

26 February 2007

Re: DPC 53 Proposed Heritage Listings

This submission is from the Wellington Architectural Centre, a group which represents both professional and non-professionals interested in architecture and design, and in the promotion of good design in Wellington.

1) Support for DPC 53 Proposed Heritage Listings

The Wellington Architectural Centre conditionally supports the Proposed Heritage Listings, but we do not consider that the additions to the list are extensive enough. Because such changes to the District Plan do not occur frequently (we understand the last time significant changes to the Heritage Schedule were made was some ten years ago!) this is an incredibly important event. This situation points to a real need to design a less cumbersome and lengthy system for updating the Schedule. We strongly recommend that the council adopt a system (perhaps parallel to the District Plan) which enables more frequent inclusion of new items in the Heritage Schedule. This process must actively ask for submissions from the public, include the criteria on which listing is determined, and provide the rationale for proposed inclusions, deletions, and alterations to the list. While we acknowledge the need to liaise with site/building owners, we stress but that the priorities of listing MUST come first. If a site/building/object has heritage value to the city, then the city has an obligation to list it as a heritage item to prevent its alteration or demolition. We also suggest that some sites with multiple addresses (e.g. Massey House (The Terrace and Lambton Quay) and Sheds 11 and 13 (Waterloo Quay; Customhouse Quay)) be listed under all relevant addresses. In addition we are concerned about the apparent lack of effectiveness of systems re: violation of heritage sites. This needs to be strengthened, and in addition to public education strategies, appropriate penalties incurred. This must be a fair, transparent and consistent system, rather than an ineffectual and underutilised threat. If a financial penalty, amounts could productively be tied to land values. We also consider that there are other key issues that the Heritage Schedule does not appear to consider and we expand on these below.

2) Level of Protection

The level of protection offered to Futuna chapel has, in recent years, clearly demonstrated the limitations of Heritage Listings in the District Plan which are not appropriately detailed. The Futuna case required additional listings to ensure the interior, the fittings and fixtures and exterior structures on the site received appropriate protection. We note a similar lack of detail in most of the Heritage Listings in the District Plan, and we strongly urge that the particular aspects to be protected should be explicitly noted in each case. Interiors, and fixtures and fittings in particular need explicit listings.

3) Facadism

The Architectural Centre does not support facadism, and is disappointed to see that a number of entries in the Heritage List note that only the facade of a building is protected (e.g. 1-5 Allen St; 10-14, 11-13, 15, 31a-39, 45a, 55, 66, and 83-87 Courtenay Place etc.). The worst examples of facadism see an isolated facade fronting a building which has no architectural relationship to the designated elevation. We consider this a very dated approach to heritage. Scale, style and the massing of the new building are often at odds with such token facades. We recommend that the minimum heritage listing for the external facade be designated as "facades and building structure" meaning that the front elevation and its ornamentation and structural detailing are retained, as are the building's side elevations and the building structure necessary to ensure meaningful



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spatial, scalar and proportional relationships are maintained (i.e. the relation between floor levels, and the facade proportions; the scale of the front to the side elevations).

4) Modernism/Post-War World II

The WCC Built Heritage Policy (2005) acknowledges the lack of appropriate recognition for modernist architecture in Wellington in its commitment to conducting "a heritage building survey focusing on post-World War II architecture in Wellington" (Objective I). While we acknowledge the intention to complete this work by June 2007, we consider that the proposed inclusions do not adequately address the current lack of modernist work, and we are disappointed that the work on the survey to date has not produced sufficient material to alter this. We strongly recommend the inclusion of the best work from Wellington's modernist architects including work of William Alington, James Beard, Charles Fearnley, Al Gabites, the Government Architect's Office/Ministry of Works, Frederick Ost, Barbara Parker, Ernst Plischke, Structon Group Architects, William Toomath, Anthony Treadwell, Allan Wild, Derek Wilson and Gordon Wilson, etc. We also consider that the work of modernist Town Planners and Landscape Architects also be listed where possible.

5) To Paint or Not to Paint

The surface treatment of many buildings is important to their architectural coherence. The raw unpainted concrete of Brutalist buildings is integral to their architecture, and it is critical that such buildings remain without being painted. The Architectural Centre strongly recommends that where appropriate the unpainted state of a building must be explicitly protected in the District Plan. Recently several buildings in Wellington have been compromised (e.g. Archives New Zealand, and Investment House) because of unintelligent relationships formed with paint.

6) Contemporary Heritage and Site-Specific Sculpture

Heritage is not restricted to the historic. There are important contributions to Wellington's heritage which are recent additions to the city. The Architectural Centre believes that it is important that excellent contemporary heritage is recognised and listed in the District Plan, and we consider that the Kelly-Clifford House and the Changing Sheds and Groyne, Oriental Beach ought to be included in the Heritage Schedule. We also acknowledge that Wellington, especially as a result of the work of the Wellington Sculpture Trust, has an increasing number of site-specific sculptures. These public works would often be rendered meaningless if moved from the site they were designed for. We encourage the council to evaluate inner-city sculptures for consideration for inclusion in the Heritage Schedule to recognise their importance to Wellington's heritage, and the significance of their site-specificity.

7) Te Aro and Heritage Spatial Practices

We consider that a broader notion of heritage be adopted by the council. In addition to omissions in certain areas of architecture (e.g. industrial buildings, modernism, blocks of flats, etc.), the Architectural Centre considers that spaces and spatial practices are worthy of listing. The past use of "area" to acknowledge both built objects and the spatial relationship between this is a productive designation, hence we oppose the untangling of areas such as the waterfront of Oriental Yacht Club facilities into an accountant's list of buildings. In particular we are concerned that the scalar and spatial relationships in Te Aro are important heritage items which are currently under threat because of the mode and speed of multi-storey development in Te Aro. The new regime of increased height (even when compliant with the Central Area Rules) are radically changing the heritage character of Te Aro, and not often in a positive sense. We are especially concerned about the potential extinction of pedestrian-scaled spaces, and the threat to the permeable environments (very typical of Te Aro), which support pedestrian thoroughfare and safety. We recommend that the council map and protect these urban spaces, and implement council by-laws which borrow from English rambling laws (e.g. Countryside and Rights of Way Act 2000) in order to preserve this aspect of the special character of Te Aro.

8) Heritage Models and Exemplar for Additions to Heritage Sites

The Architectural Centre believes that the protection of high quality heritage is critical to the long-term viability and cultural success of Wellington's built environment. While heritage is important, a critical and intelligent approach to heritage and new design is also needed. We do not, for example, advocate for the oppressively manicured heritage qualities of areas such as the Thorndon shopping area. There are good models for architectural engagement with existing heritage. We consider the treatment of Graving Dock, Waitangi Park, and the Hannah Factory Apartments, Eva Street as two of these. We also consider that a Schedule of excellent Heritage Additions be instituted to form both a list of exemplar and a key discussion point about heritage and development in the city.

9) Negative Heritage

The Centre believes that, while Wellington has many examples of heritage which merit long term preservation, there are numerous sites and buildings which are negative contributions to our built environment. We strongly recommend that a list of "negative heritage" is established and that a system of incentives, designed to encourage the redevelopment of negative heritage sites (when the redevelopment is a substantial improvement), is implemented. A proposed initial list of negative heritage items appears below.

Summary

We reiterate our support for the protection of our built heritage, and our enthusiasm for this to enrich and raise the quality of Wellington's built environment. If you have any queries arising from our submission please do not hesitate to contact me.

Yours sincerely

Christine McCarthy
President
The Architectural Centre

Appendices:

- (A) Suggested Additions to the Heritage Schedule
- (B) Suggested Negative Heritage Schedule
- (C) Suggested Alterations to the Heritage Schedule
- (D) Suggested Deletions from the Heritage Schedule
- (E) Detail re: suggested additions to the Heritage Schedule

(Appendix A) Suggested Additions to the Heritage Schedule:

Street	Number	Building/Site/Object and Date
Abel Smith Street	14	Nissen Huts (c1942)
Abel Smith Street	140	Iona Towers (archt: N. Anthony Corry, 1971-1975)
Aro Street	3-5	Blythswood Flats (archt: H McDowell Smith, 1928)
Cambridge Terrace	12	Hannah Playhouse (archt: Jim Beard, 1973)
Cuba Mall		Bucket Fountain (archt: Burren and Keen, 1969)
Pipitea Wharf		Shed 35
Daniell Street	26	St Anne's Presbytery (archt: John Swan, 1906)
Dixon Street	37	Former Christ of Church (archt: A, Riggs, 1883/1907)
Donald Street	26	Wellington Teachers Training College (archt: William Toomath, 1966-1977)
Featherston Street	139	Old Wool House (formerly Wool House) (archt: Bill Toomath, in association with Bernard Johns, 1955)
Fortification Road	7	Britten House (archt: Roger Walker, 1972-1974)
Frederick Street	2	Tung Jung Building (1926)
George Bolt Street		Aircraft Hangar
Hankey Street	61	Dobson House (archt: William Toomath, 1958-1959)
Homewood Crescent	60	Alington House (archt: William Alington, 1962)
Lambton Quay	120	Manchester Unity (archt: Keith Cooper, Structon Group Architects, 1966)
Lambton Quay	151	Midland Park (1983)
Makara Road	17	Demonstration House (archt: Wellington Architectural Centre, 1948-1949)
Martin Square	61, 63	Nissen Huts (c1942)
Molesworth Street	55-61	Imperial Chemical Industries House (archt: Stephenson and Turner, 1965)
Moxham Avenue	62	Park Mews (archt: Roger Walker, 1974)
Mulgrave Street	10	Archives New Zealand (formerly The Government Printing Office) (archt: Walter Millar, Ministry of Works, 1966)
Onepu Rd	43-69	Kilbirnie Bus Depot/Workshop
Oriental Parade		Oriental Bay Enhancement (archt: Architectural Workshop/Ithmus, 2001-2004)
Oriental Parade	48-54	Fountain Court (archt: Gray Young, Morton and Young, 1938)
Oriental Parade	90	Wekutawai (archt: Edmund Anscombe, 1939)
Oriental Parade	139	Freyberg Pool (archt: Jason Smith of King & Dawson, 1963)
Oriental Parade	224	Kelly/Clifford House (archt: Chris Kelly, Architectural Workshop, current)
Oriental Parade	262 - 264	Sunhaven (archt: A. Victor Smith, 1939)
Oriental Parade	274	Wharenui (archt: Structon, 1957)
Oriental Parade	320	House (archt: J.T. Hawthorne, 1901)
Pitarua Street	1-11	Pitarua Court (archt: Beavan Hunt Associates; Hunt and Reynolds, 1971)
Pitarua Street	12-26	Thorndon Mews (archt: Beavan Hunt Associates; Hunt and Reynolds, 1973-1976)
Ranelagh Street/Terrace		US (Iowa) kitset houses
Salamanca Road	30	Meteorological Office (archt: Bill Alington, Ministry of Works, 1962-1968)
Shelley Bay Road		Shelly Bay Air Force Base (formerly HMNZS Cook)
Taranaki Street	168-172	Forest and Bird (formerly Wellington City Mission Fielden Taylor Boys' Hostel, Church of England) (archt: Swan and Lavelle, 1939)
The Terrace	189-191	Jellicoe Towers (archt: Allan Wild, 1965-1966)
The Terrace	315	House (C19th gothic cottage)

Tirangi Road	93	Nissen Hut (c1942)
Todman Street	79A	Sutch House (archt: Ernst Plischke, 1953-1956)
Tory Street	21	Wellington City Corporation building (1924)
Trelissick Crescent, Ngaio	53	Kahn House (archt: Ernst Plischke, 1941-1942)
Vivian Street	70	Autoco House
Wakefield Street	111	Michael Fowler Centre (archt: Warren and Mahoney, 1975-1983)
Wakefield Street	138-140	Anvil House (archt: J. Lindsay Mair, 1952)
Washington Ave	1-3	Lincoln Court Flats (archt: Frederick Ost, 1963-1969)

(Appendix B) Suggested Negative Heritage Schedule

Street	Number	Building, Date and Rationale
Abel Smith Street	35	Southern Cross Apartments (cnr Abel Smith Street and Kelvin Grove)
Abel Smith Street	84	Datacom
Courtenay Place	57-59	Star Mart Building/ Creo House (cnr Courtenay Place and Tory Street)
cnr Dixon and Victoria		Roger Walker/Terry Serepisos development proposal
Taranaki Street	135	Marickian Apartments (cnr Frederick, Taranaki and Haining Streets)
Ghuznee Street/Garrett Street	61	Glover Park
Karo Drive (Bypass) /Tonks Grove		Landscaping around reconstructed historic houses needs to be more considered regarding how the architecture of the "historic" houses negotiates the violence of the by-pass
Kensington Street	9	House (blank facade needs to be removed and an appropriate facade designed)
Martin Square	12-20	Martin Square (Massey University)
Taranaki Street	242	The Cube (Massey University) (cnr Taranaki and Webb Streets)
Oriental Parade	282	House (blank facade needs to be removed and an appropriate facade designed)
Tory Street	77-87	Galleria on Tory
Vivian Street	115	City Lodge Apartments (cnr Vivian Street and Knigges Ave)

(Appendix C) Suggested Alterations to the Heritage Schedule:

Street	Number	Building, Date and Suggested Alteration
Frederick Street	40-46	Chinese Mission Church (archt: Frederick de Jersey Clere, 1905) Listing to be extended to include the interior and entire building and associated buildings on its site.
Oriental Parade		Boat houses etc. - retain these as one area rather than split listings as site relationships (e.g. to the water), and spatial relationships between the buildings have significant heritage value.
Oriental Parade	212	Anscombe Flats (increase protect to facades and structure, and housekeepers house; interiors to be evaluated for heritage value)
The Terrace	49-55	New Zealand Payroll House (formerly Massey House) (archt: Plischke & Firth). Parsons Bookshop and tea rooms interiors and fittings need to be explicitly listed; existing roof features to be retained, and alterations restored to original. Currently listed under The Terrace. Consider listing under Lambton Quay, or alternatively include a reference to the The Terrace entry under Lambton Quay (no. 126-132)

(Appendix D) Suggested Deletions from the (current & proposed) Heritage Schedule:

Street	Number	Building, Date and Rationale
Fort Dorset, Seatoun		significant building has occurred at Fort Dorset and the Heritage List might be altered to acknowledge this
Oriental Parade		Club House, Port Nicholson Yacht Club, renovated 1987. This building is proposed to be included as a discrete building. We consider that it has very low heritage value unless it is part of the group of buildings/spaces described as an area with the neighbouring boatsheds etc.

(Appendix E) Detail re: suggested additions to the Heritage Schedule

Building	Alington House (1962) 60 Homewood Crescent, Karori
Factual information	archt: William Alington
Level of Protection	exterior and interior of the house, landscaping, furniture and fittings
Significance	The house is a key work in Alington's oeuvre, and a significant NZ modern building. It has architectural and technological significance (i.e. timber post and beam system of construction is unusual for New Zealand at the time, and integrally related to building spatial module and function). The building was awarded NZIA Enduring Architecture Award (2001), and has been identified by Docomomo(NZ) as one of the 19 key Modern Movement buildings of New Zealand. It is currently under consideration for registration at NZHPT.
Other	
References	Bonnie, Stephanie and Marilyn Reynolds <u>Living with 50 Architects: A New Zealand Perspective</u> (Auckland: Cassell New Zealand, 1980) pp. 24-25. Dudding, Michael "A Final Formality: Three Modernist Pavilion Houses of the Early 1960s" "... about as austere as a Dior gown ...": <u>New Zealand Architecture the 1960s: a one day symposium</u> ed Christine McCarthy (Centre for Building Performance Research, Faculty of Architecture and Design, Victoria University, 9th December 2005) pp. 7-11. Sharp, D., and C Cooke (eds.), <u>The Modern Movement in Architecture: selections from the Docomomo registers</u> (Rotterdam: 010 Publishers, 2000) p. 30

Building	Anvil House (1951-1952) 138-140 Wakefield Street; cnr Pringle Ave and Wakefield Street
Factual information	archt: J. Lindsay Mair structural engineers: Edwards & Clendon bldrs: Fletcher Construction Co. client: Smith and Smith Ltd
Level of Protection	exterior, structure, foyer interior (interiors yet to be fully assessed)
Significance	The first inner city office building built in Wellington post World War II. An accomplished work by a significant firm of Wellington architects.
Other	The building is on the site of Rhodes' wharf, reputedly the first wharf in Wellington, and totara piles and moorings of the wharf were found during excavation for the building's foundations. (ref: <u>Evening Post</u> (20 February 1952))
References	"Anvil House", Wellington" <u>Journal of the New Zealand Institute of Architects</u> (October 1955) 22(9):185-189. Kernohan, David <u>Wellington's Old Buildings</u> (Wellington: Victoria University Press, 1994) p. 178. Wellington City Archives

Building	Archives New Zealand (formerly The Government Printing Office) (1966) 10 Mulgrave Street
Factual information	archt: Walter Millar, Ministry of Works
Level of Protection	exterior, structure, interior
Significance	The building is associated with important government functions, firstly the Government Printing Office and currently Archives New Zealand. It is an unusual example of an horizontal modernist building form in Wellington's inner city (usually vertical high rises), and is an elegant response to the brief and the site.
Other	The site was selected in part because of its closeness to Parliament and the Government precinct. Archives New Zealand have occupied the building since the early 1990s.
References	"The Government Printing Office Wellington" <u>New Zealand Institute of Architects Journal</u> (20 February 1967) pp. 50-53.

	<p>[Mitchinson, S. W.] "Editorial" <u>Journal of the New Zealand Institute of Architects</u> (March 1962) v. 29, n. 2, p. 30.</p> <p>Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 49.</p> <p>Sheppard, F.G.F. "Government Printing Office" <u>Journal of the New Zealand Institute of Architects</u> (March 1962) v. 29, n. 2, pp. 31-39.</p> <p><u>Wellington Architecture Week (3-9 October 2005)</u> (Wellington: Wellington Architecture Week Committee, 2005) pp. 24, 29.</p>
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Building	Autoco House 70 Vivian Street
Factual information	
Level of Protection	exterior, interior, structure, informal public access across site
Significance	A strong example of industrial architecture representative of Te Aro.
Other	
References	

Building	Blythswood Flats (cnr Aro St and Willis St) (1928) 3-5 Aro St (also 1-5 Aro St; 316 Willis St; 310-314 Willis St)
Factual information	<p>archt: H. McDowell Smith</p> <p>client: F. Morgan</p> <p>builder: Fletcher Construction</p> <p>original tenants include: B. Smith Grocer; G. R. Vercoe, hairdresser</p>
Level of Protection	exteriors, structure, interiors, courtyard and site
Significance	An accomplished design and the only known building by Dunedin architect Henry McDowell Smith in Wellington.
Other	The site of a tenants' protest. (ref: "Tenants file protest" <u>Dominion</u> (5 September 1973))
References	<p>Knight, Hardwicke and Niel Wales <u>Buildings of Dunedin</u> (Dunedin: John McIndoe, 1988) pp. 226-227</p> <p>"Obituary: Henry McDowell Smith (F)" <u>Journal of the New Zealand Institute of Architects</u> (March 1965) 32(2):75.</p> <p>WCC Archives</p>

Building	Britten House (1972-1974) 7 Fortification Road, Seatoun Heights
Factual information	<p>archt: Roger Walker</p> <p>clients: Lorraine and Des Britten</p>
Level of Protection	exterior, site, interiors
Significance	The work of a significant 1970s architect exhibiting distinctive architecture of both strong architectural and heritage merit. Commissioned by Des Britten, a well-known New Zealand personality and cook. Awarded NZIA National Award (1977)
Other	
References	<p>"NZIA Awards 1970-1989" <u>Exquisite Apart: 100 years of architecture in New Zealand</u> ed Charles Walker (Auckland, N.Z.: Balasoglou Books on behalf of the New Zealand Institute of Architects, 2005) p. 148.</p> <p>Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989)</p> <p>Melling, Gerald <u>Positively architecture!: New Zealand's Roger Walker</u> (Dunedin, N.Z.: Square One Press, 1985) pp.48-53.</p> <p>Melling, Gerald "The Terrible Twins: Athfield and Walker in (and out of) the 1970s" <u>Exquisite Apart: 100 years of architecture in New Zealand</u> ed Charles Walker (Auckland, N.Z.: Balasoglou Books on behalf of the New Zealand Institute of Architects, 2005) p. 71.</p> <p>Mitchell, David and Gillian Chaplin <u>Elegant Shed: New Zealand Architecture since 1945</u> (Auckland: Oxford University Press, 1984) pp. 69, 70.</p> <p>"National Award: House for Lorraine and Des Britten, Seatoun, Wellington" <u>Journal of the New Zealand Institute of Architects</u> (June 1977) 3:14-15.</p> <p>Shaw, Peter <u>A History of New Zealand Architecture</u> (Auckland: Hodder Moa Beckett, 1997; first published 1991) p. 167.</p>

Building	Bucket Fountain (1969) Cuba Mall
Factual information	archt: Burren and Keen
Level of Protection	entire structure
Significance	Well established Wellington landmark
Other	
References	"History" http://www.bucketfountain.co.nz/history.html

Building	Demonstration House (1948-1949) 17 Makara Road, Karori
Factual information	bldr: Wellington Architectural Centre archt: Wellington Architectural Centre client: Wellington Architectural Centre
Level of Protection	exterior, interior, built-in furniture and fittings, site
Significance	A very significant building in the history of New Zealand and Wellington modernism. The house is a Wellington parallel to the Auckland Group Houses. There is a strong historical association with the Wellington Architectural Centre which was formed in 1946.
Other	
References	Gatley, Julia "A Contemporary Dwelling: The Demonstration House" <i>Zeal and Crusade</i> ed John Wilson (Christchurch:) pp. 88-95. <i>Demonstration House</i> (Wellington: The Architectural Centre Inc., 1949) Gabites, A.L. "Thoughts on Swinging Cats" <i>Design Review</i> (April-May 1949) 1(6) Lloyd-Jenkins, Douglas <i>At home: a century of New Zealand design</i> (Auckland, N.Z.: Godwit, 2004) pp. 115-116. "Architecture ... Students Build House" <i>Weekly Review No. 432</i> (New Zealand National Film Unit, 1949) Toomath, William "Into the Post War World" <i>Exquisite Apart: 100 years of architecture in New Zealand</i> ed Charles Walker (Auckland, N.Z.: Balasoglou Books on behalf of the New Zealand Institute of Architects, 2005) p. 50. "The Demonstration House" <i>Design Review</i> (December 1948) 1(4)

Building	Dobson House (1958-1959) 61 Hankey Street
Factual information	archt: William Toomath client: Mr and Mrs D.E. Dobson bldr: Patterson & Puddick
Level of Protection	exterior, structure, interior
Significance	The house is a work by a significant Wellington architect, and is of very high architectural merit.
Other	
References	WCC Archives

Building	Forest and Bird Building (formerly Wellington City Mission Fielden Taylor Boys' Hostel, Church of England) (1939) 168-172 Taranaki Street (cnr Taranaki and Wigan Streets)
Factual information	archt: Swan and Lavelle
Level of Protection	exterior and structure
Significance	The building is an accomplished example of art deco demonstrating considered treatment of the corner/street intersection, and high streetscape value. The building has historic importance to the Anglican church, and is a fine example of work by a significant firm of Wellington architects.
Other	
References	WCC Archives

Building	Former Christ of Church (1883/1907) 37 Dixon Street (formerly Taranaki Place); Lot 2 DP 7962 and Lot 3 DP 7962 (cnr Dixon and Eva Streets)
Factual information	1883 archt: A. Riggs; bldr: Mr White 1891 school building 1907 alts to Jas Rigg & Co, archt: H.T. Johns/Crichton McKay; bldr/applic: P.C. Watt 1909 reinstatement after fire, archt: H.T. Johns; bldr/applic: W.D. James
Level of Protection	exteriors, requires maintenance (which due to the significance of the building should be part-funded by the council)
Significance	This is one of the oldest buildings in Te Aro, and is a rare example of early timber building in inner city Wellington. It gains historic significance in its transformation from church to commercial building. It is only one of two surviving early Church of Christ buildings. The building has significant townscape value.
Other	
References	WCC Archives WCC Heritage Buildings Search "Former Church of Christ" http://www.wellington.govt.nz/services/heritage/details.php?id=112&m=search&street=dixon

Building	Fountain Court (1938) 48-54 Oriental Parade (formerly Clyde Quay)
Factual information	archt: Gray Young, Morton and Young bldr: Trevor & Sons Builders client: Fountain Court Flats Ltd engineer: Peter Holgate
Level of Protection	exterior, site features, forecourt, interiors (interiors to be appraised)
Significance	The apartment block has high architectural merit, with an elegant streetscape and demonstrates intelligent apartment block design. It is an excellent example of work from an important firm of Wellington architects.
Other	William Gray Young was NZIA president 1935-1936, and architect of the Wellington Railway Station
References	WCC Archives

Building	Freyberg Pool (1963) 139 Oriental Parade (Sec 34 Port Nicholson)
Factual information	archt: Jason Smith, King & Dawson bldr: Lemmon and Slack
Level of Protection	exterior, structure and interior
Significance	This is a significant landmark building, demonstrating an unusual instance of the influence of South American modernism (particularly Oscar Niemeyer) in Wellington, designed by a significant Wellington architectural firm. The name of the building (Freyberg Pool) makes connection to a significant New Zealander, Lord Freyberg. The building makes sophisticated use of its form to reflect the built consequences of building function (e.g. the curvature of the roof increases building height as the depth of the pool beneath it also increases). Awarded NZIA Wellington Branch Merit Award (1964)
Other	Lord Freyberg was a Governor General and a national swimming champion
References	Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 131. Shaw, Peter <u>A History of New Zealand Architecture</u> (Auckland: Hodder Moe Beckett, 1997; first published 1991) p. 169. WCC Heritage Buildings Search "Freyberg Pool" http://www.wellington.govt.nz/services/heritage/details.php?id=35&m=search&street=oriental Wellington Architecture Week (3-9 October 2005) (Wellington: Wellington Architecture Week)

	Committee, 2005) pp. 16, 31.
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Building	Hannah Playhouse (1973) 12 Cambridge Terrace (cnr Cambridge Terrace and Courtenay Place)
Factual information	archt: James Beard client: Downstage Theatre
Level of Protection	exteriors, interiors, built-in furniture, unpainted exterior surface
Significance	This is an important example of Brutalist architecture in inner city Wellington by a significant Wellington architect. The building has strong sculptural form, high architectural value, and is both a cultural and architectural landmark. The building possesses cultural and local historical significance because of its link with Downstage Theatre Awarded NZIA Wellington Branch Merit Award (1974); NZIA National Award (1978); NZIA Enduring Architecture Award (2006)
Other	
References	Hannah, Dorita "Architecture as Stage" <u>Exquisite Apart: 100 years of architecture in New Zealand</u> ed Charles Walker (Auckland, N.Z.: Balasoglou Books on behalf of the New Zealand Institute of Architects, 2005) p. 186-188. Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 100, 121 WCC Heritage Building Search "Hannah Playhouse" http://www.wellington.govt.nz/services/heritage/details.php?id=98&m=search&street=cambridge <u>Wellington Architecture Week (3-9 October 2005)</u> (Wellington: Wellington Architecture Week Committee, 2005) pp. 17, 27.

Building	Hawthorne House (1901, 1969) 320 Oriental Parade
Factual information	1901 house built by J.T. Hawthorne (owner and builder) 1969 additions to house archt: John R. Hill client: Mrs M.L. Henderson blder: Patete and Smith Ltd
Level of Protection	exterior and structure (interiors yet to be assessed)
Significance	This is an elegant example of turn-of-the-century house, which also demonstrates a sensitive example of a 1960s approach to heritage and additions to existing historic architecture. The building has high streetscape value.
Other	
References	WCC Archives

Building	House (C19th gothic cottage) 314 The Terrace
Factual information	
Level of Protection	exterior and structure (interiors yet to be assessed)
Significance	This appears to be a nineteenth-century gothic cottage. It has a very steep roof, and unusual gable brackets. Its significance is its rarity value in terms of age and stylistic type.
Other	The house appears to be currently used as a student flat and is in need of maintenance.
References	

Building	Imperial Chemical Industries (I.C.I.) House (1965) 55-61 Molesworth Street
Factual	archt: Stephenson and Turner

information	
Level of Protection	exterior, structure, entrance foyer and mural
Significance	ICI House demonstrates the podium tower form which results from aspirations for an improved townscape, married to the desire for an economically viable rentable floor area. At the time of its construction it was one of Wellington's tallest buildings, but it was re-oriented so the main axis was 90 degrees to the long axis of the neighbouring cathedral to allow the least obstruction to light and outlook to its surrounding buildings. The building was designed by a significant Wellington architectural firm.
Other	The massing of the building considered both the neighbouring Anglican cathedral and the anticipated Government precinct opposite.
References	"I.C.I. House - Wellington" <u>New Zealand Institute of Architects Journal</u> (20 October 1965) pp. 328-330. McCarthy, Christine "High modern" <u>Architecture New Zealand</u> (March/April 2006) pp. 65-69. "I.C.I. House - Wellington" <u>Home and Building</u> (1st February 1965) pp. 74-76. <u>Wellington Architecture Week (3-9 October 2005)</u> (Wellington: Wellington Architecture Week Committee, 2005) pp. 24, 31-32.

Building	Iona Towers (1971-1975) 140 Abel Smith Street; cnr Abel Smith Street and Inverloch Place
Factual information	archt: N. Anthony Corry, Williams Architectural Division , Williams Development Holdings Ltd. bldr: Williams Construction Ltd, Williams Development Holdings Ltd. engineer: Holmes, Wood and Poole Consulting Engineers
Level of Protection	exteriors, interiors, built-in furniture, site
Significance	This building has high architectural merit. It demonstrates economic building with elegant architectural solutions (e.g. prefabrication and surface treatment of concrete panels). Iona Towers was built by the same developers as Jellicoe Towers, and has a significant impact on Wellington's cityscape and cityline in Aro valley.
Other	The occupants of Aston Towers (also built by Williams Construction) objected to the building of Iona Towers arguing that the proposed Iona Towers would "seriously reduce some of the important amenities of ... [the Aston Towers] apartments. ... The loss of a beautiful view and a major reduction in sunshine hours (particularly to citizens who have given up nice homes to settle nearer town during their retiring years) ..." Letter from R.V.J. Johnson, Chairman of Directors, Aston Towers Ltd to Your Worship the Mayor, (19th August 1971).
References	WCC Archives

Building	Jellicoe Towers (1965-1966) 189-191 The Terrace
Factual information	archt: Allan Wild, Williams Architectural Division builder: Williams Construction Ltd structural eng: Lyall Holmes
Level of Protection	exterior, site, interiors (interior yet to be fully assessed)
Significance	Jellicoe Towers is significant because of its audacious height and thin proportions: "An act of supreme architectural confidence and faith in modern materials and construction" (DLJ p. 175) It was designed by significant Wellington architect who later became the Dean of the Auckland University School of Architecture.
Other	
References	"Jellicoe Towers" <u>Home and Building</u> (1st February 1966) 28(9):67. Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 187. Lloyd-Jenkins, Douglas <u>At home: a century of New Zealand design</u> (Auckland, N.Z.: Godwit, 2004) p. 175. Mitchell, David and Gillian Chaplin <u>Elegant Shed: New Zealand Architecture since 1945</u> (Auckland: Oxford University Press, 1984) p. 72.

Building	Kahn House (1941-1942) 53 Trelissick Crescent, Ngaio
Factual information	archt: Ernst Plischke client: Joachim F. and Gertrud Kahn
Level of Protection	exterior, structure, interior, site
Significance	The Kahn house is an early example of a modernist house in New Zealand, and was the work of an internationally significant architect. It has historical significance because of its connection to the immigrant community cWWII, and significant technological advances in the New Zealand context (e.g. exterior sliding door, split-level living, flat roof, floor to ceiling glazing). It has a Category I NZHPT registration.
Other	
References	Lloyd-Jenkins, Douglas <i>At home: a century of New Zealand design</i> (Auckland, N.Z.: Godwit, 2004) pp. 108-109. NZHPT Registration Report

Building	Kelly/Clifford House (current) 224 Oriental Parade
Factual information	archt: Chris Kelly, Architecture Workshop
Level of Protection	exterior, structure, interiors
Significance	The building exhibits very high architectural merit.
Other	
References	

Building	Kilbirnie Bus Depot/Workshop 43-69 Onepu Road, Kilbirnie (Lot 172 DP 3197, Pt Lots 23, 67, 68, Pt Sec 7 Evans Bay, Lots 122-124, Lots 1 and 2 DP 4438)
Factual information	1915 Tramshed and bus barns eng: Tramways Engineer (W. Cable) 1923-1924 Four bay addition eng: Acting City Engineer (A.J. Peterson) and W.Cable bldr: Fraser and Burk owner: Wellington City Council Tramways 1925 Workshop bldr: E.S. Knight
Level of Protection	exterior, structure (interior yet to be evaluated)
Significance	The buildings are significant in the history of the public transport in Wellington. They are a rare type and size of industrial building in the Wellington area, and are landmark buildings, important for the suburban fabric of Kilbirnie village area.
Other	MOTAT, Auckland, has a No.135 (1921) 'Double Saloon' Built by WCCT at Kilbirnie workshops. One of 69 of the type.
References	WCC Heritage Buildings Search "Kilbirnie Bus Depot" http://www.wellington.govt.nz/services/heritage/details.php?id=32&m=search&street=onepu%20road

Building	Lincoln Court Flats (1963-1969) 1-3 Washington Avenue, Brooklyn
Factual information	archt: Frederick Ost
Level of Protection	exterior and structure; interiors in need of appraisal
Significance	Lincoln Court Flats are architecturally accomplished modernist flats by a significant Wellington architect.
Other	Flats by design group Wilkins & Davies Development Co. Ltd (1963) and a

	a Legation and Living Quarters for the Czechoslovakian Legation (Frederick Ost, February 1964) were prior proposals for the site. Both Ost designs (proposed Legation and the Block of Flats which were built) were both multi-storey modernist buildings. The flats were also proposed to be called "Broadview."
References	WCC Archives

Building	Manchester Unity (1966) 120 Lambton Quay
Factual information	archt: Keith Cooper, Structon Group Architects client: Manchester Unity Independent Order of Oddfellows
Level of Protection	exterior, structure
Significance	Manchester Unity has an unusual treatment of the curtain wall (a glazed faience and mosaic facade) which is somewhat at odds with modernist ambitions for transparency between interior and exterior, and for the expression of volume over mass. This lack of facade glass was due to the client brief. The building was designed by a significant Wellington architectural firm, and has historical association with the Manchester Unity Independent Order of Oddfellows.
Other	It was strongly criticised when first built (local critics argued that it did not respect its neighbours, particularly Massey House) The facade has been described variously as: "honey comb," "barrel" or "coffin" shaped, deriving from Athfield's reputed description of the building as a "vertical cemetery." The concertina verandah outside transfers the angular geometries of the facade and the tenth floor roof into public proximity on the footpath.
References	"Manchester Unity Wellington" <u>New Zealand Institute of Architects Journal</u> (20 April 1966) pp. 106-109. Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 63 McCarthy, Christine "High modern" <u>Architecture New Zealand</u> (March/April 2006) pp. 65-69. Shaw, Peter <u>A History of New Zealand Architecture</u> (Auckland: Hodder Moa Beckett, 1997; first published 1991) p. 170 <u>Wellington Architecture Week (3-9 October 2005)</u> (Wellington: Wellington Architecture Week Committee, 2005) pp. 22-23, 27-28, 32.

Building	Meteorological Office (1962-1968) 30 Salamanca Road, Botanic Gardens
Factual information	archt: William Alington, Ministry of Works bldr: Upton & Shearer Construction Ltd
Level of Protection	exterior, structure, interiors (interiors to be fully assessed)
Significance	This is a landmark building which has a strong sculptural form. It demonstrates a high quality of concrete construction, innovative use of concrete finishes, and uses shading fins to carefully modulate the elevations. It has historical significance due to its association with the Meteorological Office.
Other	
References	Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 207. "Meteorological Office Wellington" <u>Journal of the New Zealand Institute of Architects</u> (20 April 1968) 35(4):114-119. Shaw, Peter <u>A History of New Zealand Architecture</u> (Auckland: Hodder Moa Beckett, 1997; first published 1991) p. 176. WCC Heritage Buildings Search "Meteorological Office" http://www.wellington.govt.nz/services/heritage/details.php?id=211&m=search&street=salamanca

Building	Michael Fowler Centre (1975-1983) 111 Wakefield Street
Factual information	archt: Warren and Mahoney bldr: Fletcher Construction

Level of Protection	exteriors, interiors (fabrics and fittings)
Significance	The Michael Fowler Centre is a Wellington landmark, with historical significance re: Michael Fowler as mayor and as a local architect. It was designed by a significant New Zealand architectural firm, and has a strong design connection to the Christchurch Town Hall. The acoustics were designed by Harold Marshall using similar ideas about acoustics as used in the Christchurch Town Hall and the Orange County Performing Arts Centre. Awarded NZIA National Award 1984
Other	
References	Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) pp. 17, 138, 139. Shaw, Peter <u>A History of New Zealand Architecture</u> (Auckland: Hodder Moa Beckett, 1997; first published 1991) p. 174.

Building	Midland Park (1983) 151 Lambton Quay (cnr Lambton Quay and Waring Taylor Street)
Factual information	landscape archt: Ron Flook (WCC) bldr: Ron Wiffin and Bill Tarplay
Level of Protection	site and structures
Significance	An important and successful inner city park
Other	
References	Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 68.

Building	Nissen Huts 14 Abel Smith Street; 61, 63 Martin Square; 93 Tiranga Road
Factual information	built by U.S. army c1942
Level of Protection	exterior, structure (interiors to be fully assessed)
Significance	These are a rare remnant of New Zealand military architectural history in inner city Wellington, and in the airport precinct
Other	
References	

Building	Old Wool House (formerly Wool House) (1955-1957) 139 Featherston Street
Factual information	archt: William Toomath, in association with Bernard Johns
Level of Protection	- exterior, structure (interior yet to be evaluated)
Significance	This building is an important example of modern high rises in Wellington, and was designed by a significant Wellington architect. The building's innovative facade is a reaction to the dullness of the regular curtain wall grid that Toomath had witnessed in New York. It is an early example of new methods in building project management as the building contract for Wool House was separated into two contracts: the outer shell and the interior fitout. The building has historic significance as it was the Head Office for the NZ Wool board for 25 years. Awarded N.Z.I.A. Wellington Branch Enduring Architecture Award (2002)
Other	The rectilinear bay windows are informed by the villa baywindow and designed to providing clear views up and down the street. It was S. William Toomath's first design following working at the New York office of I.M. Pei.
References	"Wool House" <u>Home & Building</u> (1 July 1958) v. XXI, n. 2, pp. 54-58. Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 6. McCarthy, Christine "High modern" <u>Architecture New Zealand</u> (March/April 2006) pp. 65-69. WCC Heritage Building Search "Wool House"

	<p>http://www.wellington.govt.nz/services/heritage/details.php?id=125&m=search&street=featherston <u>Wellington Architecture Week (3-9 October 2005)</u> (Wellington: Wellington Architecture Week Committee, 2005) pp. 21, 28, 32.</p>
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Building	Oriental Bay Enhancement (2001-2004) Oriental Parade
Factual information	architect: Chris Kelly, Architecture Workshop landscape architect: David Irwin, Isthmus Group Tonkin & Taylor client: Wellington City Council
Level of Protection	site and buildings
Significance	An elegant and successful landscape and architectural project. Awarded: 2005 Ministry for the Environment Year of the Built Environment Premier Award; 2005 International Federation of Landscape Architects' (IFLA) Eastern Region Excellence Award; 2005 Wellington Civic Trust The Wellington Civic Trust Award; 2005 Association of Consulting Engineers (ACENZ) Innovative New Zealand Gold Award; 2004 New Zealand Recreation Association's Outstanding Project Award; 2004 New Zealand Institute of Landscape Architects (NZILA) George Malcolm Supreme Award for outstanding contribution to Landscape Architecture.
Other	
References	Kelly, Christopher "Second Nature" <u>Exquisite Apart: 100 years of architecture in New Zealand</u> ed Charles Walker (Auckland, N.Z.: Balasoglou Books on behalf of the New Zealand Institute of Architects, 2005) p. 199. Marriage, Guy et al "A promenade through history; Ole, O'Bay; Stepping up on Oriental Parade" <u>Architecture New Zealand</u> (Jan/Feb 2004) 1:48-55,58-61,94. "Partnership key to success in Wellington beach project" <u>New Zealand Local Government</u> (Aug 2005) 41(8):24-25. Walker, Charles "Emerging Practices" <u>Exquisite Apart: 100 years of architecture in New Zealand</u> ed Charles Walker (Auckland, N.Z.: Balasoglou Books on behalf of the New Zealand Institute of Architects, 2005) pp. 206, 207.

Building	Park Mews (1974) 62 Moxham Avenue (Lot 1 DP 40981)
Factual information	archt: Roger Walker bldr: Campbell Homes Ltd
Level of Protection	exterior, site, interiors to be evaluated
Significance	Park Mews was designed by a significant 1970s architect, and has a distinctive/radical architecture. It is a landmark building, well-known by many Wellingtonians.
Other	"a pop assemblage of Colonial peaks and Walker circles" (Mitchell quoted, Shaw p. 167)
References	Alington, William H. "Comment" <u>Journal of the New Zealand Institute of Architects</u> (September 1974) 41(9):174. Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 40. Melling, Gerald "The Terrible Twins: Athfield and Walker in (and out of) the 1970s" <u>Exquisite Apart: 100 years of architecture in New Zealand</u> ed Charles Walker (Auckland, N.Z.: Balasoglou Books on behalf of the New Zealand Institute of Architects, 2005) pp. 62-71. Melling, Gerald <u>Positively architecture!: New Zealand's Roger Walker</u> (Dunedin, N.Z.: Square One Press, 1985) pp. 12,54,58-63. Mitchell, David and Gillian Chaplin <u>Elegant Shed: New Zealand Architecture since 1945</u> (Auckland: Oxford University Press, 1984) p. 70. "Park Mews" <u>Designscape</u> (October 1974) 63: 16-21. "Park Mews" <u>Journal of the New Zealand Institute of Architects</u> (September 1974) 41(9):170-173. Shaw, Peter <u>A History of New Zealand Architecture</u> (Auckland: Hodder Moa Beckett, 1997; first published 1991) p. 167

Building	Pitarua Court (1971) 1-11 Pitarua Street, Thorndon
Factual	archt: Beavan Hunt Associates; Hunt and Reynolds

information	blder: J&W Jamieson Construction Ltd client: Habitat Houses Ltd
Level of Protection	exterior, structure, interiors, site, landscaping, exterior spaces
Significance	A rare example of a Peter Beavan design in Wellington, an important contribution to understanding the entire Pitarua Street complex.
Other	
References	<u>Evening Post</u> (2 September 1986) "Habitat" <u>Designscape</u> (October 1974) 63: 22-26. Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 34. Mitchell, David and Gillian Chaplin <u>Elegant Shed: New Zealand Architecture since 1945</u> (Auckland: Oxford University Press, 1984) p. 57, 58. "National Award 1977: Habitat Housing Thorndon Wellington" <u>Journal of the New Zealand Institute of Architects</u> (3 June 1971): 16-17.

Building	St Anne's Presbytery for the Convent of Mercy (1906) 26 Daniell Street, Newtown
Factual information	archt: John Swan alterations by James T Craig, 1961
Level of Protection	exterior (interiors yet to be fully assessed)
Significance	This is the work of a significant Wellington architect, and has similar heritage values to John Swan's Home for Compassion Creche (Buckle St).
Other	- presently used as a residence for priests
References	WCC Archives

Building	Shed 35 (formerly Pipitea Wharf Store No. 1) (1912-1913) Pipitea Wharf, Centre Port Harbour Quays
Factual information	
Level of Protection	exterior, structure, interior
Significance	A remnant of Wellington's early wharf history. Its location has decreasing wharf use, and the retention of building in its current location is a significant reminder of important historic use of site.
Other	
References	WCC Archives

Building	Shelly Bay Air Force Base (formerly HMNZS Cook) Shelly Bay Road
Factual information	1887 Submarine Mining Depot Barracks, archt: Government Architect 1907 transfer to the Navy 1914 munitions stores built, and small tramway extended 1915 Government Magazine built 1916 third rail track laid 1942 magazine buildings, laboratory, office, garage, house, reclamation work, wharves c1942 HMNZS Cook completed including slipways, workshops 1943-1944 Hospital, archt: Government Architect 1943-1944 Shipwrights Building, archt: Government Architect 1943-1944 Stores and Workshop Building, archt: Government Architect 1944-1945 Officers' Quarters and Mess, archt: Government Architect 1946 HMNZS Cook transferred to the RNZAF 1985 Combined Mess building
Level of Protection	site, landscape, key buildings (in need of comprehensive evaluation) requires designation as a heritage area
Significance	This is the site of significant built artifacts of military history (airforce and navy). The site's structures date from C19th, early C20th and WWII. A rare example of a large military site in close proximity to the city.

Other	
References	<p>Waters, Darcy "Shelly Bay Air Force Base" (2002) http://capitaldefence.orcon.net.nz/prfiles/other/sbay1.htm (see also http://capitaldefence.orcon.net.nz/prfiles/other/sbay2.htm) WCC Heritage Buildings Search "Hospital" http://www.wellington.govt.nz/services/heritage/details.php?id=281&m=search&street=shelly%20bay WCC Heritage Buildings Search "Officers' Quarters and Mess" http://www.wellington.govt.nz/services/heritage/details.php?id=279&m=search&street=shelly%20bay WCC Heritage Buildings Search "Shipwrights Building" http://www.wellington.govt.nz/services/heritage/details.php?id=282&m=search&street=shelly%20bay WCC Heritage Buildings Search "Stores and Workshop Building" http://www.wellington.govt.nz/services/heritage/details.php?id=277&m=search&street=shelly%20bay WCC Heritage Buildings Search "Submarine Mining Depot Barracks" http://www.wellington.govt.nz/services/heritage/details.php?id=276&m=search&street=shelly%20bay</p>

Building	Sunhaven (1939) 262-264 Oriental Parade
Factual information	client: R. Stewart bldr: A. Lemmon archt: A. Victor Smith A.I.A.A.
Level of Protection	exterior, structure (interior yet to be evaluated)
Significance	An accomplished design, high architectural merit, and important streetscape values.
Other	A. Victor Smith was architect of the Open Brethen Church, Elizabeth Street (1957-1958), Rockhaven Flats, Oriental Bay (1958), "The Bridge", 31 Vivian Street, Lamphouse Building, Manners Street and the Carterton Borough Council Offices
References	Sheppard File, Architecture Library, Auckland University WCC Archives

Building	Sutch-Smith House (1953-1956) 79A Todman Street
Factual information	archt: Ernst Plischke
Level of Protection	- exterior, structure, interiors, site
Significance	This is a nationally significant building, associated with significant New Zealander William Sutch, and internationally significant architect Ernst Plischke. Awarded NZIA Enduring Architecture Award (2004); NZIA New Zealand Award (Heritage/Conservation) (2004)
Other	The building was recently renovated by Alistair Luke, JASMAX
References	Lloyd-Jenkins, Douglas <i>At home: a century of New Zealand design</i> (Auckland, N.Z.: Godwit, 2004) pp. 84-85, 134, 136-137, 295. Sarnitz, Augustand Eva B. Ottillinger <i>Ernst Plischke: the complete works: modern architecture for the New World</i> (Munich; London: Prestel, 2004) Shaw, Peter A <i>History of New Zealand Architecture</i> (Auckland: Hodder Moa Beckett, 1997; first published 1991) p. 148.

Building	Thorndon Mews (1973-1976) 12-26 Pitarua Street, Thorndon
Factual information	archt: Beavan Hunt Associates; Hunt and Reynolds blder: J&W Jamieson Construction Ltd client: Habitat Houses Ltd
Level of Protection	exterior, structure, interiors, site, landscaping, exterior spaces
Significance	A rare example of a Peter Beavan design in Wellington, and a sophisticated design of communal and inter-building spaces. Very high

	architectural merit and strong streetscape value. Awarded NZIA National Award (1977); NZIA Enduring Architecture (2003)
Other	
References	<p><u>Evening Post</u> (2 September 1986)</p> <p>"Habitat" <u>Designscape</u> (October 1974) 63: 22-26.</p> <p>Kernohan, David <u>Wellington's New Buildings</u> (Wellington: Victoria University Press, 1989) p. 34.</p> <p>Mitchell, David and Gillian Chaplin <u>Elegant Shed: New Zealand Architecture since 1945</u> (Auckland: Oxford University Press, 1984) p. 57, 58.</p> <p>"National Award 1977: Habitat Housing Thorndon Wellington" <u>Journal of the New Zealand Institute of Architects</u> (3 June 1971): 16-17.</p> <p>"NZIA Awards 1970-1989" <u>Exquisite Apart: 100 years of architecture in New Zealand</u> ed Charles Walker (Auckland, N.Z.: Balasoglou Books on behalf of the New Zealand Institute of Architects, 2005) pp. 150-151.</p>

Building	Tung Jung Association Building (1926) 2 Frederick Street
Factual information	
Level of Protection	- gateway
Significance	The gateway is rare evidence of its locality as a former Chinatown, and it makes important connections with Chinese Mission Church and the Chinese Masonic Society or Chee Kung Tong Building, which are also on Frederick Street. The gateway has an important historical connection with the Tung Jung Association of New Zealand, which was a voluntary Chinese community organisation established in 1926 by the Chinese who originated from Jungsen and Doon Guan in Southern China to serve those people and their descendants resident in New Zealand, and had numerous facets including the Tung Yung Young Men's United Association Football Club. The gateway has important historical important for the Wellington Chinese community.
Other	
References	<p>"Tung Jung Association of New Zealand Inc" http://www.tungjung.org.nz/</p> <p>Alexander Turnbull Library</p> <p>Shum, Lynette "Remembering Chinatown: Haining Street of Wellington" <u>Unfolding History, Evolving Identity: The Chinese in New Zealand</u> ed Manying Ip (Auckland: Auckland University Press, 2003) p. 85.</p> <p>Shum, Lynette "Remembering Haining Street" http://www.stevenyoung.co.nz/chinesevoice/historicalresearch/lynetteshumdec03.htm</p>

Building	US (Iowa) Kitset houses Ranelagh Street/Terrace
Factual information	
Level of Protection	exterior, structure (interior yet to be evaluated)
Significance	unusual example of imported kitset houses
Other	
References	WCC Archives

Building	Wekutawai (1939) 90 Oriental Parade
Factual information	<p>archt: Edmund Ancombe</p> <p>client: Mr I B Bucholz</p> <p>bldr: Sharpman & Milne</p>
Level of Protection	exterior, structure, interiors, site (interiors yet to be fully assessed)
Significance	This is an accomplished example of an Art Deco dwelling, particularly with its sophisticated modelling of the front facade. The building is an interesting example of the Pakeha practice of giving buildings Maori names, a practice still evident along Oriental Parade with other examples including Te Kainga, Matai Moana, Rehutai and Wharenuui.

	The house the work of a significant New Zealand architect of national importance.
Other	
References	WCC archives

Building	Wellington Teachers College, Karori 1966-1977) 26 Donald Street
Factual information	Stage I archt: William Toomath (Toomath & Wilson) Stage II archt: William Toomath (Gabites, Toomath, Beard, Wilson & Partners)
Level of Protection	exterior, structure, interiors, fixtures and fittings
Significance	An excellent example of Brutalist architecture, and site design by a significant Wellington architect. This is a coherent and comprehensive campus design in authentic condition. The campus has important historical associations with teacher training in Wellington. Awarded NZIA Silver Medal (1972); NZIA Local Award (Enduring Architecture) (2005)
Other	
References	WCC Archives <u>Home and Building</u> (May 1972)

Building	Wharenui (1957) 270 & 274 Oriental Parade
Factual information	archt: W.E. Lavelle, Structon Group Architects bldr: Beazley, Wilkins, davies, Construction Co. Ltd. pile foundations: Cementation Co (NZ) Ltd
Level of Protection	exterior, site (interiors yet to be assessed)
Significance	This apartment block makes a strong architectural gesture, has an elegant form, and is an excellent example of modernist flats in Oriental Bay by a significant Wellington architectural firm. The building represents an interesting Pakeha practice of giving buildings Maori names, a practice still evident along Oriental Parade with other examples including Te Kainga, Matai Moana, Rehutai and Wekutawai. As a modernism building using a Maori name it makes connections with the Auckland Group architects' "Pakeha" House.
Other	Wharenui (lit=big house) It project was originally for 70, reduced to 40, flats. "The project as a whole is of such significance as a guide to desirable future development in Wellington that it is worthy of every assistance and encouragement" 21 August 1956 letter to City Engineer from W.E. Lavelle.
References	WCC Archive