

Warehouse (Former)

6 Cambridge Terrace



Image: *Charles Collins, 2015*

Summary of heritage significance

- 6 Cambridge Terrace is a good example of a simplified Stripped Classical warehouse building with some Classical ornamental features. The aesthetic value of the building has been somewhat diminished by the addition of modern verandahs and a heavy-handed modern single-storey roof-top addition.
- This building is associated with the markets in Wellington, which were held in the Allen and Blair Street precinct for over 50 years. It is related to the commercial and economic development in the early 20th century.
- The building contributes to the streetscape, group and sense of place values of the Courtenay Place Heritage Area

District Plan:	Map 16, reference 51/1
Legal Description:	Lot 1 DP 91225
Heritage Area:	Courtenay Place Heritage Area
HPT Listed:	N/A
Archaeological Site:	NZAA Central City R27/270
Other Names:	YHA , Rolle House
Key physical dates:	Built: 1908
Architect / Builder:	Unknown
Former uses:	Commercial – Warehouse
Current uses:	Commercial – accommodation
Earthquake Prone Status:	Outside Earthquake Prone Policy – SR 266483

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History

This building, like its twin at 9-11 Blair Street (WCC ref 16/26.2) , was constructed for Luke Bros and Mitchell, Engineers, Boiler Makers, Brass and Iron Founders, by local building firm Luke and Cooper for an estimated £6000.¹ The structure, as shown on the drawings, consisted of concrete foundations supporting masonry walls, with concrete bands at floor and parapet levels. The floors were framed in timber and supported in cast iron columns, while heavy timber roof trusses with steel tie rods spanned the full width of the building. The ground floor openings have been significantly altered from their original forms, but the two floors above retain authenticity and match the original designs. The façade is a strict geometric grid of groups of two and three windows, within a Classical framework of tall pilasters, cornice, and a stepped parapet.²

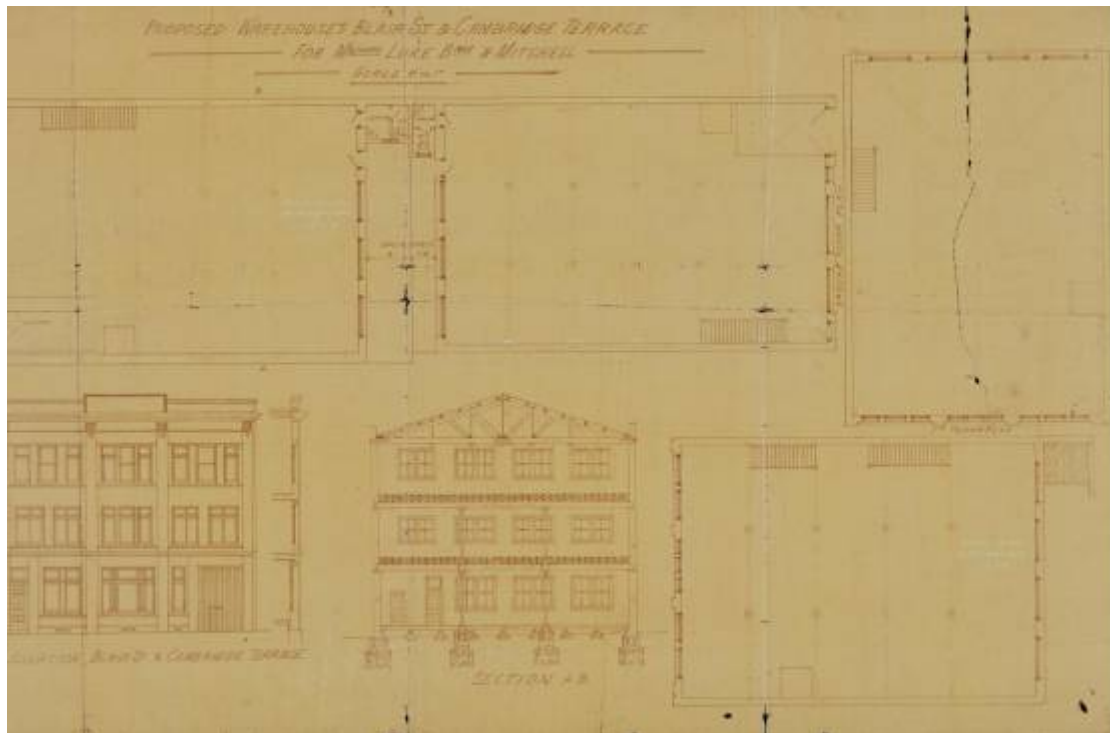
This building has been through several refurbishments, first to serve as offices, and then in 2000 it was significantly altered to act as a youth hostel and backpacker's accommodation. As a part of this refurbishment a heavy handed modern single storey rooftop addition and new verandahs were constructed, these additions have had a negative effect upon the heritage value of this building. In 2001 the boom of a crane fell across Cambridge Terrace and struck the street façade of this building, cracking and damaging the top part of the façade. This was repaired.³

¹ WCA 00053: 143: 7953

² Wellington City Council. 'Allen and Blair Streets', *Wellington Heritage Building Inventory 2001: Non-Residential Buildings – Precincts* (Wellington City Council 2001), AL&BL 12.

³ "Heritage Building – 6 Cambridge Terrace", 2000, 1041-06-CAM6, Wellington City Council Records.

1.2 Timeline of modifications



WCA 00053: 143: 7953

- 1908 Blair Street and Cambridge Terrace [9-11 Blair Street, 6-7 Cambridge Terrace], warehouses (00053:143:7953)
- 1956 6-7 Cambridge Terrace, building alterations (00056:539:B39868)
- 1967 6 Cambridge Terrace, building alterations (00058:490:C21124)
- 1968 6 Cambridge Terrace, building alterations – dockway (00058:563:C26833)
- 1975 6 Cambridge Terrace, building alterations - partitions on 1st and 2nd floor (00058:979:C42936)
- 1994 6 Cambridge Terrace, office partitioning (00060:162:5948)
- 2000 6 Cambridge Terrace, building (00078:1457:71371)
- 2001 6 Cambridge Terrace, wind canopy (00078:900:80881)
- 2002 292 Wakefield Street, 6 Cambridge Terrace, internal fit-out, level 5 and 6 (00078:1453:88532)

1.3 Occupation history⁴

- | | |
|--------------|---|
| 1910-1955 | Wellington Gas Co. Ltd (workshops) (Stones 1910-11 to 1945; Wises 1950-1 to 1955) |
| 1961-1962 | Gualter & Co. Ltd. (wholesale importers & distributors china, crystal & earthenware) (Wises 1961-2) |
| 1967-1990 | Coronet Displays Ltd., display equipment manufacturers (Wises 1967-8 to 1990). |
| 1985-1995 | Rolle House; Rolle Associates Ltd. (Wises 1985 - 1990). |
| 2000-present | Youth Hostel Association |

⁴ Wellington City Council, *Courtenay Place Heritage Area Spreadsheet*. (Wellington City Council: Unpublished report prepared for Plan Change 48, 2006).

1.4 Architect

Unknown

2.0 Physical description

2.1 Architecture

6 Cambridge Terrace is a good example of a simplified Stripped Classical warehouse building with some Classical ornamental features. This is a well proportioned building of three storeys made up of three bays divided by a Classical framework of tall pilasters. The central bay has three windows at both the second and third storey, while the two flanking bays are made up of two windows at second floor level and three windows at the third floor level. The façade is topped by a cornice and stepped parapet. The overall effect is that of an unornamented but nevertheless formal and symmetrical composition.

The aesthetic value of the building has been somewhat diminished by the addition of modern verandahs and a heavy-handed modern single-storey roof-top addition.

2.2 Materials

The structure, as shown on the drawings, consisted of concrete foundations supporting masonry walls, with concrete bands at floor and parapet levels. The floors were framed in timber and supported in cast iron columns, while heavy timber roof trusses with steel tie rods spanned the full width of the building. The interiors of this building were extensively altered in the conversion to the YHA backpackers.

2.3 Setting

6 Cambridge Terrace is one of a row of three heritage buildings that include the pleasant, symmetrical façade of the former Selwyn Hotel (WCC 16/51.2), and a smaller, two-storey (+ modern roof addition) Edwardian warehouse (WCC 16/51.3). The heritage buildings are flanked by two modern buildings that act as 'book-ends' to the street block – the distinct, Brutalist, Hannah Playhouse to the south, and the dull modern YHA hotel building to the north.

This group of five buildings is located in the Courtenay Place heritage area. The three heritage buildings have strong historic and physical ties to the nearby Blair and Allen Street precinct of warehouse buildings (also in the heritage area).

Sources

Wellington City Council. *Courtenay Place Heritage Area spreadsheet*. Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006.

Heritage Building – “6 Cambridge Terrace (Rolle House).” 2000. 1041-06-CAM6, Wellington City Council Records.

Wellington City Archive

00053:143:7953
00056:539:B39868
00058:490:C21124
00058:563:C26833
00058:979:C42936
00060:162:5948
00078:1457:71371
00078:900:80881
00078:1453:88532

Land Information New Zealand – Certificate of Titles

CTWN126/90
CTWN318/112
CTWN5C/143
CTWN22A/963
CTWN59A/512

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?*

6 Cambridge Terrace is a good example of a simplified Stripped Classical warehouse building with some Classical ornamental features. The aesthetic value of the building has been somewhat diminished by the addition of modern verandahs and a heavy-handed modern single-storey roof-top addition.

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?*

This building contributes to the Courtenay Heritage Area.

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?*

This building is one of two identical back-to-back warehouses that were designed for a local engineering company, and which are both located within the 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?*

This building is associated with the early development of Courtenay Place and Blair and Allen Streets, and the commercial and economic growth of Wellington. The slum clearance and its replacement by Wellington's produce markets in one new location - Blair and Allen Streets – showed remarkable vision and organisation by the government and local councils. That activity continued for over 80 years before it gave way to the expansion of the bar and restaurant district of Courtenay Place in the early 1990s, another significant era in the history of this area.

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 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 is part of a collection of historic buildings which contribute to the sense of place in the Courtenay Place 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?*

This building is a good representative of a warehouse building influenced by the Classical architectural style. It has a good proportion and is built in materials that were commonly used during the period.

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?*

This building retains a significant amount of original exterior fabric and retains authenticity of design and material, together with a high level of authenticity of setting. The interior has been significantly altered and the physical connection to its twin on Blair Street has been mostly lost.

Local/Regional/National/International

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

The building is of local importance as its architecture and history contributes to the overall historic and stylistic value of the Courtenay Place Heritage Precinct.

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*