

Townsend and Paul Warehouse (Former)

18-24 Allen Street



(Photo: Charles Collins – 2014)

Summary of heritage significance

- The former Townsend and Paul warehouse is a good representative example of an Edwardian Classical light-industrial building. It has architectural value for its well articulated facades, despite the loss of the original decorative parapet.
- This building has an important townscape role as an element of the Blair/Allen Street precinct of 19th and early 20th century masonry warehouses.
- The building has historical value as one of a group of buildings constructed over a short period of time in the early 20th 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.

District Plan:	Map 16, reference 10/5
Legal Description:	Lots 4 and 5 DP 1302
Heritage Area:	Allen and Blair Street Heritage Area, Courtenay Place Heritage Area
HPT Listed:	N/A
Archaeological Site:	NZAA Central City R27/270
Other Names:	
Key physical dates:	Built: c.1905
Architect / Builder:	Architect: not known – possibly Penty and Blake
Former uses:	Commercial – Warehouse
Current uses:	Commercial – Retail, restaurant
Earthquake Prone Status:	Not Earthquake Prone – SR 169679

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History

Formerly a slum area, the district surrounding Allen and Blair Streets was redeveloped from 1898-1904 after the land came under the control of the Harbour Board. With preparations to install the new electric tram network in hand and the Te Aro railway station located nearby, the Harbour Board decided to turn the area into a market. The area's fortunes soon rose with the construction of warehouses along the lengths of Allen and Blair Streets.¹ Between 1904 and 1906 a variety of warehouse buildings were constructed along both sides of Allen and Blair Streets. These warehouses were used for storage and auctions. They were two or three stories high with a variety of street facades, some more ornate than others. In many of the stores markets and auctions were held on the ground floor with offices on the floors above.² Allen and Blair Streets bustled with vendors, merchants and numerous vehicles loading and unloading produce and other marketable goods.

There is little known about the early history of this building. The certificate of title information for this building dated to 1934 states that the Harbour Board owned the site and leased it to Townsend and Paul Ltd. It appears that this building was erected for Townsend and Paul Ltd., with the permit being issued to J. Trevor, in 1905. The original plans for the building have not been found, but the drainage plans suggest that the architects were Penty and Blake.³

The building has been designed in the Edwardian Classical style as an office and warehouse space, and the façade of the building is characterised by a row of seven round headed windows on the first floor, with the shape repeated in two openings on the ground floor. Over the large arched opening at the northern end is a frieze of rosebuds, a decorative device more often seen in Art Deco design of the 1930s. The original building was added to in 1929; this extension is easily distinguishable from the original building due to having square headed windows rather than round headed windows at the first floor. The extension is at the northern end of the building. Drawings from the 1940s show that the building was once capped with a decorative parapet that was removed following the 1942 earthquake and replaced with the plain horizontal band that remains.⁴

The building has been converted for use as restaurants and bars and in 1997 underwent seismic strengthening.

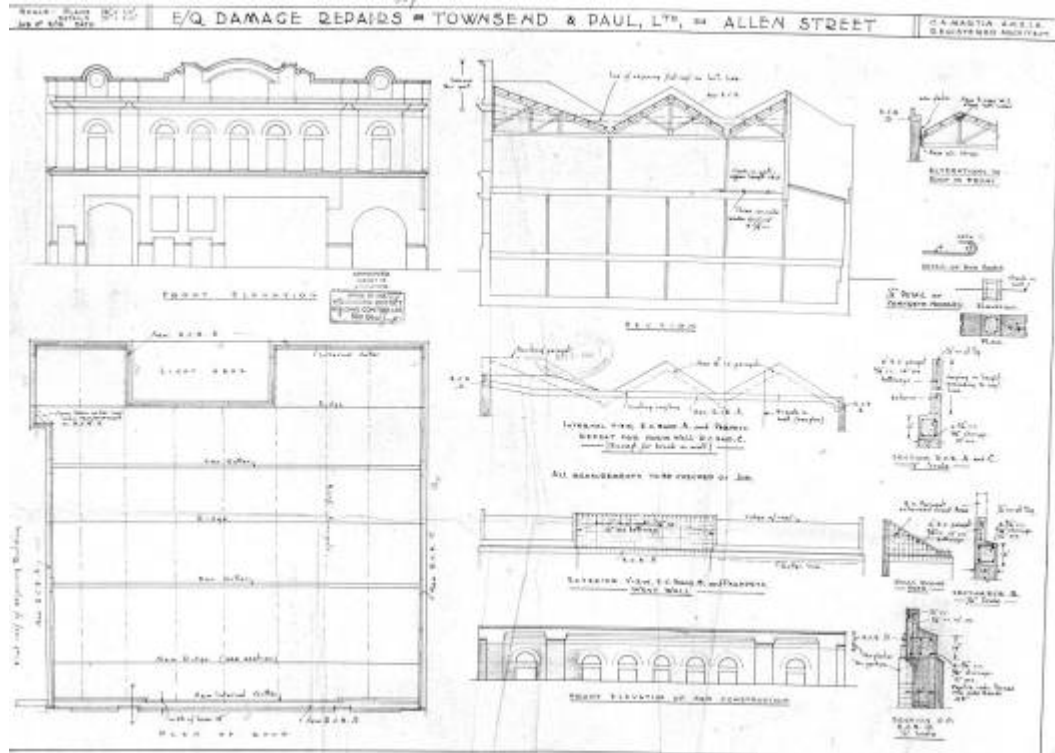
¹ Wellington City Council, 'Allen and Blair Streets,' *Wellington Heritage Building Inventory 2001: Non-Residential Buildings* (Wellington City Council, 2001), ALLEN & BLAIR.

² Wellington City Council, "Courtenay Arms", *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), AL&BL8.

³ WCC Archives Drainage Plan 7106

⁴ WCA 00056: 299: B23708: 001

1.2 Timeline of modifications



WCA 00056: 299: B23708: 001

1905	Original construction
1929	Additions and alterations – addition to building (00056: 79: B7543)
1944	Reinstate earthquake damage (00056: 299: B23708)
1952	Additions and alterations (00056: 435: B133187)
1957	Additions and alterations (00058: 14: C672)
1966	Additions and alterations (00058: 461: C19833)
1968	Additions and alterations – level 1 (00058:557:C26572)
1974	Additions and alterations – entrance (00058:955: C41959)
1989	Office building additions and alterations (0059: 281: D13115)
1994	Additions and alterations – first floor fit out (00059: 281: D13115)
1996	Receives funding from WCC Earthquake Risk Building Fund for seismic strengthening
2002	Convert building to apartments (00078: 1696: 57408)

1.3 Occupation history

Lease the Board to Fredrick Townsend & James Paul in equal shares, Lots 4 & 5, 11/11/1924 (CTWN318/110).

Transmission of interests in Lots 4 & 5 to Mary Ann Townsend, Ernest Alfred Little & Fredrick Harold Bartley Townsend, 24/6/1927 (CTWN318/110).

Lease the Board to Herbert Frood & Ernest Alfred Little (jointly) & James Paul, tenants in common, Lots 4 & 5, term 14 years, 6/4/1939 (CTWN318/110).

Lease the Board to Herbert Frood & Ernest Alfred Little (jointly) & Stanley Paul & George Samuel Thorpe Harden (tenants in common), Lots 4 & 5, term 14 years, 15/5/1955 (CTWN318/110).

New certificate of title issued to the Wellington Harbour Board, Lots 4 & 5, 16/10/1967 (CTWN5B/420; CTWN5B/421).

Lease the Board to T. P. Properties Ltd., Lot 4, term 28/11/1967 (CTWN5B/420).

Transfer of lease to Albert Dondertman & Cornelia Josepha Dondertman, Lot 4, 8/9/1972.

Lease to Ecosse Enterprises Ltd., Lot 4, term 14 years, 17/11/1981.

Transmission to the Wellington Regional Council, 26/1/1990.

Transfer to Donald John MacRitchie, Company Director, David James Underwood, Chartered Accountant (1/2 shares), Lot 4, 7/12/1995 (CTWN5B/420).

New certificate of title issued to Donald John MacRitchie, Company Director, David James Underwood, Chartered Accountant (1/2 shares), Lot 1 DP 88314, 29/2/2000 (CTWN55D/292).

New certificates of titles issued for Unit Titles (CTWN55D/292)

1.4 Architect

Penty and Blake

Penty & Blake⁵

Francis Penty practised in Wellington, New Zealand, in partnership with Edward McCallum Blake. Charles Alexander Lawrence, formerly of Aberdeen, joined the practice as an assistant in 1907 and was taken into partnership in 1908. Penty and Lawrence continued in partnership after Blake left the firm in 1910. On Penty's death, A B Hamilton was taken into partnership but shortly thereafter, in 1920, the practice was merged with that of Swan & Swan, thereafter becoming Swan, Lawrence & Swan, Wellington.

NZHPT Register entries for Penty & Blake include

- Carrigafoyle – 195 The Terrace (Category I)
- Early State House - 8 Patrick Street, Petone (Category II)
- Early State House – 18 Patrick Street, Petone (Category II)
- Early State House – 43 Adelaide Street, Petone (Category II)
- Hunter Building, Victoria University of Wellington (Category I)(WCC map 17 reference 171)
- James Smith's Department Store, corner 46-69 Cuba and Manners Street (Category II) (WCC map 16 reference 74/2)
- 120 – 126 Courtenay Place, Wellington (Category II) (WCC Map 16 reference 68/1)

⁵ Dictionary of Scottish Architects. http://www.scottisharchitects.org.uk/architect_full.php?id=201922

Wellington City Council buildings listed on the Heritage Building Inventory include

- 1 – 5 Allen Street, map 16 reference 10/1
- 18-24 Allen Street, map 16 reference 10/5
- 24-26 Courtenay Place, map 16 reference 64/1
- Reid House (corner of Cuba and Vivian Street) map 16/ reference 87
- 15 Johnston Street, map 17 reference 162

- 1907: Thistle Hall, 293 Cuba Street, 16 / 94/1

2.0 Physical description

2.1 Architecture

This building has been designed in a Edwardian Classical warehouse style, with a rectangle façade, strongly emphasised piers, and repeating arches. The arched windows are a departure from the dominant rectangular openings of the remainder of the street. The façade is plain with minimal surface treatment. The façade of this building is characterised by a row of seven round headed windows on the first floor, with the shape repeated in two openings on the ground floor. Over the large opening at the northern end is a frieze of rosebuds, a feature that is more commonly associated with the Art Deco period of the 1930s. The decorative parapet was removed following the 1942 earthquake, and has left a plain horizontal band. The brickwork is visible on the façade.

The building was constructed as a two storey masonry design and is unique in this street for its asymmetric composition. The building appears in two parts, with the small part on the (to the north) reading as an infill section between the original warehouse and its northern neighbour. The composition of the façade is best understood from the first floor where the main part of the building is composed in three central bays, a bay containing a single arched window each. The bays are given prominence by the wall sections between them being recessed. On the ground floor, the first bay on the left hand side has a narrow entry way set next to a broad segmental arch, the central bay has a section of wall with two round headed windows and two loading docks and the right hand bay has the most peculiar feature of the building, a round arch which is only partially rusticated.

2.2 Materials

Brick structure, cement render, stone and timber detailing.

2.3 Setting

This warehouse building is adjoined on the northern side by a 1906 building that was constructed for the New Zealand Fruit and Produce Co. Ltd., by Thomas Turnbull and Son and designed in an Edwardian Italianate style. To the south it is adjoined by 26-32 Allen Street, a 1923 warehouse in the Interwar Free Classical style.

Allen Street is made up of a number of former warehouse buildings associated with the fruit and produce markets. The Blair and Allen Street precinct is remarkable for its homogeneity. They provide the most consistent and uniform streetscape views of any part of the commercial business district of Wellington. They are mostly designed in the functional tradition, and were constructed for utilitarian purposes of produce markets and warehouses.

Sources

Dictionary of Scottish Architects.

http://www.scottisharchitects.org.uk/architect_full.php?id=201922

Kelly, Michael, and Russell Murray. *Courtenay Place Heritage Area Report*. Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006.

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

Wellington City Archive

00056: 299: B23708: 001

00056: 79: B7543

00056: 299: B23708

00056: 435: B133187

00058: 14: C672

00058: 461: C19833

00058:557:C26572

00058:955: C41959

0059: 281: D13115

00059: 281: D13115

00078: 1696: 57408

LINZ

CTWN55D/292

CTWN5B/420

CTWN5B/421

CTWN318/110

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 former Townsend and Paul warehouse is a good representative example of an Edwardian Classical light-industrial building. It has architectural value for its well articulated facades, despite the loss of the original decorative parapet.

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 has an important townscape role as an element of the Blair/Allen Street precinct of 19th and early 20th century masonry warehouses.

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 Courtenay Place Heritage Area, which is made up of a group of late 19th – early 20th century commercial buildings, and features the distinctive Blair and Allen Street warehouse precinct.

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 historic redevelopment of the former slum area surrounding Allen and Grainger streets following them being placed under control of the Harbour Board. It is also associated with the fruit and produce markets.

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. More specifically, the collection of buildings that form the Blair and Allen Street precinct is a coherent streetscape that is well understood and appreciated by the local community.

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 example of an Edwardian warehouse that is typical 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 building at 18-24 Allen Street retains a significant amount of original fabric, particularly to the exterior which has had few significant alterations (with the notable exception of the decorative parapet).

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 aesthetic value of the Allen and Blair Street 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*