

Shed 13

37 Customhouse Quay



Sheds 11 (left) & 13 (right) (2015) Photo: *Charles Collins*

Summary of heritage significance

- Sheds 11 and 13 are a pair of industrial buildings that derive aesthetic value from the form and solidity of their brick construction. This is highlighted by decorative motifs, most particularly the Dutch-style lintels over the main doors.
- Sheds 11 and 13, and the adjoining railings have townscape value as they define the boundary between the Wellington Waterfront and the city beyond. They contribute to a group of former Wellington Harbour Board buildings that form a cluster around Queen's Wharf and are part of the Post Office Square Heritage Area.
- Sheds 11 & 13 were built by the Wellington Harbour Board, and were designed by William Ferguson (an important engineering figure nationally). The buildings have a historic association with transport and shipping industries, and have played an important role in the trading and commercial life of Wellington.

District Plan:	Map 17 reference 332
Legal Description:	Lots 201, 202 DP 67374
Heritage Area:	Post Office Square Heritage Area
HPT Listed:	Historic Place - Category I ref 235
Archaeological Site:	Pre 1900 building; Pre 1900 reclaimed land; Central City NZAA R27/270
Other Names:	Shed 13 Waterloo Quay 19 Customhouse Quay Shed 'W' Shed (renamed in 1921)
Key physical dates:	1904-5 construction
Architect / Builder:	William Ferguson
Former uses:	Wharf storage, left luggage store, customs inspection facilities
Current uses:	Coffee warehouse, roasting facility & shop
Earthquake Prone Status:	SR170525 , Bdg StrengthInv, Bldg - Shed 13 - Wellington Waterfront., NOT Earthquake Prone

Extent: Cityview GIS 2012



1.0 Outline History

1.1 History

Under the 1852 NZ Constitution Act, provinces controlled harbour activities. The Wellington Harbour Board was created by an act of Parliament in 1879.¹ It first met on 20 February, 1880.² One of the prime considerations for the new board was the provision of wharves and buildings. For the first 10 years the Board built warehouses and stores, predominantly in timber, for the storage, organisation and distribution of the goods for which it was responsible.

In 1901-03 a strip of land alongside Customhouse Quay, between Queen's Wharf and Railway Wharf, was created for the building of two new sheds. Sheds V and W were identical and were required to replace facilities provided by F store, to be part of a left luggage store, and to provide a room for Customs examination of overseas luggage. The buildings were designed by William Ferguson, Wellington Harbour Board chief engineer³ and they were constructed by Hunt and MacDonald for a tendered price of £8,519.⁴ The work was completed in 1905.

The following year a fence between the sheds and the Te Aro railway line was removed, allowing the buildings to be seen from the city. Shed V (11) hosted the Industrial Exhibition in 1911.

When the WHB's letter naming system reached Z, they changed to numbering the sheds and so, in 1922, V and W became 11 and 13. One of the biggest single changes to both sheds was the replacement of Marseilles roof tiles with "russet-coloured" corrugated asbestos sheets in 1938.⁵ Other work conducted at this time was the removal of offices at the south end of Shed 11 and the cutting of a door in the south wall.

The first recognition of the sheds as important historic structures came with their listing in an unofficial historic wharf precinct by the Historic Places Trust in 1972.⁶ From this point the buildings were accorded sufficient status to be set aside as heritage buildings under the proposals formulated by Lambton Harbour Management, after its establishment in 1989.

With the arrival of container shipping and the reduction of coastal trade in the 1970s, structures like Shed 13 became largely redundant. The building was used by a series of short term tenants and in c.2006 there were proposals to convert the shed into a multipurpose display and exhibition space to complement the gallery facilities in Shed 11.⁷ The building was leased to Mojo Coffee in 2009 for use as their head office, and the building currently houses a coffee warehouse, roasting house and retail

¹ Note: This report is an updated version of the WCC Heritage Building Inventory 2001 ref Wate2

² Bowman I. 1994, .Wellington Maritime Museum Conservation Plan., Wellington Maritime Museum

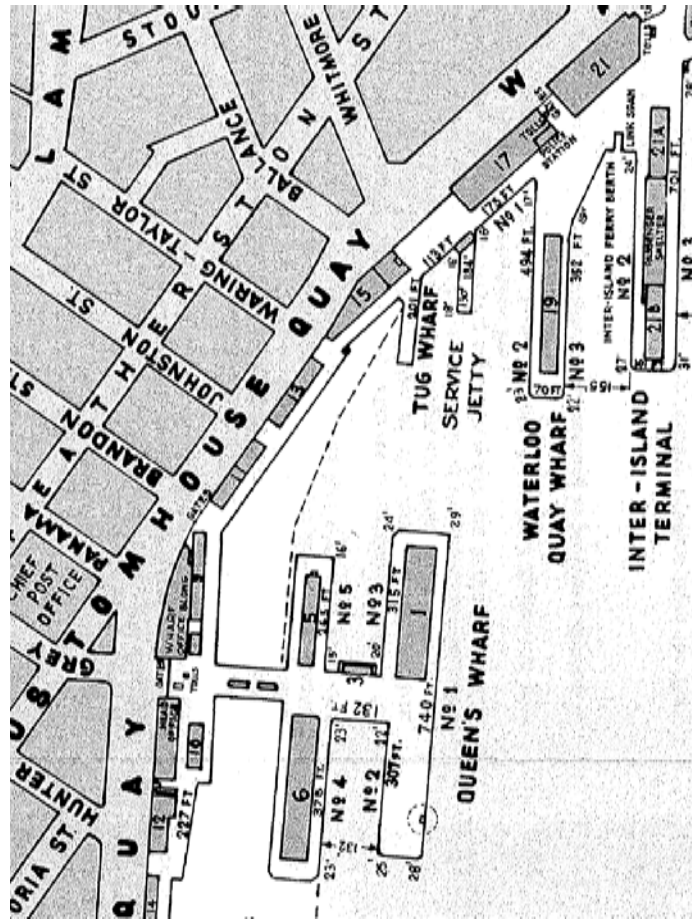
³ Cochran C. 1996, Sheds 11 and 13: A Cultural Heritage Assessment, Lambton Harbour Management, Wellington p.2. The plans were signed by Ferguson on 18 May 1904.

⁴ Evans M.E. 1975, .Research Report, Harbour Board Buildings., for Buildings Classifications Committee, NZHPT, Wellington

⁵ Wellington Harbour Board Annual Report, October 1939

⁶ Cochran p.3

⁷ Theresa Cooper, 'Draft Heritage Assessment: 19 Customhouse Quay, Additions and Alterations of[sic] Shed 13' WCC unpublished heritage assessment (2006)

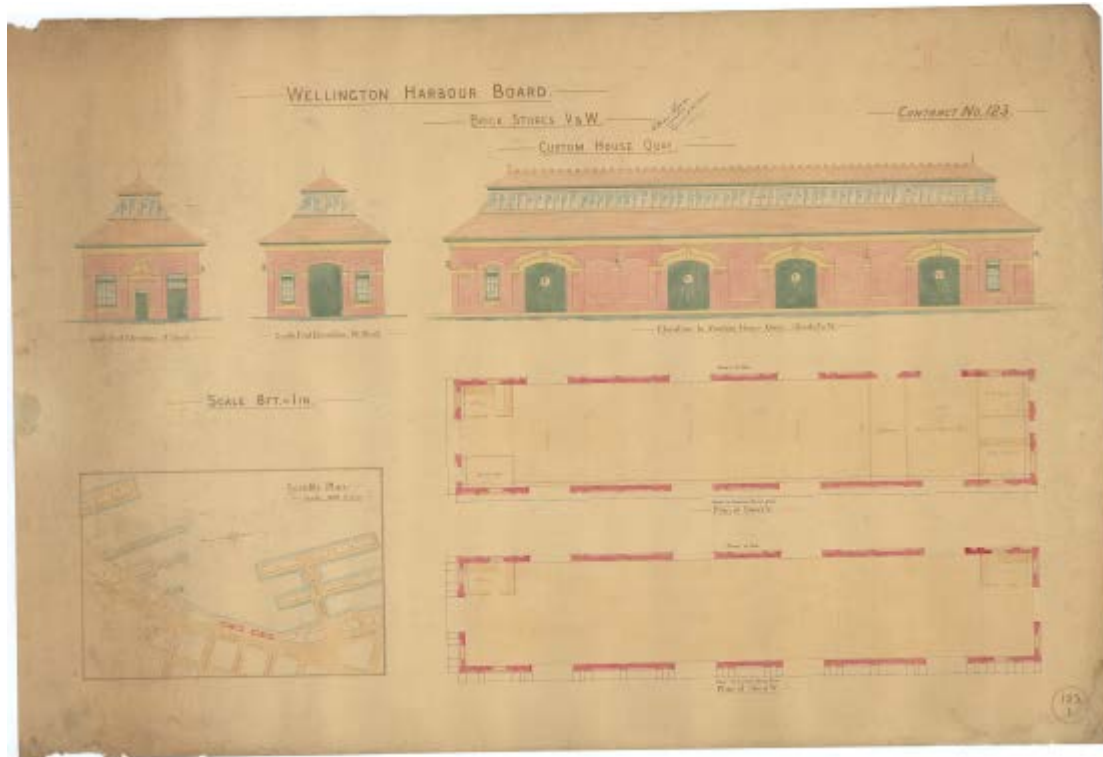


Enlarged (& rotated) part of the berthage plan to show location of Sheds 11 & 13, note the original proximity of the shed to the waterfront.¹⁰

<http://wellington.scoop.co.nz/?p=3023>

<http://www.mojocoffee.co.nz/location/coffeecentral/>

¹⁰ WCC Archives ref “1970 Berthage Plan”



1903 drawings signed by William Ferguson for brick stores V & W. The contract set of drawings for these buildings survive and are signed by T Hunt and J McDonald (Contractors), William Cable (Chairman), and William Ferguson (Secretary), these are dated 1904.¹¹

1.2 Timeline of modifications

1860s	Tonk reclamation to create the land around Featherston, Brandon, and Johnston Streets and Customhouse Quay.
1901-03	Further reclamation to create a strip of land to the east of Customhouse Quay.
1904 - 05	Sheds V & W (11 & 13) constructed on this strip of land
1922	Sheds renamed 11 & 13
1938	Sheds 11 & 13 Marseille tile roof removed and replaced with "russet coloured" asbestos sheet, removal of offices at the south end of Shed 11, and construction of a new door in south wall.
1970s	Sheds 11 & 13 were no longer in use
c. 2002 – 03	New roof, flashing and guttering
2009	SR143627 , aBLDG CONSENT, 2.2 Commercial - Change of Use - Shed 13 - Structural strengthening and refurbishment of the existing brick building; SR193292 , aBLDG CONSENT, 1.2- Commercial - Shed 13 Refit for Mojo factory. Two mezzanine floors, toilet facilities, storeroom. (AKA 19 Customhouse Quay).

¹¹ 1903 drawings WCC archives ref 00044_0_211-plans; Contract drawings WCC archives ref AC016_3_123-plans.

1.3 Architect

William Ferguson, Wellington Harbour Board chief engineer

William Ferguson (1852 – 1935) was born in Clerkenwell, London, England and graduated with an MA in engineering from Trinity College, Dublin in 1881. He moved to New Zealand in 1883 with his brother and mother and became engineer, secretary (and later treasurer) of the Wellington Harbour Board in 1884. It was under Ferguson's guidance that "the port became recognised one of the best equipped in the southern hemisphere."¹² He also served as president of the New Zealand Society of Civil Engineers, as a consultant and honorary consultant on many high profile engineering projects, and on various boards and committees including as general manager of the Wellington Gas Company.

2.0 Physical description

2.1 Architecture

Sheds 11 and 13 were built as a matching pair of industrial warehouse buildings. Each shed is 51.9 metres long by 10.3 metres wide and has ten large doors, one at either end and four on both harbour and city elevations. The end doors are hinged, and the sliding doors on the east and west elevations are capped with Dutch-style lintels that are shed's key decorative elements.

The interior was one large storage space, although originally there were timber-framed partitions for several stores and offices. Shed 11 had a Waterman's Store, Tolls Office and Fireman's Hose Store. These have been replaced with toilets and service rooms at either end of the building. It appears from the specifications that Shed 13 had a Scavenger's Room.

The main construction material is load-bearing brickwork laid with a cement mortar and reinforced with galvanised hoop iron laid between courses. The brickwork rests on a composite concrete/steel foundation beam, itself supported on totara piles with wrought-iron caps driven into the seabed.

The roof is supported on 14 timber scissor trusses spanning the width of the building. The skylight extends almost the full length of each building, stopping short of the main walls to allow for the hips of the main roof. A broad coved eave to the main roof is tinted stucco plaster on steel mesh. Timbers used in the building include totara, Baltic pine, matai, rimu and Oregon. Decorative finishes to the exterior take the form of lintels over doors, window surrounds and column capitals and are in ochre-tinted plaster. Medallions of the WHB crest are in tinted "pressed cement" and have been painted.¹³

2.2 Materials

Composite concrete and steel ring beam foundations constructed on totara piles with wrought iron caps.

Load-bearing brick masonry walls

Timber roof trusses

¹² F. Nigel Stace. 'Ferguson, William - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/3f4/1>

¹³ WCC Heritage Building Inventory 2001 ref Wate2

2.3 Setting

Sheds 11 and 13 are an integral part of the line of wharf buildings that define the harbour/city interface. To the east of the buildings is Customhouse Quay, a six lane arterial transport route that runs around the perimeter of the Wellington Waterfront “public recreation area”.¹⁴ And Sheds 11 & 13, and the railings and gates to the north and south of both buildings form the boundary between harbour and city.

Although the sheds were originally located at the water’s edge the land to the east has since been reclaimed and developed into a restaurant / leisure precinct. The development includes many modern buildings including the new Meridian office building to the north and the Queen’s Wharf events centre and commercial zone. The Sheds are located in the Post Office Square Heritage Area¹⁵ that includes the following heritage buildings and items.

- Wharf Offices (Shed 7 / Wharf Office Apartments, 1896)
- Head Office and Bond Store (Museum of Wellington - City and Sea, 1891-92)
- Shed 11 (1904-05)
- Shed 13 (1904-05)
- Clarrie Gibbons Store (and traffic island, 1912)
- Huddart Parker Building, 2-6 Jervois Quay (1924)
- Tower Building, 50 – 64 Customhouse Quay (1936)
- Intercontinental Hotel, 2 Grey Street (1988)
- Todd Corporation Building, 95 Customhouse Quay, (1987)
- Chapman Tripp Building, 1-13 Grey Street (1976) Queens Wharf gates (1899),
- Telephone box (c.1938)
- Postal box (dating from between 1879 and 1910).

3.0 References

Bowman I. 1994, .Wellington Maritime Museum Conservation Plan., Wellington Maritime Museum

Cochran C. 1996, Sheds 11 and 13: A Cultural Heritage Assessment, Lambton Harbour Management, Wellington p.2. The plans were signed by Ferguson on 18 May 1904.

‘Coffee Central – Shed 13’ MOJO website accessed July 2013
<http://www.mojocoffee.co.nz/location/coffeecentral/>

Evans M.E. 1975, .Research Report, Harbour Board Buildings., for Buildings Classifications Committee, NZHPT,
NZ Portrait Gallery website accessed August 2012
<http://www.portraitgallery.nzl.org/shed11.html>

Shelton, Lindsay. Wellington Scoop website 18/03/2009 accessed July 2013
<http://wellington.scoop.co.nz/?p=3023>

¹⁴ Wellington Waterfront website accessed august 2012 <http://www.wellingtonwaterfront.co.nz/>

¹⁵ WCC Post Office Square Heritage Area report for DPC 48

Stace, F. Nigel. 'Ferguson, William - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10
URL: <http://www.TeAra.govt.nz/en/biographies/3f4/1>

WCC Archives ref “1970 Berthage Plan”

WCC Post Office Square Heritage Area report for DPC 48

WCC Heritage Building Inventory 2001 ref Wate2

Wellington Harbour Board Annual Report, October 1939

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?

Sheds 11 and 13 are a pair of robust industrial buildings that derive aesthetic value from the form and solidity of their brick construction. This is highlighted by decorative motifs, most particularly the Dutch-style lintels over the main doors.

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?

Sheds 11 and 13, and the adjoining railings have townscape value as they define the boundary between the Wellington Waterfront and the city beyond.

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?

Shed 13 is part of a group of former Wellington Harbour Board buildings that form a cluster around Queen's Wharf and are part of the Post Office Square Heritage Area. It has strong group value for its similarity and proximity to Shed 11.

Historic Value:

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

Sheds 11 & 13 were built by the Wellington Harbour Board, and were designed by William Ferguson (an important engineering figure nationally).

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

The buildings have a historic association with transport and shipping industries, and have played an important role in the trading and commercial life of Wellington.

Scientific Value:

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

Pre 1900 building; Pre 1900 reclaimed land; Central City NZAA 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?

The interior of Shed 13 has had few alterations, and the roof trusses and cargo handling machinery are still in place. It has high technological value for this reason.

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?

Sheds 11 & 13 saw over 70 years of active use and have been an integral part of the Wellington waterfront for over 100 years. They make a strong positive contribution to the sense of place and continuity of the Post Office Square 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?*

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?*

Shed 13 has been adapted to form the headquarters of the Mojo coffee roastery and has had some internal alterations made to accommodate the business. The exterior has had few significant alterations with the exception of the roof that was replaced in the 1930s and again in the early 2000s.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

5.0Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory	none	
Plan change?	48	
Heritage Area Report	Y	
Heritage Area Spreadsheet	y	
Heritage items folder (electronic)	Y	
HPT website	Y	
HPT files		
Conservation Plan	none	
Searched Heritage Library (CAB 2)	none	

Background research