

## Warehouse

Address 1-5 Allen Street, 270-274 Wakefield Street.



Photo: *Charles Collins* - 2014

### Summary of heritage significance

- Built in 1907, this building is a good example of a double warehouse. Structurally advanced by comparison with its contemporary neighbours it has lively and inventive facades that make a strong contribution to the streetscape of Allen and Wakefield Streets.
- The building is historically significant for its association with Laery and Co., one of Wellington's most successful and long-standing produce sellers and auctioneers, and with Wellington's first society for immigrant Greeks, the Pan Hellenic Association, which has occupied 270-272 Wakefield Street since 1927.
- The building is a key part of the Blair/Allen heritage precinct as it occupies a crucial corner site, it maintains the area's largely three-storey form and it sits well with its neighbours.

District Plan:	1-5 Allen Street/270 Wakefield St: Map 16 Reference 10/1 272 Wakefield Street: Map 16 Reference 328/1
Legal Description:	1-5 Allen Street: Lot 6 DP 1302 270-272 Wakefield Street: Lots 6 and 7 DP 1302
Heritage Area:	Yes
HPT Listed:	No
Archaeological Site:	Evidence of human activity prior to 1900
Other Names:	Pan Hellenic Association Inc, Victoria Buildings
Key physical dates:	Construction: 1907
Architect / Builder:	Architect: Penty and Blake. Builder: H. Bennett.
Former uses:	Warehouses/clubrooms/offices
Current uses:	Commercial/residential
Earthquake Prone Status:	Posted (SR 248058)

Extent: Cityview GIS 2012



## 1.0 Outline History

### 1.1 History

The Victoria Building at the corner of 1-5 Allen Street and 270-272 Wakefield Street, constructed in 1907, has had a varied history. A building of two parts separated by a party wall, the eastern part (currently painted dark green) is less altered and shows how the whole building must originally have looked.

The land occupied by the building was part of a slum area of Te Aro taken over by the Wellington Harbour Board in 1898. The Board acquired responsibility for the area as part of a land swap with the Wellington City Council – the outcome of legislation to allow further reclamation of Wellington Harbour. The Board was handed the job of removing the insanitary dwellings, building culverts and new roads and selling the land. It took the council some time to remove all the occupants and demolish their houses and it was not until 1903 that the land could be properly drained. The original layout of the block was then redesigned; Allen Street was widened and extended to join Victoria Street, which is now Wakefield Street and Blair Street was formed parallel to Allen Street. According to the original plans, this building was designed by Penty and Blake for Laery & Co. Ltd., with the building permit being issued in 1907 to builder H. Bennett.<sup>1</sup> It was known as the Victoria Building, and its internal arrangements mirrored that of several other buildings in the area, having two warehouses on the ground floor, and office and manufacturing spaces on the top two. In 1908 Laery and Co. advertised a three storey warehouse for lease in Victoria (Wakefield) Street, which presumably refers to the eastern warehouse.<sup>2</sup>

This very large business was established in 1873 by Messrs. Laery and Campbell, who jointly conducted it for some years. In August, 1886, the partnership was dissolved by mutual consent, and Mr. Laery continued it alone under the title of Laery and Co., while Mr. Campbell started as Noble Campbell and Co. These two businesses were conducted for several years with great success. In February, 1892, Mr. Farmar accepted an appointment in the firm of Messrs. Laery and Co., and in the following year he purchased the goodwill and business of Messrs. Noble Campbell and Co. Soon after this, Mr. Farmar bought out the business he had been managing, and in November, 1893, the Company was established.<sup>3</sup> Laery and Co. were, like many other operators in the area, operators of wholesale produce markets and auctioneers. Also, note that the firm was still running well into the 20<sup>th</sup> century, although it was struck off in 1995.

In 1914 a fire was discovered in the building that caused considerable damage to the building and to Laery & Co.'s stock.<sup>4</sup>

In 1927 the building became better known as the Pan-Hellenic Association Ltd. The Pan-Hellenic club was established as the first major Greek club in Wellington.<sup>5</sup> It appears that the Pan Hellenic club has been situated in the building since this time, taking over ownership of the 270 Wakefield Street (1-5 Allen) part of the warehouse in the late 1950s and remaining owners into the 2000s.

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<sup>1</sup> Wellington City Archives.00053-133-7483.

<sup>2</sup> *Dominion*, 3 March 1908, p.10

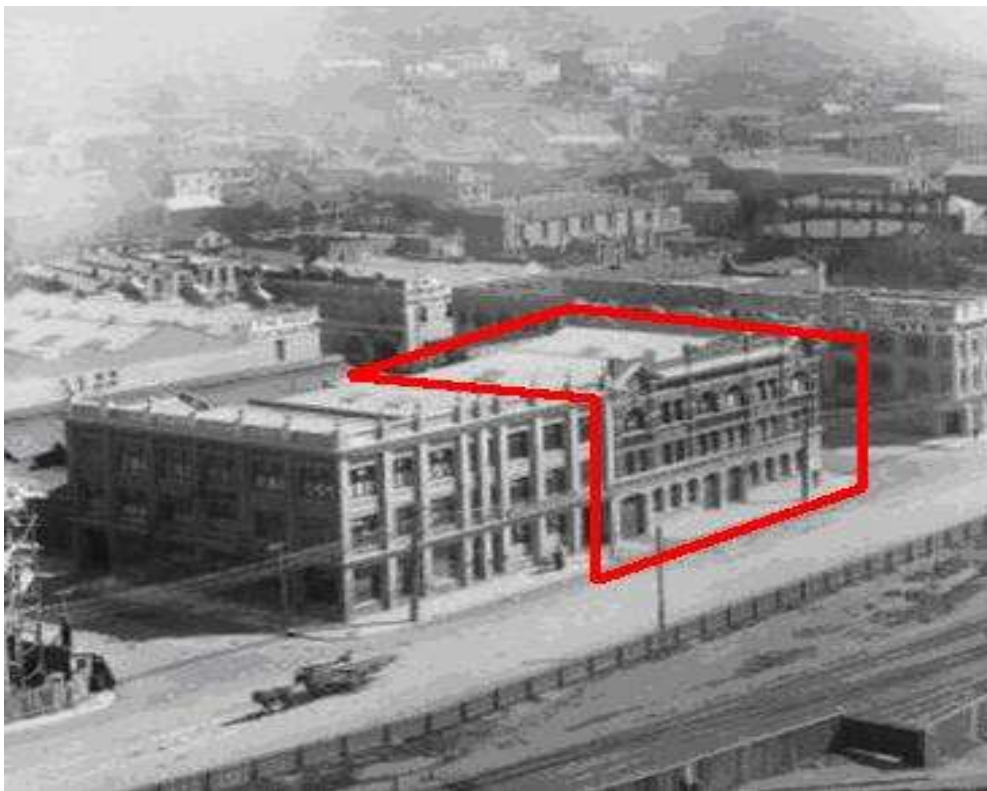
<sup>3</sup> Cyclopedica Co. Ltd, "Laery and Co Limited.," in *The Cyclopedica of New Zealand: Wellington Provincial District* (Wellington: The Cyclopedica Company Limited, 1897), accessed October 24, 2012, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d32-d41.html>

<sup>4</sup> 'WAKEFIELD-STREET FIRE A WAREHOUSE DAMAGED'. Evening Post, Volume LXXXVII, Issue 71, 25 March 1914, Page 2.

<sup>5</sup> 'Greeks in New Zealand', [http://en.wikipedia.org/wiki/Greeks\\_in\\_New\\_Zealand](http://en.wikipedia.org/wiki/Greeks_in_New_Zealand)

In 1942 an earthquake struck Wellington damaging many buildings throughout the city. This building was reinstated as it had been prior to the earthquake, including the re-erection of the parapets, which had suffered some damage. In 1944 major alterations were carried out on the building by Crichton, Mckay, and Haughton as a response to perceived earthquake risks, including the complete removal of the parapets and cornice, as well as strengthening of the building through the addition of reinforced concrete.<sup>6</sup>

The buildings have gone through a number of different uses since their original purpose as warehouses including: commercial spaces, offices, clubrooms, restaurants, and residences. The buildings have both been earthquake strengthened, with work on 272 Wakefield Street undertaken in 1994/5 and 1-5 Allen Street in 2000.



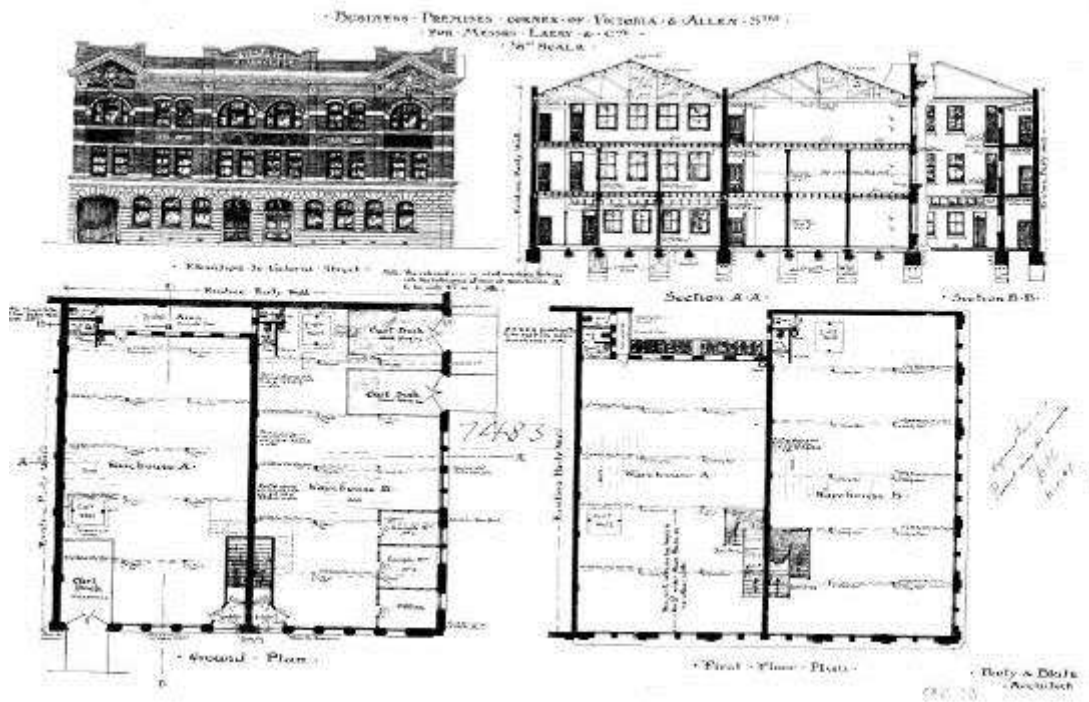
The building in 1908-09.<sup>7</sup>

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<sup>6</sup> “Heritage building – 282 Wakefield Street”, 1996, 1041-06-WAK282, Wellington City Council Records.

<sup>7</sup> Alexander Turnbull Library: 1/1-019584-G. Part 6 of a 6 part panorama of Wellington City.

## Timeline of modifications



- 1907 Building construction
- 1927 Removal of two windows and creation of a dock door. (00056:46:B4523)
- 1929 Reinstatement after major fire. (00056:73:B6993)
- 7<sup>th</sup> July 1943 Earthquake reinstatement including the replacement of original parapets. (1 Allen Street). (00056:284:B22814).
- 1<sup>st</sup> November 1943 Reinstatement of earthquake damage (272 Wakefield). (00056:287:B23007)
- 1944 Demolition of parapets and cornices, strengthening carried out using reinforced concrete, alterations to the roof, alterations to plaster and plumbing.
- 1956 Alterations to frontage of the building: new entrances, new windows, cart dock blocked. Internal alterations: Opening cut through to adjoining building (276 Wakefield).
- 1959 Building alterations (270 Wakefield). (00058:103:C4985).
- 1960 Building alterations (270 Wakefield). (00058:132:C6297).
- 1961 Addition of 2 flag poles (270 Wakefield). (00058:218:C9869).
- 1984 Reinstatement of fire damage. (00058:0:C66709).
- 1994/5 Seismic strengthening, alterations to residential spaces (272 Wakefield). (00061:20:10605; 00061:298:13588)
- 1996 Apartment structural alterations (272 Wakefield). (00061:176:15628; 00078:21:23089)
- 1996 Restaurant alterations (1-5 Allen Street). (00061:212:16714)
- 1997 Additions and alterations (1-5 Allen Street). (00078:103:33882)
- 1999 Additions and alterations- restaurant (1-5 Allen Street). (00078:290:58869)
- 2000/2001 Seismic strengthening (1-5 Allen Street/270 Wakefield). (00078:683:69106)
- 2002 Additional bedroom added to existing apartment on top floor (272 Wakefield).
- 2006 Office building alterations (1-5 Allen Street). (00078:1894:143592).



## 1.2 Ownership history

1907 Messrs Laery & Co. Ltd.  
1927 272 Wakefield Street- Goldingham and Beckett Ltd.  
1928 1-5 Allen Street- Tui Bottling Co.  
1954 1-5 Allen Street- W.A.J. Dutch.  
1959 270 Wakefield Street- Pan Hellenic Association.  
1984 272-280 Wakefield Street- Big Save Cable  
1995 272 Wakefield Street- Systems Support Ltd.  
1995 272 Wakefield Street- Anthony John Hiles and Judith Mildred Fyfe.  
1995 272 Wakefield Street- Exhibit A Limited.  
1996 272/273 Wakefield Street- Tom and Teena Winter.  
1999 1 Allen Street- Danny R Arulandu.  
2000 1 Allen Street- Pan Hellenic Association Inc.

## 1.3 Occupation history

Not assessed

## 1.4 Architect

### Penty and Blake.

Francis Penty practised in Wellington, New Zealand, in partnership with Edward McCallum Blake.

### Francis Penty

Penty was born in Yorkshire in 1841, and was educated at private schools in York, where he studied for his profession, prior to becoming a pupil of Mr. J. E. Oates, of York and Halifax. Mr. Penty settled permanently and established himself in business in Wellington in the year 1887. During his time as an architect in Wellington, he erected around 150 buildings. Amongst the buildings designed by Penty are the Convalescent Home in Oriental Bay, a warehouse and livery stables in Victoria Street, the fruit market in Harris Street, and a brick warehouse on Jervois Quay for the Wellington Woolen Company.<sup>8</sup>

### Edward McCallum Blake-1865-1929

## 2.0 Physical description

### 2.1 Architecture

The construction details show a more advanced structure than other nearby warehouses, incorporating concrete beams within the foundations and masonry of the perimeter and party walls. Timber beams and floors are supported on large cast iron posts, and substantial timber and steel tie rod trusses span the width of each warehouse space.

The exterior of the building is notable for the strong pattern of round and square-headed windows, and the rustication of the ground floor, all as shown on the original

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<sup>8</sup>Cyclopedia Co. Ltd. "Mr Francis Penty". In *The Cyclopedia of New Zealand: Wellington Provincial District*. Wellington: The Cyclopedia Company Limited, 1897. Accessed September 27 2012 <http://www.nzetc.org/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d13-d63.html>

drawings. The two floors above were originally brick, now plastered over, while a significant change has occurred at roof level. Here an ornate parapet, with pediments at each end and moulded cornice between, has been replaced with a plain unadorned cornice.

It is three storeys high: the ground floor is rusticated with round headed windows and is set on a plinth; the first floor has pairs of square-headed windows; and the second floor has wide and narrow round-headed windows, adding up to an interesting geometric patterning of both facades. The top two floors are modelled with shallow pilasters to each bay and a detailed spandrel panel between the floors. The middle floor has pairs of square-headed windows; the top floor alternates large arched windows at the corners (and in the centre of the Allen Street façade) with much narrower pairs of segmental arched windows which adds variety and interest to what is otherwise a fairly plain building.<sup>9</sup>

## **2.2 Materials**

The structure is of concrete foundations, brick load-bearing walls, and timber floors supported on cast iron columns. The timber is specified as totara or jarrah, with rimu for finishing work. The exterior is plastered.

## **2.3 Setting**

This building occupies an important site on the corner of Wakefield and Allen Streets. It defines the northern edge of the Blair/Allen precinct and joins a continuous streetscape of buildings similar in age, design and bulk. It plays an important role in defining the entrance to the Allen Street warehouse precinct.

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<sup>9</sup> Kelly, Michael and Russell Murray. *Courtenay Place Heritage Area*. Wellington City Council: Unpublished Report, prepared for Plan Change 48. 28

### **3.0 Sources**

Cyclopedia Co. Ltd. "Wellington Architects Mr. Francis Penty" In *The Cyclopedia of New Zealand: Wellington Provincial District*. Wellington: The Cyclopedia Company Limited, 1897. Accessed September 21 2012.

Kelly, Michael and Russell Murray. *Courtenay Place Heritage Area*. Wellington City Council: Unpublished Report, prepared for Plan Change 48.

Wellington City Council. "1-5 Allen Street". *Wellington Heritage Building Inventory 1999: Precinct AL&BL 1*. Wellington City Council, 1999, AL & BL 1.

Wellington City Council. "270-274 Wakefield Street". *Wellington Heritage Building Inventory 2001: Precinct AL & BL 15*. Wellington City Council, 2001, AL & BL 15.

'Greeks in New Zealand, [http://en.wikipedia.org/wiki/Greeks\\_in\\_New\\_Zealand](http://en.wikipedia.org/wiki/Greeks_in_New_Zealand)

#### **Wellington City Archives**

00053-133-7483. Wellington City Archives.

#### **Wellington City Council Records**

"Heritage Building- 1 Allen Street". 2001. 1041-06-ALL1, Wellington City Records.

"Heritage Building- 272 Wakefield Street". 1995. 1014-06-WAK272, Wellington City Records.

"Heritage building – 282 Wakefield Street", 1996, 1041-06-WAK282, Wellington City Council Records.

#### **Newspapers**

Wakefield Street Fire-A Warehouse Damaged. Evening Post, Volume LXXXVIII, Issue 71, 25 March 1914. Page 2.



## 4.0 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 Victoria Building is a large three-storey Edwardian warehouse. It has architectural value for its well articulated facades, despite the loss of some original decorative elements in the 1940s.

**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 style, scale, and features of this building and its prime corner location all contribute strongly to the townscape value of the immediate 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?*

The building has group value as one of a group of warehouses constructed in a planned development in one place in the early 20<sup>th</sup> century. 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.

#### **Historic Value:**

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

The building was the home of the first Greek association in Wellington, which has occupied (and now owns) the same building since 1927, a significant period of time.

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

The building has historical value as one of a group of buildings constructed over a short period of time in the early 20<sup>th</sup> century in one place - Blair and Allen Streets - to bring Wellington's produce markets together. 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.

#### **Scientific Value:**

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

The site is reclaimed land but it was occupied prior to 1900 and may have possible archaeological value.

**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?*

The building has some technical value in the design, which shows a more advanced structure than other contemporary buildings. It incorporates concrete beams within the foundations and the masonry of the perimeter and party walls. Timber beams are supported by large cast iron posts, and substantial timber and steel tie rod trusses span the width of the warehouse spaces.

**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 a part of a heritage precinct and contributes to the sense of place and continuity of the Courtenay Place, Blair and Allen Street precinct.

**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 representative of the architecture and history of the Allen/Blair Street warehouse area.

**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 façade of this building is largely intact apart from the alterations made during the 1940s. The easternmost end of 272 Wakefield Street has had the least alteration to the exterior.

**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 due to its contribution to the Blair/Allen Street precinct and the wider Courtenay Place heritage area.

## 4.0 Appendix

### Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	Y	
Research notes from 2001 Non-Residential heritage Inventory	Y	
Plan change?		
Heritage Area Report	Y	
Heritage Area Spreadsheet	Y	
Heritage items folder (electronic)	Y	
HPT website	N	
HPT files	N	
Conservation Plan	N	
Searched Heritage Library (CAB 2)	Y	

### 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*