

## **Warehouse (Former)**

26-32 Allen Street



*Photo: WCC, November 2011*

### **Summary of heritage significance**

- 26 – 32 Allen Street is a good representative example of an inter-war light-industrial warehouse designed in a transitional Stripped Classical style. The multi-storey c.1999 addition has diminished the aesthetic/architectural value of the original building.
- Blair and Allen Streets have important historic value as the focal point of the area that housed the wholesale produce markets for the city for approximately 90 years, from shortly after the turn of the century until 1993.
- The building contributes to the Courtenay Place Heritage Area.

District Plan:	Map 16, Symbol 10/8
Legal Description:	Pt Lot 2 DP 88314
Heritage Area:	Courtenay Place Heritage Area
HPT Listed:	Not listed.
Archaeological Site:	Central City NZAA R27/270
Other Names:	Courtenay Arms, Townsend Apartments, The Kiwi Pub
Key physical dates:	1923
Architect / Builder:	Architect: Unknown, Builder: Fletcher Construction
Former uses:	Warehouse and auction room, Offices, Hairdresser, Tavern
Current uses:	Apartments, Pub
Earthquake Prone Status:	SR169673 (Posted)

Extent: Cityview GIS 2013



WCC Cityview, 2012

## 1.0 Outline History

### 1.1 History

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.<sup>1</sup> Allen and Blair Streets bustled with vendors, merchants and numerous vehicles loading and unloading produce and other marketable goods.

The Townsend Apartments building was also originally constructed as a warehouse, but built slightly later in 1923. It was constructed by Frederick Townsend and James Paul. Townsend and Paul were fruit and produce salesmen whose firm had been established in Wellington in 1886.<sup>2</sup> They built a brick warehouse with two storeys and a basement. That same year they added a small smokehouse onto the rear of the building.<sup>3</sup>

The building was used for storing goods and holding auctions. Its longest standing tenant was Bowie & Co. Ltd., whose objective was 'to carry on business as auctioneers, fruit, and produce merchants and general incidental'.<sup>4</sup> They based their business in the Allen Street warehouse, storing furniture, groceries and produce. A fairly typical Bowie & Co auction in 1930 included a surprising variety of goods, including: 'sago, tapioca, soap, tea, nuts in bulk and otherwise, valuable shop counters, fittings etc, Berkel scales, Remington cash register, practically new. Two, four and six-cylinder motor delivery vans, splendid order, and one latest "His Masters Voice" Gramophone, with electric attachments'.<sup>5</sup> Bowie & Co. continued to operate out of the Allen Street warehouse for half a century.<sup>6</sup> A variety of other businesses also occupied the building. These include a hair salon, paper manufacturers, a tanning company and grocers.

In 1993, after an association of ninety years with these streets, the produce markets were relocated to a new site at Grenada on the northern outskirts of the city. New uses were required for many of the buildings and a revitalisation took place. Bars, restaurants, galleries, cafés, furniture showrooms and many other businesses have appeared in their place along both Blair and Allen Streets, taking advantage of the generous spaces available in the old warehouses and produce halls. Today the streets are renowned for their nightlife and their diverse selection of eateries which complement the entertainment available in Courtenay Place.<sup>7</sup>

The Townsend Apartment building likewise has moved away from its original purpose. In 1999 major changes were made to the building, with several storeys added to the building for inner-city apartments. The building now rises to six storeys

<sup>1</sup> Wellington City Council, "Courtenay Arms", *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), AL&BL8.

<sup>2</sup> Cyclopedia Co. Ltd, "Townsend and Paul", in *The Cyclopedia of New Zealand: Wellington Provincial District* (Wellington: The Cyclopedia Company Limited, 1897), accessed July 10 2012, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d32-d62.html>

<sup>3</sup> "26-32 Allen Street - Te Aro smoke house", 1923, 00055:18:A1771, Wellington City Archives.

<sup>4</sup> 'New Companies', *Evening Post*, Volume CIX, Issue 4, 6 January 1930, Page 12.

<sup>5</sup> 'Page 16 Advertisements Column 2', *Evening Post*, Volume CX, Issue 81, 2 October 1930, Page 16.

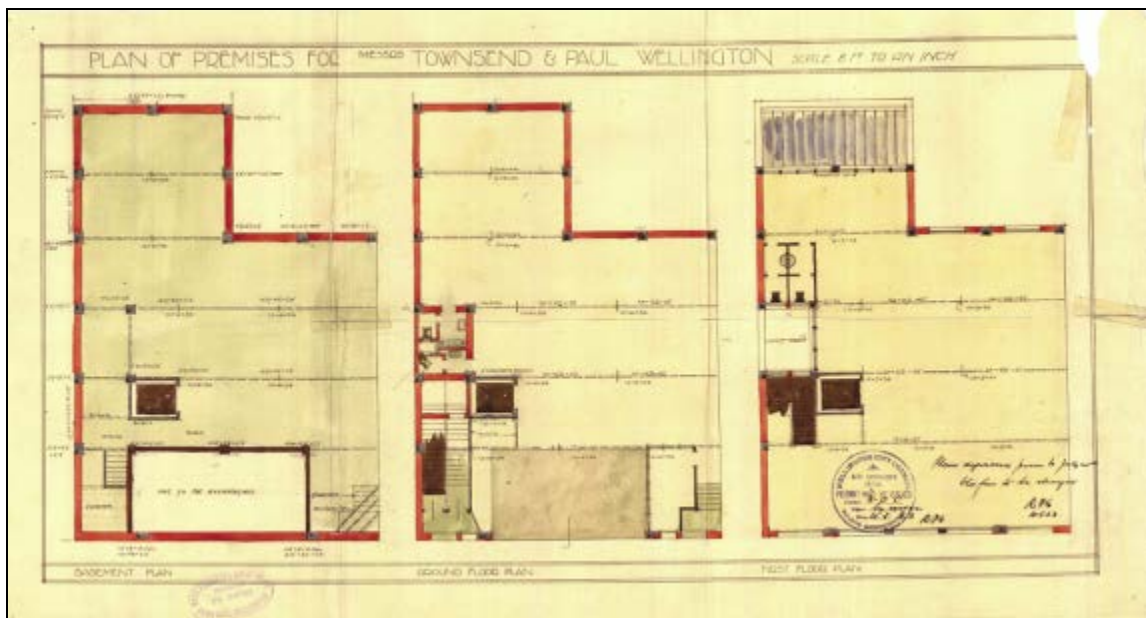
<sup>6</sup> Wellington City Council, *Cuba Street Heritage Area spreadsheet*, (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

<sup>7</sup> Adapted from: Wellington City Council, "Courtenay Arms"

with a modern rooftop apartment addition.<sup>8</sup> It is now known as the 'Townsend Apartments' and a self-styled traditional 'Kiwi Pub' occupies the ground floor.



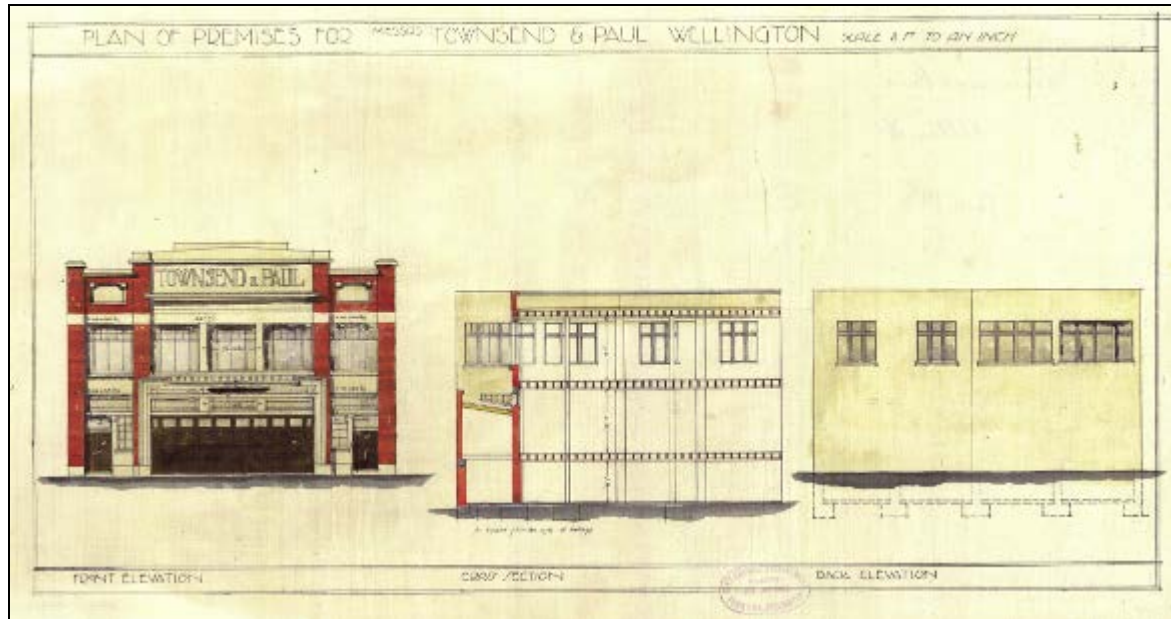
Plan of front elevation, 1923. (00055:18:A1773)



Floor plans , 1923. (00055:18:A1773)

<sup>8</sup> Michael Kelly and Russell Murray, *Cuba Street Heritage Area Report*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006), 34.





Front elevation, section and rear elevation, 1923. (00055:18:A1773)



The warehouses in Allen Street, c.1940s.  
Bowie & Co. occupy the warehouse building on the extreme left, date unknown.  
(1/2-211866-F, K E Niven and Co. Commercial Negatives Collection, Alexander  
Turnbull Library.)

## 1.2 Timeline of modifications

1923	Building constructed. (00055:18:A1773)
1951	Additional stairway. (00056:417:B32042)
1954	Cool room. (00056:494:B37073)
1960	Fire escape and new goods entrance. (00058:149:C7034)
1967	New loading entrance at rear of building (00058:524:C25361)
1974	Partitions built (00058:941:C41398)
1990	Major alterations to tavern, shop front alterations and building strengthening (00059:351:E19097 and 00040:6:E681927)
1992	Additions and alterations. (00059:518:E24396)
1996	Entrance & canopy alterations. (00078:16:22483)
1999	Apartment development stage 1 to rear of building. Major additions and alterations (including mezzanine floor & higher roof level) Stage 2 of the apartment development - major additions and alterations including building an additional 3 storeys (00078:1293:52201 and 00078:1293:55556)
2001	Bathroom ensuite alterations. (00078:603:73637)
2003	Urinals installed. (00078:1108:107130)

## 1.3 Ownership history

1910	Fredrick Townsend & James Paul, auctioneers (CT WN200/55)
1927	Mary Ann Townsend (widow), Ernest Alfred Little & Fredrick Harold Bartley Townsend, merchants. (CT WN200/55)
1931	Ernest Alfred Little and Frederick Harold Bentley. (CT WN419/185)
1936	Herbert Froom, civil servant and Ernest Alfred Little. (CT WN419/185)
1936	Herbert Froom and Ernest Alfred Little (CT WN419/185)
1943	Ernest Alfred Little, Herbert Froom, Stanley Paul and George Samuel Thorpe Harden. (CT WN419/185)
1953	New certificate of title issued to Ernest Alfred Little & Herbert Froom and Stanley Paul & George Samuel Thorpe Harden. (CT WN597/109)
1955	Ernest Alfred Little, Stanley Paul and George Samuel Thorpe Harden. (CT WN597/109)
1959	Ernest Little, Stanley Paul, Frederick Bartley Townsend, George Thorpe Harden. (CT WN597/109)
1959	D. Bowie & Co. Ltd. (CT WN875/42)
1972	Donald Alexander Pope, Company Director. (CT WN875/42)
1974	Federal Holdings Ltd. (CT WN875/42)
1985	McRitchie Family Trust (CT WN875/42)

## 1.4 Occupation history

The warehouse had a variety of tenants, the most permanent of whom were:

1925 – 1927	A.G. Wallace & Co. – fruit auctioneers and general merchants. <sup>9</sup>
1925 – 1942	NZ Paper Mills. <sup>10</sup>
1928 – 1980	David Bowie & Co. <sup>11</sup>
1976 – 1979	Cathay Trading Grocers. <sup>12</sup>
1976 – 1980	Stanton Brothers Ltd. <sup>13</sup>

<sup>9</sup> *Wises Street Directory* 1924

<sup>10</sup> *Wises Street Directories* 1925 and 1927

<sup>11</sup> *Wises Street Directory* 1980

<sup>12</sup> *Wises Street Directories* 1976 and 1979

1981 – 1985 Tasman Tanning Company Ltd.<sup>14</sup>

1984 – 1990 Janco Salon.<sup>15</sup>

1994 – 1995 Barretts Tavern.<sup>16</sup>

## **1.5 Architect**

No architect's name has been associated with the building but it was constructed by Fletcher Bros., who later developed their business into a one-stop "design and build" operation. It is possible that this was an early example of such a building.

## **2.0 Physical description**

### **2.1 Architecture**

Although the original architectural drawings exist, they are unsigned by any architect. The original plans show a two storey building with a basement and a large warehouse space on the ground floor. The main opening for the warehouse extended the full width of the central bay of the building. The original brick facings on the Allen Street facade have now been plastered over, but otherwise the window openings, stepped parapet, copings and cornice over the central three of the five first floor windows remain as shown on the drawings. The structure is brick and concrete with steel beams over all openings. The original warehouse use is now replaced by a bar and offices.

The building was altered in 1999 and the building now rises to six storeys with a modern rooftop apartment addition.

### **2.2 Materials**

The structure is brick and concrete with steel beams over all openings.

### **2.3 Setting**

The building is part of collection of turn of the century buildings in Allen and Blair Streets which were originally used as city warehouses, storing produce and goods for auction. As a group, the buildings were consistent in type and age, but their facades show a diversity of styles. Despite apparent differences they relate to each other in opening proportions, building form, scale, some decoration, and an underlying Classicism. Most have a large number of windows to the upper floors, and large vehicular openings on the ground floor. Their parapets give a strong horizontal emphasis to the street, but it is the diversity and homogeneity of building facades which provides the interest and character to the precinct.

An exception to the historic character of this block is a multi-storey office building on the corner of Courtenay Place and Allen Street, which directly abuts 26-32 Allen Street, whose height is somewhat at odds with the prevailing building height of the other buildings around it.

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<sup>13</sup> *Wises Street Directories* 1976 and 1980

<sup>14</sup> *Wises Street Directories* 1981 and 1985

<sup>15</sup> *Wises Street Directories* 1984 and 1990

<sup>16</sup> *Wises Street Directories* 1994 and 1995

## **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?

26 – 32 Allen Street is a good representative example of an inter-war light-industrial warehouse designed in a transitional Stripped Classical style. The multi-storey c.1999 addition has diminished the aesthetic/architectural value of the original 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's lower two storeys make a contribution to the Allen Street streetscape, as it is part of a group of buildings that were built in the early 1900s as Wellington warehouses and which have mostly survived with their essential character intact.

***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?

Blair and Allen Streets have important historic value as the focal point of the area that housed the wholesale produce markets for the city for approximately 90 years, from shortly after the turn of the century until 1993. The building is now part of a precinct that has found a new purpose and identity. The buildings have also largely retained their fabric and appearance, giving an homogeneity and character to the area that is unique to the city.

It contributes to the Courtenay Place 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?

The building is associated with a part of the city that played a key role in its economic development for 90 years. The Blair/Allen Street markets were the source of much of the city's produce and general goods for most of the 20<sup>th</sup> century.

#### **Scientific Value:**

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

This area 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 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?*

It is representative of the kind of warehouse structure built in Wellington City in the first two decades of the 19<sup>th</sup> century. Changes to the building since then have reduced its original characteristics somewhat.

**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's principal facade is largely unchanged on its lower floors.

**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 for its contribution to the Courtenay Place Heritage Area.

### **3.0 Sources**

CT WN 200/55, Land Information New Zealand

CT WN 419/185, Land Information New Zealand

CT WN 597/109, Land Information New Zealand

CTWN 875/42, Land Information New Zealand

Cyclopedia Co. Ltd, "Townsend and Paul", in *The Cyclopaedia of New Zealand: Wellington Provincial District*. Wellington: The Cyclopaedia Company Limited, 1897, Accessed July 10 2012. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d32-d62.html>

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

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

*Wises Street Directories 1924 - 1995*.

#### **Newspapers**

New Companies', *Evening Post*, Volume CIX, Issue 4, 6 January 1930.

'Page 16 Advertisements Column 2', *Evening Post*, Volume CX, Issue 81, 2 October 1930.

#### **Wellington City Archives**

"26-32 Allen Street - Te Aro smoke house", 1923, 00055:18:A1771, Wellington City Archives.

"26-32 Allen Street – building", 1923, 00055:18:A1773, Wellington City Archives.

"26 Allen Street - Te Aro alterations building", 1951, 00056:417:B32042, Wellington City Archives.

"26 Allen Street - cool room", 1954, 00056:494:B37073, Wellington City Archives.

"26 Allen Street - building alterations", 1960, 00058:149:C7034, Wellington City Archives.

"26-32 Allen Street - additions and alterations - loading entrance", 1967, 00058:524:C25361, Wellington City Archives.

"28-32 Allen Street - building alterations – partitions", 1974, 00058:941:C41398, Wellington City Archives.

"26-32 Allen Street, tavern alterations and strengthening", 1990, 00059:351:E19097, Wellington City Archives.

“26 Allen Street - additions and alterations”, 1990, 00040:6:E681927, Wellington City Archives.

“26 Allen Street - business additions and alterations”, 1992, 00059:518:E24396, Wellington City Archives.

“26 Allen Street - additions and alterations”, 1996, 00078:16:22483, Wellington City Archives.

“26 Allen Street - apartment development, stage 1”, 1999, 00078:1293:52201, Wellington City Archives.

“26 Allen Street - apartment development, stage 2”, 1999, 00078:1293:55556, Wellington City Archives.

“26 Allen Street - bathroom ensuite alteration - removal of existing bath and installation of shower, waste and water system”, 2001, 00078:603:73637, Wellington City Archives.

“26 Allen Street, installation of three urinals in The Courtenay Arms”, 2003, 00078:1108:107130, Wellington City Archives.

Image, 2007/11:1:19, Wellington City Archives.

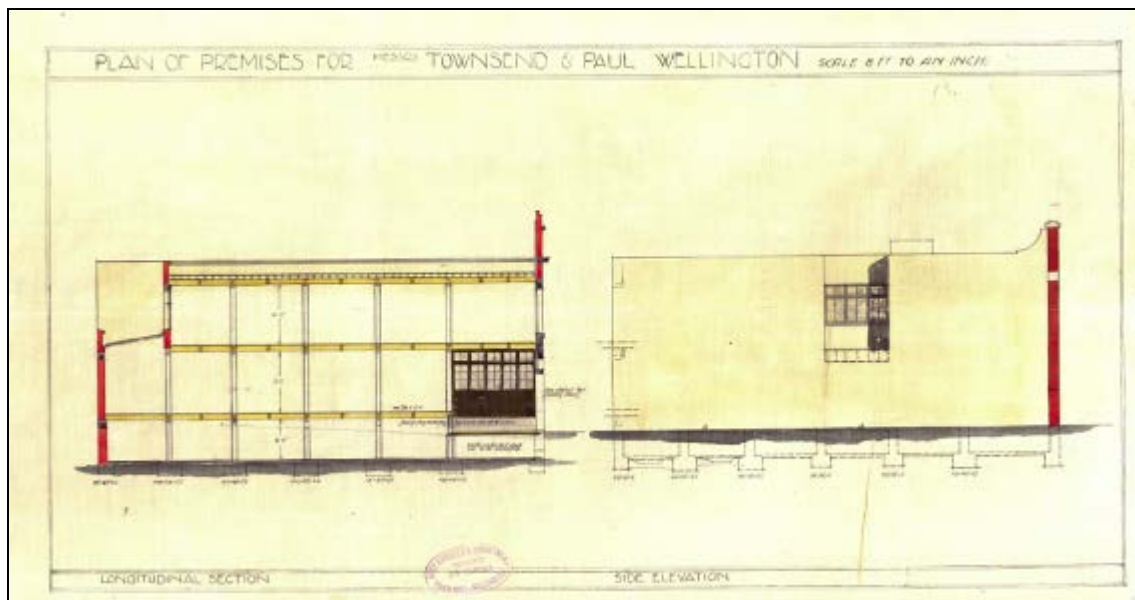
## 4.0 Appendix

### Research checklist (desktop)

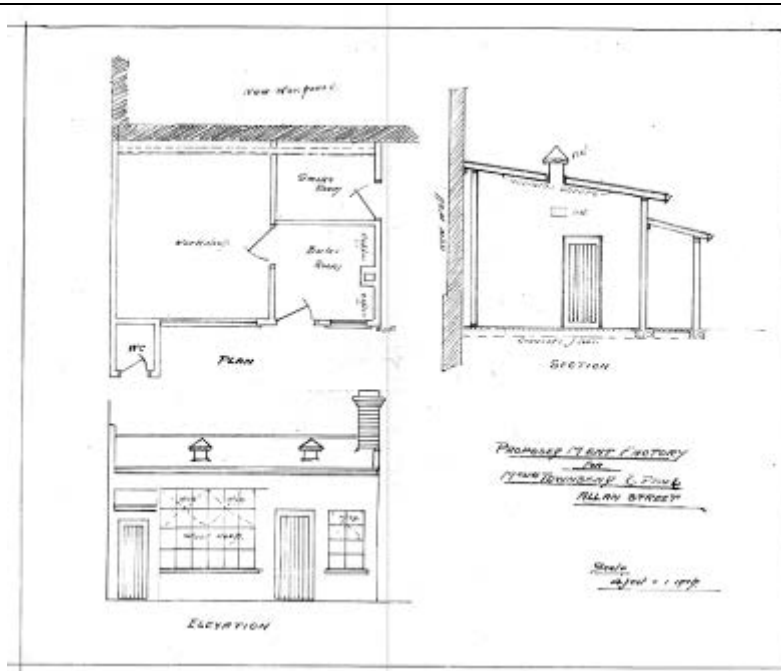
Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report	Y	
Heritage Area Spreadsheet	Y	
Heritage items folder (electronic)		
HPT website	Y	Not listed
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)	Y	Nothing

### Background research

#### Additional Plans



Plan for the Premises, 1923. (00055:18:A1773)



Smoke House/Meat Factory addition, 1923. (00055:18:A1771)

### WCC Permits

00055 :18:A1 771	26-32 Allen Street, Te Aro, smoke house	Owner: Townsend and Paul. Builder: Fletcher Construction Co. Application value: £150	Building Permit/Consent	13 Aug 1923
00055 :18:A1 773	26-32 Allen Street, building	Owner: Townsend and Paul. Builder: Fletcher Construction Co. Legal description: Part lot 2 DP 3892 & Part sections 221 222. Application value: £8,050. Note: Courtenay Arms.	Building Permit/Consent	14 Aug 1923
00056 :417:B 32042	26 Allen Street, Te Aro, alterations building	Legal description: Lot 2 Town acre 221-222 DP 3892. Owner: D Bowie and Co. Builder: Upton and Shearer. Application value: £85. New stairs.	Building Permit/Consent	05 Nov 1951
00056 :494:B 37073	26 Allen Street, cool room	Legal description: Lot 2 Town Acre 221-222 DP 3892. Owner: D Bowie and Co. Builder: T J Sharp and Sons Ltd. Application value: £380. Floor area: 280 square feet	Building Permit/Consent	09 Nov 1954
00058 :149:C 7034	26 Allen Street, building alterations	Legal description: Lot 2 Town acre 221-222 DP 3892. Owner: D Bowie and Son. Builder: Richardson Ltd. Application value £600. Fire escape & new goods entrance.	Building Permit/Consent	26 Jul 1960
00058 :524:C 25361	26-32 Allen Street, additions and alterations - loading entrance	Legal description: Lot 2 Town acre 221-222 DP 3892. Owner: Townsend and Paul. Builder: R J Bell Construction Co Ltd. Application value \$1400	Building Permit/Consent	13 Sep 1967
00058 :941:C	28-32 Allen Street,	Legal description: Lot 2 DP 223. Owner: George Harrision Co Ltd.	Building Permit/Consent	20 Sep 1974



41398	building alterations - partitions	Builder: MacRitchie Bros Ltd. Application value: \$9000	nt	
00059:351:E 19097	26-32 Allen Street, tavern alterations and strengthening	Owner: Dominion Brewery. Builder: G Brown Developments Ltd. Legal description: Part Lots 221 and 222 DP 3892. Application value: \$270,000.	Building Permit/Consent	1990
00040:6:E 68192 7	26 Allen Street, additions and alterations	Owner: Dominion Breweries Ltd. Applicant: Dominion Breweries Ltd. Legal description: Pt Lots 221 and 222 DP 3892. Application value: \$2,000.	Building Permit/Consent	30 Jul 1990
00059:518:E 24396	26 Allen Street, business additions and alterations		Building Permit/Consent	1992
00078:16:22 483	26 Allen Street, additions and alterations	Owner: MacRitchie Family Trusts. Applicant: MacRitchie Family Trusts. Application Value: \$10,000.	Building Permit/Consent	1996
00061:238:1 7655	26 Allen Street, sign		Building Permit/Consent	31 May 1996
00078:1293: 52201	26 Allen Street, apartment development, stage 1	Owner: MacRitchie Family Trust. Applicant: Hunt Davies Architects. Legal description: Part Lot 2 DP 38292, part Sections 221-222 Town of Wellington [Lot 2 DP 88314]. Application value: \$450,000.	Building Permit/Consent	1999
00078:1293: 55556	26 Allen Street, apartment development, stage 2	Owner: MacRitchie Family Trust. Applicant: MacRitchie Family Trust. Legal description: Part Lot 2 DP 38292, part Sections 221-222 Town of Wellington [Lot 2 DP 88314]. Application value: \$1,500,000.	Building Permit/Consent	1999
00078:603:7363 7	26 Allen Street, bathroom ensuite alteration - removal of existing bath and installation of shower, waste and water system		Building Permit/Consent	2001
00078:1108: 10713 0	26 Allen Street, installation of three urinals in The Courtenay Arms		Building Permit/Consent	2003

**AUCTIONS.**

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WEDNESDAY, JULY 17.  
10.30 a.m.

On Their Premises, . . . . . Allen Street.

**D. BOWIE & COY., LTD.**

Have been favoured with instructions to sell on behalf of a client who is leaving for England, household furniture, and effects, comprising dining-room suites, duchesse chests, double and single beds, carpets, garden tools, etc. Everything in first-class order.

NO RESERVE.

D. BOWIE & CO., LTD.

D. Bowie & Co. Ltd, Auctioneers.<sup>17</sup>

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<sup>17</sup> Evening Post, Volume CXX, Issue 12, 13 July 1935, Page 16

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There passed away this morning at Nelson, following on a heart seizure, an old and successful business man of Wellington in the person of Mr. Frederick Townsend, of the firm of Messrs Townsend and Paul, fruit and produce merchants. A native of Victoria, New South Wales, the late Mr. Townsend commenced business with Mr. James Paul in auction rooms in Willis street and a fruit and horse-mart in Harris street in 1886. Later the business, which has grown to large dimensions, was moved to Allen street. The late Mr. Townsend was interested in municipal affairs, and was Mayor of Miramar for many years. He was largely concerned with the amalgamation of that old borough with the city. He was a keen bowler, and a foundation member of the Victoria Bowling Club, of which he was president for the last two years, and a member of the Wellington Bowling Club. The flags on the pavilions of these clubs were flown at half-mast today. He was also at one time a member of the Wellington Harbour Board, and also a city councillor. At the time of his death he was paying a visit to his daughter, Mrs. Froot, of Nelson. He leaves a widow, a son (Mr. F. H. B. Townsend,) and two other daughters, Mrs. E. Little and Miss E. Townsend, all of Wellington.

Evening Post, Volume CX, Issue 83, 5 October 1925, Page 6

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## MR. JAMES PAUL

The death occurred on Sunday, at his residence, in Brougham Street, of Mr. James Paul, one of the heads of the firm of Townsend and Paul, Allen Street. Mr. Paul, who was born in Peckham, London, in 1865, came to New Zealand with his parents as an infant. Some time after leaving school he entered the employ of Laery and Campbell, wholesale grain merchants, fruit and vegetable auctioneers, with premises on Lambton Quay, where he was employed as a clerk, and subsequently as accountant. In the service of that firm at the same time was the late Mr. Frederick Townsend (afterwards Mayor of Miramar for several years), who was one of the storemen. These two young men became friendly and commenced business on their own account in 1887 in Willis Street, in premises which they subsequently purchased (and are still held by the Townsend and Paul estate). After being there for some years, the Willis Street property became too valuable for a fruit mart, and the firm built new premises in Harris Street, where it continued actively till about 28 years ago, when, with the trend of the city eastward, it built premises in Allen Street, where it still carries on a flourishing business. Mr. Paul retired from business over 20 years ago, and his son, Mr. Stanley Paul, is now one of the principals.

The late Mr. Paul was never in public life. He built a lovely home at Karaka Bay, where he resided for a quarter of a century, till he moved to Brougham Street. He was formerly a member of the Seatoun Bowling Club, and later joined the Victoria Bowling Club, of which he was a member at the time of his death.

He leaves two daughters, Miss Muriel Paul and Mrs. Winifred Reader, Auckland, and one son, Mr. Stanley Paul. Mrs. H. Brown, Misses A. and M. Paul, of Oriental Bay, Wellington, are sisters.