

## Commercial Building

41 Courtenay Place



Image: Charles Collins, 2015

### Summary of heritage significance

- 41 Courtenay Place is a good representative example of an early 20<sup>th</sup> century commercial building that was built in a commercial Classical style.
- The building has a representative historical value. Its pattern of use and occupation is typical of many small businesses that lined Courtenay Place in the early decades of the 20<sup>th</sup> century. There is an indirect association with the Manthel family who are best known as the owners of Manthel Motors.
- The building has group value as one of a continuous row of two-storey buildings that are similar in terms of height, scale, materials, and history of use. It contributes to the Courtenay Place Heritage Area

District Plan:	Map 16, reference 63/5
Legal Description:	Lot 1 DP 2277
Heritage Area:	Courtenay Place Heritage Area
HPT Listed:	N/A
Archaeological Site:	NZAA Central City R27/270
Other Names:	Arashi Kushiyaki Bar
Key physical dates:	Built: 1909 – 1910
Architect / Builder:	Architect Unknown
Former uses:	Commercial
Current uses:	Commercial – Restaurant
Earthquake Prone Status:	Not Earthquake Prone – SR 204538

Extent: Cityview GIS 2013



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## 1.0 Outline History

### 1.1 History

There is little known about the history of this building. It is a two storey brick retail and office building that was constructed in 1909-1910.<sup>1</sup> This building appears to have been constructed for Taylor, Ramsey & Co. The work was carried out by Muir and Rose and the application value was £980.<sup>2</sup>

This building appears to have been occupied simultaneously by different businesses throughout its history. Taylor, Ramsay, and Co., tinsmiths and plumbers were first to occupy the building according to Stones 1885-6 to 1920. This occupancy was followed by Brake and Ramsay baths in 1925, and then by a Turkish baths between 1930 and 1935.<sup>3</sup> The Turkish baths were run by Courtenay Place Baths Ltd., which was registered as a new company in 1929.<sup>4</sup> In 1939 it appears that it was partially occupied by a shoe store.<sup>5</sup> Between 1940 and 1975 the building was occupied by the Dominion Dyers Ltd., who appear to have also had premises in Petone. Between 1945 and 1951 the building also occupied the Paramount coffee bar, and between 1955 and 1962 the Murray and Co., pram and nursery furniture business.<sup>6</sup> In 1911 it appears that part of the building was occupied by Mr. M. Manthel, an electrical and mechanical engineer.<sup>7</sup> Maurice Manthel is an interesting figure. Having emigrated from Sydney as a child, he completed his education at Wellington College before taking on an apprenticeship with Messrs. S. Luke and Co. as a mechanical engineer. He later went on to England where he attended the London Polytechnic passing the electrical engineering exams. He returned to Wellington and for many years was in partnership with Mr. Walter Andrews, before going into business on his own.<sup>8</sup> Maurice was the father of prominent Wellington businessman, Noel Manthel, the managing director of Manthel Motors.<sup>9</sup>

This building has had an uneventful history that is typical of many of the older Courtenay Place buildings, but it undoubtedly makes a valuable contribution to the diversity and character of the street. It has important associations with Wellington figures and with the economic history of the Courtenay Place Heritage Area and entertainment precinct.

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<sup>1</sup> Wellington City Council, *Courtenay Place Heritage Area spreadsheet (Part 1)*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

<sup>2</sup> WCA 00053-154-8501.

<sup>3</sup> Evening Post, Volume CVIII, Issue 55, 2 September 1924, Page 5

<sup>4</sup> Evening Post, Volume CVIII, Issue 11, 12 July 1929, Page 12

<sup>5</sup> Evening Post, Volume CXXVII, Issue 92, 20 April 1939, Page 2

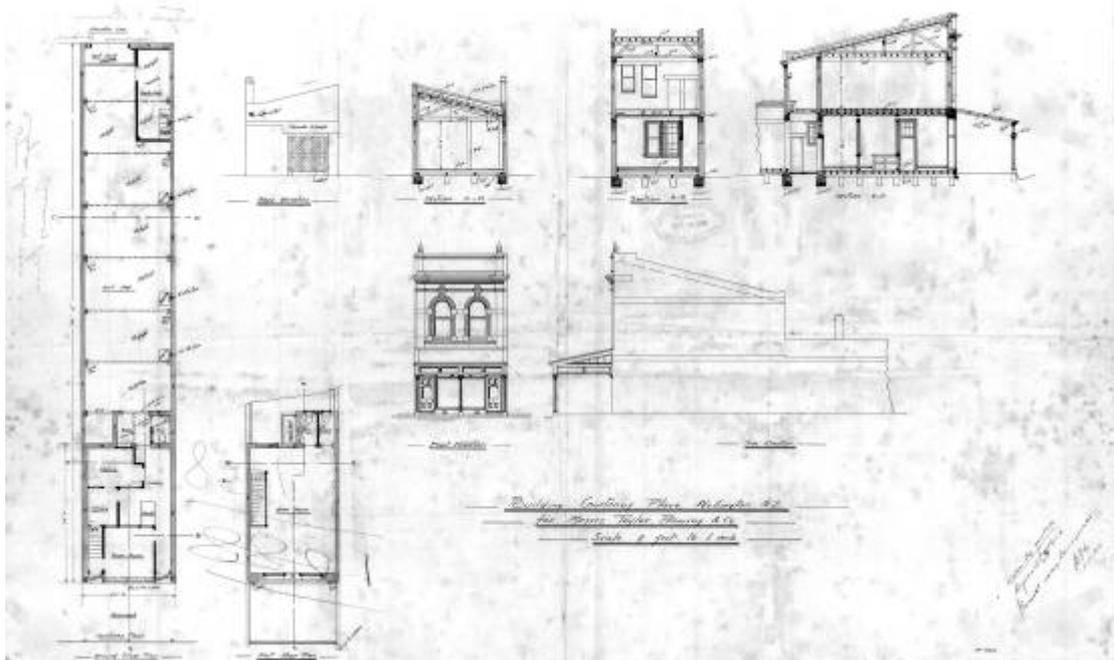
<sup>6</sup> Wellington City Council, *Courtenay Place Heritage Area spreadsheet (Part 1)*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

<sup>7</sup> Maoriland Worker, Volume 2, Issue 28, 15 September 1911, Page 9

<sup>8</sup> Evening Post, Volume C, Issue 56, 3 September 1920, Page 8

<sup>9</sup> Evening Post, Volume CXXVI, Issue 35, 10 August 1938, Page 15

## 1.2 Timeline of modifications



1909	Original building construction (00053: 154: 8501)
1924	Additions and alterations - <500K
1936	Additions and alterations - <500K
1943	Additions and alterations - <500K
1955	Additions and alterations (00056: 518: B38636)
1963	Additions and alterations - <500K
1992	Additions and alterations (00059: 554: E25560) Alterations to restaurant (00059: 575: E26221)
2004	Alteration to bar area – Cinta Malaysian restaurant (00078: 1204: 111266)
2010	Building earthquake strengthening

## 1.3 Occupation history<sup>10</sup>

Taylor, Ramsay & Co. (Arthur & Robert Ramsay), tinsmiths & plumbers (Stones 1885-6 to 1920).

Brake & Ramsay, baths (Stones 1925).

Turkish Baths Co. (Stones 1930 - 1935).

Dominion Dyers Ltd. (Stones 1940-1945; Wises 1950-1 to 1975)

Paramount coffee bar (Stones 1945; Wises 195-1).

Murray & Co., pram & nursery furniture (Wises 1955 - 1961-2).

Angelo & Co. Ltd. (Wises 1967-8 to 1985).

Far East International (Wises 1985 - 1990).

## 1.4 Architect

Architect is unknown

<sup>10</sup> Ibid.

## **2.0 Physical description**

### **2.1 Architecture**

41 Courtenay Place is a diminutive two storey building designed in an early 20<sup>th</sup> century Classical style, and constructed in concrete, with timber window joinery, and a cement rendered façade. There is little ornamentation on this building but it has a distinctive upper façade featuring square Doric Pilasters at each side, rising through a strong cornice, and bracketing round headed windows divided by fluted pilasters, each capped with palmettes.<sup>11</sup>

### **2.2 Materials**

Visible materials are: Concrete construction, timber joinery windows, and cement rendered façade.

### **2.3 Setting**

The immediate western neighbour of No.41 is the unusual Stewarts building, which is made up of an eclectic design with Classical, neo-Gothic, and Art Deco elements. Adjoining the eastern side is the Courtenay Market Buildings, which are among the most interesting designs on the street, built in three phases the Queen Anne elements on the eastern portion are noteworthy for the elaborate stepped profile of the parapets.

These buildings are part of a row of five heritage buildings that form a cohesive group. The buildings create an unbroken two-storey street-wall from the Paramount Theatre to the east, through to the much taller, four-storey Athenic Building to the west. Although the group were built in a mix of architectural styles, they have group value for their height and scale, for their materiality (rendered masonry), for their basic typology (a two-storey shop with a relatively ornate parapet), and for their history of use.

The group is situated within the Courtenay Place Heritage Area. They are part of a continuous line of buildings between Cambridge Terrace and Tory Street serves to emphasise the original survey line. The buildings are diverse in nature and age but, despite some particularly intrusive modern buildings, have a high streetscape quality which contributes significantly to the heritage value and character of Courtenay Place as a whole.

## **3.0 Sources**

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

Wellington City Council, *Courtenay Place Heritage Area spreadsheet (Part 1)*. Wellington City Council: Unpublished report, prepared for Plan Change 48. 2006.

### **Wellington City Archive**

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<sup>11</sup> Adapted from Michael Kelly and Russell Murray, *Courtenay Place Heritage Area Report*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

Ref: 00053-154-8501

**Papers Past**

Evening Post, Volume C, Issue 56, 3 September 1920, Page 8

Evening Post, Volume CVIII, Issue 55, 2 September 1924, Page 5

Evening Post, Volume CVIII, Issue 11, 12 July 1929, Page 12

Evening Post, Volume CXXVI, Issue 35, 10 August 1938, Page 15

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## 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?*

41 Courtenay Place is a good representative example of an early 20<sup>th</sup> century commercial building that was built in a commercial Classical style.

**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 has townscape value for its contribution to the Courtenay Place 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?*

The building has group value as one of a continuous row of two-storey buildings that are similar in terms of height, scale, materials, and history of use.

#### **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 has a representative historical value. Its pattern of use and occupation is typical of many small businesses that lined Courtenay Place in the early decades of the 20<sup>th</sup> century. There is an indirect association with the Manthel family who are best known as the owners of Manthel Motors.

#### **Scientific Value:**

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

Central City NZAA R27/270 - there was pre-1900 human activity on this site.

**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?*

This building is part of a group of commercial buildings on Courtenay Place and contributes to the sense of place and continuity of 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 representative of commercial buildings built in Wellington in the early 1900s.

***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 significant amounts of original material and the façade is mostly unchanged. The survival of the verandah posts suggest that the original verandah may well be concealed under the, rather overwhelming, new signage. The ground floor shop-fronts are a modern, and not altogether sympathetic, addition.

***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 important at a local level as it is representative of commercial buildings built in Wellington in the early 1900s, and is part of an important group of heritage buildings which together form the Courtenay Place Heritage Area.

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## 4.0 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