

Commercial Building

58 Ghuznee Street



Image: Charles Collins, 2015

Summary of heritage significance

- Designed by prominent architect Thomas Turnbull, this building has architectural value as a rare example of a two-story timber Victorian shop and dwelling, one of the last remaining on Ghuznee Street and environs.
- Purpose built as a dairy, and remaining in that use for over 70 years, the building has historic value for its association with the dairy industry, today one of New Zealand's biggest industries.
- The façade of this building remains largely intact with a high level of original building fabric without intrusive additions or alterations.

District Plan:	Map 16, reference 129
Legal Description:	Part Section 177 City of Wellington, Lot 1 A Plan 2525
Heritage Area:	Cuba Street Heritage Area
HPT Listed:	Not listed
Archaeological Site:	Pre 1900 building & Central City NZAA R27/270
Other Names:	Satay Village
Key physical dates:	Built: 1897
Architect / Builder:	Thomas Turnbull / Donald McLean
Former uses:	Shop (dairy) and dwelling
Current uses:	Shop and dwelling
Earthquake Prone Status:	s124 served (front building), expires 26/4/2025 (SR 173272)

Extent: Cityview GIS 2012



1.0 Outline History

1.1 History

This building was designed by Thomas Turnbull and constructed for the McHarrie Brothers. The permit was issued in May 1897. The plans show that the building was designed as a dairy with residential accommodation above. The ground floor had a shop, a sitting room, an office and a kitchen. Stairs led up to the second floor which had four bedrooms and a bathroom off a central landing. Behind the main building, running down the left hand side of the property, was a WC, wash house, coal store, manure pit, stables and cart shed. On the plans a room above the cart shed is labelled “Men’s Room”, and this may have been a room for the employees or used as an area to store feed and equipment for the horses. A lane way to the stables, entered via gates, ran down the right hand side of the property.

The McHarrie Brothers were successful Wellington dairymen in the 1890s.¹ John and Alexander McHarrie were born in Cheshire, England. In 1877 Alexander went to Melbourne in the ship “Ben Lomond,” and John went to sea in the ship “City of Athens.” In Victoria Alexander found employment on a station at Warrnambool where he learnt all aspects of farming. In 1882 Alexander came to Balclutha and worked on a station for several years after which time he became manager of a farm on the North Island. Meanwhile, John stayed at sea, ending up in Auckland in 1886, where “he was found accidentally by his brother, whose whereabouts were quite unknown to him.”² John worked with the Auckland Dairy Co., then worked in Hawkes Bay and Taranaki, eventually finding himself in Wellington where he served with a dairyman.

In 1890 the brothers started business together as dairymen. Typically “dairymen” acted as agents for the sale of milk and other products such as cream and butter. They distributed milk daily by horse and cart, buying a ‘milk run’, and often working in the very early morning before other vehicles were on the road.³ Before glass bottles were introduced in the 1950s, milkmen carried big vats of milk on their horse float and filled the household billy. By the 1960s trucks had taken over the milk runs.

By 1897 the McHarrie Brothers employed two carts and five men in the distribution of milk.⁴ They are likely to have also sold milk, cream, cheese, butter and eggs from the ground floor shop. From the early 1900s ‘dairy produce sellers’ were the only shops allowed to sell these products and were also allowed to open on Sundays.⁵



Alexander McHarrie

¹ Cyclopedia Co. Ltd, “McHarrie Bros.,” in *The Cyclopedia of New Zealand: Wellington Provincial District* (Wellington: The Cyclopedia Company Limited, 1897), accessed October 5, 2012, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyco1Cycl-t1-body-d4-d40.html>

² Ibid.

³ Jane Tolerton, “Household services - Home deliveries”, *Te Ara - the Encyclopedia of New Zealand*, updated March 4, 2010, <http://www.TeAra.govt.nz/en/household-services/5>

⁴ Cyclopedia Co. Ltd, “McHarrie Bros.”

⁵ Carl Walrond, “Food shops – Dairies”, *Te Ara - the Encyclopedia of New Zealand*, updated April 6, 2010, <http://www.TeAra.govt.nz/en/food-shops/5>

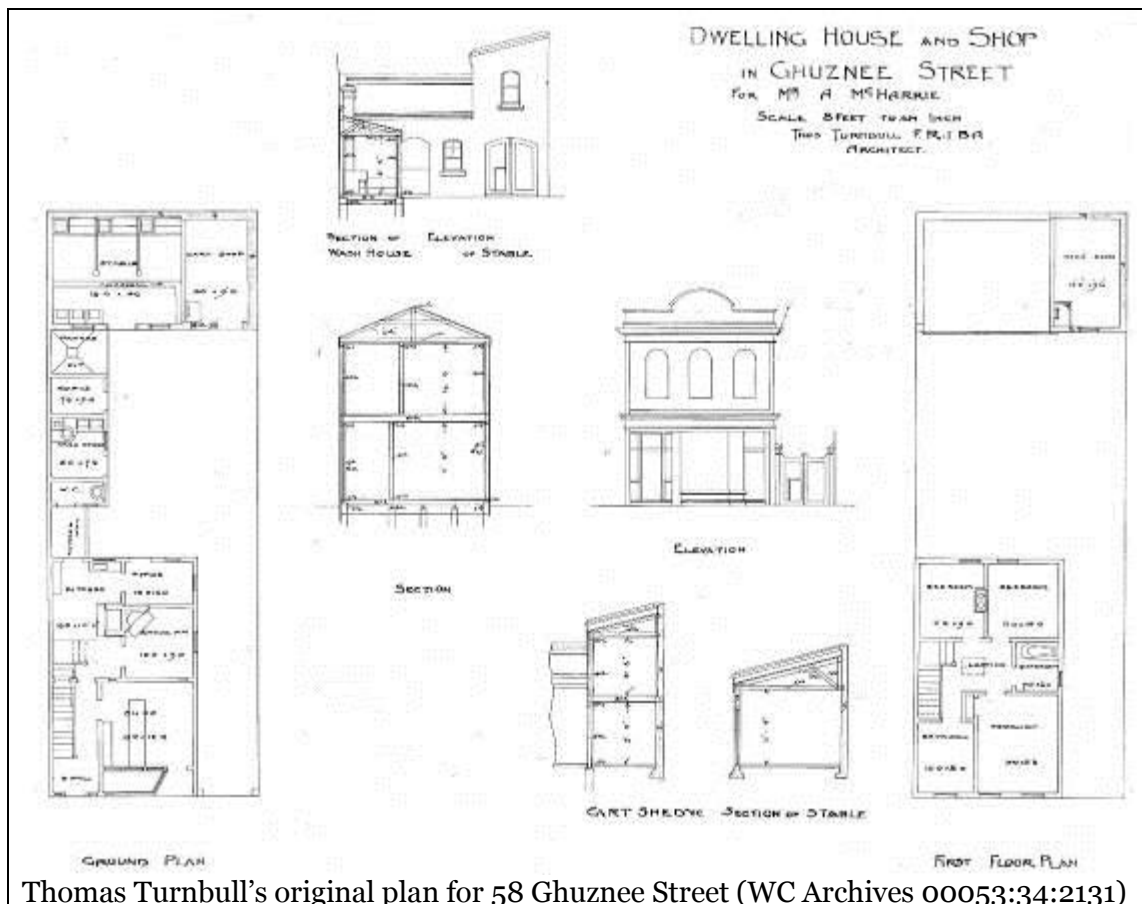
The 1897 *Cyclopedia of New Zealand* entry lists the McHarrie Brothers business premises as College Street, with the milk supplied from Belmont. While the College Street premises were leasehold, the firm owned a number of freehold properties in the city along with a 100 acre farm in Taranaki. The McHarrie Brothers may have had 58 Ghuznee Street built as the new premises for their business, and moved from the leasehold premises in College Street.

58 Ghuznee Street was on-sold to several different owners but continued to operate as a “dairy” until the 1960/70s.

The building was occupied by Perry Electrical in the early 1970s⁶ and the ground floor was re-fitted as a restaurant in 1996⁷ and a sign installed.⁸ This is likely to be when the current restaurant “Satay Village” began operating from the premises.



John McHarrie



Thomas Turnbull’s original plan for 58 Ghuznee Street (WC Archives 00053:34:2131)

⁶ Wises

⁷ WC Archives 00078:21:23041

⁸ WC Archives 00078:460:24826

1.2 Timeline of modifications

- 1897 Building constructed (00053:34:2131)
- 1928 Add verandah to shops (00056:49:B4779)
- 1966 Alterations (00058:487:C20983)
- 1967 Re-pile (00058:489:C21059)
- 1973 Workshop at rear of property (00058:887:C39443)
- 1986 Additions - office (00059:19:D3736)
- 1996 Fit-out of takeaway restaurant (00078:21:23041)

1.3 Occupation history

McHarrie Brothers, dairymen (Stones 1900)
Scott & Jones, dairymen (Stones 1905)
John Munro, dairyman (Stones 1910-11, 1915-16)
George Brown, Milk Vendors' Association Depot (Stones 1920)
Mrs Lavina Leak, dairy (Stones 1925)
Ernest Jeffries, dairy (Stones 1930, 1935, 1940, 1945)
J.T Lennox, dairy (Wises 1950-51)
E.M. Norling, dairy (Wises 1955)
Greenmeadows Dairy (Wises 1961-62)
Not listed Wises 1967-68
Perry Electrical Ltd (Wises 1971-72, 1975, 1980, 1985, 1990)⁹

1.4 Architect

Thomas Turnbull and Son

Turnbull and Son was founded by Thomas Turnbull (1824-1907) who was born in Scotland and trained under David Bryce, Her Majesty's Architect for Scotland.¹⁰ Turnbull moved to Melbourne in 1851 and then to San Francisco in circa 1860 where he became interested in earthquake resistant design, particularly for brick masonry buildings. He arrived in New Zealand in 1871, established a thriving business of which his son William (1868-1941) became a partner in 1891.¹¹ Thomas Turnbull is noted for the significant part he played in the transformation of the Wellington CBD from a town of two storey timber buildings to a city of "substantial masonry buildings."¹²

Thomas Turnbull was a prolific architect and the many buildings that he designed include:

- St Peter's Church, Willis Street(1879)
- St John's Church, Willis Street (1885)
- Former National Mutual Building (1883-84)

⁹ Wellington City Council, *Cuba Street Heritage Area spreadsheet (block 4)*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

¹⁰Historic Places Trust, "Turnbull, Thomas - Architect", *Professional Biographies*, accessed September 25, 2012,

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+Thomas>

¹¹ Historic Places Trust, "Turnbull, William (1868-1914) - Architect", *Professional Biographies*, accessed September 25, 2012,

[http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+\(1868-1941\)](http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+(1868-1941))

¹² Cochran, Chris, *Turnbull House Conservation Plan* (Wellington: Department of Conservation, 1991), 19.

Thomas Turnbull & Son from 1891 – 1907 when both Thomas and William Turnbull were in partnership, buildings include:

- Dairy, 58 Ghuznee Street (1897)
- General Assembly Library (1899)
- Commercial/Retail Building 289-291 Cuba St (1900)
- Fletcher’s Building 2-6 Willis St (1900)
- Former Bank of New Zealand Head Office (1901)
- McGuire Building, 168-174 Cuba St (1901)
- Dr Henry Pollen’s House, Boulcott Street (1902) - French Renaissance style
- Masonic Hotel, 97-99 Cuba Street (demolished in 1970s) (1903)
- Antrim House, Wellington (1905)
- Wellington Workingmen’s Club Building, 107 Cuba Street (Building 1: 1904)

William Turnbull continued in practice after the death of his father in 1907 and retained the name of Thomas Turnbull and Son. William Turnbull was also a skilful designer and responsible for many of Wellington’s “best and most convincing revivalist buildings”¹³ and these include:

- Dr McGavin’s house and surgery cnr Willis and Ghuznee Street (1907) – half-timbered Tudor style
- Whitcoulls Building 312-316 Lambton Quay (1907-8)
- Wellington Workingmen’s Club Building, 107 Cuba Street (Building 2: 1908)
- Kirkcaldie and Stains Department Store Façade 165-169 Lambton Quay (1909)
- House for A Blacklock, 60 Tinakori Road (1910)
- Woolstore, 268 Thorndon Quay (1910)
- BNZ Te Aro Branch, cnr Manners and Cuba Streets (1912)
- Turnbull House, Bowen Street (1916) – Scottish Baronial style
- Northland Fire Station (1930)
- Free Ambulance Building, Cable Street (1932) – Art Deco style

2.0 Physical description

2.1 Architecture

The façade of this two-storey timber shop and dwelling remains much as it was designed and retains a significant amount of original fabric, including much of the shop-fronts.¹⁴ The shop window on the ground floor is flanked by two doors. A plain cornice separates the two floors. The upper facade has three round-headed windows set into an exposed framework of vertical members that rise to the top cornice. Keystones above the windows are a timber stylisation of a traditional masonry detail. The building is capped by an arched pediment.¹⁵

Timber shop/dwellings with ancillary stables were once the predominant building type for the commercial zones in Wellington. Although some timber shop/dwellings have survived in upper (southern) Cuba Street, they are a relatively rare in other parts of the CBD.

¹³ Cochran, *Turnbull House Conservation Plan*, 21

¹⁴ Michael Kelly and Russell Murray, *Cuba Street Heritage Area Report* (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006), 35.

¹⁵ Wellington City Council, “58 Ghuznee Street,” *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 44.

It is possible that some of the associated ancillary buildings for the former dairy have been incorporated into the existing out-buildings at the rear of the property. These would have significant rarity, educational and technological value and should be preserved and recorded where possible.

2.2 Materials

The construction is standard light timber frame on totara piles. The building is clad in rusticated weatherboards, and has a corrugated-iron roof.¹⁶

2.3 Setting

The immediate setting of the building is the block in which it is embedded. Ghuznee Street where it forms part of the Cuba Street Conservation Area comprises of a mix of buildings that range from single storey stables and ancillary buildings, two storied timber or masonry mixed use residential and commercial buildings, and three to four storey commercial buildings.

To the west is the startling no. 60 (Cadbury Building), an Edwardian masonry building and no. 62 (Ghuznee Buildings), an elegant 1920s building with a stripped classical façade. To the east of no. 58 is a string of interesting buildings, including – the remains of the Ware Press at no. 56 and the former Gear Meat building at the Cuba Street Corner. Across the road are no. 132 Cuba, the Albermarle Hotel, the refurbished Glover Park and other buildings.

The wider setting includes central Te Aro, particularly Cuba Street.

¹⁶ Ibid.

3.0 Sources

Cochran, Chris, *Turnbull House Conservation Plan* (Wellington: Department of Conservation, 1991), 19.

Cyclopedia Co. Ltd, "McHarrie Bros.," in *The Cyclopedia of New Zealand: Wellington Provincial District* (Wellington: The Cyclopedia Company Limited, 1897), accessed October 5, 2012, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d40.html>

Historic Places Trust, "Turnbull, Thomas - Architect", *Professional Biographies*, accessed September 25, 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+Thomas>

Historic Places Trust, "Turnbull, William (1868-1914) - Architect", *Professional Biographies*, accessed September 25, 2012, [http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+\(1868-1941\)](http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+(1868-1941))

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

Tolerton, Jane. "Household services - Home deliveries", *Te Ara - the Encyclopedia of New Zealand*, updated March 4, 2010, <http://www.TeAra.govt.nz/en/household-services/5>

Walrond, Carl. "Food shops – Dairies", *Te Ara - the Encyclopedia of New Zealand*, updated April 6, 2010, <http://www.TeAra.govt.nz/en/food-shops/5>

Wellington City Council, *Cuba Street Heritage Area spreadsheet (block 4)*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

Wellington City Council, "58 Ghuznee Street," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), CUBA 44.

WC Archives 00078:21:23041
WC Archives 00078:460:24826

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?*

58 Ghuznee Street is a good representative example of a timber shop/dwelling. It is a rare survivor in Wellington's CBD.

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 simple two-storey timber building, set amongst taller brick and masonry buildings, provides visual interest and townscape value to Ghuznee Street and the wider Cuba Street 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?*

Has group value for its relationship to its neighbouring buildings Ware Press and the Cadbury Warehouse and the broad collection of heritage buildings near the intersection of Cuba and Ghuznee Streets.

Historic Value:

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

The building has historic value for its association with the designer, the prominent architect Thomas Turnbull.

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

Purpose built as a dairy, and remaining in that use for over 70 years, the building has historic value for its association with the dairy industry, today one of New Zealand's biggest industries.

Scientific Value:

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

Pre 1900 building & Central City NZAA R27/270

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

The design of the building gives insight into Victorian design for a self contained 'shop and dwelling'. While the out-buildings have either been destroyed, or much-altered, much information is retained on the original plans and specifications. These indicate the infrastructure that was once required to supply a city with basic food-stuffs in the pre-motor vehicle era.

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 front façade has had few intrusive modern alterations and additions over the past 110+ years and contributes to the sense of place and continuity of the Cuba Street 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?*

It is a rare example of a two-story timber mixed use commercial/residential premise, one of the last remaining on Ghuznee Street and environs.

Representative: *Is the item a good example of the class it represents?*

It is representative of the self-contained workplace/dwellings of the Victorian era.

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 remains largely intact with a high level of original building fabric without intrusive additions or alterations.

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 it contributes to the Cuba Street Heritage Area.

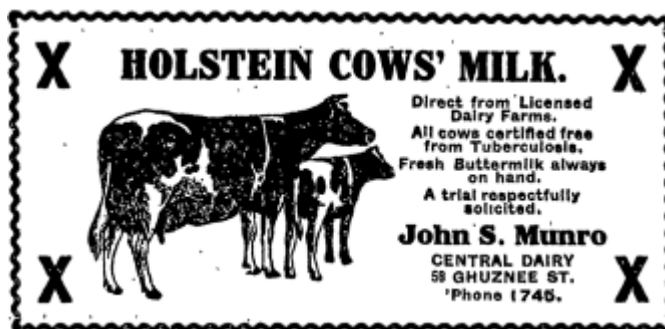
4.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	N	None
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory	N	Missing
Plan change?		
Heritage Area Report	Y	
Heritage Area Spreadsheet	Y	block 4
Heritage items folder (electronic)	Y	
HPT website	N	Not listed
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)		

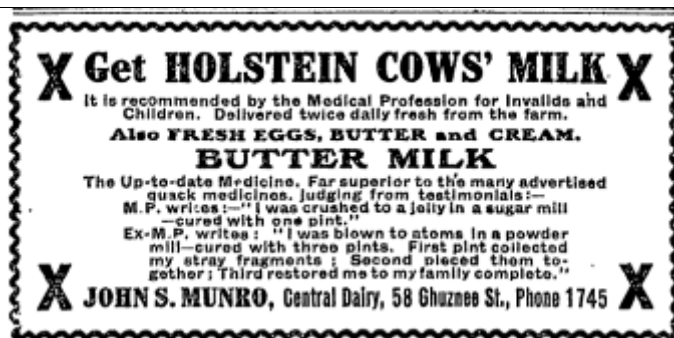
Background research

- Searches of Papers Past have not revealed any mention of the McHarrie Brothers' dairy operations in either College Street or Ghuznee Street.
- The McHarrie Brothers didn't seem to advertise as other dairymen did at the time, for example the "Farmers' Co-operative Dairy, 82 Cuba Street"¹⁷
- The following advertisements appeared in the *Evening Post* from 1911 – 1912 during the time the dairy was run by John Munro.

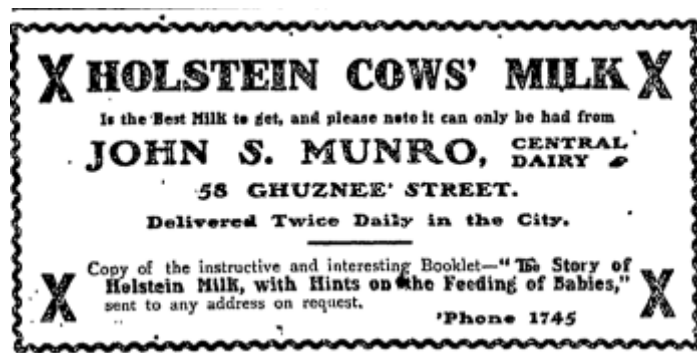


Evening Post, Volume LXXXII, Issue 107, 2 November 1911, Page 3

¹⁷ New Zealand Free Lance, Volume II, Issue 58, 10 August 1901, Page 8



Evening Post, Volume LXXXIII, Issue 26, 31 January 1912, Page 2



Evening Post, Volume LXXXIII, Issue 149, 24 June 1912, Page 5

- In the 1930s and 1940s "Ernest Jefferies, dairy" is listed as the occupant (Stones). Several mentions of the occupants and the property appear in the *Evening Post* during this time:
 - 8 June 1929 - "Mr and Mrs. E. Jefferies and Family, 58, Ghuznee street, desire to Thanks all relatives and kind friends for messages of sympathy received during their recent sad bereavement. Special thanks to Dr. O'Reagan and Dr. Childs, also the Nurses of the Children's Ward"¹⁸
 - In July and August 1930 the property appears in the "To Let" column of the *Evening Post*: "To let, Double furnished Bedroom, e.l., hot and cold water. 58, Ghuznee Street"¹⁹
 - In 1933, 1937, and 1941 the address appears in the "Lost and Found" column of the *Evening Post*.²⁰
 - 1941 – AH Duthie of 58 Ghuznee St is called up in a ballot to serve in the armed forces overseas.²¹
 - 1941 – Mrs Jefferies is mentioned as a winner in the Wellington Artillery Band Donation Result: "1st, A1315, Mrs Jeffries, 58 Ghuznee Street... Lucky donors – please telephone W.H.B., 56-015, for particulars."²²
 - 1944 – the property again appears in the "To Let" column of the *Evening Post*: "To let, single furnished bedroom, e.l. Moderate rent. Gentleman preferred. 58 Ghuznee Street."²³
- From 1966 CA Perry is listed as the owner²⁴ and from 1971 – 1990 Perry Electrical is listed as the occupant (Wises).
- In 1996 the downstairs area was re-fitted as a restaurant²⁵ and a sign installed.²⁶ This is likely to be when the current restaurant "Satay Village" began operating (need to confirm).

¹⁸ Evening Post, Volume CVII, Issue 132, 8 June 1929, Page 1

¹⁹ Evening Post, Volume CX, Issue 23, 26 July 1930, Page 2

²⁰ Evening Post, Volume CXVI, Issue 55, 2 September 1933, Page 1, Evening Post, Volume CXXIV, Issue 16, 19 July 1937, Page 1, Evening Post, Volume CXXXII, Issue 104, 29 October 1941, Page 1

²¹ Evening Post, Volume CXXXI, Issue 54, 5 March 1941, Page 14

²² Evening Post, Volume CXXXII, Issue 149, 20 December 1941, Page 4

²³ Evening Post, Volume CXVII, Issue 94, 21 April 1934, Page 2

²⁴ WC Archives 00058:487:C20983

²⁵ WC Archives 00078:21:23041

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- In 2010 the building owners and occupiers were notified that the front building was earthquake prone, and an S124 notice was served, expiring 26 April 2025. The following parties were notified:
 - 58C – ‘The Occupier’ (residential occupant – entrance on the left hand side)
 - 58 – Satay Village
 - ANZ Securities, PO Box 9886, Newmarket, Auckland
 - Jaswant Lal Meanger, Padma Wati Meanger, Anil Patel (Owners)²⁷

²⁶ WC Archives 00078:460:24826

²⁷ SR 173272