



Johnston & Co, 125 Princes Street

1917

Use	Retail	Historic Value	1 out of 5
Materials	Reinforced concrete, steel and timber trusses, timber floors	Architectural Value	1 out of 4
NZHPT Registered	Not registered	Technical Value	1 out of 2
Valuation No	12340-165-00	Symbolic Value	- out of 3
Legal Description	Lots 1 & 5 DP 3615	Rarity	- out of 2
		Townscape Value	1 out of 2
		Group Value	1 out of 2
		Overall Cultural Heritage Value	5 out of 20
Map Reference	PW8		

Description

The building at 125 Princes Street is an office/warehouse building, single storey and constructed of in situ concrete frame with concrete infill panels. Timber floors are supported on concrete piles. The warehouse section is roofed with timber and steel trusses that span the full width of the building, approximately 11.3 metres. The front facade to Princes Street has a suspended verandah (not original), while this facade and a portion of the Napier Street facade has stylised decoration and large scale lettering that provides graphic interest; the date for the building (1917) is included in the parapet on Napier Street. Large service doors open from Napier Street into the warehouse space.

History

Built as a warehouse for Messrs Johnston and Co Ltd, they operated, according to the words still on the side and front facades, as "wine and spirit merchants", "merchants" and "importers". The original architectural drawing shows a wine and confectionery room, ullage room, tobacco room and a large warehouse taking up the rear two thirds of the building. There were several offices in the front of the building on Princes Street. At some stage the front part of the building was a trader's shop - T W Young, while Dalgety Travel were in the building before being occupied by Villandry who sold garden accessories.

The building is presently used for a restaurant and café/bar.

Architect

Probably Duffill and Gibson as the original plan, unnamed and undated, is held by Cowie Rockell Chong, Hawera.

Builder

Not known.

Statement of Significance

This is a good example of a commercial office/warehouse building built, unusually, during the First World War. It is a straightforward building in terms of its concrete construction and industrial roof trusses, but the architectural treatment of the front (office) portion lifts it out of the ordinary; this part is embellished with parapet, decorative features such as keystones and dentils, and graphically interesting (and informative) lettering. It has some historic value as Johnston & Co Ltd offices and warehouse.

Sources

Conversations with Dave Robinson, and with occupant.
Cowie Rockell Chong, Architects, Hawera
Hawera Block Plans 1924

Date

June 1997
Information added in November 2002.