

## Commercial Building

88 Manners Street



Photo: *Charles Collins, 2015*

### Summary of heritage significance

- This building is a good example of an Edwardian commercial building with a well proportioned façade that features some elegant Classical detailing.
- This building is an important part of the Manners streetscape and makes a contribution to the setting of Manners, Cuba, and Dixon streets, and more widely Courtenay Place where more buildings of this type survive. It contributes significantly to the sense of place and continuity in the central city as one of the few early twentieth century buildings on this part of Manners Street.

District Plan:	Map 16, reference 199
Legal Description:	Lot 2 A Plan 1736
Heritage Area:	-
HPT Listed:	-
Archaeological Site:	NZAA Central City Archaeological Area R27/270
Other Names:	-
Key physical dates:	Construction: Early 1900s. Additions: 1908 Alterations: 1944
Architect / Builder:	Architect: Thomas Turnbull and Son
Former uses:	Commercial
Current uses:	Commercial
Earthquake Prone Status:	Not EQP – SR 165088

Extent: Cityview GIS 2013



## **1.0 Outline History**

### **1.1 History**

As one of the few remaining representatives of the early twentieth century remaining on Manners Street, this building is an important reminder of the type of building that once made up the street.

It is difficult to determine when the original construction of this building occurred as no building plans or permits exist. The first plans and permits available date to 1908, when prominent architectural firm Thomas Turnbull and Sons was commissioned to design additions and alterations to the building for owner Simon Scott, a confectioner.<sup>1</sup> The building appears to have accommodated a commercial business as well as a residential space.

The 1908 alterations were carried out in two phases of construction. The first added a third-storey to the previously two-storey building, and a large oven was built at the rear of the building. The second phase altered the interior of the building, and included the demolition of interior partitions, chimneys.<sup>2</sup>

The building exterior is an odd mix of old and new – and this can best be described in terms of the difference between the 1908 drawings as proposed, and the building we can see today. The ground floor shop-fronts have been replaced. The second floor façade is generally as drawn in 1908, but the first floor façade has been simplified and the windows have arched rather than square heads. The stepped parapet was rebuilt in 1944 as part of repair work following the 1942 earthquake. These changes were made to the designs of architectural firm Gray Young, Morton, and Young.<sup>3</sup> The elaborate parapet finials or urns have not survived (or were never built).

Although this building is now over a century old, it has had relatively few owners. The building was owned by the Scott family from at least 1908 until 1938 when it was sold to Stanley Garland, who transferred it to Garland Properties Limited in 1962. In 1981 the property was sold to Peter Mann, who on sold it less than ten years later to Dayal Govan. The building remains in this ownership albeit under the name of DN Govan & Co of New Zealand Limited.<sup>4</sup>

While little more is known of this buildings history, its style, type of construction, and materials are representative of a typical commercial building of the day and the additions and modifications represent the changing needs of the owners/occupants since the time of its construction. In the years since its construction this building has accommodated a number of different commercial, hospitality, and retail businesses, and changes to the interior of the building reflect these changing uses.

This building is an important part of the Manners streetscape and makes a contribution to the setting of Manners, Cuba, and Dixon streets, and more widely Courtenay Place where more buildings of this type survive. It contributes significantly to the sense of place and continuity in the central city as one of the few surviving early twentieth century buildings on this part of Manners Street.

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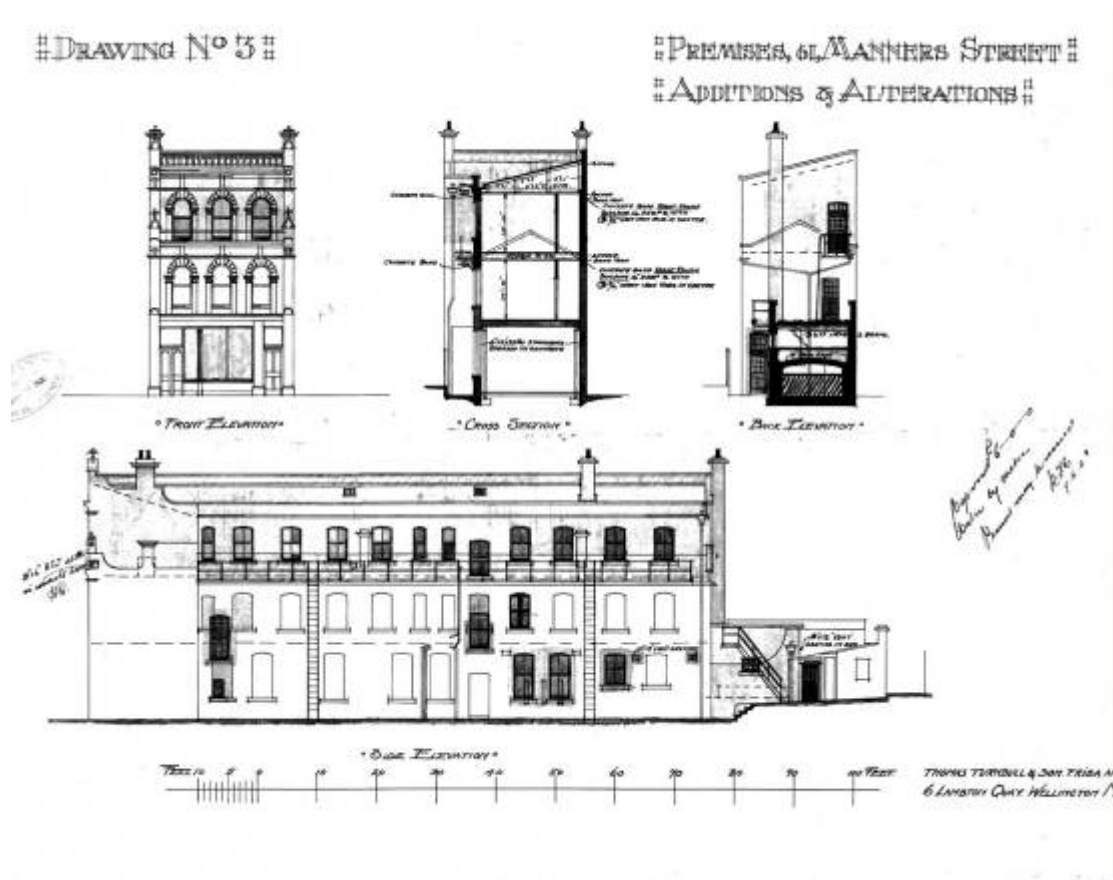
<sup>1</sup> CT 135/206

<sup>2</sup> WCA – 00053:146:8107

<sup>3</sup> WCA – 00056: 290: B23163

<sup>4</sup> CT 135/206

## 1.2 Timeline of modifications (original plans)



- 1908 86-88 Manners Street, alterations and additions (00053:146:8107)
- 1938 88 Manners Street, additions and alterations to business premises (00056:216:B18533)
- 1939 88 Manners Street, alterations (00056:219:B18702)
- 1940 88 Manners Street, erect sign (00056:247:B20529)
- 1944 88 Manners Street, earthquake damage (00056:290:B23163)
- 1946 88 Manners Street, kitchen bake house and storeroom (00056:315:B2471)
- 1949 88 Manners Street, sign (00056:367:B28220)
- 1955 88 Manners Street, alterations to restaurant (00056:518:B38634)
- 1960 88 Manners Street, shop alterations (00058:135:C6468)
- 1978 86-88 Manners Street, bank alterations (00058:1183:C50877)
- 1982 86-88 Manners Street, retail shop alterations (00058:0:C60166)
- 1989 88 Manners Street, business additions and alterations - restauran (00059:328:E18501)
- 1990 88 Manners Street, recreation building additions and alterations (00059:352:E19140)
- 1990 88 Manners Street, business additions and alterations (00059:425:E2135)
- 2000 88 Manners Street, restaurant fitout (00078:505:67676)
- 2000 88 Manners Street, seismic strengthening of existing premises (00078:544:63487)
- 2001 88 Manners Street, new egress / entrance door (00078:813:80575)
- 2004 88 Manners Street, sign board (00078:1206:112767)
- 2011 88 Manners Street, Renovation of commercial kitchen - Level 2 (rear tenancy), removal of secondary access to Manners Street, main access is Christeson Lane at rear of building, size of kitchen area reduced providing more space to front tenancy (00078:4336:229488)

### 1.3 Occupation history

Not assessed

### 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.<sup>5</sup> 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.<sup>6</sup> 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."<sup>7</sup>

## 2.0 Physical description

### 2.1 Architecture

This building is a good example of an Edwardian commercial building with a well proportioned façade that features some spare Classical detailing. While this building now has a relatively plain façade, with detailing and ornamentation confined to the 1908 additional second floor, the 1908 designs show a lively façade that featured detailed arched windows capped with cement rendered voisoirs and keystones flanked by short pilasters topped by decorative finials. The drawing also shows that the first floor facade was similarly detailed and featured a row of arched (rather than square headed) windows. The floor levels are defined by a fairly plain cornice, but the building is capped by an entablature with dentils, a balustraded parapet, and a plain stepped cornice that is a later addition. The second floor arched windows and decorative finials were removed, and the plain stepped cornice added, in 1944 as part of repair work following the 1942 Wairarapa earthquake. These changes were made to the designs of architectural firm Gray Young, Morton, and Young.<sup>8</sup>

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<sup>5</sup>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>

<sup>6</sup> 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+\(1868-1914\)](http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+(1868-1914))

<sup>7</sup> Cochran, Chris, *Turnbull House Conservation Plan* (Wellington: Department of Conservation, 1991), 19.

<sup>8</sup> WCA – 00056: 290: B23163

## 2.2 Materials

- Concrete
- Steel stanchions and beams
- Brick
- Timber: joists, studs, roofing, flooring, windows

## 2.3 Setting

This building is situated on the formerly pedestrian only Manners Street (formerly Manners Mall). It is one of few early 20<sup>th</sup> century buildings remaining on this part of Manners Street and it contributes significantly to the sense of place and continuity in the central city. This building is an important part of the Manners streetscape and makes a contribution to the setting of Manners, Cuba, and Dixon streets, and more widely Courtenay Place where more buildings of this type survive.

## 3.0 Sources

Cochran, Chris. *'Turnbull House Conservation Plan.'* Wellington: Department of Conservation, 1991.

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+\(1868-1914\)](http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+(1868-1914))

## Land Information New Zealand

CT 135/206

## **Wellington City Archive**

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## 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?*

This building is a good example of an Edwardian commercial building with a well proportioned façade that features some elegant Classical detailing.

**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 building is an important part of the Manners streetscape and makes a contribution to the setting of Manners, Cuba, and Dixon streets, and more widely Courtenay Place where more buildings of this type survive. It contributes significantly to the sense of place and continuity in the central city as one of the few early twentieth century buildings on this part of Manners Street.

**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?*

#### **Historic Value:**

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

While little more is known of this buildings history, its style, type of construction, and materials are representative of a typical commercial building of the day and the additions and modifications represent the changing needs of the owners/occupants. It is associated with the architects responsible for additions and alterations (and possibly the original design) Thomas Turnbull and Son.

**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?*

This building is included in the NZAA Central City Archaeological Area R27/270. It is of unknown archaeological value.

**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?*

This building contributes significantly to the sense of place and continuity in the central city as one of the few early twentieth century buildings on this part of Manners Street.

***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?*

This house is a good representative of an Edwardian commercial building, built in materials and using techniques common to the period. It has had a modest and representative history for a commercial building.

***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?*

This building has been through a number of alterations since its construction. The interior has been significantly altered as has the exterior. The most authenticity has been retained by the 1908 addition.

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

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

This house is locally significant for its architectural, and townscape values, its historic associations, and its archaeological values.

## 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)		