

Pharmacy Building (Former)

59 Cambridge Terrace



Image: *Charles Collins, 2015*

Summary of heritage significance

- The former Pharmacy Building is a three-storey commercial building constructed in a pleasing restrained Art Deco style that makes a positive contribution to the Cambridge Terrace streetscape.
- The former Pharmacy Building was constructed for the Pharmacy Board of New Zealand in 1932, and has some historic value for its association with the board which owned the building for 44 years. There is also some historic value for the range of uses- retail, living, board room and library- that the building has housed.
- The building is an authentic example of the Art Deco style and period, with little change to the facade above verandah level.

District Plan:	Map 16, Symbol 55
Legal Description:	Lot 1 DP 79195
Heritage Area:	Not in a Heritage Area.
HPT Listed:	Not listed.
Archaeological Site:	Central City NZAA R27/270
Other Names:	
Key physical dates:	1931
Architect / Builder:	Stanley W. Fearn
Former uses:	Pharmacy, Dance Hall, Retail, Offices, Library, Boardroom
Current uses:	Retail, Apartments
Earthquake Prone Status:	SR171101 (Posted)

Extent:



WCC Cityview, 2012

1.0 Outline History

1.1 History

The Pharmacy Building was built in 1931 for the Pharmacy Board of New Zealand. The design was conceived by Wellington architect Stanley Fearn, the engineer was S.T. Silver and the building was constructed by Fletchers Bros. for a contract price of £11,531.¹ The building was part of a once-thriving retail area along the city end of Cambridge Terrace.²

The building itself was designed to be safe in an earthquake - 'so far as human effort can make it', with the weight of the building placed low and the roof as light as possible.³ The building design contained two ground floor shops, a small two-bedroom flat, an office and amenity space for the Pharmacy Board and above the flat, on the mezzanine level, there was a board room, general office and the Pharmacy Board library. The first floor held a lecture room, with a supper room and servery attached, and there was a laboratory on the second floor.⁴ The laboratory contained chemistry benches fitted with a gas and water supply and a drainage system.⁵

The building was officially opened by the Minister of Health the Hon. A J Stallworthy on 1st July 1931,⁶ and heralded as the new centre of the Dominion's pharmaceutical organisations.⁷ The Pharmacy Board of New Zealand occupied rooms in the building from 1931 - 1983.⁸ The building's occupation history reveals several groups with a stable tenancy and a close association to the medical and pharmaceutical fields. These include the Chemists Defence Association of New Zealand (1949–1983), the New Zealand College of Pharmacy (1936–1968) and an Urgent Pharmacy (1948–1982) where Wellingtonians could collect prescription medication after 6pm or on Sundays and public holidays.⁹

The building's rooms have been used by various Wellington associations, cultural clubs and sports clubs and has also been a popular venue for benefits and dances.

In 1994 Andrew Kok Kho and Sew Moi Kho purchased the building and converted the upper levels into apartments. Today a hairdresser and a sandwich shop occupy the two shops on the ground floor.¹⁰

¹ "59 Cambridge Terrace – building", 1930, 00056:111:B10141, Wellington City Archives.

² Wellington City Council, "Cambridge Pharmacy", *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CAMB4.

³ 'Pharmacy Building', *Evening Post*, Volume 1, Issue 1, 1 July 1931, Page 3

⁴ Wellington City Council, "Cambridge Pharmacy"

⁵ 'Pharmacy Building', *Evening Post*, Volume 1, Issue 1, 1 July 1931, Page 3

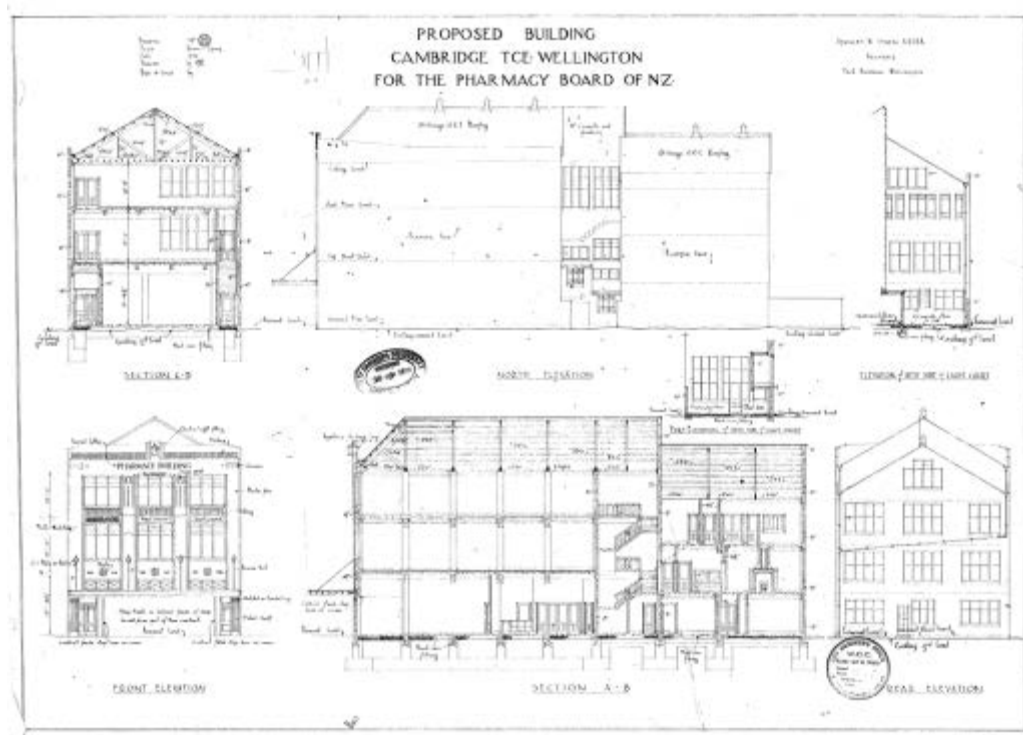
⁶ "New Building For The Pharmacy Board", *Evening Post*, Volume 1, Issue 1, 1 July 1931, Page 7.

⁷ 'Pharmacy Building', *Evening Post*, Volume 1, Issue 1, 1 July 1931, Page 3

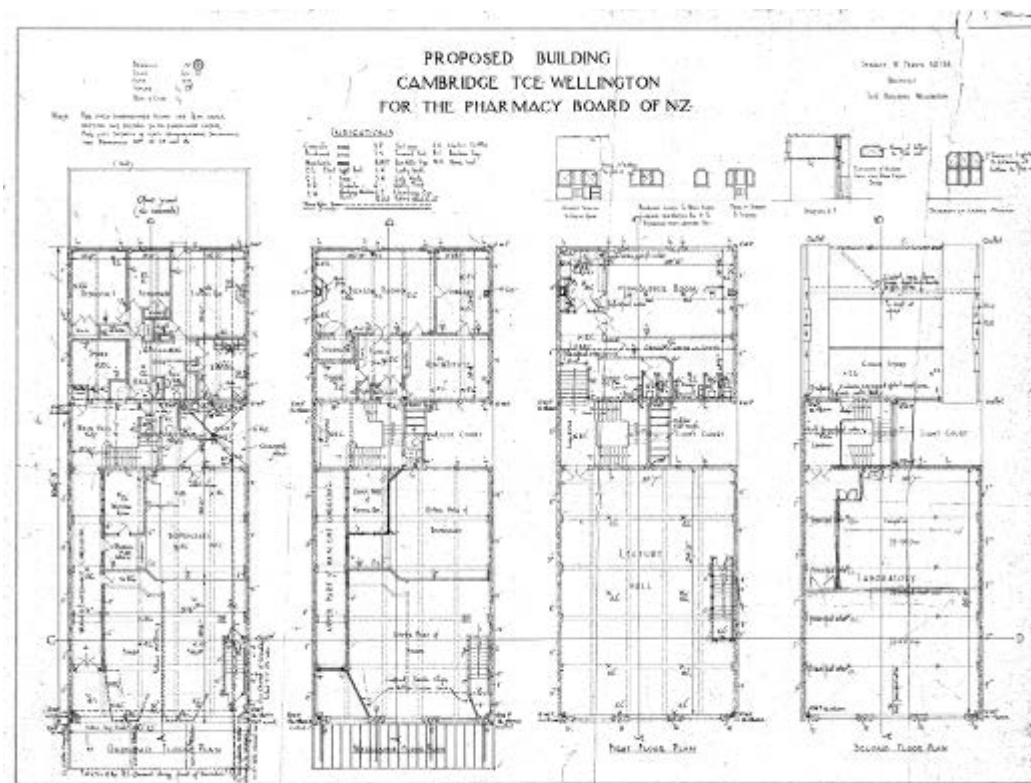
⁸ *Wises Street Directories*, 1932, 1948, 1949, 1982, and 1983.

⁹ "Page 3 Advertisements Column 3", *Evening Post*, Volume CXIX, Issue 133, 7 June 1935, Page 3.

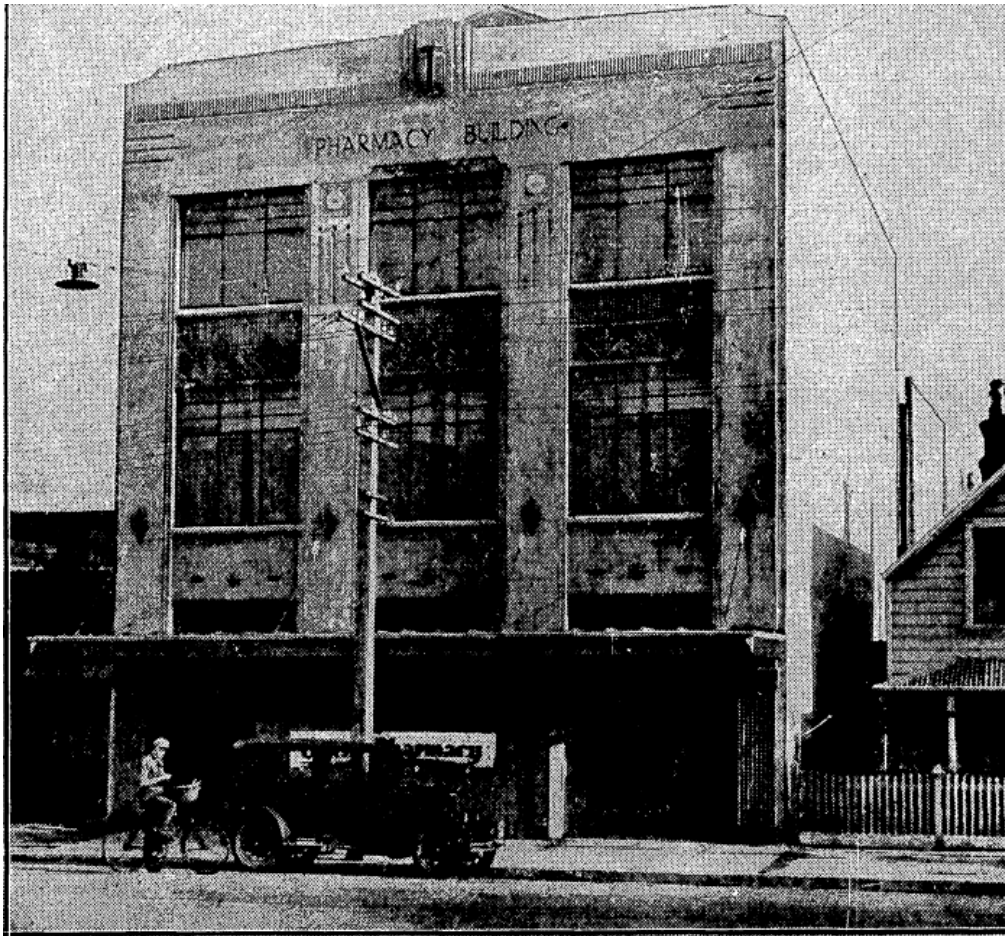
¹⁰ CT WN45D/274, Land Information New Zealand



Front elevation, north elevation, rear elevation and sections, 1930.
(00056:111:B10141)



Floor plans, 1930.
(00056:111:B10141)



Pharmacy Building on the day it opened on 1st July 1931.¹¹

1.2 Timeline of modifications

1931	Building constructed. (00056:111:B10141)
1967	Building alterations. (00058:493:C21229 and 00058:512:C22116)
1971	Building alterations – partitions. (00058:736:C33356)
1994	Conversion to apartments. (00061:4:10090 and 00060:100:3652)
1995	Penthouse apartment alterations and alterations to level 1. (00061:85:12633 and 00061:87:12719)
1996	Alterations. (00061:317:17552)
1998	Internal alterations to kitchen and bathroom. (00078:282:46518)
	Hair dressing salon. (00078:145:47644)
2000	New signage. (00078:637:71861)
2001	New signage amendment. (00078:637:72543)
2009	Alterations to plumbing layout. (00078:2746:128477)

¹¹ "New Building For The Pharmacy Board", *Evening Post*, Volume 1, Issue 1, 1 July 1931, Page 7.

1.3 Occupation history

The building's occupation history is characterised by several long term tenants with close associations to the medical and pharmaceutical fields and an assortment of other small businesses who have occupied rooms in the building for briefer periods of time.

The more permanent occupants included the Chemists Defence Association of New Zealand (1949–1983), the New Zealand College of Pharmacy (1936–1968) and an Urgent Pharmacy (1948-1982). The building's owners, The Pharmacy Board of New Zealand occupied rooms in the building from 1932-1983.¹²

The assortment of less permanent occupants, include the Music Teachers Registration Board (1933-1942), a store for the Power-Samas Accounting Machines from (1953-1957), Rothman's Tobacco merchants (1967-1968).¹³

There was also been two food and beverage vendors – between 1975 and 1979 the Cambridge Milk Bar and Coffee Bar, and from 1979 the Cambridge TakeAways.¹⁴

1.4 Architect

Stanley Fearn

Stanley Fearn was a contemporary of William Gray Young and at one time was in partnership with Gray Young and Austin Quick. Fearn's work is distinguished for his houses in the English Vernacular style. Stanley W. Fearn (1887-1976) was a British-born, Wellington based architect who had a long career spanning a large part of the 20th century and incorporating a wide range of styles. He was still working as late as the 1960s. Most of his work was domestic but he designed a range of buildings, both in the capital, where he designed over 70 buildings, and further afield. In Wellington he is best known for the William Booth Memorial Training College in Aro Street (1913), which he designed with Austen Quick. This building won the first ever gold medal of the NZ Institute of Architects in 1927. His other Wellington buildings included Cambridge Pharmacy (1932) and the Dominion Arcade (1959). Among his houses was the Frederic Wallis House, Lower Hutt (1927), the grand country house Rototawai, near Featherston (1929), as well as houses in Hobson Street, Thorndon. He was involved in the rebuilding of Napier and Hastings after the Hawkes Bay earthquake and among his surviving designs is the former Bestall's Building, Napier (1932). His son Detmar was also an architect.¹⁵

¹² Wises Directories, 1932, 1948, 1949, 1982, and 1983.

¹³ Wises Directories, 1933, 1942, 1953, 1957, 1967 and 1968.

¹⁴ Wises Directories, 1975 and 1979

¹⁵ Historic Places Trust, "Stanley Fearn", Accessed: August 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=71>

2.0 Physical description

2.1 Architecture

The Pharmacy Building is a three-storey building constructed in reinforced-concrete. The exterior facades, especially the Cambridge Terrace frontage, show a restrained Art Deco influence. The fluting of the parapet, with grooves on each side below, is an example of an Art Deco motif, as are the rendered mouldings under the second-floor windows and the chevron-faceted glazing bars on the middle windows.

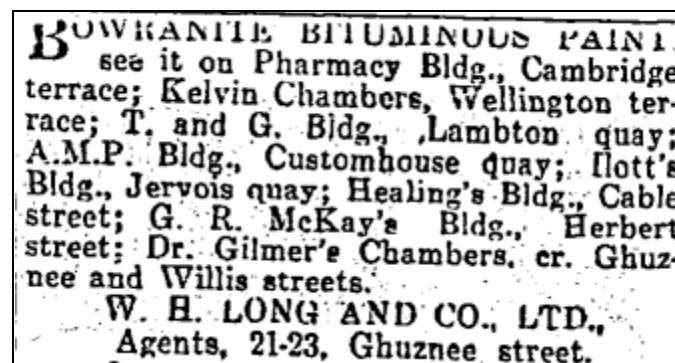
The whole of the structure, including foundations, walls, beams, columns and floor, are reinforced concrete. Interior timber framing is rimu. The roof is corrugated mild steel/iron on timber trusses that span the full width of the building.

The original plans reveal that this was intended to be a multi-functional building. On the ground floor, provision was made for two shops, with a main entrance corridor along one side of the building. This led to a small dispensary, with a public space and waiting room. The back of this floor held a store room and a small two bedroom flat. As it was not uncommon for proprietors to live adjacent to, or above, retail premises, this flat may have been hired to one of the shop owners. Above the flat, on the mezzanine level, there was a board room, general office and library for the use of the Pharmacy Board. The first floor held a lecture room, with a supper room and servery attached, and the second floor held a laboratory.¹⁶

2.2 Materials

Reinforced concrete structure, plaster cornices. Scagliola marble dado, Grey Nelson marble skirting.

The interior timber framing is rimu. The roof is corrugated mild steel/iron on timber trusses.



Newspaper advertising the bituminous paint used on the Pharmacy Building, 1932.¹⁷

¹⁶ Wellington City Council, "Cambridge Pharmacy"

¹⁷ "Page 24 Advertisements Column 7", *Evening Post*, Volume CXIV, Issue 144, 15 December 1932, Page 24.

2.3 Setting

The Pharmacy Building sits within a block that is generally comprised of two-storey, commercial buildings. It is located between AdPrint Ltd, a commercial printer, and the Oriental Thai Restaurant. It sits on Cambridge Terrace, a busy road that links Wellington to the Basin Reserve and from there to the western suburbs.

Directly opposite the Pharmacy Building, situated on the median strip between Kent and Cambridge Terraces, and just a short walk from the Greek Orthodox Cathedral, is a memorial to Greek and New Zealand Servicemen who served in Greece during World War II.

On either side of the memorial, on the median, are a strip of trees which partially block the view, on the other side of Kent Terrace, of a two-storey Toyota car dealership and their sprawling car yard, and a three-storey Beaufort.

Also with a close association to the medical field, and within sight of the Pharmacy Building, is Elliott House (HPT Category I).

The Cambridge Pharmacy adds visual interest to the Cambridge Terrace frontage with restrained Art Deco facades that contribute to the stylistic mix of the area.¹⁸

3.0 Sources

CT WN 6/1, Land Information New Zealand

CT WN 45D/274, Land Information New Zealand

Historic Places Trust, "Stanley Fearn", Professional Biographies, Accessed: August 2012,
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=71>

Wellington City Council, *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. Wellington City Council, 2001.

Wises Street Directories, 1932, 1933, 1942, 1948, 1949, 1953, 1957, 1967, 1968, 1975, 1979, 1982, and 1983.

Newspapers

"New Building for the Pharmacy Board", *Evening Post*, Volume 1, Issue 1, 1 July 1931.

"Page 3 Advertisements Column 3", *Evening Post*, Volume CXIX, Issue 133, 7 June 1935.

"Page 24 Advertisements Column 7", *Evening Post*, Volume CXIV, Issue 144, 15 December 1932.

'Pharmacy Building', *Evening Post*, Volume 1, Issue 1, 1 July 1931.

¹⁸ Wellington City Council, "Cambridge Pharmacy"

Wellington City Archives

“59 Cambridge Terrace – building”, 1930, 00056:111:B10141, Wellington City Archives.

“59 Cambridge Terrace, building alterations”, February 9, 1967, 00058:493:C21229, Wellington City Archives.

“59 Cambridge Terrace, building alterations – shop”, June 29, 1967, 00058:512:C22116, Wellington City Archives.

“59 Cambridge Terrace, building alterations – partitions”, 1971, 00058:736:C33356, Wellington City Archives.

“59 Cambridge Terrace, conversion to apartments”, 1994, 00061:4:10090, Wellington City Archives.

“59 Cambridge Terrace, convert into apartments”, June 30, 1994, 00060:100:3652 Wellington City Archives.

“59 Cambridge Terrace, penthouse apartment alterations”, 1995, 00061:85:12633, Wellington City Archives.

“59 Cambridge Terrace, alterations level 1”, June 23, 1995, 00061:87:12719, Wellington City Archives.

“59 Cambridge Terrace”, 1996, 00061:317:17552, Wellington City Archives.

“59 Cambridge Terrace, hair dressing salon”, 1998, 00078:145:47644, Wellington City Archives.

“59/8 Cambridge Terrace, internal alterations to kitchen and bathroom”, 1998, 00078:282:46518, Wellington City Archives.

“59 Cambridge Terrace, new signage”, 2000, 00078:637:71861, Wellington City Archives.

“59 Cambridge Terrace, new signage, amendment”, 2001, 00078:637:72543, Wellington City Archives.

“59 Cambridge Terrace, alterations to plumbing layout”, 2009, 00078:2746:128477, Wellington City Archives.

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 Pharmacy Building is a three-storey commercial building constructed in a restrained Art Deco style. The Art Deco decorative elements including the fluted parapet, the rendered mouldings under the second-floor windows and the chevron-faceted glazing bars on the middle windows all contribute to the street presence of this building.

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 makes a positive contribution to the otherwise (generally) bland commercial streetscape of Kent Terrace.

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?*

Historic Value:

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

The Pharmacy Building was constructed for the Pharmacy Board of New Zealand and it has some historic value for its association with the Board which owned the building for 44 years. There is also some historic value for the range of uses- retail, living, board room and library- that the building originally housed.

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

Scientific Value:

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

There was pre-1900 human activity on this site. Although some of the sites have been altered by rebuilding or landscaping or subdivisional change, there is archaeological value in the immediate surrounds.

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?

There have been few intrusive modern alterations or additions to the street façade over the past 80 years and the building makes a strong contribution to the sense of place and continuity of Kent Terrace.

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?*

The building is a representative example of an Art Deco building and features a restrained palette of decorative elements.

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 is an authentic example of the Art Deco style and period, with little change to the facade above verandah level.

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	Y	
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	Y	Not listed
Heritage items folder (electronic)	Y	
HPT website	Y	Not listed
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)	Y	

Background research

WCC Permits

00056:111 :B10141	59 Cambridge Terrace, building	Legal description: Lot 2 Town Acre 269. Owner: Pharmacy Board of New Zealand. Builder: Fletcher Construction Co. Application value: £11,531. Floor area: 4,170 square feet x 2.	Building Permit/Consent	01 Oct 1930
00058:49 3:C21229	59 Cambridge Terrace, building alterations	Legal description: Lot 2 Town Acre 269. Owner: Pharmaceutical Society of New Zealand. Builder: Upton and Shearer. Application value: £3,800.	Building Permit/Consent	09 Feb 1967
00058:51 2:C22116	59 Cambridge Terrace, building alterations - shop	Legal description: Lot 2 Town Acre 269. Owner: Wellington Associated Chemists Limited. Builder: Parsons and Capper Limited. Application value: £3350	Building Permit/Consent	29 Jun 1967
00058:73 6:C33356	59 Cambridge Terrace, building alterations - partitions	Legal description: Lot 2 Town Acre 269. Owner: Pharmaceutical Society of New Zealand. Builder: Fletcher Industries Limited. Application value: \$15,457.	Building Permit/Consent	1971
00061:4:1 0090	59 Cambridge Terrace, conversion	Owner: Andrew Khoo. Applicant: Andrew Khoo. Legal description: Part	Building	1994

	to apartments	Town Acre 269 [Lot 1 DP 79195]. Application value: \$92,000.	Permit/ Consent	
00060:10 0:3652	59 Cambridge Terrace, convert into apartments	Owner: Pharmaceutical Society of New Zealand. Applicant: Andrew Khoo. Legal description: Part Town Acre 269 [Lot 1 DP 79195]. Application value: \$95,000.	Buildin g Permit/ Consent	30 Jun 1994
00061:85: 12633	59 Cambridge Terrace, penthouse apartment alterations	Owner: Simon Baumfield. Applicant: Designscope Ltd. Legal description: Part Section 269 Town of Wellington, Lot 1 DP 79135. Application value: \$35,000.	Buildin g Permit/ Consent	1995
00061:87: 12719	59 Cambridge Terrace, alterations level 1	Owner: L J Ross. Applicant: L J Ross. Legal description: Lot 1 DP 79195. Application value: \$65,250.	Buildin g Permit/ Consent	23 Jun 1995
00061:317 :17552	59 Cambridge Terrace	Legal description: Lot 1 DP 79195. Project value: \$500.		1996
00078:14 5:47644	59 Cambridge Terrace, hair dressing salon	Owner: Bunri Hair Design. Applicant: Bunri Keomany. Legal Description: Lot 1 DP 79195. Application Value: \$12,000.	Buildin g Permit/ Consent	1998
00078:28 2:46518	59/8 Cambridge Terrace, internal alterations to kitchen and bathroom		Buildin g Permit/ Consent	1998
00078:63 7:71861	59 Cambridge Terrace, new signage	Owner: Body Corporate No. 579540. Applicant: Look Outdoor Ltd. Legal description: Lot 1 DP 79195. Application value: \$12,606.	Buildin g Permit/ Consent	200 0
00078:63 7:72543	59 Cambridge Terrace, new signage, amendment	Note: Amendment to building consent 71861 (series 00078).	Buildin g Permit/ Consent	2001
00078:27 46:128477	59 Cambridge Terrace, alterations to plumbing layout	Legal description: Lot 1 DP 79195. Owner: Cambridge Investments (NZ) 2003 Ltd. Applicant: Kung. Designer: Design Club. Project value: \$1,500.	Buildin g Permit/ Consent	200 9