ghosts, Garth Houltham , 1990)

Father Ted’s Irish Bar (formerly The Civic) cnr Queen St and Wellesley St

- First licensed in 1863 and stood until the big fire of 1873.
- A temporary hotel was built following the fire fronting on to Wellesley St and this was added to until the hotel reached its present size.
- This corner hotel began life as the United Services Hotel in 1874.
- Another pub by architect Edward Mahoney and Sons.
- In 1959 the building was refurbished and renamed the Civic Hotel.
- The upstairs London Bar was a popular jazz venue for over 50 years.

The Albion Hotel 119 Hobson St

- First licensed in 1860.
- Famous Irish publican Patrick (Paddy) Gleeson owned it at some stage and his ghost is said to haunt the premises.
- An Auckland landmark and superb example of the corner pub, built in 1864.
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- Still offering accommodation.

The Shakespeare Tavern cnr Wyndham St and Albert St NZHPT registered Category 2

- Not the first Shakespeare, which was lower down on Wyndham St.
- The original wooden pre-1866 building on the corner site was replaced by the present building in 1898.
- Part of the brick building hotel boom, following the 1881 Act.
- Another Edward Mahoney Italianate design of three and a half stories on a prominent corner site on the ridge.
- It was established in 1898 by Thomas Foley, who had run the Star Hotel and other taverns in Auckland before .
- It was popular with farmers coming to Auckland for its proximity to the sale yards.
- In 1921 the public bar was enlarged.
- In 1926 John Hook bought it and it remained in family ownership for 50 years.
- In 1986, then owner Peter Barraclough, established the first micro-brewery in this country.
- The former cellar was converted to a restaurant and in 2005 surviving bedrooms were removed for boutique-style accommodation.
- Long- standing association with Auckland's news media, known as a printer's pub. Home of the Auckland Media Club.
- It is one of the small group of surviving and protected Victorian/Edwardian 'corner pubs.'

The Empire Hotel cnr Victoria and Nelson Sts

- First licensed in 1866 as the Perth and Dundee Hotel.
- Name changed to The Empire in 1870.
- The first of the colourful characters to own the Empire, in 1885, was an outspoken Irishman, Patrick Gleeson, a well-known publican, who owned the pub for just a few years.
- Changing hands many times, in the 1960's The Empire was the home of some well known criminal identities.
- By the 1980s, it was patronised by gays, transvestites and the infamous King Cobra Gang.
- Now an upmarket watering hole, frequented by media from the nearby TV studios.

The Drake Hotel 2 Drake St NZHPT registered Category 2

- First building built in 1859, a Georgian-style 2 storied wooden building, by sawmiller and timber merchant James McLeod.
- A true waterfront hotel, and sailing ships berthed only metres from the door.
- This was the industrial shoreline and was among sawmills, a tannery, brick kiln and a glass factory.
- it was the third establishment in Auckland to obtain a liquor licence in 1860.
- The militia had to step in on opening night to quell a riot, and it later operated as a brothel.
- Named the Freeman's Bay hotel, the wooden building was situated on the then foreshore.
- Five other pubs in Drake St in 1860s and one of over 70 licensed in Auckland.
- Purchased by Micheal Dervan in 1877.
- Reclamation started in 1875 to 1879 and while the bay was still used for shipping, new sites on the north side of Drake St were taken up by residential, commercial tenants and the glassworks.
- Some suggestions of unsubstantiated fire damage.
- A new building commissioned in 1885 and completed in 1886.
- Another of architect Edward Mahoney's Italianate-style corner pubs.
- Highly ornamented exterior with a foundation date on the parapet of 1857.
- Four notable tall brick chimneys.
- Erected just before the onset of the economic depression which is likely to have particularly effected the working class community of Freeman's Bay.
- Extended in 1908 by Mahoney and Son and added a further 3 bays facing Drake St. Now 18 rooms available, with public bar and dining room and kitchen on the ground floor.
- A small fire in 1935 lead to 1936 alterations and the increase in size of the private bar, perhaps reflecting more hotel patronage by women.
- During The Great Depression there was a youth group and boxing club, along with a soup kitchen, run from the basement. This subsequently became Boystown, the forerunner of today's Youthtown, a significant organisation for the city's young people.
- In 1965 the Dervan family association ended upon sale to Leopard Breweries.
- The 20th century annexes were demolished, leaving the 1886 and 1908 sections.
- Second floor bedrooms became office tenancies, and two floors remains a public bar.
- In 1972 it was renamed the Leopard Tavern, then Kitty O'Brien's, Auckland's first Irish bar in 2002, and then back to Freeman's, and now The Drake.

The Rob Roy Hotel (formerly The Birdcage) cnr Franklin Rd and Union St

- Built in 1885-1886, on the site of a previous 1865 wooden building on the busy industrial shoreline.
- In 1881 William Regan took over the wooden hotel and replaced it with the present structure.
- Known as The Birdcage since 1969, it is designated a heritage building.
- In 2010 all 740 tonnes of the pub was moved 40 metres in a painstaking process, to make way for the Victoria Park tunnel project.

- Moved on a specially designed concrete track with a greased teflon surface at a cost of \$2.5 million, the entire structure has been moved back on top of the tunnel, to its original site and is being reinstated and refurbished.

The Palace Hotel (formerly The Aurora) cnr Victoria and Federal Sts

- The original wooden hotel, dating back to around 1852, was bowled in the 1890s by famous Irish publican, Patrick Gleeson, who built a small corner hotel.
- Gleeson died in 1916, but the family held title to the site to 1961.
- For most of its recent life, the building received little maintenance.
- In 2011, under renovation for a planned brothel, the building became cracked and unstable, and was controversially and hastily demolished by the council with little consultation.

The Bluestone Room 9-11 Durham Lane NZHPT registered Category 1

- Built in 1861 as a warehouse, the walls are volcanic stone quarried from Mt Wellington.
- The oldest remaining commercial building in Auckland.
- One of few mid century warehouses to survive anywhere in the city.
- Varied history – initially occupied by agricultural merchants and auctioneers.
- Later used as a storehouse by a succession of manufacturing industries, including a confectionary business and a flour mill.
- For thirty years the Kiwi Boot Polish Company produced its famous shoe polish here.
- A rock music venue in the 1970s, following earthquake strengthening and restoration in 2003, it now operates as a Monteith's pub.
- An important reminder of the use of urban backstreets, and adds greatly to the character of Durham Lane, along with associated buildings fronting Wyndham St.

Other pubs worthy of a detour:

The Swan cnr Stanley St and Parnell Rise

NZHPT registered Category 2

- When The Swan was built prior to 1856, it stood directly on the quayside as a waterfront pub.
- One of the earliest public houses surviving in Auckland.
- Prominent corner site on the industrial Mechanic's Bay, on the route between Auckland and Parnell.
- Next to the major Maori hostel and waka landing point of Waipapa, where a large quantity of produce arrived from the surrounding countryside.
- An early licence application in 1856 was declined for the fear of the effects of alcohol consumption on Maori.
- But it was open for licensed trade from 1857, known as the Victory of Sebastapol.
- Renamed The Swan by early 1859.
- Initially two storied structure, plain, with no external balconies or verandahs.
- Additions made in 1873 and 1880.
- The construction of the railway bridge and viaduct and reclamation of the foreshore in the 1870s removed the building from its previous maritime environment.
- Brick additions to the east in 1909, with shops at ground level and accommodation above.
- Significant changes to the main street facades in 1956, although earlier weatherboards may remain under the plaster render.
- Now known as The Strand, it is still used as a public house.
- In 2004 much of the original first floor layout remained, and it was still used as accommodation for construction workers.
- In the last year renovations have seen a restaurant on the Stanley St side developed.
- One of the very few public houses from the 1850s to survive, still in continuous use.
- Reflects a variety of activities including lodging, aspects of working-class recreation, and other commercial use.

The Northern Club (formerly The Royal Hotel) cnr Princes and Kitchener Sts

NZHPT registered Category 1

- Built in 1841, a one storey kauri structure on ridge.
- First licensee was Samuel Wood.
- Hosted some of Auckland's first theatrical presentations and rowdy political meetings.
- First meeting place of Masonic Lodge before they built further down Princes St.
- Replaced in 1867 by the present Italianate building, Architect was Edward Mahoney, and Reader Woods was involved in construction.
- Also housing an officer's mess from nearby Albert Barracks, plus some provincial government offices and the Auckland Institute and Museum.
- Purchased by Northern Club, newly formed gentleman's association in 1869.
- Distinctive virginia creeper planted in 1927.
- Exclusively male membership for over 120 years, with the first woman admitted in 1990.
- Oldest surviving gentlemen's club in Auckland.

The Cavalier 68 College Hill

- The Cavalier (formerly known as the Suffolk Hotel) in College Hill has been a feature of the Ponsonby landscape for nearly 120 years.
- It is thought to have been built sometime between 1864 and 1868.
- First licensed in 1865 and is one of the longest standing original wooden hotels left in Auckland.
- In 1990, following refurbishment and restoration of the original wooden balcony, the name changed to The Cavalier.

References

Walking Historic Auckland, David Palmer, 2002

Toast the Ghosts, Garth Houltham , 1990

NZHPT registration information – Northern Club (The Royal), Imperial, Shakespeare, The Strand (fomer Swan), The Drake (former Freeman's), Queen's Ferry, Occidental, O'Carrolls (Cleave's Building)