

Historic Heritage Evaluation

154 Victoria Street, Te Aro



September 2021

Historic Heritage Evaluation	
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The author is indebted to the work which has gone before in assessing the values and the history of 154 Victoria Street especially for internal descriptions.

¹ “154-156 Victoria Street Heritage Report.”



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Executive Summary

154 Victoria Street has been nominated for inclusion on the Wellington City Council Schedule of Historic Heritage Buildings. An evaluation of the building's values shows it to have significant historical value as a rare brick industrial building comprising of a warehouse and offices, with high integrity. Its principal values lie in the significant group value with 95 Dixon Street, and in the townscape value of the building and group. The overall heritage value of this group is very high as it illustrates the original scale and type of industrial development in this area of Te Aro in the late 1800s.

154 Victoria Street is a four-storey (three-storey and a basement) brick warehouse built in 1899 for E.H Crease & Son.² The company had outgrown their premises on Customhouse Street and acquired the site on corner of Dixon and Quinn Streets.³ It was reported in the *Evening Post* in 1898 that the four-storied high building would be fitted with the latest machinery and the plans were being prepared by Messrs McKay and McGregor, who were inviting tenders for the work.⁴ The brick warehouse tender was won and built by builder James Russell.⁵

It is recommended that the industrial building at 154 Victoria Street be listed on the Wellington City Council District Plan to ensure that its cultural heritage values both individually, and as a group with the proximal two-storeyed Edwardian-styled brick warehouse at 95 Dixon Street, are retained. The listing should encompass the exterior form, scale and materials of the building including the roof and the primary structure of the building internally. A heritage assessment of the interior be carried out prior to any future works.

Summary Statement of Significance

154 Victoria Street is **rare** example of a Victorian commercial building in the Te Aro area. It has significant **historical** and **integrity** value as an 1890s surviving industrial building of the era. The building was designed as a factory and workshop during a period of economic prosperity from the late 1890s.

154 Victoria Street is one of a few remaining industrial buildings on the original Town Acre 172 and has **significant** historic value. It was once part of a group of buildings that included residences, commercial, hotels, and pubs as a response to an increase in the development of land and sea trade routes. The overall heritage value of this group is **significant** as early development in this area of Te Aro was low scale; this warehouse would have made an architectural statement in its size and design.

² "Quinn Street [154-156 Victoria Street], Brick Warehouse and Boiler House."

³ "Finance and Trade," 1898.

⁴ "Local and General," 1898.

⁵ "Local and General," 1899.



Purpose

The purpose of this document is to consider the building located at 154 Victoria Street, Wellington against Wellington City Council's criteria for evaluation of historic heritage.

The document has been prepared by NZ Heritage Properties and Alison Breese on the specific instructions of our client, Wellington City Council. It is intended solely for the use by Wellington City Council in accordance with the agreed scope of work.

Scope

This report is a desktop study based on online resources and material digitised from the Wellington City Council Archives.

The chronology of the site was pieced together using primary sources such as *Papers Past*, Wellington City Council Archives, and Land Information NZ records.



Heritage Inventory Report

Site Detail	
Site address or address(es) and/or location	154 Victoria Street
Property Name	
Other names	Kāpiti Customs House
Legal Description(s) and Record of Title identifier(s), Deeds register and/or Gate notice information	Pt Lot 1 DP 30657
NZTM grid reference	NZTM_E 1748579, NZTM_N 5427347
District Plan Reference Number	Not listed
Sites of significance to Māori	None
WCC Heritage Area	None
HNZPT listed	Not listed
HNZPT category	
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Potential - Central City NZAA R27/270. Pre-1900 building., so considered archaeological. There were earlier buildings on the site.
New Zealand Archaeological Association (NZAA) site record number(s)	NZAA Central City Archaeological Area R27/270.
Constructed	1899
Significant alterations or additions	
Architect	McKay & MacGregor
Builder	James Russell
Former uses	Commercial Building (warehouse and offices)
Current uses	Commercial Building (warehouse and offices)
Earthquake-prone Building Status at the date of assessment.	N005410



Extent: WCC Onemap September 2021



Historical Summary

Land History

Wellington's nearly circular harbour (about 10 kilometres in diameter) began as a shallow basin between two tilted land blocks. Repeated uplifting along the Wellington Fault raised the block on the western side, creating a cliff from Thorndon to the Hutt Valley. The block to the east tilted down towards the fault, creating a depression that later filled with water.⁶

⁶ Adkins, "The Great Harbour of Tara. Traditional Place Names and Sites of Wellington Harbour and Environs."



Matiu (Somes Island) and Mākaro (Ward Island) are the exposed peaks of a submerged ridge running parallel with the extensive ridges of Miramar Peninsula and Hataitai.

The area which became Wellington, Te Whanganui-a-Tara (or Port Nicholson as the New Zealand Company called it) had been occupied for centuries by various Māori groups.⁷ Two tribes of Ngāi Tara (in the Wellington area from c1405-1650) and Ngāti Ira (in the Wellington area until 1829) amalgamated and became known as Ngāti Ira. Ngāti Ira were the inhabitants of Te Whanganui-a-Tara and its environs including Porirua and the area up the Kāpiti Coast.⁸ The principal chief of Ngāti Ira in the late 1810s, Whanake and his son Te Kekerengu both lived on the west coast of Wellington near Porirua Harbour.

Incoming tribes from far to the north of Wellington area began to push out Ngāti Ira and they faced consistent pressure as an influx of people continued from western Waikato and Taranaki.⁹ Many war parties and migration of other tribes, such as Ngāpuhi, Ngāti Whatua, and Ngāti Toa, drove the last remaining Ngāti Ira out of the area.¹⁰ Ngāti Toa and its allies defeated Ngāti Ira and gained ascendancy over the Kāpiti Coast in 1824, although some Ngāti Ira continued to live at Porirua.¹¹ By 1840, the groups holding customary rights within the Port Nicholson block were complex with Te Ātiawa, Taranaki, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa all claiming rights. These rights had been established through conquest, occupation, and use of resources.

It was in this complex setting that in 1839, the New Zealand Company chose Wellington's Port Nicholson as the site for its first settlement of British immigrants. Their aim was to purchase land in the district for an English settlement.¹²

Te Aro

Te Aro is an inner-city suburb of Te Whanganui-a-Tara Wellington, Aotearoa New Zealand. It comprises the southern part of the central business district including the majority of the city's entertainment district and covers the mostly flat area of city between The Terrace and Cambridge Terrace at the base of Matairangi Mount Victoria.

⁷ Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

⁸ Murray, "A History of Tawa."

⁹ Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

¹⁰ Murray, "A History of Tawa."

¹¹ Murray.

¹² Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."



Te Aro has a long history of occupation and development, and the harbour, shoreline, wetlands and surrounding areas supported several settlements including Te Aro Kainga and the Puke-ahu Pā. The area was subdivided in 1840 by the New Zealand Company's Chief Surveyor Captain William Mein Smith, and the acquisition of this land – most particularly the subdivision of Te Aro Kainga – was one of many controversial actions of the New Zealand Company in Wellington. By the end of the nineteenth century Te Aro was a densely populated city-fringe suburb, predominated by working class housing. By the early twentieth century, the area was considered overcrowded, and this led in part to the popularity of the new suburbs that soon developed with the introduction of the electric tram network. Te Aro became more important as a transport route, and suited to factories and light industry. Te Aro fell into decline and by at least the 1930s, had been declared a slum and proposed for redevelopment.¹³

Section 172

The land was identified on the original 1841 Town Acre Map of Wellington as 172 and the subject site is part of Lot 1 on Pt Section 172.

As the population of Te Aro increased, owners subdivided land, creating narrow access ways, such as Quin Street and Howe's Lane near 95 Dixon Street.¹⁴ Quin Street, a small lane, ran off Dixon Street and comprised of sections 171, 172 and 173. It began as a "fashionable quarter" with military officers and other notable inhabitants of Wellington living there, but soon descending into notoriety. From the 1880s the locality became described as "shady" and as an "unsavoury locality" in local newspapers.¹⁵ The area appears repeatedly in local newspapers from the 1860s, particularly the court news, for its residents were charged with violence, prostitution, stealing and other crimes. Michael Quin, who owned property intersected by the thoroughfare, and gave the road his own name and the lane was known as 'Maori Row' and 'Quin Street' interchangeably.

Michael Quin was a blacksmith and farrier whose business was in the block and he also owned many residential cottages that he leased in Maori Row.¹⁶ The area

¹³ "5-7 Garrett Street, Te Aro Public Report."

¹⁴ Menzies, "'Progress' v 'Preservation' - A History of Te Aro, Wellington."

¹⁵ Wairarapa Daily Times, Volume LIX, Issue 9936, 5 August 1908, Page 7, <https://paperspast.natlib.govt.nz/newspapers/WDT19080805.2.49> and New Zealand Times, Volume XLI, Issue 6980, 5 October 1883, Page 5, <https://paperspast.natlib.govt.nz/newspapers/NZTIM18831005.2.53>

¹⁶ New Zealand Mail, Issue 1741, 12 July 1905, Page 70, <https://paperspast.natlib.govt.nz/newspapers/NZMAIL19050712.2.172>



was considered a slum area with many old cottages ordered to be pulled down by Wellington City Council as being deemed insanitary.¹⁷

Section 172 is recorded as owned by Michael Quin from 1857 and the property was sold to E.H. Crease & Son in 1898 after Quin's death in 1892.

The immediate vicinity around 154 Victoria Street was working class, with a number of Edwardian buildings already in the area at the time 154 Victoria Street was constructed. From the 1900s the area became an area more ideally suited for factories and light industry, rather than housing as increased transport routes encourage people to move out to the suburbs.^{18,18} The Edwardian character was strong in the areas of Dixon Street and nearby Cuba Street, with many buildings surviving in Cuba Street today.

Te Aro is noted as one of the few remaining physical examples of working-class life and culture in Aotearoa New Zealand, with a diverse working-class population. Buildings that are representative of these kinds of working class and industrial activities are now rare in the Te Aro area. The building has historic value, primarily because it has had an ordinary history, typical of both the area and the kinds of uses it was put to. This makes it important that efforts are made to preserve its heritage.¹⁹

154 Victoria Street

The part of Victoria Street between Dixon Street and Ghuznee Street was known as Quin(n) Street²⁰ in 1892 and Sturdee Street in 1925. Earlier still it was known as "Maori Row," and as "Sutton Row."²¹

The land was identified on the original 1841 Town Acre Map of Wellington as 172 and the subject site is part of Lot 1 on Pt Section 172. 154 Victoria Street is one of two structures on this site. The land at section 172 was originally corner of Quin Street and Dixon Street. The corner area has been altered with realignment with former Herbert Street, providing a landscaped buffer zone to the primary elevation. Quin Street became known as Sturdee Street from around 1925 and then later in the 1970s, as Victoria Street when that street was extended.

¹⁷ 'Insanitary Dwellings', New Zealand Mail, 5 April 1900, p 48, <https://paperspast.natlib.govt.nz/newspapers/NZMAIL19000405.2.105>

¹⁸ Menzies, "'Progress' v 'Preservation' - A History of Te Aro, Wellington."

¹⁹ Menzies, "'Progress' v 'Preservation' - A History of Te Aro, Wellington."

²⁰ after Morton Quinn, one of the members of the City Council elected for 1870-71

²¹ Irvine-Smith, "The Streets of My City, Wellington, New Zealand."



This building, a four-storey commercial warehouse, was designed by Messrs McKay and MacGregor in 1899 for coffee, spice and conserve manufacturer E.H. Crease & Son.²² E.H. Crease & Son had purchased the land, part of Town Acre 172, from ex-City Councillor Michael Quin in 1898.²³ The warehouse was built as they had grown too large for their old premises at Customhouse Quay.²⁴

E.H. Crease and Son was established in 1867 by E.H. Crease.²⁵ The business expanded over the next few decades, and by the late nineteenth century imported, packed and manufactured “Coffees, Peppers, Spices; Essences, Peels, Oils, Sauces, Indian Condiments and Baking Powder.”²⁶ They also held patents for milk and meat preservatives. Prior to building the warehouse, the firm occupied a two-storey wooden building on Victoria Street.

The construction of the large factory and warehouse was reported in the newspapers. “The premises will be four stories high and will be fitted with all the latest machinery. The preparation of the plans and specifications has been entrusted to Messrs. McKay and McGregor, who are inviting tenders for the work. The buildings, which are to be erected in four months, are to be lighted by gas.”²⁷ The tender was won by Mr James Russell. A journalist was invited to report on the building:

The building has a frontage of 100 feet and a depth of 50 feet and consists of three stories and a cellar. In a detached building is fitted up an engine and boner for generating steam for drying, bottle-cleaning and various other purposes.

The ground floor is partly occupied by machinery; here the coffee and spice mills may be seen at work, the motor power being furnished by a 12 h.p. gas engine. On one side are an excellent suite of offices, a sample room and a strong room.

Adjacent to the sample room there is a delivery counter for small goods and bins to hold many packages. The first floor is now being used as a bulk store, and bales, bags, cases and crates containing the many commodities used in the business are neatly packed. The top-floor is divided into several departments, the tinsmith’s room, 30ft x 50ft, occupies nearly a third of the space; adjoining is the packing room for small goods and in smaller rooms hops are packed and blue and blacking manufactured.

²² “154-156 Victoria Street - Building Permit 3289.”

²³ Deed 122/691, Wellington Land District. Land Information New Zealand (LINZ).

²⁴ “Finance and Trade,” 1898.

²⁵ Cyclopedia of New Zealand Co., *The Cyclopedia of New Zealand – Wellington Provincial District* (Cyclopedia Co. Ltd, 1897), p.748.

²⁶ Cyclopedia Company Limited, “The Cyclopedia of New Zealand [Wellington Provincial District].”

²⁷ “Local and General,” 1898.



Another room, 20ft x 30ft, is set aside as a dining-room for the female employees and attached to this is a lavatory. The cellar is well-ventilated, the floor being cemented, and is devoted to the manufacture of vinegar, lime juice, cordials and refining candied peels.

The building is fitted with a 30wt lift; there is also a complete fire service, pipes with hose and fittings, and the two top floors are provided with fire escapes. There is ample accommodation for every branch of the business, and every convenience has been provided for the employees. The new building is an adornment to Quinn Street and is certain to attract other manufacturers to build there.²⁸

E.H. Crease and Son owned and occupied the building at 154 Victoria Street until 1926, when it was sold to bedding and furniture manufacturer David McCrae Limited.²⁹ For the next three decades this firm occupied the majority of the building, but did lease parts to other businesses, such as printers Pearson & Co from 1930-1932, the Bellbird Underwear Company in 1936, the Wellington Squadron Territorial Air Force from 1938-1939 and Tatra Leather Goods throughout the 1940s.³⁰ The building was sold to New Zealand Carpet Distributors Limited in 1955, which ushered in a long period of use by carpet manufacturers such as Feltex NZ Limited (part of Feltrax International Ltd) who held a twenty-year lease from 1979.³¹ Singvest Group Limited took over the property in 1993.³² Each tenancy carried out their own alterations to suit their needs.

Wellington's Victoria Street Transformation project was officially held in 2015.³³ The City Council incentive was to encourage growth in an area that was not seen to be achieving its potential. The result of this development has meant that 154 Victoria Street, as well as neighbouring 95 Dixon Street, are beginning to be built out by high-rise buildings, and they are becoming a rare group of industrial buildings in the vicinity. As Te Aro was once a thriving industrial area, it is important to preserve the heritage aspects that are representative of the kind of industrial activities now rare in the Te Aro area.

²⁸ "City Improvements."

²⁹ *Stones Wellington, Hawkes Bay and Taranaki Directory 1899-1926*; CT WN340/87.

³⁰ *Stones*, 1930-1932, 1936, 1938-1939.

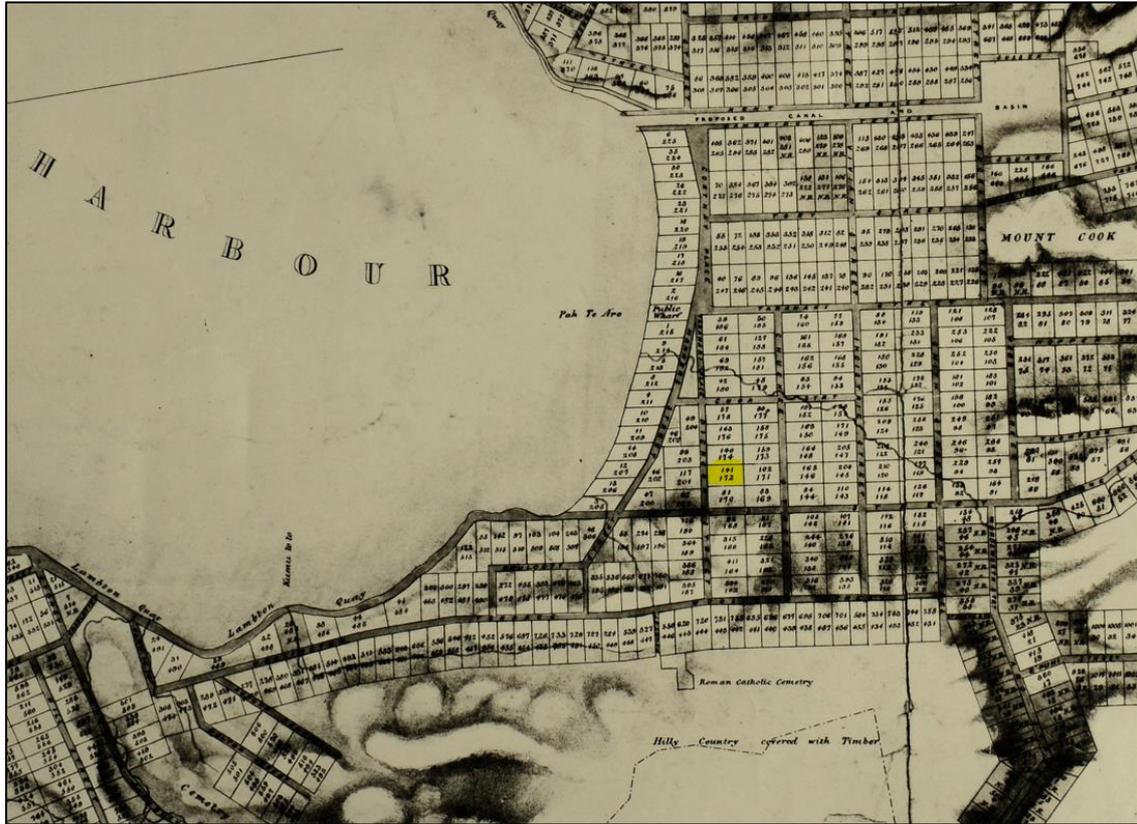
³¹ CT WN340/87.

³² *Ibid.* Singvest purchased the building in 1993.

³³ Thompson, "Five Years on: The Transformation of Victoria Street."



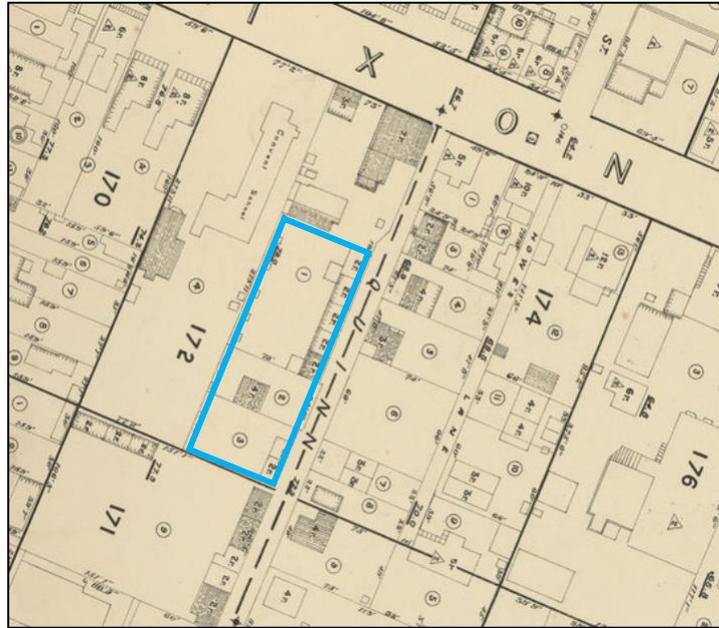
Photographs and Images



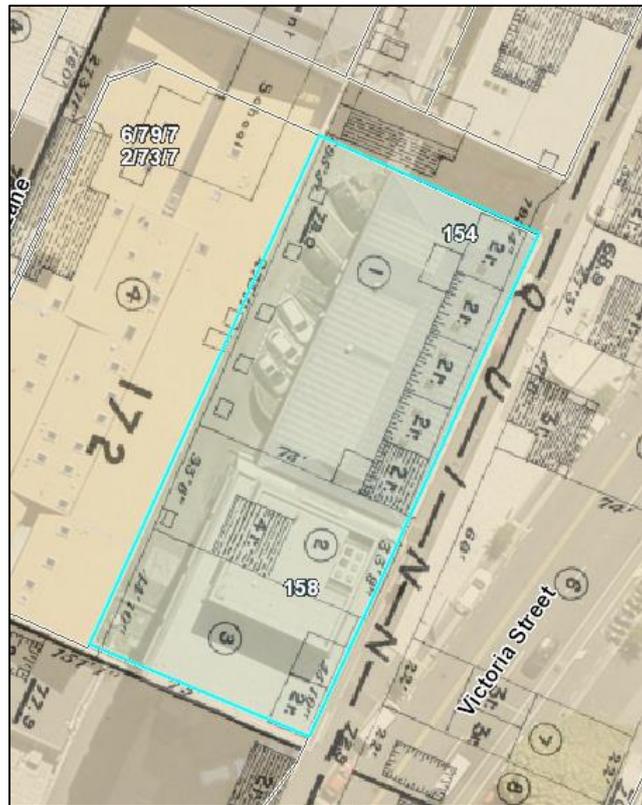
Plan of the Town of Wellington, 1840, with section 172 highlighted, Archives New Zealand.³⁴

³⁴ <https://www.flickr.com/photos/archivesnz/11968849753>



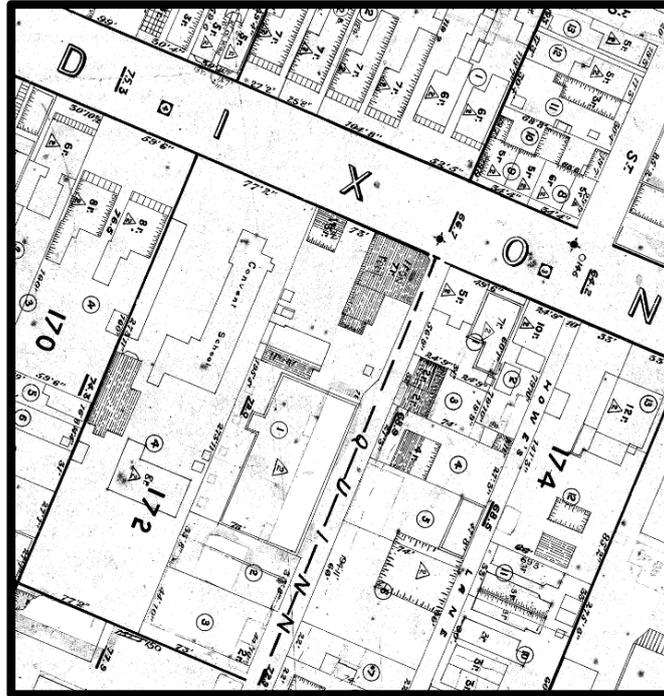


Thomas Ward Survey Map with subject site shown in blue, Sheet 33, 1891, 27, Wellington City Council Archives.



Wellington City Council Property Map with Thomas Ward 1891 Survey map overlaid showing part lot 1, now 154 Victoria Street.





Thomas Ward Survey Map, Sheet 33, c1900, 27, Wellington City Council Archives.

Chronologies and Timelines

Timeline of events, including modifications

- 1898 E.H. Crease & Son purchase land on corner of Dixon and Quin Streets.
- 1899 Four-storey brick warehouse and a boiler house (Wellington City Council Archives 3289).
- 1937 Erect dangerous goods store (Wellington City Council Archives B17005).
- 1993 Office building partitions (Wellington City Council Archives 2647).
- 1994 154/1 Victoria Street Office building alterations (Wellington City Council Archives 5995).
- 1995 Office alterations (Wellington City Council Archives 15222).
- 1998 Kitchen alterations, level 2 and 3, (Wellington City Council Archives 47244).
- 1999 Seismic Strengthening (Wellington City Council Archives 59282).
- 2000 Internal office alterations (Wellington City Council Archives 62021).



2001	Ground floor internal office fitout (Wellington City Council Archives 81312).
2001	Office Fitout with kitchenette Level 1 (Wellington City Council Archives 75936).
2001	New wire cage/store room to basement (Wellington City Council Archives 79881).
2002	Reconfiguration and general refurbishment of ablutions area on ground floor- (Wellington City Council Archives 96393).
2003	Level 1 interior fit-out (Wellington City Council Archives 100766).
2003	Interior fit-out – level 1 scenario communications (Wellington City Council Archives 100205).
2004	154 Victoria Street, Ministry of Fisheries, Office alterations, Levels 1,5,6 and 7 Feltex House, With amendment (Wellington City Council Archives 120621).
2006	Office building alterations (Wellington City Council Archives 154791).
2007	Office building alterations (Wellington City Council Archives 159676).
2010	New skylights, kitchenette and link (Wellington City Council Archives 222223).
2011	Demolish and remove existing canopy and loading dock. Construct external staircase (Wellington City Council Archives 231555).

Occupation history

1898-1926	E.H. Crease & Son, merchants
1926-1955	David McCrae Ltd, bedding and furniture manufacturer
1930-1932	Tenants Pearson & Co, printers
1936	Tenants Bellbird Underwear Company
1938-1939	Tenants Wellington Squadron Territorial Air Force
1940s	Tenants Tatra Leather Goods
1955	Building sold to New Zealand Carpet Distributors Limited
1990s-current	Various commercial tenants, including carpet manufacturers



Biographies

Crease, E.H. and Son (Edin Hellard Crease and Frederick Charles Crease)³⁵

E.H. Crease and Son were “Importers, Manufacturers, Packers and Bottlers of Coffees, Peppers, Spices, Essences, Peels, Oils, Sauces, Jellies, Indian Condiments and Baking Powder” as advertised in the 1897 *Cyclopedia of New Zealand*. The business was founded by Edin Hellard Crease in 1867, and the business steadily grew and developed and became very successful.

When Edin Crease died in 1892 aged 52, his son Frederick C. Crease became the sole proprietor.

Originally E.H Crease and Son had an office and warehouse in Old Customhouse Street which was a two-storey wooden building. They also had a factory in Victoria Street, another two-storey wooden building containing a slightly larger superficial area than the warehouse. This factory housed a water-motor of eight horse-power to drive the machinery, and included appliances for roasting, grinding, mixing, sifting, and preparing the numerous articles.

Because of their need for more space as the business continued to grow, they bought a section of land on corner of Dixon and Quin Street.

E.H. Crease and Son employed about twenty skilled hands in the manufacturing, packing, labelling, receiving and delivery departments. As importers they had regular shipments of all goods. At an early stage in the business, Mr. Crease realized the necessity of securing regular supplies of the raw materials used at his works. E.H. Crease and Son's trademark is the letter C in a diamond, and they had many brands for their commodities, the leading ones being the *Duke of Wellington* and *AI* Brands.

Three travellers were engaged in interviewing customers across Aotearoa New Zealand including leading merchants, storekeepers and grocers. E.H. Crease and Son are patentees for milk and meat preservatives.³⁶

³⁵ “Crease, E.H., and Son.”

³⁶ “Crease, E.H., and Son.”



McKay & McGregor

The architecture practice of McKay & McGregor was formed by a short-term partnership between James Hector McKay and Rob Roy McGregor. It was active from 1898 and dissolved “by mutual consent” in December 1900.³⁷

James McKay was born in Scotland and moved to Australia in c.1884 where he practiced as an architect until the early 1890s. He moved to Wellington by 1896 and his partnership with Rob Roy McGregor produced over 40 houses, a few commercial buildings, and the fine timber Italianate St James’ Church in Newtown.³⁸ James McKay went on to form the prolific and longstanding partnership of Crichton and McKay. Notable examples of Crichton & McKay’s work include the Bank of New South Wales, the Bank of Australasia (now ANZ) in Hunter Street and Customhouse Quay, the Dominion (newspaper) Building (WCC 17/317³⁹ and New Zealand Heritage List/Rārangī Kōrero Category 2, List 1358⁴⁰) and many of the later buildings at Wellington Hospital.⁴¹

Rob Roy MacGregor was born in Dunedin and trained as an architect with Robert Arthur Lawson. He moved to Wellington by 1893 to start an architecture practice and entered design competitions for the Ballance Memorial in Parliament Grounds, and the Pahiatua and Palmerston North courthouses. His competition designs had mixed results. Although his memorial to Premier John Ballance was the winning entry, members of Parliament instead chose a statue by W.J. Helyer set on a plinth designed by MacGregor. His courthouse designs were placed second to Wellington architect George Stevenson, but MacGregor eventually oversaw the construction of the Pahiatua Courthouse and Post Office in 1894. His Downes Building (former) is listed on the WCC District Plan 16/89.2⁴² and New Zealand Heritage List/Rārangī Kōrero Category 2, List 1412⁴³). MacGregor remained in business in Wellington until at least 1904 when he designed the L.T Watkins Building on the corner of Cuba and Vivian Streets. He also designed a row of four near-identical Tinakori Road houses for Thomas Joseph McCarthy in 1903.⁴⁴

³⁷ “McKay & McGregor.”

³⁸ Listed on WCC District Plan 6/8 <https://www.wellingtoncityheritage.org.nz/buildings/1-150/8-st-james-church?q=> and New Zealand Heritage List/Rārangī Kōrero (Category 2, 1423 <https://www.heritage.org.nz/the-list/details/1423>

³⁹ <https://www.wellingtoncityheritage.org.nz/buildings/301-450/317-dominion-building?q=>

⁴⁰ <https://www.heritage.org.nz/the-list/details/1358>

⁴¹ “McKay & McGregor.”

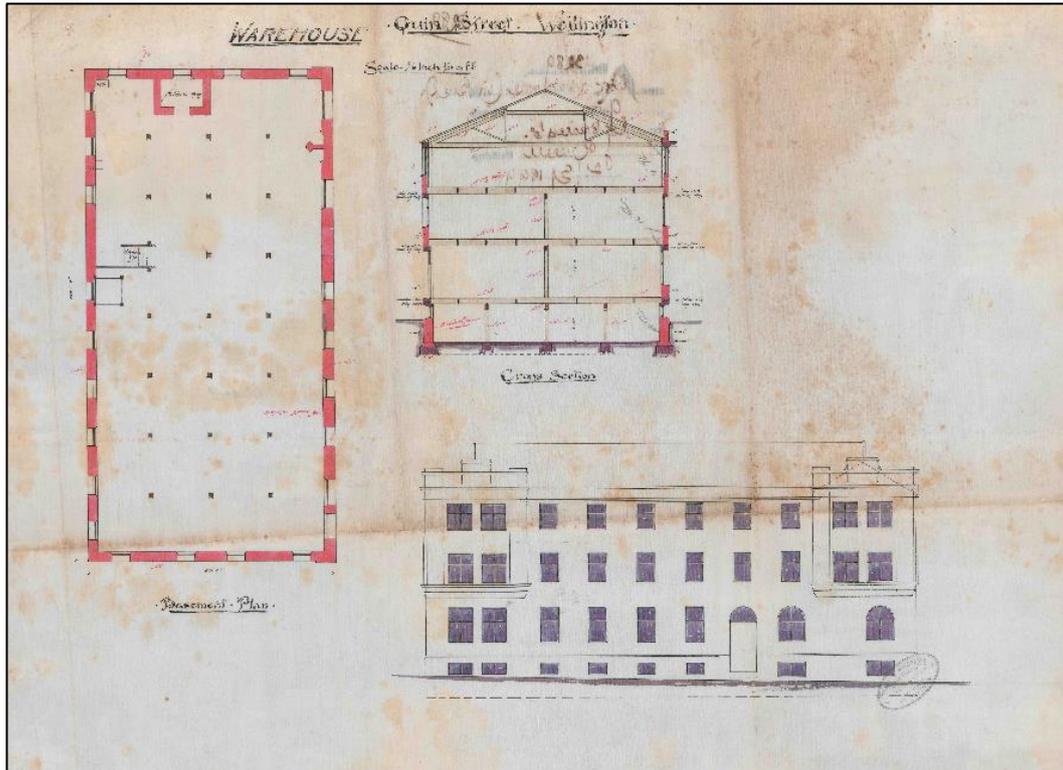
⁴² <https://www.wellingtoncityheritage.org.nz/buildings/1-150/89-2-downes-building?q=>

⁴³ <https://www.heritage.org.nz/the-list/details/1412>

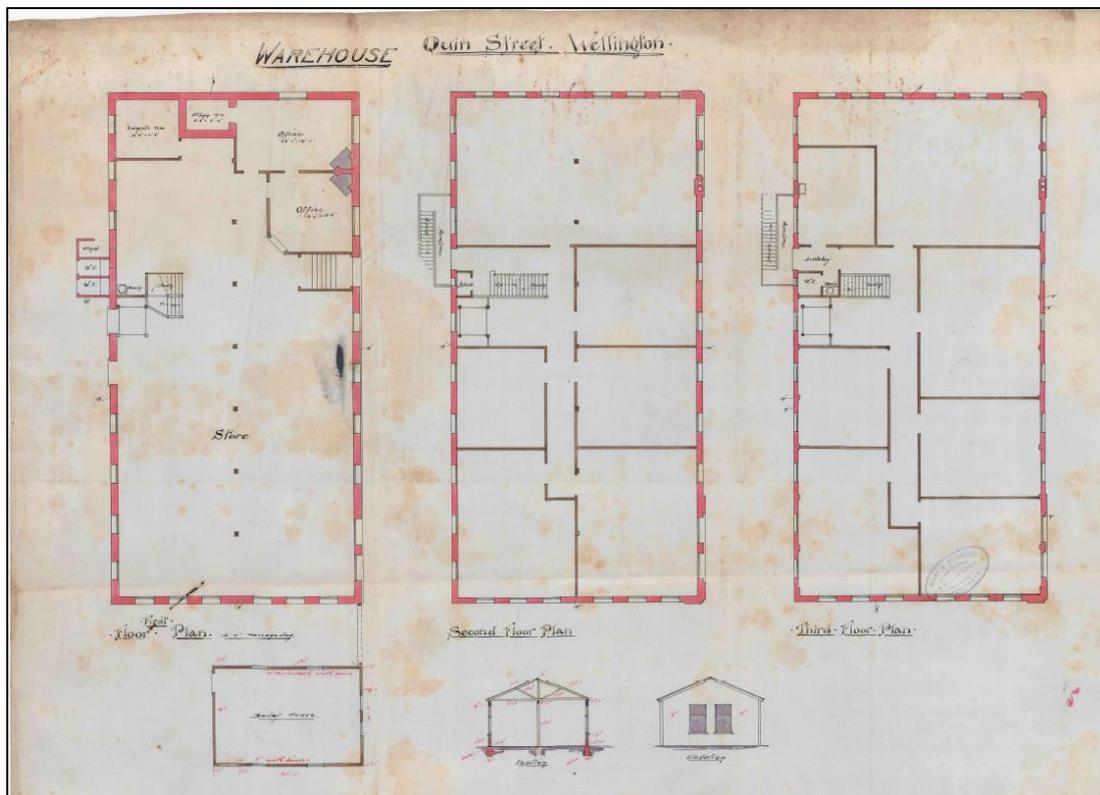
⁴⁴ “McKay & McGregor.”



Plans and Elevations



Plans of Warehouse, Quin Street, Permit 3289, 00053-3289, Wellington City Council Archives.



Plans of Warehouse, Quin Street, Permit 3289, 00053-3289, Wellington City Council Archives.



Physical Description

Setting – geographical / physical context

Te Aro is an inner-city suburb of Te Whanganui-a-Tara Wellington, Aotearoa New Zealand and has a long history of occupation and development. The harbour, shoreline, wetlands and surrounding areas supported several settlements including Te Aro Kainga and the Puke-ahu Pā. The area was subdivided in 1840 by the New Zealand Company's Chief Surveyor Captain William Mein Smith, and the acquisition of this land – most particularly the subdivision of Te Aro Kainga – was one of many controversial actions of the New Zealand Company in Wellington.

By the end of the nineteenth century Te Aro was a densely populated city-fringe suburb, predominated by working class housing. By the early twentieth century, the area was considered overcrowded, and this led in part to the popularity of the new suburbs that soon developed with the introduction of the electric tram network. Te Aro became more important as a transport route, and suited to factories and light industry. Te Aro fell into decline and by at least the 1930s, had been declared a slum and proposed for redevelopment.⁴⁵

Te Aro is noted as one of the few remaining physical examples of working-class life and culture in Aotearoa New Zealand. It had a diverse working-class population.⁴⁶

Buildings or structures⁴⁷

154 Victoria Street is a three-storied brick office and warehouse building with a semi-basement. The primary elevation features five bays with paired flat arched window heads on the symmetrical upper two levels. Terminal bays feature square windows, wide vertical outer bands and a corbelled sill detail. The ground floor is asymmetrical, and the main entrance is off-centre. The ground floor includes three bays with paired flat arched windows that align vertically with the upper levels. The two bays associated with the main entrance feature round-headed windows and a door, accentuating the entranceway. The semi-basement creates the building plinth, also divided into bays, that aligns with the upper levels. The building is roofed with a substantial hipped and Dutch-gabled corrugated iron roof and the roof itself is concealed behind parapets on all sides.

⁴⁵ "5-7 Garrett Street, Te Aro Public Report."

⁴⁶ Menzies, "'Progress' v 'Preservation' - A History of Te Aro, Wellington."

⁴⁷ "154-156 Victoria Street Heritage Report."



A narrow service lane that runs along the rear of the building provides access to the loading dock and access points. A large timber canopy spans the service lane at the middle of the rear elevation and is supported on heavy timber posts set close to the adjoining building.

The street façade is set on a heavy base at ground level, which contains the openings to the basement level and is divided into five bays at the upper two floors—the central three bays by small square pilasters that appear to be the result of modern building strengthening work and appear on the back elevation,) cut through the various string courses and trims that run along the façade. The end two bays at the upper levels have been lightly modelled, as if to suggest turrets with square pilasters surmounting a heavy cornice, with moulded corbels framing two pairs of windows on each side. The original drawings show a heavy parapet above each of these bays, giving a slightly castellated appearance to each. Although it is possible these parapet elements were not originally built, it seems more likely these elements were removed in the 1940s following the 1848 Wellington earthquake.

At the ground level, the entrance and the two windows to the right have wide arches, each supported on pairs of square Tuscan pilaster (fan ornamental column). The window pilasters rest on a string course, and the door pilasters descend as quarter-round columns to a base close to the pavement. The other windows at the ground level are deeply set in simple square-headed openings. The eccentricity of the composition and the quirks of detail add considerable interest to the street elevation.

The modelling only just turns the corner to the service lane; the remainder of the side elevation and the rear elevation are completely plain, relieved only by the deeply inset windows with projecting sills, service pipes, and, on the rear elevation, pilasters which appear to be associated with strengthening works.

Externally, the building remains essentially in the form shown on the original drawings, except for the modernised entrance and canopy, and some replacement windows within the original openings. The remaining original windows are timber. Intrusive pilaster elements on the front and rear elevations, not shown on the original drawings, appear to be the result of modern structural strengthening.

As this is a desktop study, the internal descriptions are reported in the 154-156 Victoria Report c.2003 and are as follows:⁴⁸

⁴⁸ "154-156 Victoria Street Heritage Report."



Internally the primary post and beam structure of heavy timbers, original heavy timber floors and trussed and sarked roof structure all remain in place, and although the floor levels themselves have been partitioned up to suit a range of commercial tenants, it remains possible to see a substantial amount of the original building. The basement was not inspected.⁴⁹

Materials

- brick
- timber (?) internal columns
- corrugated metal roof

Archaeological sites

NZAA Central City Archaeological Area R27/270. The building itself is pre-1900.

Setting – surroundings / site description

This building is on a slightly sloping, prominent corner site on Victoria Street, that has a new landscaping area at the front, surrounded by new high-rise development. Its immediate setting is of high importance in the local townscape; 154 Victoria Street has a further group relationship with the remaining building at 95 Dixon Street. Together these two remaining buildings clearly illustrate the scale, uses and nature of that part of Te Aro at the turn of the last century, in stark contrast to the modern high-rise development of the area. The buildings strongly enhance their setting in central Te Aro.⁵⁰

The service lane permits the building's rear elevation to be seen, an unusual feature now in central Wellington, and one that contributes to the overall interest of the building.⁵¹

HNZPT Extent of List Entry

N/A

⁴⁹ "154-156 Victoria Street Heritage Report."

⁵⁰ "154-156 Victoria Street Heritage Report."

⁵¹ "154-156 Victoria Street Heritage Report."



Comparative Analysis Summary

154 Victoria Street was part of a group of rare late nineteenth, early twentieth century commercial buildings on the original Dixon Street, Quin Street corner. In recent years, two out of the four buildings have been demolished, making the two remaining – 154 Victoria Street and 95 Dixon Street more significant.

109-111 Dixon Street was part of a group of Edwardian buildings in the block of 95 Dixon Street but was demolished in 2017 and replaced with an apartment block. It was built in 1913 for the successful Wellington firm of F. Cooper Ltd, seedsmen, who became world leaders in seed production. The warehouse was built by Campbell and Burke and designed by architect John Swan. It was built for a similar function as 154 Victoria Street and was part of a group of Edwardian commercial buildings in the area.

95 Dixon Street, although built a few years later than 154 Victoria Street, has significant group and townscape value with 154 Victoria Street. 95 Dixon Street has an elegant surviving façade that dates from 1905, with minor ground level alterations in 1919. There are very few examples of this type of building left in the city, giving it significant rarity value with 154 Victoria Street.

Jamieson Bros owned the section on the corner of Dixon and Quin Streets and advertised the land for rent before they built a three-storied brick building on the section that is 91-93 Dixon Street in 1907. It had many tenants over the years including Prices Auction House and the Wellington Provincial Patriotic Council and Combined Buyers Ltd (a New Zealand motor trade company). It was demolished in 2018.

Evaluation Criteria

A. Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.

(i) Themes: the place is associated with important themes in history or patterns of development.

154 Victoria Street aligns with the theme of Trade and Commerce, as the warehouse was designed as a factory and workshop during a period of economic prosperity from the late 1890s to late 1920s. It was also a response to an increase in the



development of land and sea trade routes. It is a **rare** example of a Victorian commercial building in the area.

(ii) Events: the place has an association with an important event or events in local, regional or national history.

N/A

(iii) People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation

154 Victoria Street was built for E.H. Crease & Son, for their expanding business. They were a successful long standing Wellington importers and manufacturing business, mainly of tea and coffee. It is also associated with McKay and McGregor, architects, who formed a short-term partnership from 1898 to 1900.

(iv) Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.

154 Victoria Street is one of a few remaining industrial buildings on the original Town Acre 172 and has **significant** historic value. It was once part of a group of buildings that included residences, commercial, hotels, and pubs as a response to an increase in the development of land and sea trade routes. It represents a working-class area that became gentrified and is now with few surviving remnants amongst the subsequent development of high-rise apartment buildings. It has significant social values as a contributor to the area's social history and is representative of the area's original industrial streetscape and buildings as others have been demolished.

B. Physical values: these values relate to the physical evidence present.

(i) Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.

Unknown. The site is part of the NZAA Central City Archaeological Area R27/270, which represents the Thomas Ward survey maps of 1891. These survey maps show earlier structures on the site. The building at 154 Victoria Street was constructed in 1899, so it is a built archaeological site itself.



(ii) Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values

Although it is simple brick warehouse and office building, 154 Victoria Street is notable for the original design of its principal façades. Although many of its decorative elements have been removed because of earthquakes, it remains a fine example for its scale, period, and craftsmanship.

(iii) Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.

154 Victoria Street has **high** group and townscape values with the nearby brick warehouse at 95 Dixon Street.

As it sits within a landscaped public forecourt, this increases the building's prominence within an area of new high-rise development, making it a unique structure within the area and a key reminder of the area's previous commercial/industrial use.

(iv) Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.

154 Victoria Street has **significant** group value with the proximal 95 Dixon Street. The overall heritage value of this group is **significant** as early development in this area of Te Aro was low scale, this warehouse would have made an architectural statement in its size and design.

(v) Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.

The overall heritage value of 154 Victoria Street and the group of buildings is **significant** as it illustrates the original scale and type of development in this area of Te Aro. The group is representative of the area's original industrial streetscape and buildings.

154 Victoria Street is **significant** as it illustrates the original scale and type of industrial development in this area of Te Aro between the late 1890s and 1910s, the result of improved economy and transport links.



(vi) Scientific: The area or place has the potential to provide scientific information about the history of the district or region

N/A

(vii) Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.

The new warehouse when first opened was fitted with the latest machinery for processing practices. There was a separate area for an engine and boner for generating steam for drying and bottle-cleaning and there were coffee and spice mills run on motor power operated by a gas engine.

(viii) Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.

154 Victoria Street has a high level of integrity with only minor interior alterations over the decades. Although many of its decorative elements have been removed because of earthquakes, it remains a fine example for its scale, period, and craftsmanship.

(ix) Age: the place is particularly old in the context of human occupation of the Wellington region.

154 Victoria Street was built in 1899 and is one of the few remaining Victorian buildings in the area.

C. Social values: these values relate to the meanings that a place has for a particular community or communities.

(i) Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.



N/A
<p>(ii) Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</p>
N/A
<p>(iii) Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community</p>
<p>154 Victoria Street is a surviving original industrial and commercial warehouse building from the late 1890s which was at one time common place in Te Aro with high integrity.</p>
<p>D. Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.</p>
<p>Not assessed.</p>
<p>E. Rarity: the place is unique or rare within the district or region.</p>
<p>154 Victoria Street is rare as one of the few remaining Victorian buildings in the area. Originally part of a group of 4 industrial buildings in the vicinity, it is one of two that remain, the other being 95 Dixon Street.</p>
<p>F. Representativeness: the place is a good example of its type, era or class it represents.</p>
<p>154 Victoria Street is a representative example of an 1890s commercial warehouse in the Te Aro area.</p>



Recommendations

A modest building, 154 Victoria Street is **rare** example of a Victorian commercial building in the Te Aro area.

It has significant **historical** and **integrity** value as an 1890s surviving industrial building of the era. 154 Victoria Street was designed as a factory and workshop during a period of economic prosperity from the late 1890s to late 1920s.

154 Victoria Street is one of a few remaining industrial buildings on the original Town Acre 172 and has **significant historic value**. It was once part of a group of buildings that included residences, commercial, hotels, and public bars as a response to an increase in the development of land and sea trade routes and the workers that serviced them. The overall heritage value of this group is **significant** as early development in this area of Te Aro was low scale, this warehouse would have made an architectural statement in its size and design.

154 Victoria Street represents a working-class area that became gentrified and is now one of the only surviving remnants of this era amongst the subsequent development of high-rise apartment buildings. This gives it **significant social values** as it is a **rare** reminder of the area's social history, and **representative** of the area's original industrial streetscape and buildings. 154 Victoria Street has **significant group value** with the proximal industrial building at 95 Dixon Street.

It is recommended that this building be listed on the District Plan to conserve the heritage value of this duo of low-rise commercial buildings. The listing should encompass the exterior form, scale and materials of the building including the roof and the primary structure of the building internally.

The building should be listed in conjunction with 95 Dixon Street as the greater **townscape and architectural value** lies as much in the group as the individual buildings.

Other recommendations:

N/A



Heritage Assessment Criteria

This building has been assessed against the Evaluation Criteria and found to be significant in the following heritage values

A: Historic values	Significant
(i) Themes	Y
(ii) Events	
(iii) People	Y
(iv) Social	
B: Physical values	Significant
(i) Archaeological	Y
(ii) Architectural	Y
(iii) Townscape	Y
(iv) Group	Y
(v) Surroundings	
(vi) Scientific	
(vii) Technological	
(viii) Integrity	Y
(ix) Age	Y
C: Social values	Significant
(i) Sentiment	
(ii) Recognition	
(iii) Sense of place	Y
D: Tangata whenua values	
E: Rarity	Significant
F: Representativeness	Significant

Extent of the Place

The extent of place includes the land described as Lot 1 DP 30657, Town of Wellington and the building known as 154 Victoria Street thereon. It should encompass the building's exterior form, scale, and materials.

Non-heritage fabric / exclusions

Earthquake strengthening



Sources and References

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- “154-156 Victoria Street Heritage Report.” Wellington: Wellington City Council, n.d.
- “5-7 Garrett Street, Te Aro Public Report.” Wellington: Wellington City Council, 2015. <file:///C:/Users/Admin3/Downloads/127-5-7-Garrett-Street-House-1890s-Public-Report-2015.pdf>.
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- Adkins, Leslie. “The Great Harbour of Tara. Traditional Place Names and Sites of Wellington Harbour and Environs.” Wellington: Whitcombs and Tombs Ltd, 1959.
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Cyclopedia Company Limited. “The Cyclopedia of New Zealand [Wellington Provincial District].” Wellington: The Cyclopedia Company Limited, 1897, Wellington, 1897. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d22-d56.html>.
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- “Local and General.” Evening Post, Vol LVI, Issue 137, 7 December 1898, 1898. <https://paperspast.natlib.govt.nz/newspapers/EP18981207.2.25>.
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- “McKay & McGregor.” Wellington: Wellington City Council, 2016. <https://www.wellingtoncityheritage.org.nz/architects/mckay-and-mcgregor?q=>.
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- Murray, Bruce. “A History of Tawa.” Wellington: Tawa Historical Society Inc, 2014.
- “Quinn Street [154-156 Victoria Street], Brick Warehouse and Boiler House.” Wellington: Wellington City Council Archives, 3289, 1899.
- Report, Waitangi Tribunal. “Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District.” Wellington: Waitangi Tribunal Report 2003 WAI 145, 2003. https://forms.justice.govt.nz/search/Documents/WT/wt_DOC_68452530/Wai145.pdf.



Thompson, Gregor. "Five Years on: The Transformation of Victoria Street."
Wellington: Wellington Scoop, 2020.
<https://wellington.scoop.co.nz/?p=131535>.



Appendices

Appendix 1 Comparative analysis

Appendix 2 Wellington Thematic Heritage Study 2013

Appendix 3 Supplementary images

Appendix 4 Records(s) of title



Appendix 1 Comparative analysis

Late Nineteenth/Early Twentieth Century Commercial buildings in the area				
Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
	109 – 111 Dixon Street	Demolished 2017.	 <p><i>Former Dominion Breweries office building (demolished 2017), Charles J Fearnley Collection, 50003-1867, Wellington City Archives.</i></p>	<p>This warehouse was built in 1913 for the successful Wellington firm of F. Cooper Ltd, seedsmen who became world leaders in seed production. It was demolished in 2017. The warehouse was built by Campbell and Burke and designed by architect John Swan. Although this building is much larger in scale than 95 Dixon Street, it was built for a similar function and was part of a group of Edwardian commercial buildings in the area.</p>



Google Street View dated 2015, showing 109-111 Dixon Street, (demolished 2017).



Excerpt from 1913 Building Permit Plan 9661 of 109-111 Dixon Street, (demolished 2017), Wellington City Council Archives.



95 Dixon Street

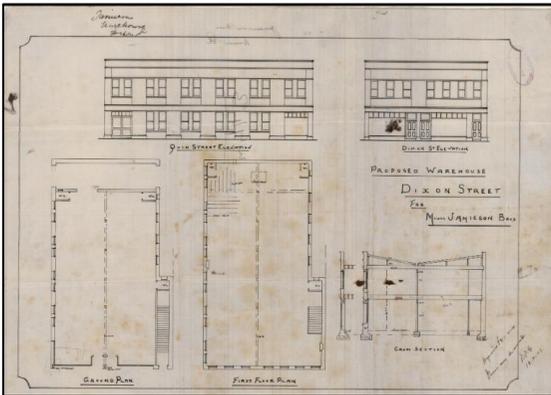


Wellington City Council 2006.⁵²

95 Dixon Street has an elegant surviving façade that dates from 1905 with alterations in 1919. There are very few examples of this type of building left in the city, giving it significant rarity value. It also has significant group and townscape value with nearby buildings, particularly 154–156 Victoria Street.

⁵² “95 Dixon Street PFG Summary Report 291020.”



			 <p data-bbox="952 676 1603 703"><i>Wellington City Council Library 1978, Reference 50003-1866.</i></p>	
<p data-bbox="271 730 360 847">91-93 Dixon Street</p>	<p data-bbox="454 730 618 762">Warehouse</p>	<p data-bbox="685 730 857 804">Demolished 2018.</p>	 <p data-bbox="947 1137 1615 1193"><i>Building Plan for 91-93 Dixon Street, warehouse, 1907, Permit 7743, Wellington City Council Archives.</i></p>	<p data-bbox="1641 730 2085 1318">Jamieson Bros owned the section on the corner of Dixon and Quin Streets and offered the land for rent before they built a three-storied brick building to rent on the site in 1907. It had many tenants over the years including Prices Auction House and the Wellington Provincial Patriotic Council and Combined Buyers Ltd (a New Zealand motor trade company). It was demolished in 2018.</p>





91-93 Dixon Street, 2015, viewed from Dixon Street on Google Maps.



91-93 Dixon Street, 2015, viewed from Victoria Street, alongside 154 Victoria Street on Google Maps.



Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

<https://wellington.govt.nz/~media/services/community-and-culture/heritage/files/thematic-heritage-study.pdf>

Select the themes & subthemes which apply to the place		Yes / some (add explanation)
B2	Trade and Commerce	
B2. 5	Commercial Offices	
B2.5F	Retail	Yes, linked to commercial importers E.H. Crease & Son and had various other commercial tenants over time.
B3.4B	Wharves	A response to an increase in the development of land and sea trade routes as E.H. Crease & Son moved to larger premises that had been opened up for development to continue to increase their business.

Appendix 3 Supplementary images



Town Acre Map of Wellington 1841 showing section 172. In Website Wellington City Libraries. Retrieved 20th Oct 2021 14:42, from <https://wellington.recollect.co.nz/nodes/view/26>.



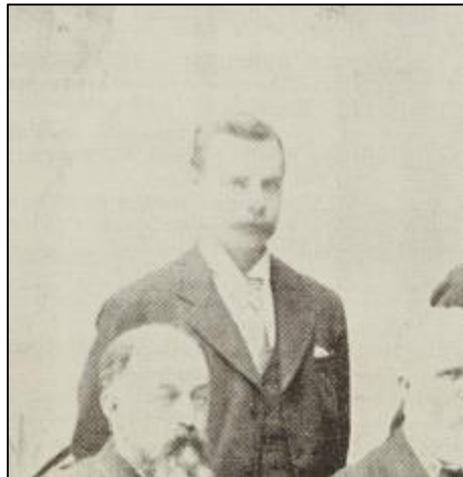
Original premises of E.H. Crease, "Canton Tea Mart", Bond Street, c1868, PAColl-6529, Alexander Turnbull Library.



MR. E. H. CREASE.

It becomes our painful duty to record the death of an old and respected resident of the city in the person of Mr. Edwin Hellard Crease, coffee and spice merchant, who breathed his last at his residence in Boulcott-street at 20 minutes to 11 this morning. Mr. Crease was a native of Milverton, England, and arrived in the colony in the barque Robert Small, 33 years ago last June. He landed in Wellington, and with the exception of some trips to other parts of New Zealand, and also to Australia, he continued to live here up to the time of his death. Many years ago he established the Wellington Coffee and Spice Mills, and with tact and energy he built up a very prosperous business. His eldest son, Mr. Frederick Crease, was admitted into partnership a short time ago, and will carry on the establishment. The late Mr. Crease had been a sufferer from chest complaint for some considerable time, and was occasionally confined to his house. The bad weather experienced during the past few weeks told on his health severely, and last week he was obliged to take to his bed. Dr. Collins was unremitting in his attention, but the patient gradually sank, death occurring this morning. The deceased gentleman was conscious until the last, and passed away surrounded by his family. His age was 52. The late Mr. Crease was of most unassuming habits, and never took any part in public affairs. He was one of the promoters of the Endeavour Inlet Antimony Company, and became a director of the new Company formed to work the property. Before his health gave way, he evinced a great interest in Masonic affairs, and at one time he occupied a high position in the Waterloo Lodge. The deceased leaves a widow and a family of eight, all grown up, to mourn their loss. His life was insured in the Government office. The late Mr. Crease was generally respected, and his death will be regretted by very many of our readers.

E.H. Crease Obituary, Evening Post, Volume XLIV, Issue 27, 1 August 1892, Page 2.



Space Committee showing F.C. Crease, Wellington Industrial Exhibition, 1897, Auckland Libraries Heritage Collections NZG-18970109-29-1.



Messrs Crease and Co. (Limited), finding their present premises in Old Customhouse street much too small for their increasing trade, have acquired a valuable site at the corner of Dixon and Quin streets. The land has a frontage of 73ft 6in to Dixon street by 280ft to Quin street, and upon this an extensive four-story building is to be erected. The plans and specifications of the new premises will be ready in a day or two. Crease and Co. are an old established firm, and have grown with the city. A few months ago the business was converted into a joint stock concern, and the fact that new premises have been found necessary is evidence of the expanding character of the business.

*Finance and Trade, New Zealand Times, Volume LXVIII, Issue 3607, 6 December 1898, Page 2.*⁵³

The business of Messrs. E. H. Crease and Co (Limited) has increased to such an extent that the present premises in Old Custom-house-street have been found inadequate, and the directors have arranged for the construction of a large factory and warehouse in Dixon and Quin streets. The premises will be four stories high, and will be fitted with all the latest machinery. The preparation of the plans and specifications has been entrusted to Messrs. M'Kay and M'Gregor, who are inviting tenders for the work. The buildings, which are to be erected in four months, are to be lighted by gas.

Local and General News, Evening Post, Volume LVI, Issue 137, 7 December 1898, Page 4.

⁵³ "Finance and Trade," 1898.

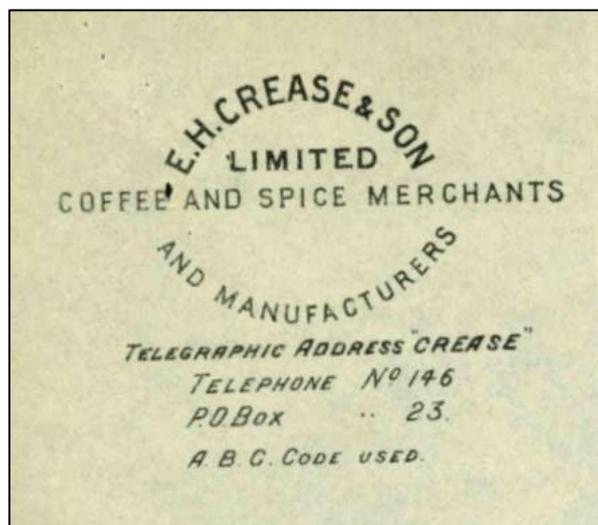


McKAY AND MACGREGOR,
Architects,
National Chambers, Grey Street,
INVITE Tenders for the Erection of
Mills, Warehouse, &c., Quin street,
Wellington, for E. H. Crease and Son.,
Limited.
Tenders close 17th December, at noon.
108

Advertisements, New Zealand Times, Volume LXVIII, Issue 3608, 7 December 1898, Page 1.

LOT 2.
THAT VERY VALUABLE COR-
NER FREEHOLD BUSINESS
SITE, having a frontage of 74ft
8in to Dixon street and 80ft to
Quin street, on which is erected a
Shop and Dwelling of Four Rooms,
also cottage of Four Rooms.
Dixon street is rapidly becoming the
great manufacturing centre of the City.
This Section should command a special
price. Nothing is more certain than
this—that a large yearly increase is tak-
ing place in Dixon street, and that this
site, for a Great Manufacturing Busi-
ness, has no superiors.
Further details on application to THE
AUCTIONEERS. 361

Sale advertisement describing Dixon Street area as a "great manufacturing centre of the city" New Zealand Times, Volume LXXV, Issue 5130, 24 November 1903, Page 8



Letterhead from EH Crease & Son, 1903, Ref 0023-1903/61, Wellington City Council Archives.





Carparking on Sturdee Street, Wellington showing 154 Victoria Street on the right, May 1959, EP/1959/1587-F, PA-Group-00287: Evening Post, Alexander Turnbull Library.



View of street construction on Sturdee Street, Wellington showing 154 Victoria Street on the right, December 1959, EP/1959/4114-F, PA-Group-00287: Evening Post, Alexander Turnbull Library.





Sturdee Streetcar parking around a central street divider full of cars parked both sides, bordered by warehouses, Wellington City showing 154 Victoria Street on the right, 1960, EP/1960/1856-F, PA-Group-00287: Evening Post, Alexander Turnbull Library.



Workmen creating a car park on a cleared building site, Sturdee Street, showing 154 Victoria Street centre left, 1959, EP/1959/3030-F, PA-Group-0614-1: Evening Post, Alexander Turnbull Library.



M A P. A.

Town Area

No. 172.

No.	Receipt of Instrument.	Nature of Instrument.	Date of Instrument.	Where recorded.	Reference.	Signature.
1108	10.50 a.m. 29 July 1864.	Exec. Grant.	20 th Oct 1864.	178. Grants 2/2.	178. Map. B. 172.	C. H. Wilson
1109	10.50 a.m. 29 July 1864.	Mortgage.	16 th July 1864.	178. Deeds 157.		C. H. Wilson
1108	1.15. 270. 1 st February 1860.	Leasehold.	1 st Jan. 1860.	1278. Deeds 66.		F. A. Kipper
1109	3.20 p.m. 1 st February 1860.	Mortgage.	21 st January 1860.	1278. Deeds 70.		F. A. Kipper
1110	2.50 p.m. 23 July 1872.	Execution of Mts.	12 July 1872.	54 D. 629.		J. H. Crawford
11515	3 p.m. 20 January 1877.	Receipt	6 th Nov. 1876.	120 D. 57.		in App. 2614
11507	1 p.m. 1 November 1878.	Encumbrance	27 Oct. 1878.	122 D. 691.		C. H. Wilson
11677	3 p.m. 22 Feb. 1879.	Mortgage	20 Feb. 1879.	122 D. 750.		C. H. Wilson
11708	11 a.m. 6 Feb. 1904.	Change of Name	18 Feb. 1896.	1 W 251.		F. A. Kipper
11712	3 p.m. 7 March 1904.	Encumbrance	5 Feb. 1904.	148 D. 503.	35 p. 6. 825.	A. Lawson.
11712	3 p.m. 21 April 1904.	Order of Sale	5 Feb. 1904.	150 D. 156.	C 3503	F. A. Kipper
<p>Order in Cause No. 905 from Section 117 of "The Public Works Act, 1907"</p>						
117926	11.25 a.m. 26 Aug. 1926	Order Approving Change of Name	3 Oct. 1912.	276 / 177.		E. H. Crease & Son Ltd. to the order Manufacturing Co Ltd
117927	11.26 a.m. 26 Aug. 1926	Receipt	21 Aug. 1926	276 / 75		The Wgtn. Emg. for Relief of aged needy
<p>Apphi. C 3504 Brought under the provisions of the Land Transfer Act. See Vol. 370 fol. 87</p>						

11408. Michael Quinn.
 11409. Quinn to Trustees of S. C. Socy.
 5868. Trust of Land by Act. to Quinn
 5790. Quinn to New Zealand Trust & Loan Co.
 5510. do. to do.
 71515. Trust & Loan Co.
 75507. M. Quinn to E. H. Crease & Son Ltd
 70077. E. H. Crease & Son Ltd to Well. Secy.
 for Relief of the aged Needy.
 117708 re M. Quinn
 117912 Crease & mortgagee to J. J. Jamieson
 118192 E. H. Crease & Son Ltd to Well. Secy for Relief of aged Needy.

Sutton Place

240 links.	118 links					
1 Road 13 perches						
240 links						

No. 171.



CERTIFICATE OF TITLE No. 16D/619

B.282622.1 Transfer to **OBSELETE**
International Limited at Auckland -
22.3.1993 at 2.31 p.m.

James
A.L.R.

B.292760.1 Transfer to Singvest Group
Limited at Wellington - 27.5.1993 at
2.40 p.m.

James
A.L.R.

B.292760.2 Mortgage to BNZ Finance
Limited - 27.5.1993 at 2.40 p.m.

James
C. Clay
A.L.R.

B.327709.1 Variation of the terms of
mortgage B.292760.2 at 2.44 pm.

James
A.L.R.

B.489940.2 Mortgage to ASB Bank Limited -
29.11.1995 at 3.02 p.m.

C. Clay
A.L.R.

B61188.2 Gazette Notice (1997 p 1784)
declaring ~~part of~~ the service lane
(131m²) taken by GN354491.1 to be
taken for road
6.8.1997 at 2.53

C. Clay

for DLR



WN 340/87



NEW ZEALAND

Land Transfer (Compulsory Registration of Titles) Act, 1924.

Reference: Vol. 12 Folio 219
Deeds Index. No. Vol. 16 Folio 252
Application No. C.1564

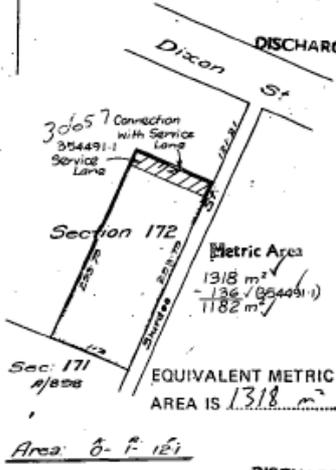
Register-book, Vol. 340, folio 87

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

LIMITED AS TO PARCELS *to 1/2*

This Certificate, dated the Seventeenth day of September, one thousand nine hundred and twenty-six under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON witnesses that THE WILSON MANUFACTURING COMPANY LIMITED

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ONE ROAD TWELVE AND ONE TENTH METRIC'S MORE OR LESS situate in the City of Wellington being part of Section 172 on the Public Map of the Town of Wellington



Section 172

Metric Area
1318 m²
- 136 / (354491.1)
1182 m²

EQUIVALENT METRIC AREA IS 1318 m²

Area: 6 - 1 - 121

Scale 1 Chain to an inch
Wellington Sheet 87

De Jure
Deputy District Land Registrar.

Transfer 172976 produced on 24th October 1926 at 2:00 pm. The Wilson Manufacturing Company Limited to David McEwen of Wellington Inspector

Noting 172024 produced on 24th October 1926 at 2:00 pm. David McEwen to the Wilson Manufacturing Company Limited (in liquidation)

Noting 172024 produced on 24th October 1926 at 2:00 pm. This certificate is no longer limited as to title - Entered 19th November 1926

Transfer 172062 David McEwen to David McEwen Limited Term 5 years from 24th March 1929 produced by C. H. Hare at 2:15 pm

Mortgage 172972 David McEwen to Public Trustee for the purpose of 172972 at 2:15 pm

Mortgage 216297 produced to the National Bank of New Zealand Limited on 24th October 1931 at 2:00 pm

1934 at 3:00 pm

20th David McEwen

11th Wood

CONTINUED



340/87

DISCHARGED No. 1223 Certificate of Discharge by the Commissioner of Land Transfer produced 21st March 1973 at 2.55 pm. *W. Woodhouse*

No. 19298 Order of the Court of Review varying Mortgage 194975 produced 21st April 1973 at 3 pm. *W. Woodhouse*

Transmission 28569 to Elizabeth, Bridget and Mary Louise Johnson both Married Women and Archibald Alexander Johnston, Secretary of Wellington Executors. Dated 23rd March 1972 at 11.5 am. *H. Woodhouse*

DISCHARGED Variation of terms of Mortgage 194973 produced 1st July 1973 at 2.30 pm. *J. Woodhouse*

Lease 33512 of the land and building hereon creating therefrom the top floor and reserving certain rights to the existing proprietors to David Thomson Limited Term 5 years from 1st February 1973 produced 5th August 1973 at 11.20 am. *W. Woodhouse*

Transfer 32569 The Registered Proprietor to David Thomson Limited produced 1st March 1973 at 10.20 am. *J. Woodhouse*

Transfer 32347 David Thomson Limited to New Zealand Carpet Distributors Limited produced 10th May 1973 at 11.27 am. *J. Woodhouse*

Mortgage 54528 New Zealand Carpet Distributors Limited **DISCHARGE** produced 21st March 1973 at 1.55 pm. *J. Woodhouse*

DISCHARGED Variation of Mortgage 54895 produced 30th May 1973 at 10.15 am. *W. Woodhouse*

DISCHARGED Variation of Mortgage 340785 produced 7.4.58 at 11.2 am. *W. Woodhouse*

Mortgage 59526 to The New Zealand Insurance Company Limited - 9.6.1974 at 11.30 am. *W. Woodhouse*

No. 60386 Evidence of the change of name of New Zealand Carpet Distributors Limited to F.T. Distributors Limited - 25.8.1974 at 2.54 pm. *W. Woodhouse*

DISCHARGED Variation of Mortgage 545201 produced 1st July 1973 at 10.55 am. *W. Woodhouse*

No. 87266 Consent of Wellington City Council to the construction of a garage at 1200 Northland - 6.3.1972 at 10.20 am. *Judith A. Smith A.L.R.*

No. 92240 Evidence of the change of name of F.T. Distributors Limited to F.T. Investments Limited - 17.4.1970 at 11.45 am. *J. Woodhouse*

No. 832510 Evidence of the change of name of F.T. Investments Limited to Feltex Investments Limited - 3.7.1970 at 9.31 am. *J. Woodhouse*

Transfer 332511 to the Colonial Mutual Life Assurance Society Limited - 3.7.1970 at 9.32 am. *J. Woodhouse*

DISCHARGED No. 978191 Lien by Ramsay Paul Joyce under the Wages Protection and Contractors Liens Act 1939 - 5.6.1973 at 2.10 p.m. *Judith A. Smith A.L.R.*

No. 984656 **DISCHARGED** Wainwright Limited under the Wages Protection and Contractors Liens Act 1939 - 10.7.1973 at 2.37 p.m. *Judith A. Smith A.L.R.*

DISCHARGED No. 98668 Lien by Lavisca Wallboards Limited under the Wages Protection and Contractors Liens Act 1939 - 16.8.1973 at 2.42 p.m. *Judith A. Smith A.L.R.*

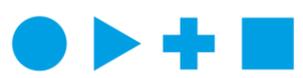
Lease 293685.1 to Feltex New Zealand Limited. Term 20 years computed from and commencing on 1.2.1973 - 19.11.1979 at 2.00 p.m. **REJECTED**

Lease 345923.1 to Feltex New Zealand Limited. Term 20 years computed from and commencing on 1.2.1973 - 20.12.1979 at 2.50 p.m. *R. Russell A.L.R.*

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

Shannon - D.L.R.

(OVER)



340/B7

OCT 347116.1) ~~Consolidated and C.T. 160/619~~
30.1.1980) issued for lot 1 of 30657.

Cal Levin
[Signature]
A.L.R.

~~No. 400404.1 Notice of the Change
of name of the claimant under Lien
994948 to Plastercraft Services
Limited - 49.7.1980 at 44.52 a.m.~~

ENTERED
IN R.R.P. OR
[Signature]

T.R.

~~No. 834491.1 Gazette Notice declaring
(a) the part (131m² hatched black hereon)
is taken for a service lane and
(b) the part (8m² hatched black hereon)
is taken in conjunction with a service
lane and vesting the said pieces of
land in the Wellington City Council,
from and after the 7th day of February
1980 - Produced 3.4.1980 at 2.20 p.m.~~

* 830565.1

A.L.R.
B.270109.1 Notice of the change of name of
the Lessee under Lease 345923.1 to Feltrax
International Limited - 21.12.1992 at 2.57
pm.

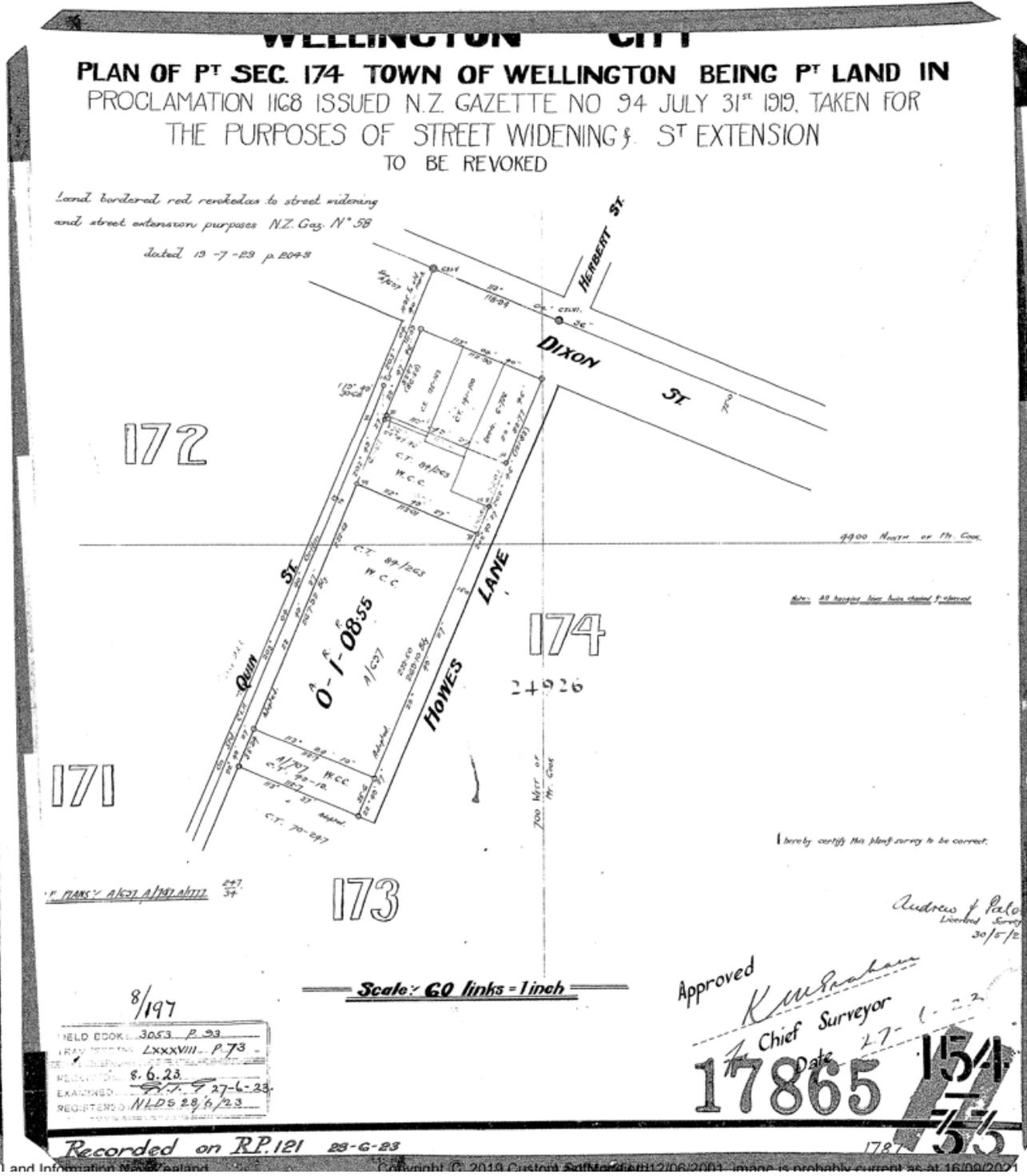
[Signature]
A.L.R.

830565.1 Notice of the change of
name of the lessee under lease
345923.1 to Feltrax International Limited -
21.12.1992 at 2.57 pm

[Signature]
A.L.R.



SO17865



DP 35198

