

Commercial Building

11-13 Courtenay Place



Image: *Charles Collins, 2015*

Summary of heritage significance

- The brick façade, which has stood for over 100 years, is an example of an Edwardian commercial façade of red brick still in largely original condition (unplastered and unpainted).
- It has been part of the commercial development of Courtenay Place and has housed a large number of Wellington businesses, including Whitcombe & Tombs Ltd and McDonald's Family Restaurant.
- The building's façade makes a positive contribution to the diversity of the streetscape of the Courtenay Place Heritage Area.
- The façade has had few intrusive modern alterations and additions above verandah level and retains most of the original building fabric.

District Plan:	Map 16, Symbol 63/1 (<i>front façade – first floor and above</i>)
Legal Description:	Lot 1 DP372660
Heritage Area:	Courtenay Place Heritage Area
HPT Listed:	Under Investigation.
Archaeological Site:	Central City NZAA R27/270
Other Names:	McDonald's Family Restaurant
Key physical dates:	1911, 1977
Architect / Builder:	1911 Architect: Atkins & Bacon, Builder: McLean and Gray 1977 Architects: Fearn & Fearn, Builder: Mackintosh Bros.
Former uses:	Shops, Restaurant, Milk Bar, Cake Shop, Butcher, Delicatessen, Fruit Shop
Current uses:	Shops, Restaurant
Earthquake Prone Status:	SR225512 (Posted)

Extent: Cityview GIS 2012



WCC Cityview, 2012

1.0 Outline History

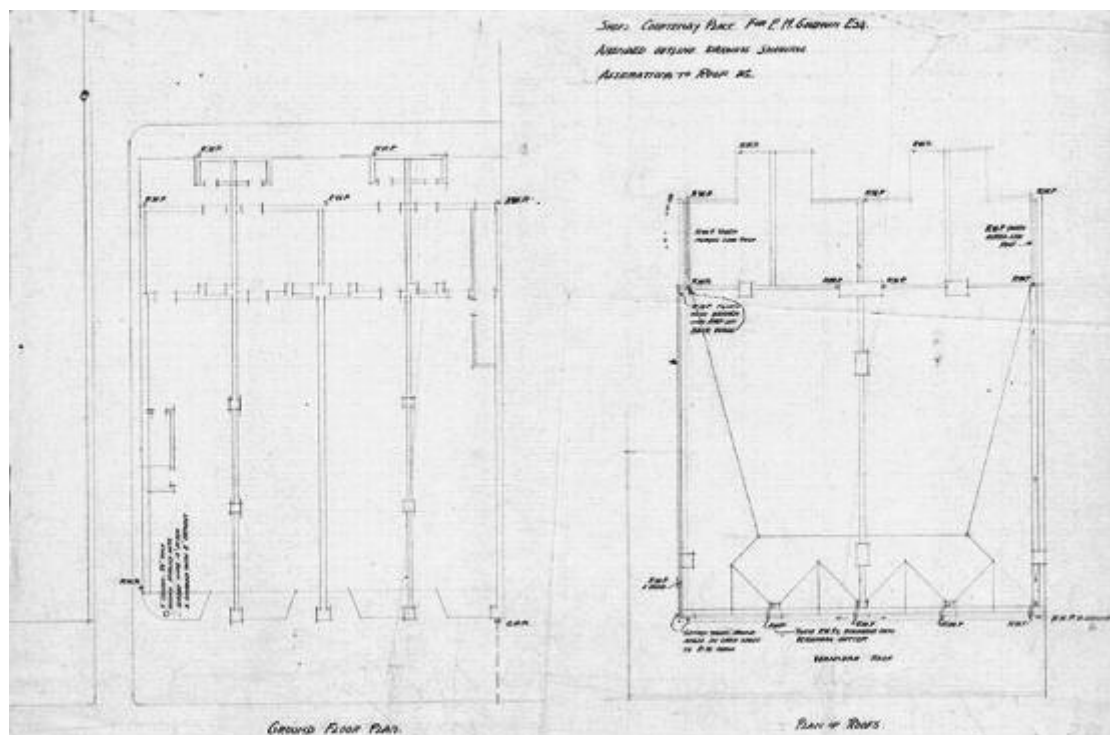
1.1 History

11- 13 Courtenay Place was built for Edward Goodwin, of Wanganui, at a cost of £3600. The permit for the construction was issued in January 1911, and drawings showing minor amendments dated March that year. The architects were Wellington designers Atkins and Bacon and the builder was McLean and Gray.¹

The building's ground floor was composed for four shops. Early occupants included a confectioner, chemist, hosiery and underwear shop, a delicatessen, several fruiterers and a milk bar.² From the late 1970s the building was purchased and occupied by bookstore and stationers Whitcombe & Tombs Ltd (later Whitcoulls) who occupied the building for over 20 years.

In 1977 fast food outlet McDonald's Family Restaurants undertook a major upgrading of the building, including structural strengthening, to fit it out for a McDonald's restaurant. The architects were Fearn and Fearn, the engineers F. Sheppard and Partners, and the builders were Mackintosh Bros. McDonald's purchased the building 8 years later in 1986 and continued to operate a restaurant in the building.

When McDonald's moved out, the building was converted back into three shops. Today the first floor-façade is entirely original condition, adding texture, colour and pattern to the south side of Courtenay Place.³

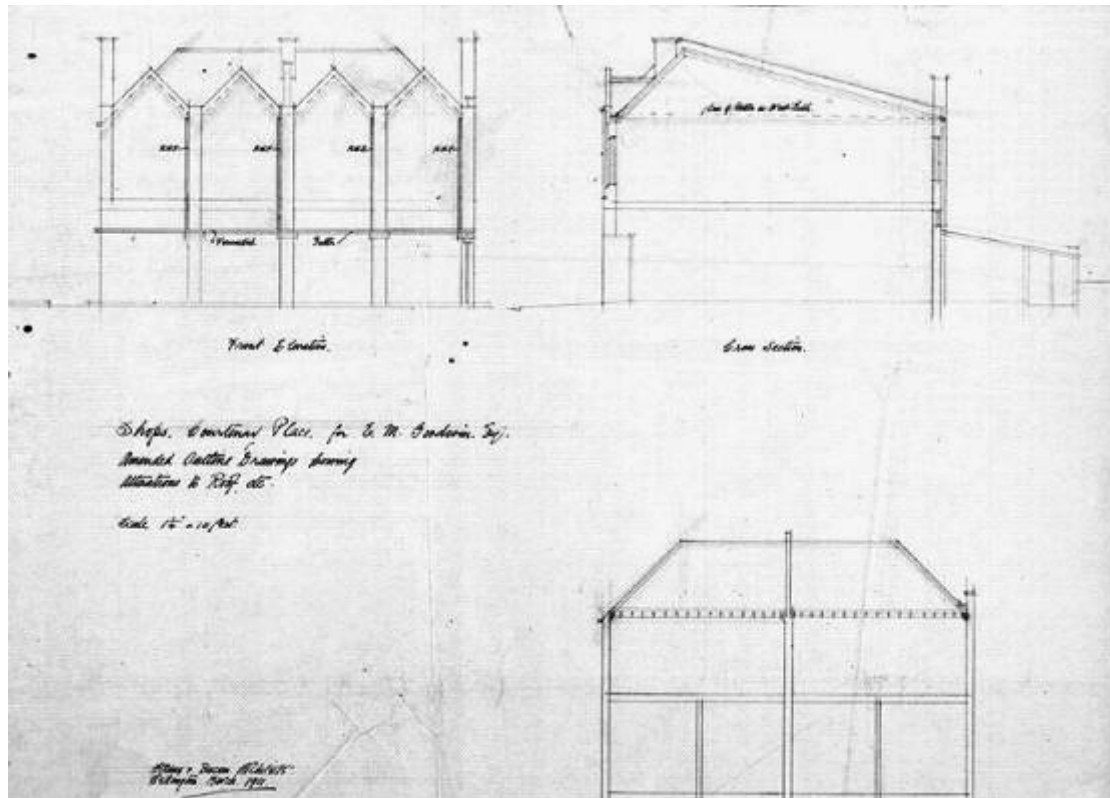


Original plans of ground floor and roof (00053:163:8972).

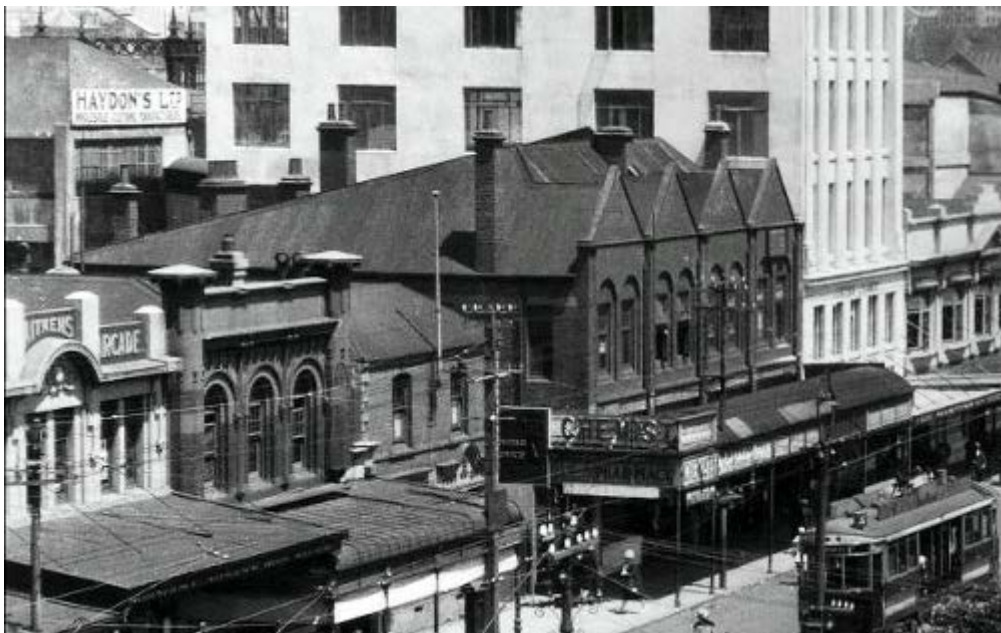
¹ Wellington City Council, "McDonald's Building", *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), COURT 2.

² Wellington City Council, *Courtenay Place Heritage Area spreadsheet*. (Wellington City Council: Unpublished report, prepared for Plan Change 48, 2006).

³ Wellington City Council, "McDonald's Building"



Original plans of front elevation, cross section and longitudinal section
(00053:163:8972)



The McDonald Building in Wellington in the 1920s.
(BB-2283-1/1-G, Burton Brothers Collection, Alexander Turnbull Library)



The McDonald Building, with its distinctive four gables, on Courtenay Place, 1950
(114/141/13-G, Evening Post Collection, Alexander Turnbull Library)

1.2 Timeline of modifications

- 1911 Building designed by Atkins and Bacon and constructed by McLean and Gray for EM Goodwin. (00053:163:8972)
- 1925 Shop front altered. (00055:42:A3903)
- 1944 Shop front altered. (00056:299:B23675)
- 1955 Office altered. (00056:519:B38671)
- 1963 Sun blind added. (00058:312:C13549)
- 1966 Awning addition. (00058:468:C20117 and 00058:476:C20456)
- 1971 Alterations to the shop. (00058:729:C33039)
- 1977 Major additions and alterations, including strengthening and upgrading, Architects: Fearn & Fearn; Engineers: F. Shepard & Partners; Builders: Mackintosh Bros. (00058:1126:C48682)
- 1984 Shop front alterations. (00058:0:C66722)
- 1985 Refurbished shop front and interior. (00059:0:D50)
- 1987 Business additions and alterations – restaurant. (00059:115:D6932)
- 1995 Plumbing alterations. (00061:78:12374)
- 1997 New shop front. (00078:117:36027)
Alterations to McDonalds. (00078:122:36706)
Demolition of two buildings at rear of site. (00078:130:38485)
- 1998 Remodel Stage 2. (00078:134:38489)
- 2002 Stairs and mezzanine floors, new concrete floor, subdivided ground floor, shops, structural upgrade, new bifold doors and courtyards, extra floor and new roof. Glazed verandah replaces place of original curved corrugated iron. (00078:2524:94559)

- 2005 Additions and alterations including a new wall and bar area, new door to toilets, new bi-fold windows to frontage, new signage. (00078:1584:135511)
Additional four apartments at rear above ground floor. (00078: 2919:98544)
2011 Fit-out to create a restaurant / takeaway. (00078:3667:224184)

1.3 Occupation history

The early tenants included a mixture of largely small businesses.

In the 1910s and 1920s a confectioner, chemist and boot importer and a hardware store occupied the building. The longest early tenancy belonged to a branch of NZ Trawling & Fish Co. who occupied a room from the early 1920s until the 1940s.

George Reginald Conyngham, a hosiery & underwear store, occupied a room in the early to late 1930s. There were also various fruiterers and a Popular Milk Bar and a succession of stores selling consumables. Mrs M. Trillo ran a cake shop in the 1940s, followed by a De Luxe Butchery and Deluxe Delicatessen whose occupancy lasted until the late 1950s. The Gear Meat Co. also briefly tenanted the building before moving to a new premises on 7 Courtenay Place.

Today the building is most associated with tenant Whitcombe & Tombs Ltd., who later became Whitcoulls, from 1954 to 1976, and with the McDonalds Restaurant from the late 1970s.

1.4 Architect

Atkins and Bacon

Alfred Atkins (1850-1919) was born in Birmingham, England. He had trained primarily as a civil engineer in England and on his arrival in New Zealand in 1875 he worked on railway location in the Wanganui district. He was elected an Associate Member of the Institute of Civil Engineers in 1886 and two years later became a Fellow of the Royal Institute of British Architects. He set up practice in Wanganui in both professions and during the 1880s Atkins was in partnership with Frederick de Jersey Clere. When Atkins moved to Wellington in 1908, Roger Bacon joined him in practice and the firm of Atkins and Bacon was established. Shortly after this C H Mitchell (1891-1949) was taken on as a draughtsman. The firm continued to operate a branch in Wanganui and designed buildings at Wanganui Collegiate School including School Block, House Block, Hall and the headmaster's residence between 1909-19. The firm undertook several hospital designs including Cook Hospital, Gisborne (1911), and Wairoa Hospital (1912) and was also responsible for much domestic work in Wellington. Atkins died in 1919. Owing to failing health Roger Bacon left the firm and moved to Blenheim about 1918. In 1919 Alfred Atkins died. C H Mitchell had been made a partner in the firm in 1918. Mitchell re-established the firm as a leading one in Wellington and it continues today as Gooch Mitchell MacDiarmid.⁴

⁴ Historic Places Trust, "Atkins and Bacon", Accessed: August 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=9>

2.0 Physical description

2.1 Architecture

This is an Edwardian commercial building constructed of bricks still in their original state (unplastered or unpainted). McDonalds Restaurant is distinctive firstly because this is rare in Wellington, but also because of the prominent pattern of the four gables that form the silhouette of the building. Each gable is supported by plain pilasters, with a pair of windows between each. The windows are square headed, set in reveals with semi-circular arched openings.

The composition is authoritative and remarkably unadorned at a time when embellishment of commercial buildings was the norm. Today the first floor facade is in entirely original condition, adding texture, colour and pattern to the south side of Courtenay Place. The glazed verandah replaces the original curved corrugated iron one, and Decramastic tiles sheath the roof in place of iron.⁵ There does seem to be precious little left of this building at the rear.

2.2 Materials

Brick masonry.

Decramastic tiles replaced the roofing iron and a glazed verandah replaced the original in corrugated iron.⁶

2.3 Setting

The McDonald's building is on the south side of Courtenay Place. The buildings in the immediate vicinity 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. A characteristic of the southern side is the considerable variety in building heights, which is much more random than the north side. The breadth of the street allows good views of the building stock on both sides of the street, although bus shelters and toilets in the middle of the street are a minor presence. At this point near the intersection with Cambridge Terrace, the principal facade of the Embassy Theatre is a significant landmark, while the houses and green swathe of Mt Victoria loom behind.

⁵ Wellington City Council, "McDonald's Building"

⁶ Ibid.

3.0 Sources

CT WN 339/143, Land Information New Zealand

CT18B/804, Land Information New Zealand

CT WN 58A/313, Land Information New Zealand

CT WN293925. Land Information New Zealand

Historic Places Trust, "Atkins and Bacon", Professional Biographies.

Accessed: August 2012,

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=239>

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

Wellington City Council, "McDonald's Building", *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. Wellington City Council, 2001, COURT 2.

Wellington City Archives

"9-13 Courtenay Place, four shops", 1911, 00053:163:8972, Wellington City Archives.

"11-13a Courtenay Place, shop front", 1925, 00055:42:A3903, Wellington City Archives.

'13 Courtenay Place, shop front", 1944, 00056:299:B23675, Wellington City Archives.

"13 Courtenay Place, office alterations", 1955, 00056:519:B38671, Wellington City Archives.

"9-13a Courtenay Place, building - sun blind", 1963, 00058:312:C13549, Wellington City Archives.

"9-13a Courtenay Place, building additions – awning", 1966, 00058:468:C20117, Wellington City Archives.

"9-13a Courtenay Place, building additions – awning", 1966, 00058:476:C20456, Wellington City Archives.

"9-13a Courtenay Place, building alterations – shop", 1971, 00058:729:C33039, Wellington City Archives.

"9-13a Courtenay Place, additions and alterations", 1977, 00058:1126:C48682, Wellington City Archives.

"11-13a Courtenay Place, shop front alterations", 1984, 00058:0:C66722, Wellington City Archives.

"11-13a Courtenay Place, Refurbish shop front and interior", 1985, 00059:0:D50.

“11-13a Courtenay Place, business additions and alterations – restaurant”, 1987, 00059:115:D6932.

“11a Courtenay Place, plumbing alterations”, 1995, 00061:78:12374.

“11a Courtenay Place, new shop front”, 1997, 00078:117:36027.

“11a Courtenay Place, alterations to McDonalds”, 1997, 00078:122:36706.

“11a Courtenay Place, demolition of two buildings at rear of site”, 1997, 00078:130:38485.

“11a Courtenay Place, remodel, stage 2”, 1998, 00078:134:38489.

“11a Courtenay Place, demolish stairs and mezzanine floors, new concrete floor, subdivide ground floor shops, structural upgrade, new bifold doors and courtyards, extra floor and new roof, with amendment”, 2002, 00078:2524:94559.

“11 [11a] Courtenay Place, additions and alterations”, 2005 00078:1584:135511.

“11a Courtenay Place. Additional four apartments at rear above ground floor”, 2005, 00078: 2919:98544.

“11 Courtenay Place, fitout to create a restaurant / takeaway”, 2011, 00078:3667:224184.

Image, 2007/11:1:14.

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 building is an example of Edwardian commercial architecture.
It has a notable two-storey gabled façade of unembellished red brick.

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 red brick façade makes a notable contribution to the streetscape of Courtenay Place.

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 is part of an important group of heritage buildings which together form the Courtenay Place Heritage Area. Although most of the buildings were constructed in the first half of the 20th century, there are significant differences in age and style among some of the buildings in this group.

Historic Value:

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

The building was designed by architects Atkins & Bacon.

The building has close associations with early tenants Whitcombe & Tombs Ltd and later with Mc Donald's Restaurants.

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

Scientific Value:

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

There was pre-1900 human activity on this site. Although some of the sites have been altered by rebuilding or landscaping or subdivisional change, there is archaeological value in the immediate surrounds.

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 McDonald building has been part of streetscape of Courtenay Place for over 100 years 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?*

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 façade has had few intrusive modern alterations and additions above verandah level and retains most of the 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?

This building is of local importance for its contribution to the Courtenay Place Heritage Area.

5.0 Appendix

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)	Y	
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report	Y	
Heritage Area Spreadsheet	Y	
Heritage items folder (electronic)	Y	
HPT website		
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)	Y	

Background research

WCC Permits

00053:1 63:8972	9-13 Courtenay Place, four shops	Applicant: McLean and Gray. Owner: E M Goodwin. Architect: Atkins and Bacon.	Building Permit/Consent	31 Mar 1911
00055: 42:A39 03	11-13a Courtenay Place, shop front	Legal description: Town Acre 284 DP 9466. Owner: Williams and Co. Builder: McLean and Gray. Application value: £150	Building Permit/Consent	23 Jan 1925
00056:1 96:B171 02	13a Courtenay Place, erect sign	Owner: Heinamanes Ltd. Builder: Ray Neon	Building Permit/Consent	08 Oct 1937
00056: 218:B18 653	13 Courtenay Place, erect sign	Owner: J Gerondis. Builder: J Gerondis	Building Permit/Consent	28 Dec 1938
00056: 299:B2 3675	13 Courtenay Place, shop front	Legal description: Town Acre 284 DP 9466. Owner: T Jarvis. Builder: Brandon Silvester. Application value: £30	Building Permit/Consent	17 Nov 1944
00056: 519:B38 671	13 Courtenay Place, office alterations	Legal description: Town Acre 284 DP 9466. Owner: Whitcombe and Tombs. Builder: L T McGuinness. Application value: £2000	Building Permit/Consent	18 Oct 1955
00058: 312:C13	9-13a Courtenay Place, building -	Legal description: Town Acre 284 DP 9466. Owner: Jurie Fisheries Limited.	Building Permit/Consent	05 Nov

549	sun blind	Builder: Airflow Blinds Limited. Application value: £30	ent	1963
00058: 468:C2 0117	9-13a Courtenay Place, building additions - awning	Legal description: Town Acre 284 DP 9466. Owner: Gear Meat Co Limited. Builder: Clench Bros Limited. Application value: £75	Building Permit/Consent	17 Aug 1966
00058: 476:C2 0456	9-13a Courtenay Place, building additions - awning	Legal description: Town Acre 284 DP 9466. Owner: Gear Meat Co Limited. Builder: Airflow Blinds Limited. Application value: £40	Building Permit/Consent	30 Sep 1966
00058: 729:C33 039	9-13a Courtenay Place, building alterations - shop	Legal description: Town Acre 284 DP 9466. Owner: N Wallace. Builder: J Bartley. Application value: \$2000	Building Permit/Consent	04 May 1971
00058:1 126:C48 682	9-13a Courtenay Place, additions and alterations	Legal description: Town Acre 284 DP 9466. Owner: McDonald Properties Limited. Builder: MacRitchie Bros Limited. Application value: \$352,280. Floor area: 290 square metres.	Building Permit/Consent	1977
00058: 0:C667 22	11-13a Courtenay Place, shop front alterations	Legal description: Town Acre 284 DP 9466. Owner: Neil Burn Photographers. Builder: Dimensional Designs Limited. Application value: \$3000.	Building Permit/Consent Microfiche	20 Nov 1984
00059: 0:D50	11-13a Courtenay Place, Refurbish shop front and interior	Legal description: Town Acre 284 DP 9466. Owner: McDonald Properties Limited. Applicant: MacRitchie Bros Limited. Application value: \$75,000.	Building Permit/Consent Microfiche	03 Apr 1985
00059:1 15:D693 2	11-13a Courtenay Place, business additions and alterations - restaurant		Building Permit/Consent	1987
00061:7 8:12374	11a Courtenay Place, plumbing alterations		Building Permit/Consent	21 Apr 1995
00078:1 17:3602 7	11a Courtenay Place, new shop front	Applicant: C Rowe Builders Ltd. Application Value: \$15,000.	Building Permit/Consent	1997
00078:1 22:3670 6	11a Courtenay Place, alterations to McDonalds	Owner: McDonald's System of NZ Ltd. Applicant: Elliott Arden Peters Ltd. Legal Description: Lot 1 DP 9466. Application Value: \$500.	Building Permit/Consent	1997
00078:1 30:384 85	11a Courtenay Place, demolition of two buildings at rear of site	Owner: McDonalds System of NZ Ltd. Applicant: Elliott Arden Peters Limited. Legal Description: Lot 1 DP 9466.	Building Permit/Consent	1997
00078:1 34:384 89	11a Courtenay Place, remodel, stage 2	Owner: McDonalds System of NZ Ltd. Applicant: Elliott Arden Peters Limited. Legal Description: Pt Sec 284 Town of Wellington. Application Value: \$450,000.	Building Permit/Consent	1998
00078:1 35:3986 9	11a Courtenay Place, amendment	Amendment to building consent 38489.	Building Permit/Consent	1998

00078: 2524:94 559	11a Courtenay Place, demolish stairs and mezzanine floors, new concrete floor, subdivide ground floor shops, structural upgrade, new bifold doors and courtyards, extra floor and new roof, with amendment	Legal description: Lot 1 DP 90366. Owner: KBL Investments Ltd. Applicant: Smoked Hoki Design Ltd. Designer: Smoked Hoki Design Ltd. Project value: \$450,000. New floor area: 300 square metres.	Building Permit/Consent	2002
00078:1 584:135 511	11 [11a] Courtenay Place, additions and alterations	Owner: KBL Investments Ltd. Applicant: Winsome Lam. Lot 1 DP 311051. Application value: \$50,000. Note: New wall and bar area, new door to toilets, new bi-fold windows to frontage, new signage.	Building Permit/Consent	2005
00078: 2919:98 544	11a Courtenay Place. Additional four apartments at rear above ground floor.	Owner: KBL Investments Limited Legal Description: Lot 1 DP 311051 Application Value: \$400,000	Building Permit/Consent	08 Apr 2005
00078: 3667:22 4184	11 Courtenay Place, fitout to create a restaurant / takeaway	Legal description: Lot 1 DP 311051. Owner: KBL Investments Ltd. Applicant and designer: Intelligent Design. Project value: \$30,000. New floor area: 101.0 square metres	Building Permit/Consent	2011