

## **Shed 22**

23 Cable Street



Image: *Charles Collins, 2015*

### **Summary of heritage significance**

- Shed 22 is a very good example of a waterfront warehouse/industrial building built in a functional style. It is notable for the quality of its design, workmanship and materials, and for the rhythm and regularity of its Stripped Classical facades.
- The building is one of three heritage buildings that form an impervious boundary that marks the southern extent of the Wellington waterfront. The building occupies a prominent corner site and flanks the southern vehicular entrance to the waterfront.
- Shed 22 has historic value for its association with the shipping industry and harbour board, both of which were crucial to the economic life of early Wellington. It was designed by the Wellington Harbour Board's Chief Engineer J. Marchbanks

|                          |   |
|--------------------------|---|
| District Plan:           | Map 17, reference 50  |
| Legal Description:       | Lots 10, 11 & 12 DP 1660  |
| Heritage Area:           | None 2013   |
| HPT Listed:              | Historic Place Category II reference 7417   |
| Archaeological Site:     | Central City NZAA R27/270, Pre 1900 reclaimed land  |
| Other Names:             | Mac's Brewery<br>23 -33 Cable Street<br>4 Taranaki Street   |
| Key physical dates:      | 1919 - 21   |
| Architect / Builder:     | James Marchbanks  |
| Former uses:             | Warehouse or storage shed   |
| Current uses:            | Brewery, bar & restaurant   |
| Earthquake Prone Status: | SR 266482 , Bdg StrengthInv, Bldg - Shed 22 -<br>Strengthened 100% 4203 SR 18508, Outside<br>Earthquake Prone Policy, 2/01/2000 |

Extent:



## **1.0 Outline History**

### **1.1 History**

The Wellington Harbour Board was established in 1880. After some initial wharf development and the building of timber sheds the board turned its attention to building more permanent structures. The first building constructed in brick was the Board's head office and bond store in 1892. Shed 22, completed 30 years later in 1921, was the culmination of this second phase of construction. It was also the last of the stores built before the big steel framed and clad structures of the 1960s.

The building was designed by the Chief Engineer's office, under the aegis of James Marchbanks, just prior to his appointment as General Manager of the Board. The contractor was P.C. Watt and the building cost £14,485. It was expected to be ready by March 1920 but delays, caused by a shortage of materials, meant the building was not completed until February 1921. At the time it was built the warehouse stood much closer to the water and was used to store goods loaded from coastal and trans-Tasman shipping at the Taranaki Street wharf.

The buildings of the Wellington Harbour Board were designed to a uniformly high standard, and this included the host of warehouses and storage sheds built since 1880. Shed 22, designed by the Board's Chief Engineer J. Marchbanks, continued the tradition of solid, purposeful and functional warehouses that made the buildings on the harbour edge so distinctive. The harbour has always been crucial to the economic life of Wellington, and a building such as Shed 22 has historic value as a good representative example of a building type that was fundamental to the operation of the wharves.

With the arrival of container shipping, structures such as Shed 22 were rendered largely redundant. The building was under serious threat of demolition as part of Lambton Harbour Management's plans, released in 1989, for a hotel on the site and those of the adjoining Odlin's and Free Ambulance Buildings. The construction of the new casino-hotel faced strong 'public opposition'<sup>1</sup>, particularly because of the proposed demolition of the Odlin's Building and Shed 22. The casino-hotel did not obtain resource consent and the three heritage buildings' futures now seem secure under the revised plans for the Lambton Harbour Area.<sup>2</sup>

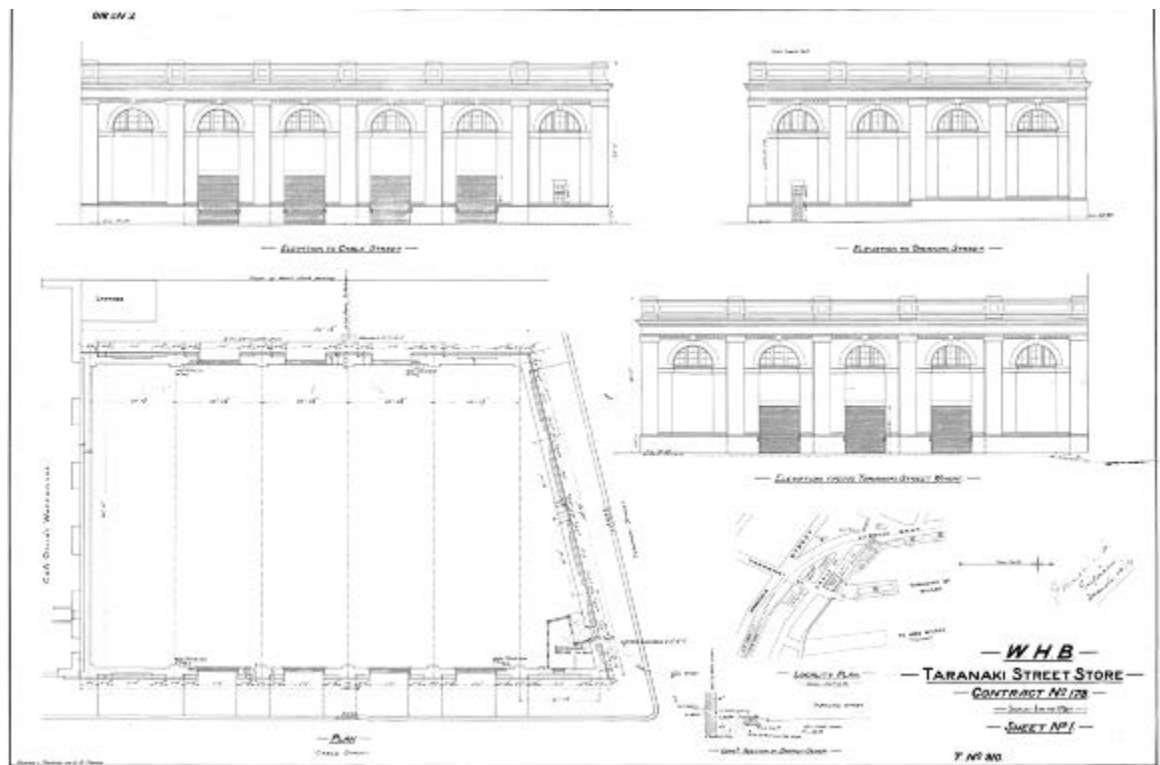
Shed 22 housed various retail outlets and markets in the 1980s and 1990s, and its current occupant is the popular waterfront venue - Mac's brewery, bar and restaurant.<sup>3</sup>

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<sup>1</sup> Lindsay Shelton, 'The cost of a convention centre', Wellington Scoop, May 13 2013  
<http://wellington.scoop.co.nz/?p=55303>

<sup>2</sup> 'The Wellington Waterfront Framework: Report of the Waterfront Leadership Group (Wellington: Wellington City Council, 2001) <http://www.wellingtonwaterfront.co.nz/docs/framework.pdf>

<sup>3</sup> This report is an updated version of the WCC Heritage Building Inventory 2001 ref CABL3



1919 Plans and elevations as proposed. WCC Archives ref 00053\_197\_10890

## 1.2 Timeline of modifications

- c.1948 Parapet structure replaced with lightweight timber framing <sup>4</sup>
- c.1975 Internal alterations to U.S.S Co. – this includes installation of mezzanine floor, partitions and stair to west of warehouse<sup>5</sup>
- c.2002 Converted to a brewery for NZ Breweries. More internal partitions, larger mezzanine at 1<sup>st</sup> floor, 2<sup>nd</sup> floor mezzanine added.<sup>6</sup>
- c.2002 Bar / Restaurant fit out for '3 Bald Men'. <sup>7</sup>
- 19/01/2012 SR218066 , aBLDG CONSENT, 3.2 - Commercial - Mac's Brewery Building- Demolition of existing brewery, new intermediate floor, new entrance and stairs, new canopy, new toilets, alterations to existing fire systems and new kitchen.

<sup>4</sup> WCC Archives ref 00056\_358\_B27465

<sup>5</sup> WCC Archives ref 00058\_1000\_C43711

<sup>6</sup> WCC Archives ref 00078\_1022\_85769

<sup>7</sup> WCC Archives ref 00078\_1025\_90586

### 1.3 Architect

James Marchbanks (1862 - 1947).<sup>8</sup>

Marchbanks was born in Dunedin and joined the Public Works Department in 1878, where he became assistant engineer of the Otago District with an interest in railway construction work including tunnelling. He joined the Wellington-Manawatu Railway Co. in 1890 and the Wellington Harbour Board in c.1900<sup>9</sup> where he designed many of Harbour Board buildings including Maritime House on Waterloo Quay, shed 22, and shed 35. He retired as a general manager and chief engineer of the Wellington Harbour Board in May 1932.<sup>10</sup>

## 2.0 Physical description

### 2.1 Architecture

Shed 22 was the fourth and last shed to be built at the southern end of what is now known as Lambton Harbour. It is a very good example of a building in the functional tradition with emphasized base, regular arches and piers. This style typology is known in Australia as 'Federation Warehouse' style and can generally be dated to the period from 1890 – 1915.<sup>11</sup> The plain face brickwork is also a feature of the style, as is the marked rectangularity of the facade which is further emphasized by the plain parapet and cornice (although the parapet is not the original).

Function and form are well-matched in the building. The roof is a saw-tooth design half-covered in skylights, and affords good quality natural lighting. The construction uses steel frames encased in concrete as the main load-bearing system. The floor is concrete and the roof trusses are made up of riveted RSJs (rolled steel joists). The exterior is constructed in brick masonry strengthened with brick piers. The NZHPT states that the building is of note for its use of innovative strengthening techniques which they believe demonstrate 'a development on the concept of the reinforced building which, in 1922, was still in its infancy.'<sup>12</sup>

One particularly innovative feature of the interior is the overhead travelling winch system which is electrically, rather than hydraulically, driven.<sup>13</sup> This is still in good condition (c.2000). There have been some alterations to the building, in particular, the original parapet was removed after the 1942 earthquake and some of the arched openings have been bricked in.

Shed 22 is a solid and unpretentious maritime warehouse that has been successfully adapted to new use as a brewery, bar and restaurant. It makes an important contribution to the character of the Taranaki Street harbour-side area.

### 2.2 Materials

Brick masonry

<sup>8</sup> Cyclopedia of New Zealand, Wellington Provincial District (Wellington: The Cyclopedia Company Ltd, 1897)

<sup>9</sup> BIOGRAPHICAL DETAILS. *Auckland Star*, 3 January 1933, Page 3

<sup>10</sup> ENGINEER RESIGNS. *Auckland Star*, 26 May 1932, Page 8

<sup>11</sup> Wayne Nelson, 'Architectural Assessment, No.153, Shed 22, Lambton Harbour, Wellington.' NZHPT Architectural Assessment for listing, 1995

<sup>12</sup> Ibid; NZHPT Buildings Record Form, 20/11/98.

<sup>13</sup> 'Annual Report of Engineer' report by the Engineer to the Chairman and Members of the Wellington Harbour Board, October 1920.

## **2.3 Setting**

Shed 22 occupies a prime site on the southern boundary of the Wellington waterfront and benefits from direct access to landscaped waterfront to the north. The building is located on a prominent site at the corner of Cable and Taranaki streets and is one of a terrace of three significant heritage buildings that form an impermeable 'street-wall' between the waterfront and the city; the other buildings are the former Wellington Free Ambulance Building ref 17/47 (now a bar/restaurant), and the former Odlin's Building ref 17/49 (now the home to the NZ Stock Exchange). Shed 22 terminates this row of buildings and flanks the Taranaki Street Wharf gates ref 17/53. These gates form the southern vehicular entrance to the waterfront, and are flanked to the east by the Circa Theatre ref 17/408. Views to the east incorporate the national museum Te Papa, the floating crane the 'Hikitea'. To the north is an open space with views across Wellington harbour, and near neighbours here are the Wharewaka, and two significant heritage buildings, the Wellington Rowing Club ref 17/284 and Star Boating Club ref 17/285.

## **3.0 Sources**

'Annual Report of Engineer.' Report by the Engineer to the Chairman and Members of the Wellington Harbour Board, October 1920.

Cyclopedia of New Zealand. Wellington Provincial District. Wellington: The Cyclopedia Company Ltd, 1897.

Nelson, Wayne. 'Architectural Assessment, No.153, Shed 22, Lambton Harbour, Wellington.' NZHPT Architectural Assessment for listing, 1995.

Shelton, Lindsay. 'The cost of a convention centre', Wellington Scoop, May 13 2013  
<http://wellington.scoop.co.nz/?p=55303>

'The Wellington Waterfront Framework: Report of the Waterfront Leadership Group (Wellington: Wellington City Council, 2001)  
<http://www.wellingtonwaterfront.co.nz/docs/framework.pdf>

WCC Heritage Building Inventory 2001 ref CABL3

### **Papers Past**

BIOGRAPHICAL DETAILS. Auckland Star, 3 January 1933, Page 3.

ENGINEER RESIGNS. Auckland Star, 26 May 1932, Page 8.

### **Wellington City Archives**

WCC Archives ref 00056\_358\_B27465

WCC Archives ref 00058\_1000\_C43711

WCC Archives ref 00078\_1022\_85769

WCC Archives ref 00078\_1025\_90586

## 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?

Shed 22 is a very good example of a waterfront warehouse/industrial building built in a functional 'Federation' style. It is notable for the quality of its design, workmanship and materials, and for the rhythm and regularity of its Stripped Classical facades.

***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 is one of three heritage buildings that form an impervious boundary that marks the southern extent of the Wellington waterfront. The building occupies a prominent corner site and flanks the southern vehicular entrance to the waterfront.

***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 22 is one of a collection of heritage buildings and objects that have an association with the former Wellington Harbour Board and waterfront.

#### **Historic Value:**

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

Shed 22 was designed by the Board's Chief Engineer J. Marchbanks.

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

Shed 22 has historic value for its association with the shipping industry and harbour board, both of which were crucial to the economic life of early Wellington. The building is a good representative example of a building type that was fundamental to the operation of the wharves.

#### **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, Pre 1900 reclaimed land

***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 building has technological value in the building technology evident in its construction (in the brickwork and trusses in particular) and in the remains of cargo handling facilities (the hydraulic travelling winch).

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

The building is held in high public esteem and this can be seen from the public opposition to its proposed demolition in the 1980s & 1990s.

**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 building has had few intrusive modern alterations or additions over the past 90 years and contributes to the sense of place and continuity to Cable and Taranaki streets and the Wellington waterfront.

**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?*

**Local/Regional/National/International**

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



## 4.0 Appendix

### Research checklist (desktop)

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

### 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*