

## Coene sheds and slipway

Clyde Quay Boat Harbour



Image: *Charles Collins, 2015*

### Summary of heritage significance

- Although amongst the most recent of the structures at the boat harbour site the Coene sheds have historic significance for their association with the American use of the boat harbour during the Second World War and their long-standing use in their current configuration.
- The two sheds and the slipway have amenity value in their ongoing use.
- In form, the sheds relate best to the former club-house to the east and they have group value with that building in particular. They also have group value with the other structures on the boat harbour.

District Plan:	Map 12,16, reference 463
Legal Description:	Section 1 SO 24076
Heritage Area:	Clyde Quay Boat Harbour
HPT Listed:	No
Archaeological Site:	Risk unknown – c1905 reclaimed land
Other Names:	
Key physical dates:	1942: three two-storey buildings constructed 1946: slipway built 1959: rebuilt to present building
Architect / Builder:	Chief Engineer, Wellington Harbour Board
Former uses:	
Current uses:	
Earthquake Prone Status:	<i>To be assessed</i>

Extent: Cityview GIS 2013



Aerial view of Quay Boat the boat sheds. (Image: Google Maps)

## **1.0 Outline History**

### **1.1 History<sup>1</sup>**

The Coene sheds<sup>2</sup> and their materials have their origins in one of the three two-storey timber buildings constructed on the boat harbour circa 1942 by the Public Works Department for the US Navy. A slipway was built at the same time and the building that provided the components of the Coene sheds was the one that flanked the slipway. The original use of the buildings was accommodation and storage for launches and amphibian landing craft – the concrete slipway facilitated water access for these vessels.

At the end of the war, the three larger buildings passed into the control of the Wellington Harbour Board and were converted by the government to serve as a 100-bed boy's hostel, with a five year lease; the keys were handed over on 2 October 1945. Although the lease was subsequently extended a further 5 years, the relationship of the hostel with the boat harbour and local residents was not always a happy one and by 1954 a petition from local residents demanded the removal of the "temporary" hostel. In May 1955 the Minister of Labour and Employment announced its relocation to the Oriental Hostel, further around the bay. In March of the following year it was decided that one of the three timber buildings would be kept and the other two demolished. The remaining building was transferred to the WHB for £1,500 in July 1957.

The surviving two-storey building was dismantled and rebuilt in its present form in 1959, as two small pavilions on either side of the slipway. They became known as the east and west Coene sheds and remain largely in their 1959 form today. Both buildings are owned by the Wellington City Council.

The present slipway was constructed in 1946 by the Wellington Harbour Board and leased to the RPNYC for £43 per year; a diesel pump and underground tank were added in 1949.

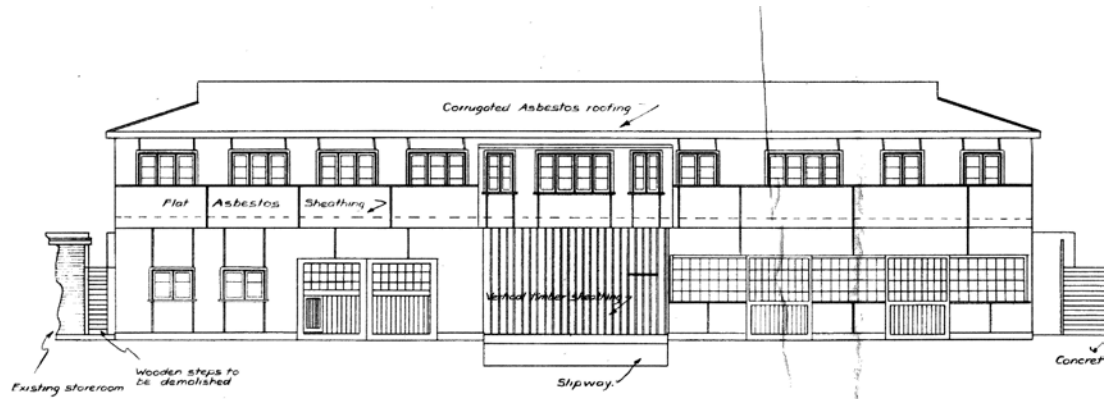
### **1.2 Timeline of modifications**

- 1942 Three two-storey timber buildings constructed on this site
- 1945 Converted to a boy's hostel
- 1946 Slipway constructed
- 1949 Diesel pump and underground tank added
- 1955 Boy's hostel moved to the Oriental Hostel
- C1956 Three buildings demolished
- 1959 Coene Sheds rebuilt from materials

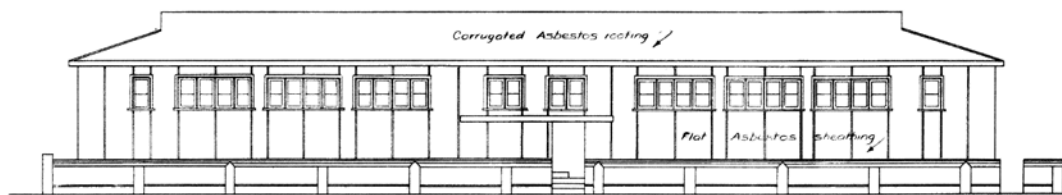
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<sup>1</sup> This history is taken directly from the following Russell Murray report: Russell Murray, *Clyde Quay Boat Harbour Heritage Area – Coene Sheds and Slipway* (Wellington City Council: Unpublished report, prepared for Plan Change 53, 2005).

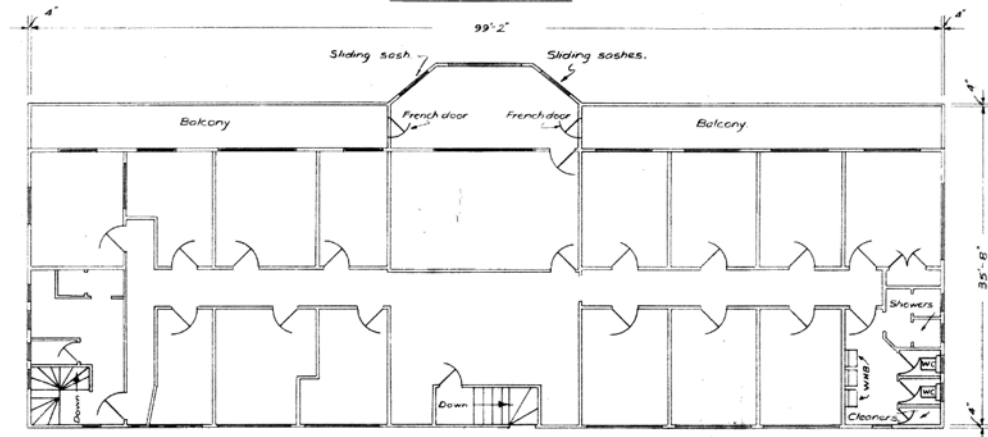
<sup>2</sup> Material drawn from *Clyde Quay Boat Harbour Conservation Plan*, Chris Cochran 2005, draft prepared for WCC



NORTH ELEVATION.

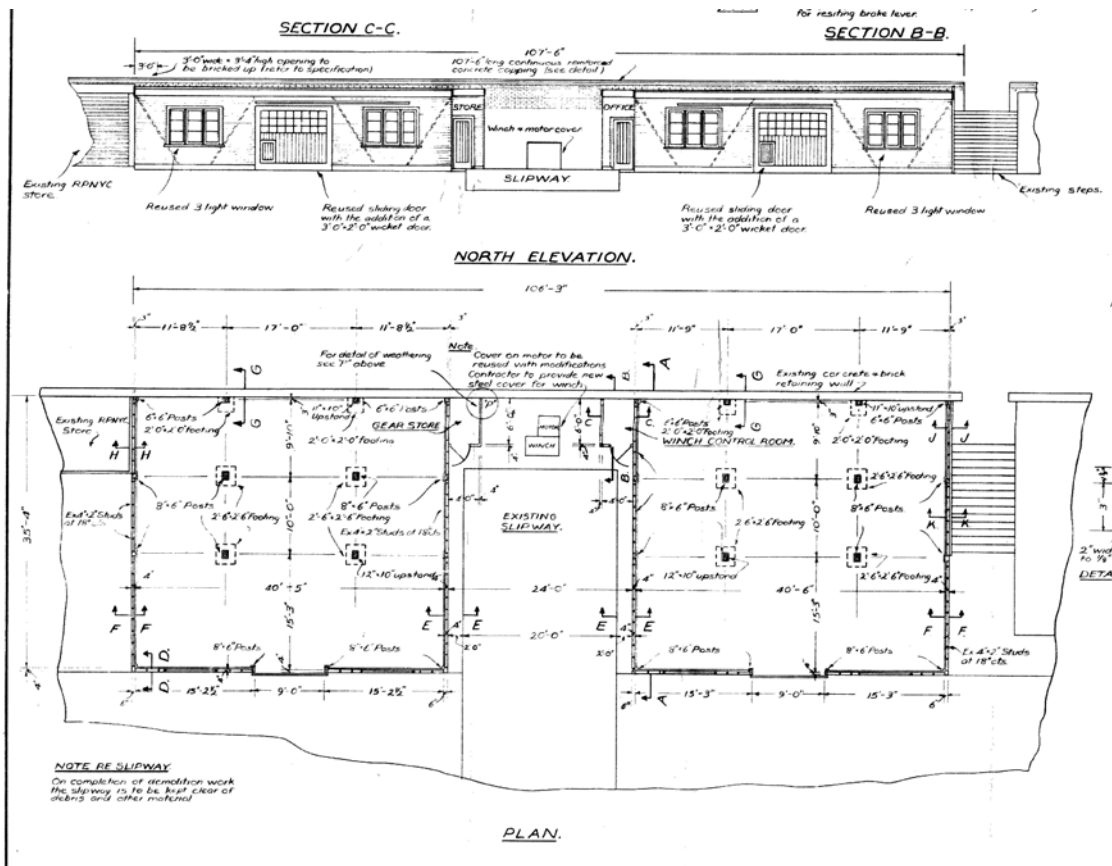


SOUTH ELEVATION.



1st FLOOR PLAN.

Plans of the 1942 building which was demolished in 1959 ("Reconstruction of boat sheds – demolition details", Wellington City Archives, 00058:105:C5081)



Plans for the Coene Sheds. Note that the door on the east shed  
 "Reconstruction of boat sheds – reconstruction details" ("Reconstruction of boat sheds  
 – demolition details", Wellington City Archives, 00058:105:C5081)

### 1.3 Occupation history

Royal Port Nicholson Yacht Club

### 1.4 Architect

D.S.G. Marchbanks, M.I.C.E.  
 Chief Engineer, Wellington Harbour Board

## **2.0 Physical description**

### **2.1 Architecture<sup>3</sup>**

The Coene sheds are two unassuming flat-roofed structures located on either side of the slipway to the east of the club-house. Each building is single storey and clad in bevel-back timber weatherboards with timber casement windows, timber door joinery and a concrete floor. The major feature of each shed is a large glazed horizontally sliding door – located in the centre of the main elevation of the west shed and on the right-hand side of the east shed (this appears to have been moved from the centre). The door to the west shed has a single glazed door let in to the centre; the door to the east shed has a small hatch in the centre.

The concrete slipway is located between the two sheds, with a narrow path running around its perimeter which provides access around it. The base of the slipway is recessed below the general level of the hard. A large boat cradle runs on rails into the water; winching and other equipment associated with the cradle is distributed around the sides of the slipway.

The east shed has its own slipway, used for launching the rescue boat. A flight of steps rising to Oriental Parade separates the east shed from the former club-house.

The interiors of the sheds were not inspected (2005).

### **2.2 Materials**

Each building is clad in bevel-back timber weatherboards with timber casement windows, timber door joinery and a concrete floor.

### **2.3 Setting**

The two Coene sheds sit to the east side of the Royal Port Nicholson Yacht Club Club-house building, flanking the present slipway.

The Clyde Quay boat harbour is a distinctive and unique Wellington landmark, set on the inner harbour beneath the hills of Mount Victoria. Bounded by the Freyberg Pool to the east and the (now demolished) Overseas Passenger Terminal to the west, it is a notable heritage area for its unique and quite authentic collection of heritage buildings, structures and objects. Until recently, it was the only marina in the inner Wellington harbour.

## **3.0 Sources**

Cochran, Chris. Clyde Quay Boat Harbour Wellington Conservation Plan (Wellington City Council: Unpublished report, 2005).

Russell Murray, Clyde Quay Boat Harbour Heritage Area – Coene Sheds and Slipway (Wellington City Council: Unpublished report, prepared for Plan Change 53, 2005).

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<sup>3</sup> This history is taken directly from the following Russell Murray report: Russell Murray, *Clyde Quay Boat Harbour Heritage Area – Coene Sheds and Slipway* (Wellington City Council: Unpublished report, prepared for Plan Change 53, 2005).

## 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?*

The Coene Sheds and slipway are a group of light-industrial structures and infrastructure that are used for the storage and deployment of small boats. The sheds are much-altered but were designed in a local vernacular style that is typical of domestic architecture of the era.

**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?*

**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 Coene sheds and slipway have group value with the collection of other heritage buildings within the Clyde Quay Heritage Area, in particular the former club-house to the east which they sheds relate best to in form.

#### **Historic Value:**

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

The buildings and slipway are associated with the US Marines stationed in New Zealand during the Second World War. It is also associated with the Royal Port Nicholson Yacht Club that was founded in 1883 and has been based at the boat harbour since 1905.

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

The collection of buildings in the boat harbour has a historic association with both the development of the harbour itself and boating in Wellington city.

#### **Scientific Value:**

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

**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 Coene Sheds have been in continuous use since 1959. They are an integral component of the heritage buildings, structures and objects that make up the Clyde Quay Boat Harbour Heritage Area. As such they contribute to the sense of place and continuity of the 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?

Despite modifications over the years, the sheds remain largely intact with a high level of original building fabric.

***Local/Regional/National/International***

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

The sheds are of local importance, as they contribute to the Clyde Quay Boat Harbour Heritage Area.



## 5.0 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*