

Wellington City Council

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17 June 2022

Kia ora Camjec Commercial Limited,

Last year we wrote to let you know that your property has been identified as having heritage value, and may be a good candidate for scheduling in the District Plan as a heritage building.

We've assessed the heritage value of your property

We've been working with heritage experts to confirm that your property meets our criteria for scheduling in the District Plan.

A detailed heritage report has now been completed. Please have a read of the document we've enclosed that explains why we think you have something special. If there is something about the information that doesn't look quite right, or you'd like to talk, please get in touch.

It builds upon the summary report you received last year and concludes with an assessment against our criteria for scheduling and a recommendation that your property should be included on the heritage schedule.

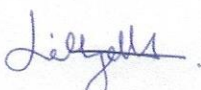
Working together

Our Draft District Plan identifies how we can protect heritage places and objects, while also enabling people to use, change and enjoy them. Your property is included on the heritage schedule, linked here: <https://eplan.wellington.govt.nz/draft/>.

We're keen to get your thoughts on the report we've provided, to understand your views and provide advice on the next steps. The next step in the review of the District Plan is the notification of the Proposed District Plan. This is the start of a statutory consultation process and will run between mid-July to mid-September 2022. It will include public submissions and hearings. You will be able to make a submission about the proposed heritage scheduling of your property at that time by visiting wcc.govt.nz.

In the meantime, we can help you with any questions – please visit us online at planningforgrowth.wellington.govt.nz/, or email heritage@wcc.govt.nz or call (04) 499 4444 and ask for the Heritage team. We're happy to have a chat with you.

Kind regards



Liam Hodgson

Rarangi wā
Timeline

Mid-2022
*Proposed District Plan
consultation*

Statutory (formal)
submissions

Historic Heritage Evaluation

Commercial Building

233 Willis Street



July 2021

Historic Heritage Evaluation	
Prepared by	NZ Heritage Properties on behalf of Wellington City Council
Author(s)	Alison Breese, Historian
Date	July 2021
Site visit(s)	N/A
Version	Final
Reviewed by	Dr Hayden Cawte, Director of NZ Heritage Properties Carole-Lynne Kerrigan, Built Heritage Specialist; Meredith Robertshawe, Senior Heritage Advisor, Wellington City Council
Revisions	
Cover image	Wellington City Council 2021

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Executive Summary

233 Willis Street was nominated for addition to the Wellington District Plan Schedule of Historic Heritage Buildings. The building belongs to an early period of Modernism in Aotearoa New Zealand and is an example of Edmund Anscombe's Combination Factory design. The evaluation of 233 Willis Street's heritage values shows it to have **significant architectural** values which are largely **intact** and increasingly **rare**.

233 Willis Street was designed by architectural firm Edmund Anscombe & Associates. The last years of architect Edmund Anscombe's career were dominated by Modernist factory architecture and particularly the socialist principles underlying Combination Factory design. These philosophies were evident in the 1943 factory erected for the importing firm Samuel Brown Limited (SBL). The building has been owned by various companies over the years, for various factory, warehouse and office purposes.

It is recommended that the building at 233 Willis Street is added to the Schedule of Heritage Items. The building makes a significant architectural contribution to our understanding of Edmund Anscombe's architectural principles in the final years of his career. It is largely intact and represents those buildings which were built to Combined Factories principles and are becoming increasingly rare. For these reasons, 233 Willis Street has **significant townscape, architectural, rarity** and **integrity** values.

Summary Statement of Significance

233 Willis Street is a regionally significant building. The following summarises the fundamental values of the place identified against the heritage significance criteria:

This building has **significant architectural** value as an elegant example of a 1940s commercial building designed in the New Zealand Moderne style and follows Edmund Anscombe Combination Factory design principles. The Willis Street façade has some **townscape** value in its location in upper Willis Street. It was designed by the well-known Anscombe & Associates firm and plans are drawn and traced by S.W.D., most likely Sid Drake. It is a **fine example** of Anscombe's foray into Modernist factory design and has **historic** value for this association. 233 Willis Street is a Combination Factory style design and relates to social welfare, very important in the interwar period and holds **some** social value for this. It aligns with the theme of Commercial Offices and is a **fine example** of a Modernist commercial building in the area.



Purpose

The purpose of this document is to consider the Commercial Building located at 233 Willis Street against Wellington City Council's criteria for evaluation of historic heritage.

The document has been prepared by New Zealand Heritage Properties 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 assessment is a desktop study based on online resources and material digitised from the Wellington City Council Archives. No site visit was undertaken. The interiors were not reviewed, other than from information determined through secondary sources and Council records. Values are considered against Wellington City Council and Greater Wellington Regional Council criteria for inclusion on the District Plan Heritage Schedule.

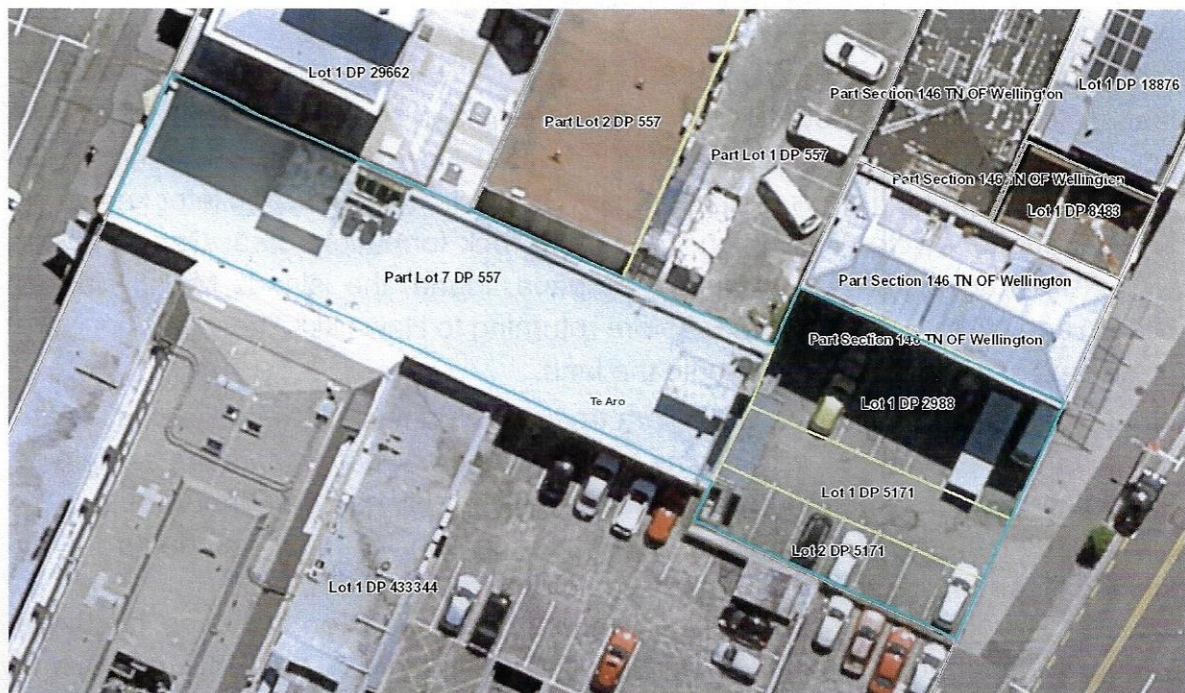


Heritage Inventory Report

Site Detail	
Site address or address(es) and/or location	233 Willis Street
Property Name	
Other names	
Legal Description(s) and Record of Title identifier(s), Deeds register and/or Gate notice information	Part Lot 7, DP 557, and Lot 1 and 2 DP 5171, Lot 1 DP 2988, Lot 1, DP 557
NZTM grid reference	NZTM_E 1748453 and NZTM_E 5427209
District Plan Reference Number	
Sites of significance to Māori	
WCC Heritage Area	None
HNZPT listed	Not listed
HNZPT category	
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Unknown
New Zealand Archaeological Association (NZAA) site record number(s)	NZAA Central City Archaeological Area R27/270
Constructed	1943
Significant alterations or additions	Removed forward projecting ground floor bay at the front of the building for street widening in 1990
Architect	Edmund Anscombe & Associates, drawn by S.W.D. (possibly Sid Drake)
Builder	Palmer and Askew Limited
Former uses	Factory and commercial building
Current uses	Commercial building
Earthquake-prone Building Status at the date of assessment.	



Extent: WCC Onemap accessed July 2021



Historical Summary

Land and Māori history

Te Whānganui-a-Tara 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.¹ Matiu (Somes Island) and Mākarō (Ward Island) are the exposed peaks of a submerged ridge running parallel with the extensive ridges of Miramar Peninsula and Hataitai.²

Early Māori narratives tell that Te Whānganui-a-Tara Wellington harbour was originally a land-locked lake, home to two large taniwha. One taniwha, energetic Ngake, forged a passage from Te Awakairangi the Hutt River to the open sea, creating the entrance to the harbour. The second, Whataitai, following in Ngake's wake, became stranded with the outgoing tide and eventually died. Whataitai's spirit took the form of a bird, that flew to the top of the peak and cried farewell

¹ Adkins, "The Great Harbour of Tara. Traditional Place Names and Sites of Wellington Harbour and Environs."

² Adkins.



before departing to Ranginui – hence its name Tangi te keo.³ The very top of Matairangi Mount Victoria is still known as Tangi te Keo. Over the years Whātaïtai's body turned to stone and today is known as Hataïtai.⁴

The Te Whānganui-a-Tara area of Aotearoa New Zealand was said to have been first explored by Kupe. Kupe set off from his homeland Hawaiki in pursuit of a giant wheke/octopus. The pursuit led him to Aotearoa New Zealand, where he finally caught the creature in Raukawakawa Cook Strait⁵. In the landscape later known as Te Whānganui-a-Tara Wellington, he named rock formations near Cape Palliser Ngā Ra o Kupe (the sails of Kupe), Arapāoa, Mana, the islands Matiu (Somes Island) and Mākaro (Ward Island) before returning to Hawaiki.⁶ These names were preserved as later iwi came to settle the land.

Mana whenua of Te Whānganui-a-Tara trace their origins to the subsequent arrival of the Kurahaupō waka. Some traditions name Whātonga as the captain of the waka. He later explored Te Ika a Maui the North Island from Māhia south, naming the harbour Te Whānganui-a-Tara, for his son Tara.⁷ Descendants include Ngāi Tara, Rangitane, Muaupoko, Ngāti Apa and Ngāti Ira.⁸

The area around Te Whanganui-a-Tara was occupied for centuries by these various Māori groups.⁹ Two tribes of Ngāi Tara (in the area from c1405-1650) and Ngāti Ira (in the 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 to the Kāpiti Coast.¹⁰ The principal chief of Ngāti Ira in the late 1810s, Whanake and his son Te Kekerengu both lived on the west coast of Te Whānganui-a-Tara near Porirua Harbour.

Incoming tribes from far to the north of Te Whānganui-a-Tara area began to push out Ngati Ira, and they faced consistent pressure as an influx of people continued from western Waikato and Taranaki.¹¹ 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.¹² Ngāti Toa and its allies defeated Ngāti Ira and gained ascendancy over the Kāpiti Coast in 1824, although some Ngāti Ira continued to

³ Wellington City Libraries, "Te Aro Pa and Matairangi."

⁴ Grace and Ministry of Education, "Ngake and Whātaïtai the Taniwha of Wellington Harbour." The site Tangi te keo, on the Matairangi Mount Victoria peak and ridgeline is a site of significance to Māori and recorded as M72 in the WCC District Plan.

⁵ Greater Wellington Regional Council website [Māori history of the Greater Wellington region | Greater Wellington Regional Council \(gw.govt.nz\)](https://www.gw.govt.nz/māori-history-of-the-greater-wellington-region/) Accessed November 2021.

⁶ Reid, "Muaupoko - Early History"; Royal, "First Peoples in Māori Tradition - Kupe."

⁷ Waitangi Tribunal, "Te Whanganui a Tara Me Ona Takiwa," 17–18.

⁸ Love, "Te Āti Awa of Wellington"; Heritage New Zealand Pouhere Taonga, "Research Report on Heritage Values Hannah Playhouse, Wellington."

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

¹⁰ Murray, "A History of Tawa."

¹¹ Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

¹² Murray, "A History of Tawa."



live at Porirua.¹³ By 1840, the groups holding customary rights within the Port Nicholson block were complex, with Te Āti Awa, Taranaki, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa all claiming rights established through conquest, occupation, and use of resources. The wider Te Whānganui-a-Tara Wellington region then and now hosted a number of iwi, including Te Āti Awa, Muaupoko, Rangitāne o Wairarapa, Ngāti Raukawa, Ngāti Toa (Ngāti Toarangatira), and Te Atiawa ki Whakarongotai.¹⁴

It was in this complex setting that in 1839, the New Zealand Company chose Te Whānganui-a-Tara Wellington's Port Nicholson as the site for its first settlement of British immigrants.¹⁵

Willis Street

Willis Street is located in the central city of Wellington. Parts of Willis Street were reclaimed in the 1850s so it could be built upon. Upper Willis Street was once Wellington's equivalent of London's Harley Street, with many doctor's houses, consulting rooms and hospitals originally constructed in the area.¹⁶ The upper reaches of Willis Street and its vicinity was home to residences of many of the leading mercantile families of the city. The immediate area surrounding Willis and nearby Ghuznee Street has developed to become more commercial and industrialised over the years.¹⁷

The following provides the results of documentary research into the historical background of 233 Willis Street. This research provides context and informs our understanding of the heritage values of the structure.

The inter-war period was a rich time for Wellington architecture. New architectural styles appeared, based partly on the past and with a view to the future. The Depression largely ended the 1920s building boom, but building activity never ceased, and a revival was sparked by the intervention of the government, which set about constructing large public buildings.¹⁸ Buildings got bigger as a result of new reinforced concrete construction techniques prompted, in part, by the experience of the 1931 Napier earthquake as engineers developed building guidelines and used concrete to make buildings structurally safer. The inter-war

¹³ Murray.

¹⁴ "Brooklyn Wellington."

¹⁵ Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

¹⁶ "House - 290 Willis Street, Te Aro, Wellington."

¹⁷ "House - 290 Willis Street, Te Aro, Wellington."

¹⁸ Kelly, "Art Deco in the Capital Heritage Trail."



period also saw a response to new overseas styles - heavy decoration was shed and sleeker forms were favoured.¹⁹

Art Deco, the style most commonly associated with the 1930s, arose out of the Industrial and Decorative Arts Exhibition in Paris in 1925.²⁰ It was characterised by simplified ornamentation and an emphasis on geometrical decoration; the use of applied ornament creating an image of modernity. Moderne or Streamlined architecture was essentially a further refinement of Art Deco.²¹

Factory Architecture

Almost every factory architectural innovation, from the late nineteenth-century through to the second decade of the twentieth century, was co-opted by Modernists from the 1920s.²²

The focus in factory design shifted to structural integrity, as function was promoted over form.²³ Reinforced concrete was embraced because it enabled less columns, reduced machine vibrations, was stronger than timber, and was fireproof, meaning lower insurance premiums. It enabled the structural grid to be affected and hence the development of the Model, or Daylight, Factory which was dependent on shifting the weight-bearing responsibility of walls to elsewhere.²⁴ Windows morphed into window-walls.²⁵ The factory building, as well as embracing the architecture of Modernism, also became the superficial exterior cover of the inner workings of the plant.²⁶

Anscombe's architectural practice developed a smorgasbord of architectural and historical styles including early twentieth century American ideas of progressive architecture and Modernity. Anscombe had studied in America from 1901 to 1906, which prepared him for a certain architectural versatility.²⁷

Anscombe designed his first factory in 1909. At 329 Cumberland Street, Ōtepoti Dunedin (now 25 Great King Street), the factory was a two-storey brick building

¹⁹ Kelly.

²⁰ Duncan, "Encyclopedia of Art Deco: An Illustrated Guide to a Decorative Style From 1920 to 1939."

²¹ Kelly, "Art Deco in the Capital Heritage Trail."

²² McCarthy Christine, "War, America, and Modernity: Anscombe's Revival of the Combination Factory."

²³ McCarthy Christine.

²⁴ McCarthy Christine.

²⁵ McCarthy Christine.

²⁶ McCarthy Christine.

²⁷ McCarthy Christine.



for a carriage manufacturer.²⁸ Factory architecture was often Neo-Classical or Palladian in design, described as "dressing" the factory shed—Anscombe's 1909 factory exemplifies this style.²⁹ The style of factories gradually changed, as factories got larger (and were unable to sustain Palladian proportions), and as building technology shifted the function of weight-bearing from walls to a structural grid.³⁰

After the 1909 factory, Anscombe followed with a confectionary factory at 370 King Street (now 378 Great King Street) in 1910-14; his 1910-11 Wairarapa Farmers' Company freezing works and his 1916 Mosgiel Co-operative Dairy Factory, as well as numerous warehouses and storage facilities.

In 1919 Anscombe presented a "Combination Factory" proposal to the Dunedin Manufacturers Association—it became the underpinning philosophy for all of his future architectural designs. The Combination Factory had its roots in a socialist industrial vision. Factory design should no longer solely be produced with only the needs of the manufacturing capitalist but should also address workers' needs. This meant that the architect should consider lighting, heating and ventilation, the provision of recreation spaces, and buildings of reinforced concrete to ameliorate fire risk and machine vibration.³¹ Essentially, a social agenda was woven into the Combination Factory architectural model. Anscombe was an ardent supporter of this. He became even more passionate about the model and its underlying socialist philosophes after a 1939 visit to America where he saw several examples. On his return, he started the design of several factories, all of which employed a Modernist aesthetic, including 233 Willis Street.³²

Occupant history

233 Willis Street was constructed in 1943 for importing firm Samuel Brown Limited (SBL).³³ The firm was founded by Samuel Brown (c.1845-1909), a coal importer and general energy manufacturer who was Mayor of Wellington from 1887-1888.³⁴ He was also a city councillor for six years and a member of the Wellington Harbour Board for three.³⁵ Brown constructed a small one-storey office and coal and grain store on the site of what is now 233 Willis Street in

²⁸ McCarthy Christine.

²⁹ McCarthy Christine.

³⁰ McCarthy Christine.

³¹ McCarthy Christine.

³² McCarthy Christine.

³³ Building Permit 00056:283:B22724, 1943. Wellington City Archives (WCA).

³⁴ Irvine-Smith, *The Streets of My City* (A.H & A.W Reed, Wellington, 1974), p.303.

³⁵ Cyclopedia of New Zealand Co., *Cyclopedia of New Zealand, Wellington Provincial District* (Cyclopedia of New Zealand CO., 1897), pp.650-651.



1892, and added a second storey in 1898.³⁶ At a later, unknown date, a concrete structure was built on the Victoria Street side of the site, which may have replaced or augmented the existing warehouse. This was incorporated in the present building.³⁷ By the time this was constructed SBL had moved into electrical appliances, motor machinery and related items.

SBL initially engaged Edward Anscombe & Associates in 1940 to design a building containing an office and a goods warehouse on the ground floor, and six residential flats on the next three floors.³⁸ This exceeded what Anscombe referred to as “the usual air space requirements”, but it appears the firm hoped for an exemption.³⁹ However, the exemption was not forthcoming – on the advice of the City Engineer the application was declined.⁴⁰

SBL did not pursue this proposal but retained Anscombe & Associate’s services. In 1942 the firm designed a pared-down warehouse minus the residential component. These new plans were drawn by architect ‘S.W.D.’, most likely Sid Drake.⁴¹ The plans were likely overseen by Anscombe, however, since they reflected many of the design principles of his Combination Factory philosophy. For example, working conditions were enhanced with large windows that provided increased light and ventilation for the workers within. The space was also open and airier than traditional factories. The building was constructed of reinforced concrete which had multiple benefits including reducing fire risk, helping to protect workers. The plans not only reflected Anscombe’s Combination Factory principles but also included other Anscombe-esque design features including a triangular oriel window on the front street-facing façade. The new plans for 233 Willis Street were accepted by the Council in 1943 and the factory was completed for SBL the same year.⁴²

SBL owned and occupied the building until approximately 1959, when it was sold to Power Construction Limited who became owner-occupiers.⁴³ Both of these firms were absorbed into electrical engineering firm Cory-Wright & Salmond Limited in 1961, and the building was sold to The New Zealand Insurance

³⁶ Building Permits 00053:6:100, 1892 and 00053:41:2629, 1898. WCA.

³⁷ Building Permit 00056:283:B22724.

³⁸ File 00009:116:6/779. WCA.

³⁹ “233 Willis Street.”

⁴⁰ “233 Willis Street.”

⁴¹ Christine McCarthy, Wellington School of Architecture, pers comm.

⁴² Building Permit 00056:283:B22724, 1943. Wellington City Archives (WCA).

⁴³ CT WN65/52.



Company.⁴⁴ In 1964 it sold again to silk merchants Makower McBeath.⁴⁵ Makower McBeath shared the building with a number of commercial firms during their tenure.⁴⁶

In 1981 International Bodeko (New Zealand) Limited, later known as 233 Willis Street Limited, acquired the building.⁴⁷ Various commercial tenants occupied the building from this time.⁴⁸ It is now largely occupied by Planet Design Commercial Interior Designers and owned by Camjec Commercial Limited.

The exterior of the building has had some modifications including removal of the front of the building at ground floor level to accommodate street widening in 1990. SBL added mezzanine floors to the office spaces in the interior in 1948, while Makower McBeath undertook several internal alterations when they purchased the building in 1964.⁴⁹

Photographs and Images



233 Willis Street, 180 Victoria Street. Google Street View 2020.

⁴⁴ Ibid. SBL is now known as Cory Sub Nine Limited. See www.companies.govt.nz

⁴⁵ This firm had owned and occupied a building in Victoria Street that was required for “civic development”, which led it to purchase 233 Willis Street.

⁴⁶ *Wises Post Office Directory*, 1967-1975.

⁴⁷ CT WN65/52.

⁴⁸ *Wises Post Office Directory*, 1985-1990.

⁴⁹ Building Permits 00056:354:B27218 and 00056:255:B210118, 1966. WCA. It is not known if these were carried out or whether they have been further altered.





233-235 Willis Street, three storey commercial building 1960, Power Construction Ltd, 903-q (sheet 1863a), Wellington City Council Archives.



Rear of Building, 180 Victoria Street. Google Street View 2020.



Chronologies and Timelines

Timeline of events, including modifications

1892	Small one-storey office and coal and grain store, S Brown Ltd (Wellington City Council Archives 100).
1898	Additions of second storey to building, S Brown Ltd.
1940	Factory – plans submitted but not accepted. (Wellington City Council Archives B21048).
1943	Erect additions to Factory (Wellington City Council Archives B22724). Factory was constructed.
1948	Alterations offices – addition of mezzanine floors to the office spaces in the interior (Wellington City Council Archives B27218).
1964	Alterations offices – (Wellington City Council Archives B210118).
1990	Remove front of building for street widening – 180 Victoria Street (Wellington City Council Archives E19303].

Occupation history

1892 - 1959	S Brown Limited, owner/occupiers. Brown constructed a small one-storey office and coal and grain store on the site in 1892 and added a second storey in 1898.
1959 - 1961	Sold to Power Construction Limited, owner/occupiers.
1961 - 1962	S Brown Ltd and Power Construction Limited were absorbed into the electrical engineering firm Cory-Wright & Salmond Limited in 1961.
1962- 1966	Owned by The New Zealand Insurance Company. ⁵⁰
1966 - 1981	Owned by Makower McBeath, silk merchants.
1981	Owned by International Bodeko (New Zealand) Limited – changed name to 233 Willis Street Limited in 1981. (WN65/52)
2015-2017	Owned by One Eighty Eight Trading Company Ltd.
2017-current	Owned by Camjec Commercial Ltd.

⁵⁰ Ibid. SBL is now known as Cory Sub Nine Limited. See www.companies.govt.nz



Biographies

*The following information is sourced from Greg Bowron, 'Anscombe, Edmund Biography' and McCarthy's, War, America and Modernity: Anscombe's revival of the Combination Factory.*⁵²

Edmund Anscombe was born on 8 February 1874 in Lindfield, Sussex, England, the son of Eliza Mason and her husband, Edmund Anscombe, a carpenter. The family emigrated to Aotearoa New Zealand when Edmund was seven months old. They settled in Ōtepoti Dunedin, where he later attended Caversham School. In 1888 he visited the *Centennial International Exhibition*, Melbourne, Australia, an experience that started a lifelong interest in the design of international exhibitions.

Anscombe served an apprenticeship as a carpenter at Waiwera South. There he met his future wife, Douglas Watt, whom he married in Kaihiku on 24 May 1898. In 1901 he left Aotearoa New Zealand to study architecture in the United States. It is believed he studied by correspondence and supported himself as a builder – he was engaged in the construction of the *Louisiana Purchase Exposition* in St Louis, Missouri. The Beaux-Arts style, on which this exhibition was based, had a considerable influence on Anscombe's later designs.

In 1907 Anscombe returned to Ōtepoti Dunedin and in January 1908 won the design competition for the School of Mines building at the University of Otago. In the same year he became an associate of the New Zealand Institute of Architects (NZIA). The success of the School of Mines building led to his appointment as architect to the university council, a position he held until 1929. The five buildings he designed at the university all faithfully followed the style of Maxwell Bury's original two buildings. Together the seven buildings constitute a major example of nineteenth century and early twentieth century Gothic architecture in Aotearoa New Zealand.

Anscombe was elected a Fellow of the NZIA in 1912, although he was often at odds with the Institute. Anscombe made clear his opposition to the dividing of architectural responsibility, arguing that in his opinion it was not in the best interests of the Directors.⁵³ In a later NZIA meeting he was accused of "competing against the Institute for the work" and was asked to "retire from the Meeting."⁵⁴ A similar situation occurred later with reference to the 1940 exhibition

⁵¹ Bowron, "Anscombe, Edmund."

⁵² Bowron; McCarthy Christine, "War, America, and Modernity: Anscombe's Revival of the Combination Factory."

⁵³ "Edmund Anscombe Explained."

⁵⁴ "Edmund Anscombe Explained."



when Anscombe found himself opposed by the collective group of local architects. In that instance, it was Anscombe's ability to produce work quickly which ensured he got the commission.⁵⁵

In Otago, Anscombe gained commissions for several major buildings including Otago Girls' High School, Palmerston Town Hall, the Dunedin YMCA building, and churches of various denominations. He went into partnership with L D Coombs in 1913 and then with H McDowell Smith in 1914. The latter partnership continued in various forms through to the 1920s and received commissions from as far afield as Waihopai Invercargill and Te Papa-i-Oea Palmerston North. One of note, undertaken by Anscombe, was for the 33-roomed Clifton homestead at Waiwera South in 1919. Anscombe also supervised the work on the Sarjeant Gallery, Whanganui. His pupil Donald Hosie had won the competition to design the building in 1916 but was killed in World War I.

In 1919 Anscombe published *Modern Industrial Development*, a pamphlet anticipating an era of great prosperity founded on a socialist approach to housing and industrial parks. He had designed his first factory ten years before the publication, a two-storey brick building with a concrete slab and a corrugated iron roof in Ōtepoti Dunedin.⁵⁶ His vision of commercial buildings with large flat roofs available for recreation purposes and for use as emergency hospitals was not realised until 1937, when he designed the Post and Telegraph Department offices in Herd Street, Te Whānganui-a-Tara Wellington. It was also in this publication that he advanced the idea of contemporary factory thinking and support for his scheme of building "Combination Factories".⁵⁷ None of his previous industrial warehouses indicated his Combination Factory proposal.

McCarthy explains how Anscombe presented a Socialist Industrial vision, which he stated "is one which has engaged my attention for the last two and a-half years".⁵⁸ His proposal summarised all the key issues in factory design (productivity, scientific application, working conditions (lighting, heating and ventilation), provision of recreation ("large flat roofs...for recreation purposes"), modern labour-saving equipment, skeleton construction, and building in reinforced concrete, to ameliorate fire risk and machine vibration). The Combination Factory was an architecturally dependent business incubator.⁵⁹ A large building, potentially funded by shareholders, private subscription, and

⁵⁵ "Edmund Anscombe Explained."

⁵⁶ McCarthy Christine, "War, America, and Modernity: Anscombe's Revival of the Combination Factory."

⁵⁷ McCarthy Christine.

⁵⁸ McCarthy Christine.

⁵⁹ McCarthy Christine.



government subsidies (in recognition of its benefits for returned servicemen), it would be built following the standard set by the modern daylight factory and provide co-operative-like facilities for small businesses to flourish and grow. A social agenda was woven into this architectural model. He encapsulated the Combination Factory Buildings as where:

*any number of individual small manufacturers could be accommodated under the most advantageous working conditions, and in which any required amount of floor space could be rented on an extremely attractive basis per square foot, the rent to include power, light, heat, bookkeeping, elevator and janitor service, transport facilities, etc.*⁶⁰

Anscombe was also able to advance his theories of industrial construction with the development in 1920 of cellular concrete blocks, marketed as the OK Dry Wall System. The blocks were used in the government housing scheme at Miramar, Wellington, and later in R & W H Symington and Company's *Libertyland* factory in Te Papa-i-Oea Palmerston North. They were distributed in Australia.

Following a tour of Canada and the United States in 1922, Anscombe wrote to Ōtepoti Dunedin's *Evening Star* with a proposal to hold an international exhibition in the city. There was overwhelming public support for the project and Anscombe was appointed the official architect. The buildings he designed for the 1925–26 *New Zealand and South Seas International Exhibition* were structured to an axial plan, terminated by a domed meeting hall. They were greatly influenced by the 1893 *World Columbian Exposition*, Chicago, America and by the 1904 *Louisiana Purchase Exposition*. Anscombe left Ōtepoti Dunedin in 1929 and established a practice in Te Whānganui-a-Tara Wellington with an office in Heretaunga Hastings.

Anscombe was much influenced by new developments in architecture, and his frequent overseas trips ensured he was always at the forefront of stylistic fashion. After he moved to Te Whānganui-a-Tara Wellington his design work became simpler, reflecting the industrial qualities he was writing of in 1919. He also designed several buildings in the Spanish Mission style. His more significant structures of the 1930s included the Wellington Show Association Stadium, the Hawke's Bay Farmers' and Westerman and Company's buildings in Hastings, and the Rotorua Municipal Building. He also designed several apartment blocks in Te Whānganui-a-Tara Wellington and the Disabled Servicemen's Vocational Training Centre, which was completed in 1943.

⁶⁰ McCarthy Christine.



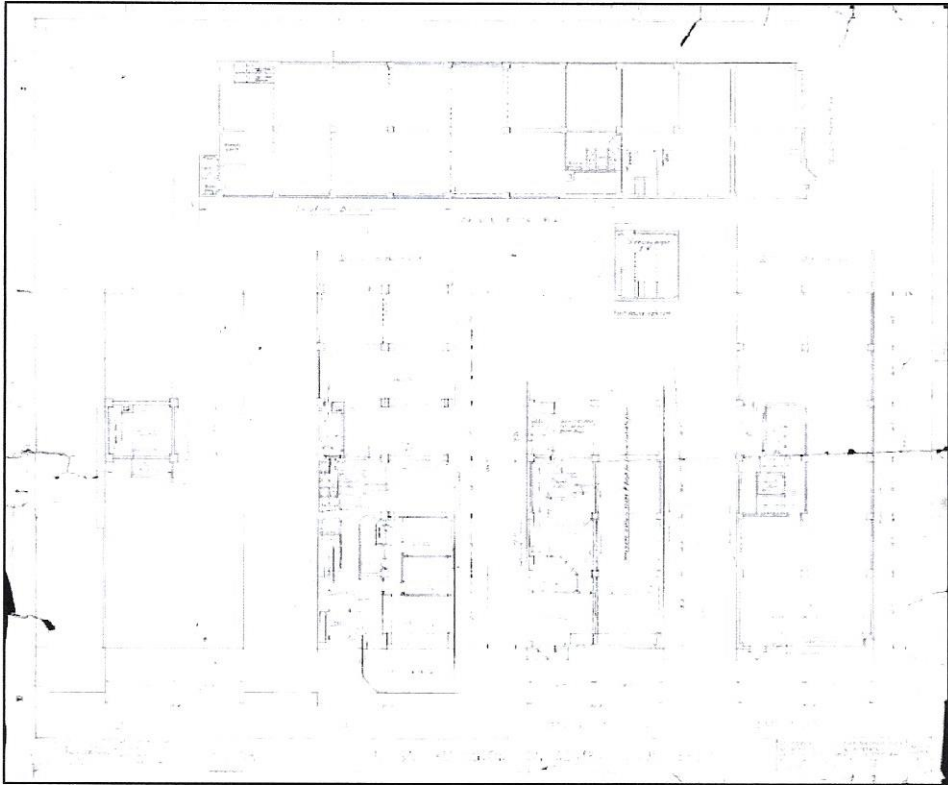
However, his most important work was the *New Zealand Centennial Exhibition* of 1939–40. The International Style conveyed by the structures at Rongotai, Wellington, was intended to reflect Aotearoa New Zealand's progressive approach to the world. As an architect of exhibitions, Anscombe had the ability and experience to put grand ideas into form. After the *Centennial Exhibition* he continued to promote various visionary schemes.

Anscombe was well known in the architectural community, as much for his assertive nature as for his prolific designs. He liked to recount how he was dining in the Farmers' Building when the 1931 Napier earthquake occurred, but, convinced that the architect should have complete faith in his work, he continued eating, undeterred by the violent shakes. Fortunately for Anscombe the building was one of the few that survived.

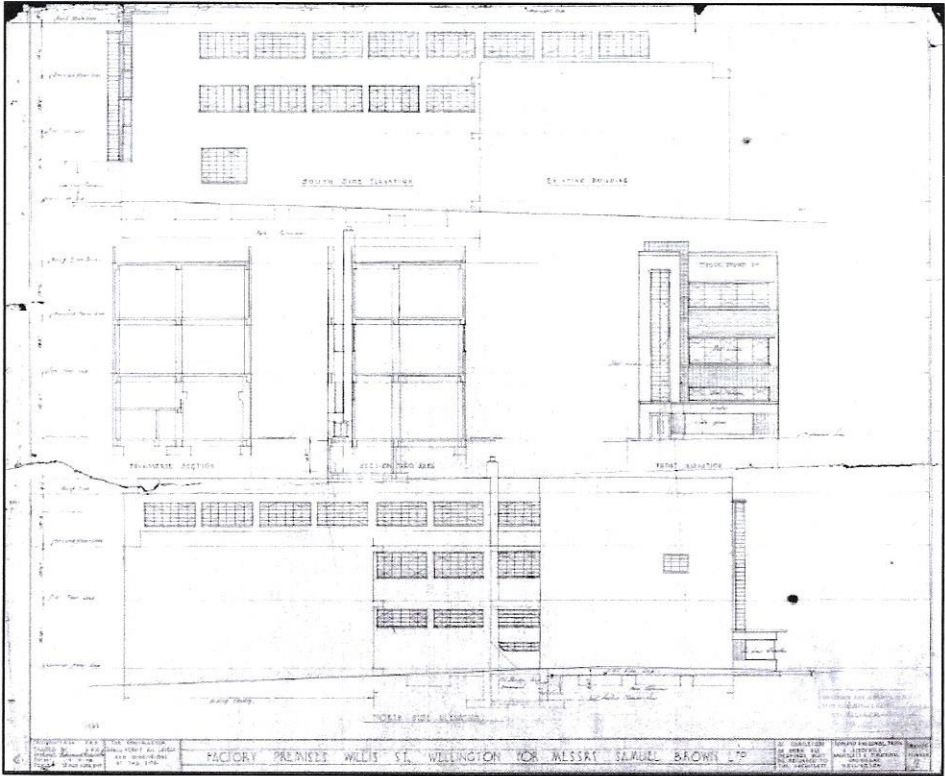
Although he maintained that work was his hobby, Anscombe played golf and bowls and belonged to the Wellington Savage Club and the local beautifying society. He died in Te Whānganui-a-Tara Wellington on 9 October 1948, survived by two daughters.

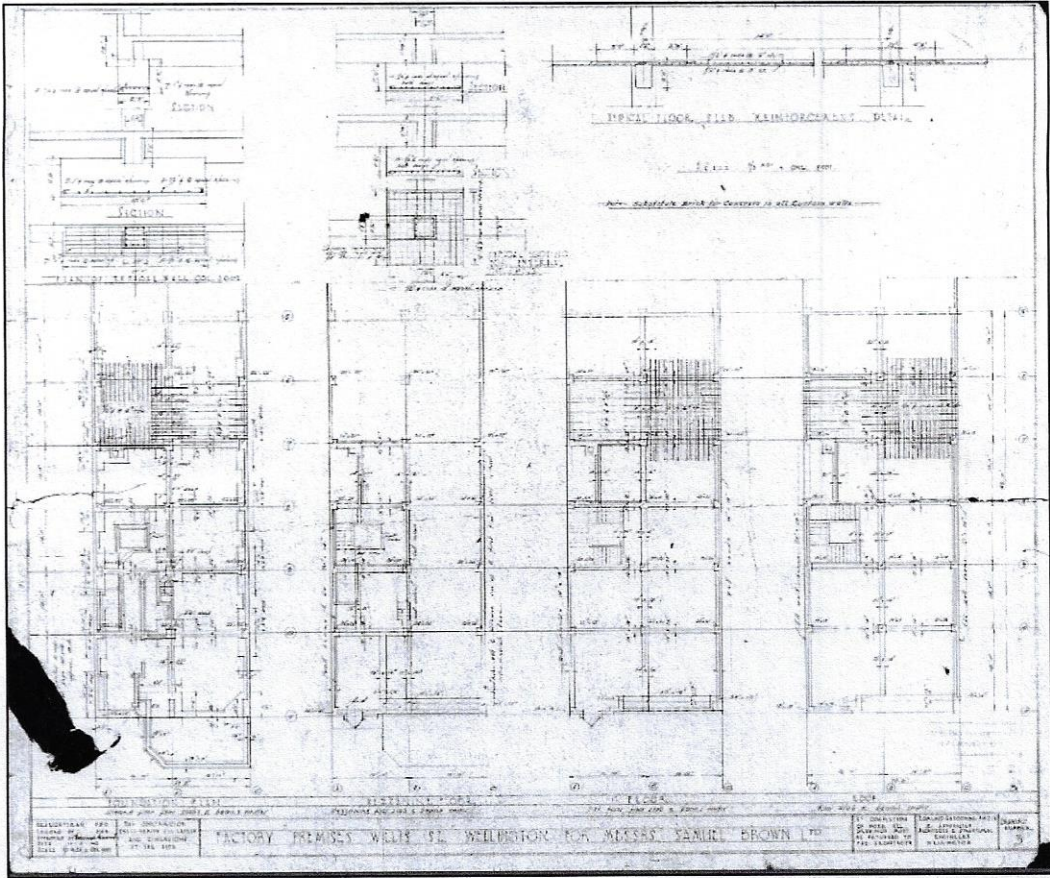


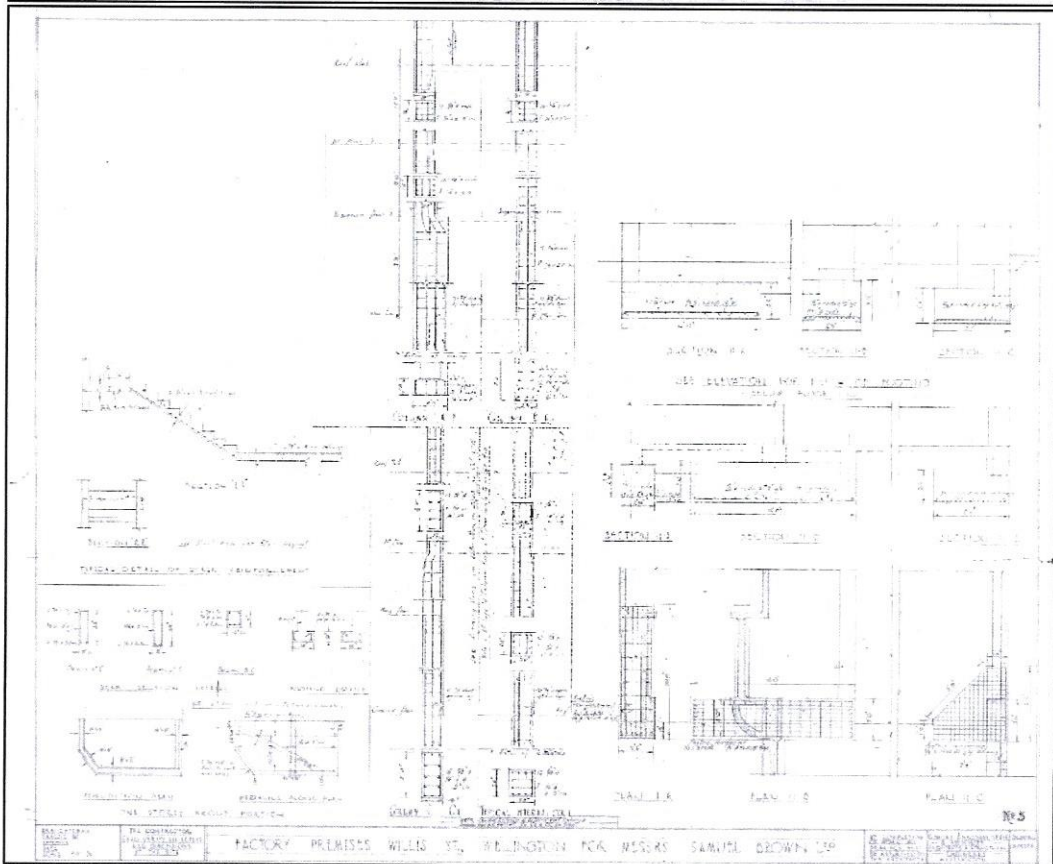
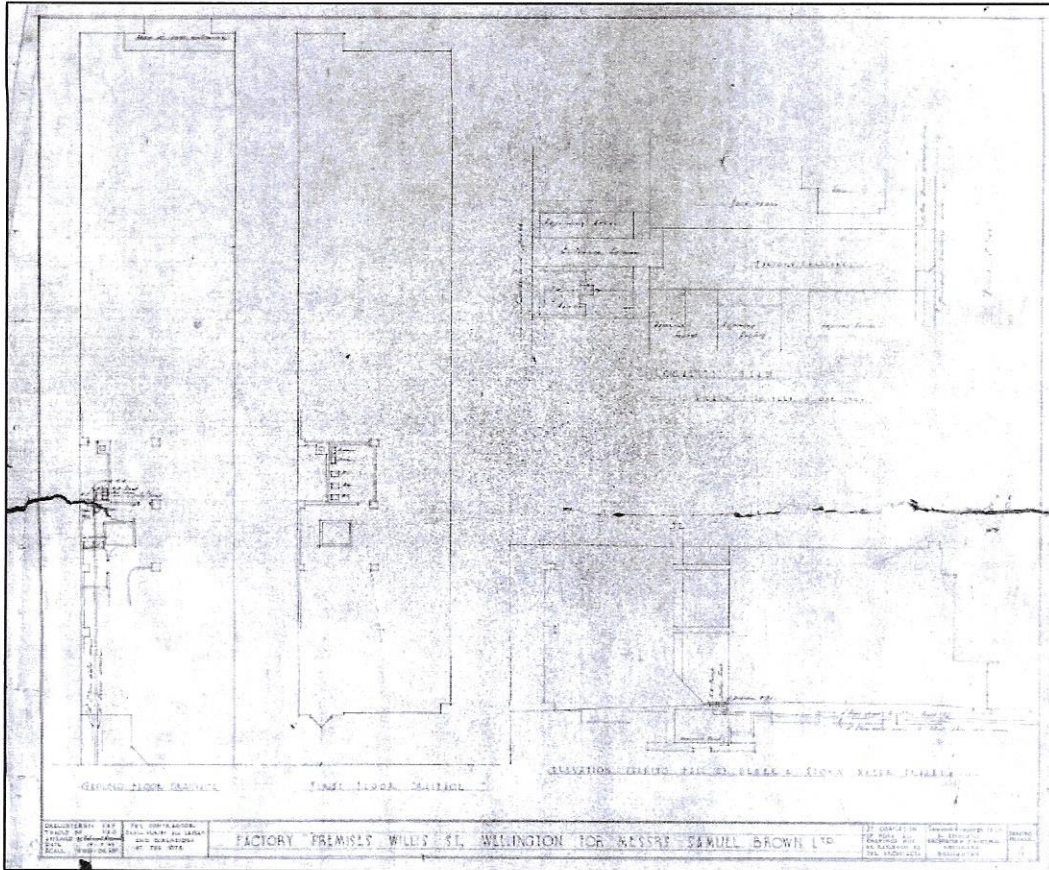
Plans and Elevations

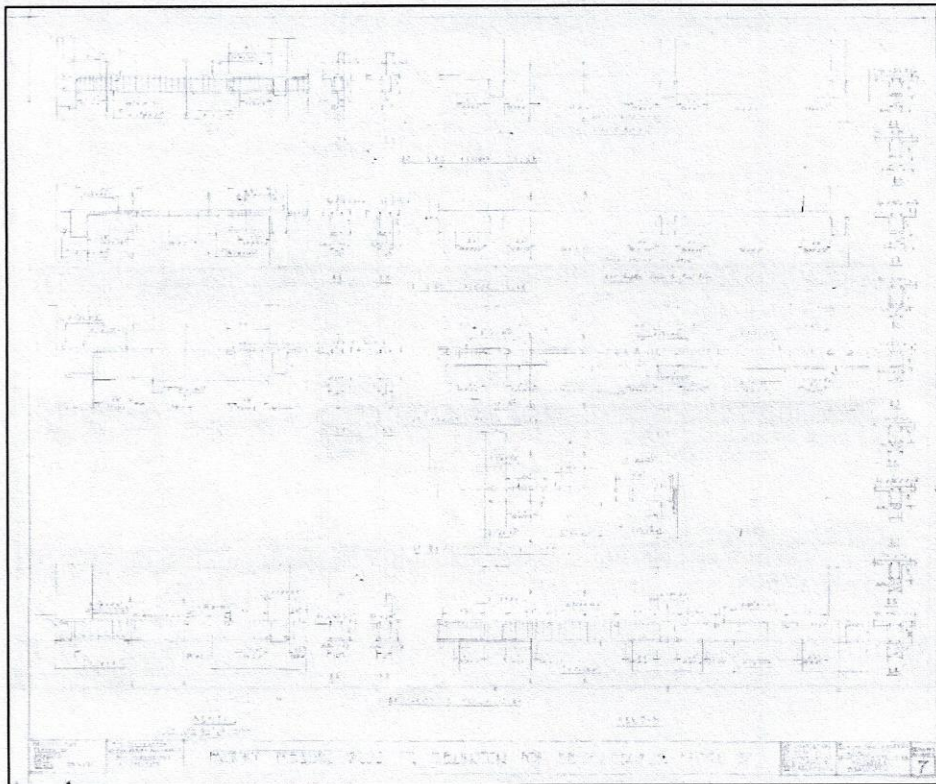
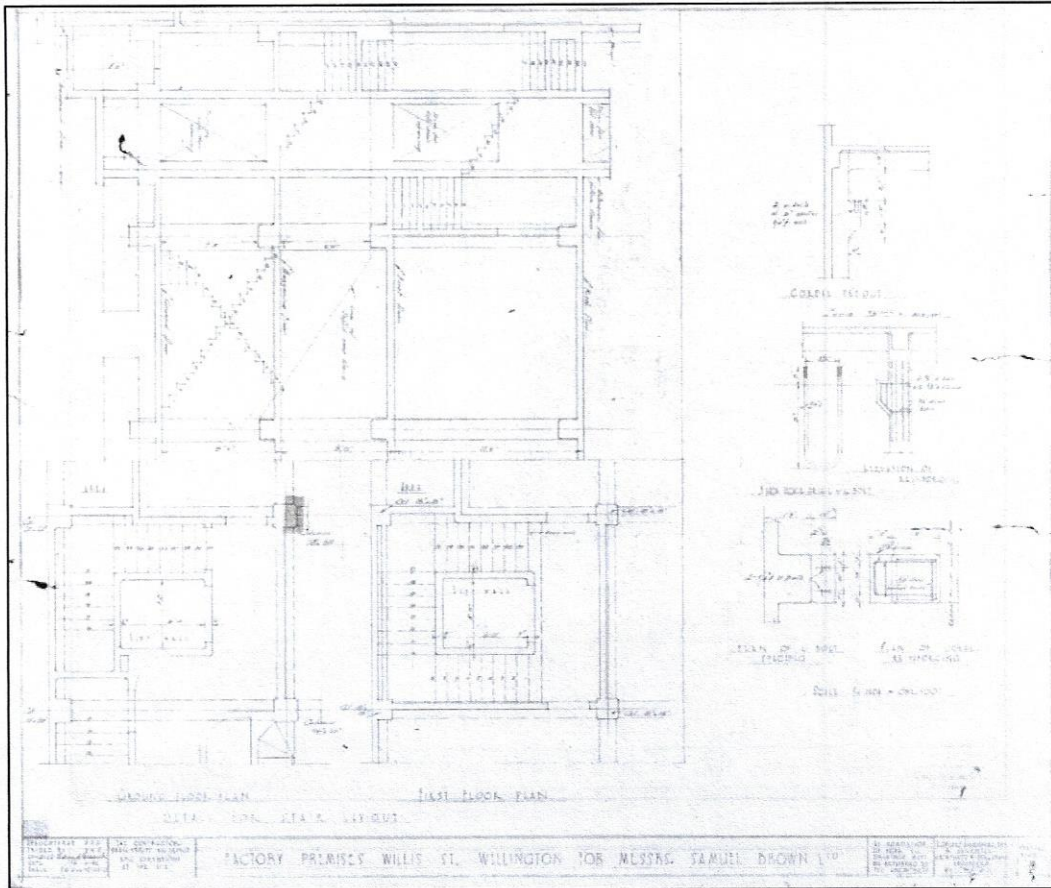


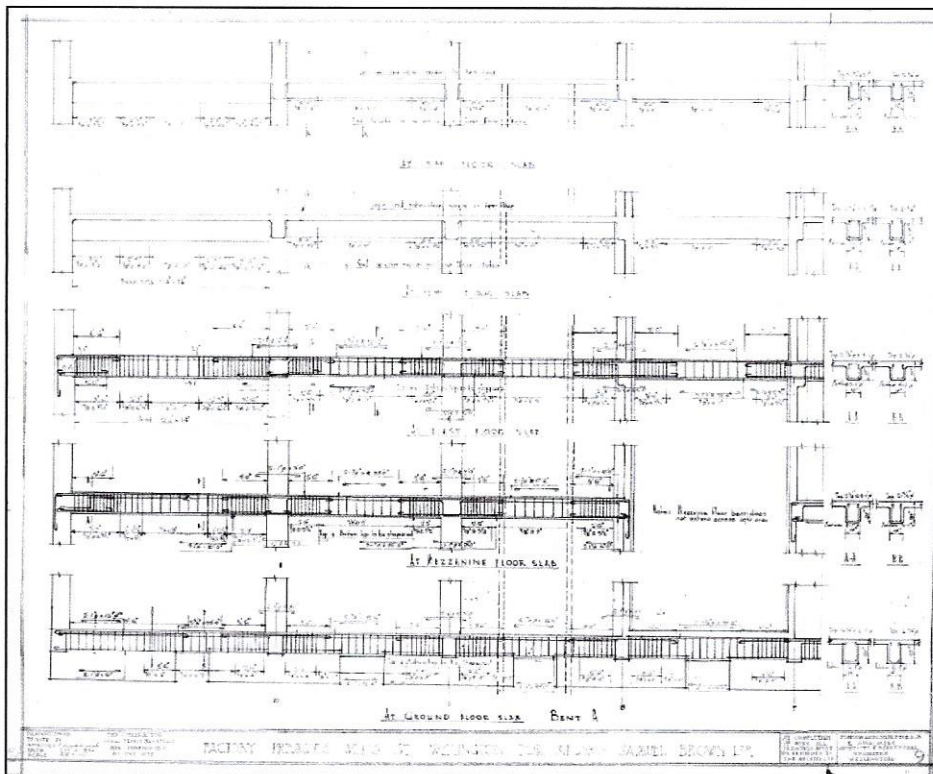
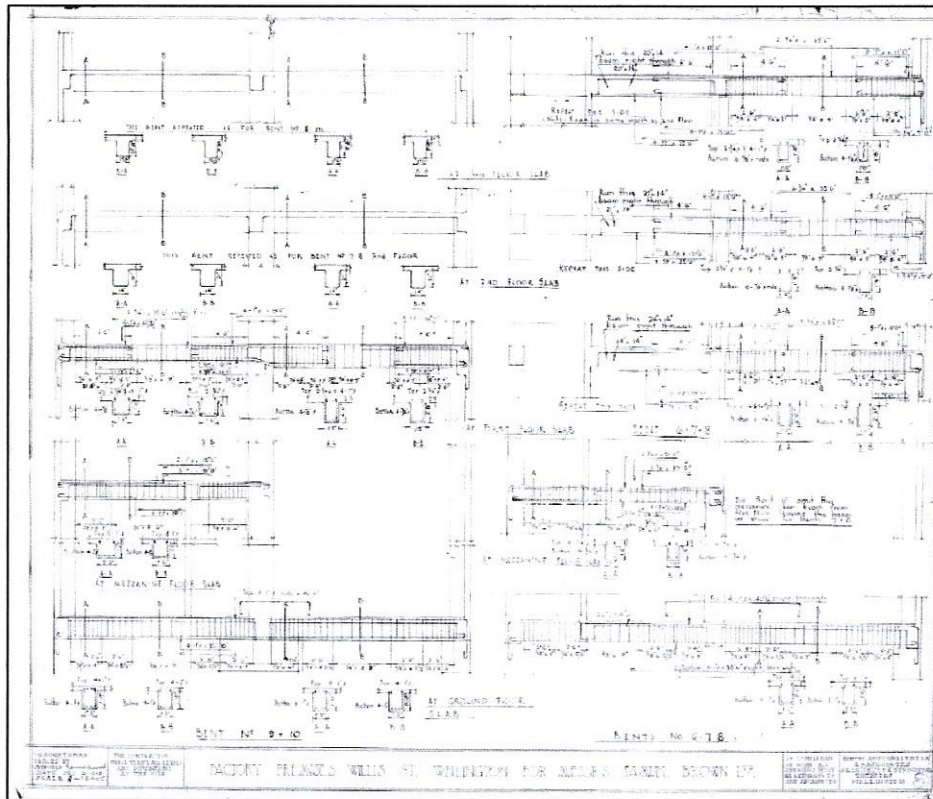
235 Willis Street [233 Willis Street] additions, 10 May 1943 for Samuel Brown (10 sheets in total), B22724, Wellington City Council Archives.

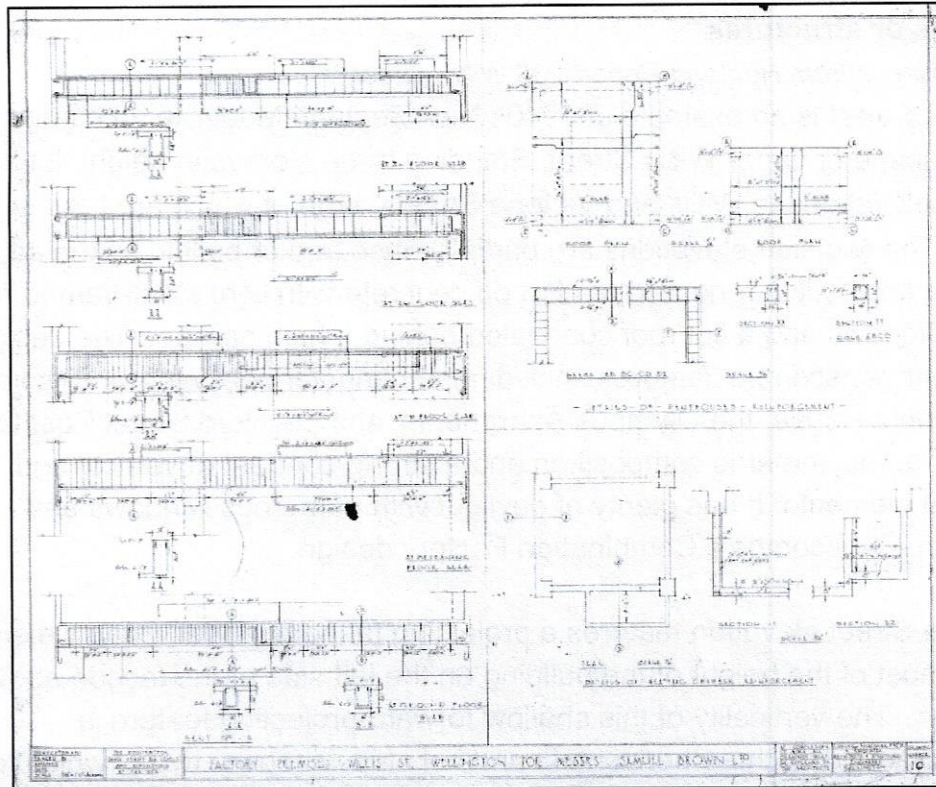












Physical Description

Setting – geographical / physical context

Willis Street is located at the heart of the central business district of Te Whānganui-a-Tara Wellington, the capital city of Aotearoa New Zealand. Willis Street is one of the four 'quarters' centred around the Courtenay Place quarter of downtown Te Whānganui-a-Tara Wellington, the others being on Cuba Street (entertainment quarter), Lambton Quay (shopping quarter) and the Waterfront Quarter. Upper Willis Street was once Te Whānganui-a-Tara Wellington's equivalent of London's Harley Street with many doctor's houses, consulting rooms and hospitals originally constructed in the area. Some of these buildings, such as the former Dr Ewart's Residence and Surgery (279 Willis Street) and McGavin House and Surgery (200 Willis Street) survive today. The immediate area surrounding Willis and nearby Ghuznee Streets has developed to become more commercial and industrialised over the years. It is predominately a mixed-use area with offices, restaurants and retail outlets, with a mix of old and modern structures of varying heights. The area is zoned Central Area and is in the low city area where height limits are currently 27 metres. There are some awnings over footpaths, and little in the way of street plantings.



Buildings or structures

*The following is from Heritage Report 233 Willis Street.*⁶¹

233 Willis Street is an example of 1940s New Zealand Moderne architecture in the townscape of upper Willis Street. Standing three storeys in height, it has two principal elevations to Willis and Victoria Streets, both of which are largely original. The two side elevations are partially obscured or built in by the adjoining buildings. It is built in rendered reinforced concrete with light steel-framed multi-section windows and a flat roof concealed behind a high parapet. The design is replete with 'Anscombe' features, including a triangular oriel window (also seen on Franconia House, the Olympus Apartments, and the Herd Street Post Office building), an asymmetric composition and a strong contrast of vertical and horizontal elements. It has plenty of daylight with numerous windows and ventilation – Anscombe's Combination Factory design.

The Willis Street elevation features a projecting triangular oriel window element running most of the height of the building on the left side of the façade above the entry door. The verticality of this shallow forward projecting feature is counterbalanced by three horizontal bands of strip windows, two of which feature prominent horizontal hoods. The canopy that creates the horizontal division is probably a remnant of the ground floor bay roof. The canopy returns to ground at both the right side of the building and at the right side of the stairwell door. The stairwell door and the shopfront below the canopy line are modern, whereas the façade above the canopy appears to be entirely original. A parapet conceals the line of the large flat roof capping the building; the only projection above the roof is the lift machine room.

A main change to the Willis Street frontage was the removal of the bay at ground level when the road was widened in 1990. A remnant of this bay is included to the right-hand side and above the new shopfront windows. The part of the building that remains intact is the part that best demonstrates the Modernist style.

The Victoria Street elevation is quite differently composed, again asymmetrically, in three unequal vertical elements, the left-hand two of which are visually grounded on the prominent canopy of the loading dock, which forms the major contrasting horizontal element. Horizontality is introduced as bands of steel windows. The fire escape stair is in a 1960s style, and while probably not original, is likely to have replaced an original stair in this location.

The chief Moderne style characteristic of 233 Willis Street is visible only from the Willis Street façade and the rear. The continuation of the band of steel windows

⁶¹ "233 Willis Street."



on the two side elevations that run along the factory are obscured today. The steel windows, and their banding, are an important feature.

The interior was not inspected.

Materials

- Concrete
- Steel
- Glass

Archaeological sites

NZAA Central City Archaeological Area R27/270.

Setting – surroundings / site description

The immediate setting of the building to Willis Street is dominated by the large modern commercial building to the south; a smaller modern commercial building bookends it at the north. On the Victoria Street side, the building is presently set amongst a carparking lot, and is well set back from the street. The nearby area is dominated by medium-rise commercial buildings and the two streets. This building makes some contribution to the streetscape in upper Willis Street with its distinctive triangular oriel window, a feature Anscombe used on other buildings such as Herd Street Post & Telegraph Building.⁶²

HNZPT Extent of List Entry

N/A

Comparative Analysis Summary

Anscombe began investigating factory architecture after his success of the 1939-1940 *Centennial Exhibition* and this characterised the last eight years of his life.⁶³ This was the period when Anscombe & Associates designed 233 Willis Street. Other factories that Anscombe's firm was known to have designed at this time were the Disabled Soldiers' Vocational Centre/Rehabilitation League (1942-43), Die Castings Ltd, Te Awa Kairangi ki Tai Lower Hutt (1943) and the WH Symington & Co.'s factory, Te Papa-i-Oea Palmerston North (1948).

⁶² "233 Willis Street."

⁶³ McCarthy Christine, "War, America, and Modernity: Anscombe's Revival of the Combination Factory."



The WH Symington & Co.'s factory, or *Libertyland*, was designed by Anscombe for the Symington's *Liberty* brand undergarments. At one time the staff workforce numbered 1600.⁶⁴ Constructed out reinforced concrete to resist fire and earthquakes, similar material to 233 Willis Street, it opened in 1946. Lighting was stressed as important and steel-framed multi-section windows let natural light into the building.

The ground floor was set up for knitting machines. Cutting and sewing rooms took up the second floor and a spiral staircase led to the circular space on top.⁶⁵ The building housed rest rooms, a library, a cafeteria and six staff tennis courts. Modern heating and air-conditioning systems were installed, with the steam boiler ensured "the correct degree of humidity."⁶⁶ The building's distinctive curved corner profile with its high round tower at one end is different from 233 Willis Street with its triangular oriel window. *Libertyland* was considered a landmark building for Te Papa-i-Oea Palmerston North. The *Liberty* brand kept up with evolving underwear fashions and did well for years until the 1980s, when economic changes and a growing stream of cheap imported clothing from Asian factories brought stiff competition. No longer able to compete with cheaper products, the company shut down in 2009. The factory was demolished in 2012, with the palm trees remaining as they were protected on the District Plan, whereas the building was not.⁶⁷

The Disabled Soldiers' Vocational Centre/Rehabilitation League is an Anscombe building designed two years after his major buildings for the *Centennial Exhibition* of 1940. Significantly, although not a factory, it is an example of Anscombe's Combination Factory design principles and was built the same year as 233 Willis Street. With its stark and unadorned appearance, it is an interesting and important early example of the Modernist factory style of architecture in Aotearoa New Zealand with Anscombe's use of glass, reinforced concrete, roof overhangs, and no 'clutter'. It has high architectural value with the exterior having a high level of authenticity.⁶⁸ Its planning resulted from "particular attention ... to the provision of maximum sunshine and natural light and of the healthy conditions obviously desirable in such a building." Its design realised "that health is a first essential to efficiency and accuracy in workmanship" and mirrored the importance of light, seen in both 233 Willis Street and *Libertyland*. It included accommodation, two

⁶⁴ White, "Behind the Scenes of a Fixture in the City Landscape."

⁶⁵ White.

⁶⁶ McCarthy Christine, "War, America, and Modernity: Anscombe's Revival of the Combination Factory."

⁶⁷ White, "Behind the Scenes of a Fixture in the City Landscape."

⁶⁸ "Disabled Servicemen's Training Centre (Former)."



sun-decks, a cafeteria, lounge, reading room, and hobbies room, with "allowance ... made in front of the building for a bowling green.⁶⁹ It holds a stronger social history connection than 233 Willis Street for its use and close association to the servicemen who sought rehabilitation after the war, and played an important role in helping servicemen re-enter the community.⁷⁰ It is listed on Wellington City Council's District Plan (16/141).

The former Herd Street Post & Telegraph Building is one of Wellington's and Anscombe's most significant inter-war streamlined Art Deco/Art Moderne office buildings. It is an excellent example of Anscombe's architecture, although not an obvious Combination Factory design. The building's style, scale, and location make it a landmark.⁷¹ It is listed on the Wellington City Council District Plan (12/456) and as a Category 2 building, Historic Places 7419.

It was built in 1939 for the Post and Telegraph Department (later re-named New Zealand Post) who remained in the building until 1987. In the mid-2000s the building was radically converted to the Chaffers Dock Apartments.⁷² The original building was a sleek Anscombe design executed in a high Moderne aesthetic. A distinctive L-shaped structure of five floors; this form was a direct result of the application of advanced ideas for contemporary office design of the day and gave a shallow plan ideally suited for good ventilation and daylighting as well as a direct means of separating activities within the plan. It was given a predominant and appropriately Moderne horizontal emphasis with a long low proportion and windows set in horizontal bands, further marked with horizontal lines scribed in the plaster render.⁷³

The base is surmounted by a bronze-clad triangular oriel window rising a further four floors (although with only three windows, one at each of the stair landings).⁷⁴ 233 Willis Street has the same oriel window feature, albeit smaller in scale and, as appropriate with the style of 233 Willis Street, less striking in design.

⁶⁹ McCarthy Christine, "War, America, and Modernity: Anscombe's Revival of the Combination Factory."

⁷⁰ "Disabled Servicemen's Training Centre (Former)."

⁷¹ Wellington City Council District Plan 12/456

⁷² "Disabled Servicemen's Training Centre (Former)."

⁷³ Wellington City Council District Plan 12/456

⁷⁴ Wellington City Council District Plan 12/456



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.

233 Willis Street is particularly associated with the theme of trade and commerce and the development of retail and factory spaces. It also reflects the theme of people and the environment, in its architectural response to earthquakes.

(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.

233 Willis Street was designed by **significant** New Zealand architectural firm Anscombe & Associates. Edmund Anscombe is well-known as an innovative, **nationally** significant architect, who embraced Moderne architecture and the socialist design principles underlying in Combination Factory planning.

(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.

233 Willis Street is a Combination Factory style design. The principles underlying this architecture were connected to improving the working conditions of the common worker. These socialist philosophies married with Aotearoa New Zealand's advances in social welfare policies during the interwar period. For this reason, the building holds **some** social value at a **regional** level.



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.***

The site sits on reclaimed foreshore land, with reclamation of that particular area dating to 1901-4..

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

233 Willis Street stands as a **fine example** of 1940s New Zealand Moderne architecture in the townscape of upper Willis Street. The factory was designed to reflect rather than hide its function. It is also particularly important as a largely intact and influential example of Combination Factory design. The triangular oriel window on the façade is also **significant** as the main feature on the building and a common Anscombe motif. The building has architectural significance at a **regional** level.

- (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.***

233 Willis Street's original façade is somewhat overshadowed by surrounding modern commercial buildings, but the building stands as a testament to the mid-century commercial buildings that once dotted the townscape. For this reason, 233 Willis Street has **some** townscape value at a **local** level.

- (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.***

233 Willis Street has **some regional** group significance with a group of Anscombe Modernist buildings his firm designed. Only two are listed on the Wellington City Council District Plan and R & WH Symington & Co (NZ) Ltd Factory" Libertyland"



was demolished. The building is also part of a group of Modernist factories designed from 1930s-1950s in cities in Aotearoa New Zealand.

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

The upper reaches of Willis Street and its vicinity developed to become more commercial and industrialised over the years, with 233 Willis Street an example of the socialist Combination Factory architectural model and Modernist aesthetic. This building makes **some** contribution to the **local** streetscape in Upper Willis Street, particularly because of its unusual forward projecting triangular window.

(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.

233 Willis Street has **some significance** at a **regional** level for using reinforced concrete construction techniques to make buildings structurally safer after the 1931 Napier earthquake. Anscombe's Combination Factory design principals also reflect the advancement of technological elements in industrial design. For example, spaces were open plan with wide spans, requiring steel and concrete construction, and let in natural light with a high number of windows set into the walls.

(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.

233 Willis Street is a largely intact example of a Combination Factory design. While there have been some modifications, it retains a **high degree** of integrity and is significant at a **regional** level.

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



N/A
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
(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.
N/A
(iii) Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community
N/A
D. Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.
N/A
E. Rarity: the place is unique or rare within the district or region.
This building is a rare example of an Anscombe Combination Factory design. This rarity is significant on a national level.
F. Representativeness: the place is a good example of its type, era or class it represents.
233 Willis Street is a fine example of factory Modernist design. The building displays key design principals of the Combination Factory design and has some significance at a regional level as a representation of these design philosophies.



Heritage Assessment Criteria

This building has been assessed against the Evaluation Criteria and found to be significant in the following heritage values: A,B,E,F.

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

Recommendations

233 Willis Street should be included on the Wellington City Council District Plan to protect the existing form, scale and materials of the building along Willis Street. The listing should provide a curtilage that does not impact on the functioning of the rear elevation windows and should exclude the car-parking area on Victoria Street, Lot 1 &2, DP 5171, Lot 1, DP 2988, DP 557.

It is recommended for inclusion on the Wellington District Plan Schedule of Historic Heritage Buildings.



Extent of the Place

The extent of place includes the land described as Part Lot 7, DP 557) and Lot 1 and 2, DP 5171, Lot 1, DP 2988, DP 557, Wellington Land District, and the building known as 233 Willis Street thereon. It should encompass the building's exterior form, scale, and materials.

Non-heritage fabric / exclusions

N/A

Sources and References

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- Bowron, Greg. Anscombe, Edmund. *Dictionary of New Zealand Biography*, 2013.
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- Duncan, Alastair. *Encyclopedia of Art Deco: An Illustrated Guide to a Decorative Style From 1920 to 1939*. USA, Penguin, 1988.
- Edmund Anscombe Explained. *Everything Explained Today*, n.d.
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- White, Tina. Behind the Scenes of a Fixture in the City Landscape. Wellington: *Manawatu Standard*, 2018.
- Wood, John. *Twelve Months in Wellington*. Wellington: Wellington City Libraries, 1843.



Appendices

Appendix 1 Comparative analysis

Appendix 2 Wellington Thematic Heritage Study 2013

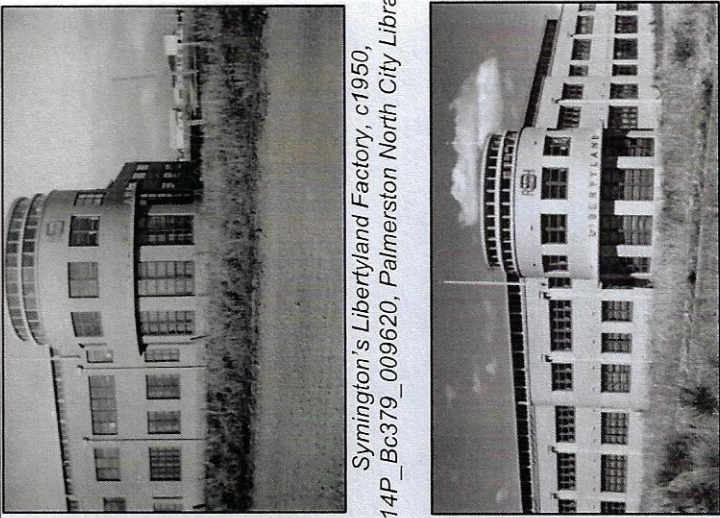
Appendix 3 Supplementary historic research

Appendix 4 Supplementary images

Appendix 5 Records(s) of title, Deeds register and Gazette notice information


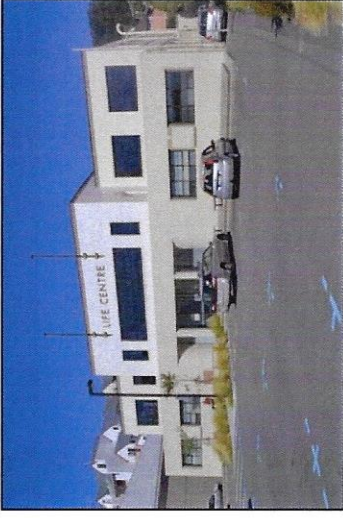


Appendix 1 Comparative analysis

Other Modernist factories 1940s				
Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
R & WH Symington & Co (NZ) Ltd Factory <i>Libertyland</i>	Te Papa-i- Oea Palmerston North	Demolished 2012.	 <p><i>Symington's Libertyland Factory, c1950, 2014P_Bc379_009620, Palmerston North City Library.</i></p> <p><i>Photo supplied by A Taylor/Manawatū Heritage, https://www.stuff.co.nz/manawatu-</i></p>	<p>The building was designed by Anscombe and is an excellent example of Anscombe's Combination Factory design. Constructed of reinforced concrete to resist fire and earthquakes, thus protecting workers, the factory opened in 1946. Many large windows provided improved lighting and ventilation. It also housed rest rooms, a library, a cafeteria and six staff tennis courts to provide excellent working conditions. Modern heating and air-conditioning systems were installed, with the steam boiler ensured "the correct degree of</p>

**Absolutely Positively
Wellington City Council**

Me Heke Ki Ponoke

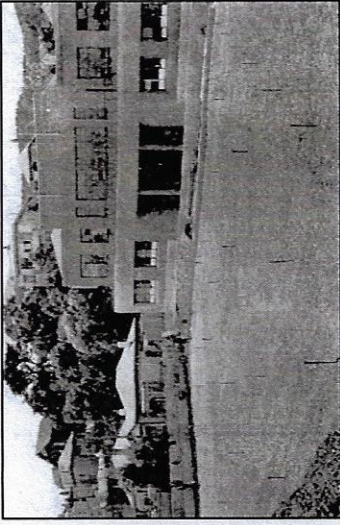
		<p>standard/lifestyle/102848448/behind-the-scenes-of-a- fixture-in-the-city-landscape.</p>  <p>Libertyland factory, Tremain Avenue, 1940s, 2012N_ELMAR_4_006435, Palmerston North City Library.</p>	<p>humidity.⁷⁵ The factory was demolished in 2012 after the underwear business closed in 2009.⁷⁶</p>
<p>Disabled Servicemen's Vocational Training Centre</p>	<p>WCC District Plan 16/141.</p>	 <p>Photo by Charles Collins, 2015, Wellington City Council.</p>	<p>The building is a good example of the work of Anscombe and was designed two years after his major buildings for the <i>Centennial Exhibition of 1940</i>.⁷⁷ Despite its stark and unadorned appearance, it is an interesting and important early example of the Modernist style of architecture in Aotearoa New Zealand and has high</p>

⁷⁵ McCarthy Christine, "War, America, and Modernity: Anscombe's Revival of the Combination Factory."

⁷⁶ White, "Behind the Scenes of a Fixture in the City Landscape."

⁷⁷ "Disabled Servicemen's Training Centre (Former)."





Evening Post, 23 November 1944, Page 5.

architectural value. Significantly, although not a factory, it is an example of Anson's Combination Factory design principles and was built the same year as 233 Willis Street. Built of reinforced concrete, its design included "particular attention ... to the provision of maximum sunshine and natural light and of the healthy conditions obviously desirable in such a building."⁷⁸ Its design realised "that health is a first essential to efficiency and accuracy in workmanship." It included accommodation, two sun-decks, a cafeteria, lounge, reading room, and hobbies room, with "allowance ... made in front of the building for a bowling green."⁷⁹ It does hold a stronger social history connection for its use than 233 Willis Street.

⁷⁸ "Disabled Servicemen's Training Centre (Former)."



<p>The Herd Street Post & Telegraph Building</p>	<p>WCC District Plan 12/456 HZPT Category 2, List No. 7419</p>	 <p><i>Herd Street Post & Telegraph Building, 2015, Photo by Charles Collins, Wellington City Council.</i></p> <p><i>Herd Street Post Office building, 1939 (Alexander Turnbull Library, Ref: 1/1-039298- G).</i></p>	<p>One of Wellington's most significant inter-war Streamlined Art Deco/ Moderne office buildings, the building's style, scale, and location make it a landmark. The building was an example of a sleek Anscombe Moderne executed in a high Moderne aesthetic, rather than an example of the Combination Factory model. Yet it too emphasised ventilation and lighting to improve working conditions.</p> <p>Built for the Post and Telegraph Department in 1939, in the mid-2000s it was radically converted to the Chaffers Dock Apartments. A distinctive L-shaped structure of five floors; this form was a direct result of the application of advanced ideas for contemporary office design of the day and gave a shallow plan ideally suited for</p>
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⁷⁹ McCarthy Christine, "War, America, and Modernity: Anscombe's Revival of the Combination Factory."



				<p>good ventilation and lighting as well as a direct means of separating activities within the plan. It was given a predominant and appropriately Moderne horizontal emphasis with a long low proportion and windows set in horizontal bands, further marked with horizontal lines scribed in the plaster render.⁸⁰ The base is surmounted by a bronze-clad triangular oriel window, a favourite Anson window, rising a further four floors (although with only three windows, one at each of the stair landings). 233 Willis Street has the same oriel window albeit smaller in scale. The oriel, capped with a Deco crest, is set against the background of the striking Deco-style roll-topped tower element which rises nearly two stories above the top of the oriel.⁸¹</p>
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⁸⁰ Wellington City Council District Plan 12/456

⁸¹ Wellington City Council District Plan 12/456



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
A3	People and the natural environment	
A3.2	Response to earthquakes	
A3.2B	Earthquake resistant buildings and structures	Some. The factory was built of reinforced concrete for earthquake resistance.
B2	Trade and Commerce	
B2. 5	Commercial Offices	
B2.5F	Retail	Yes – various retail and trades in this building. Also used as a warehouse and factory for various businesses over time.

Appendix 3 Supplementary images

OPPORTUNITY FOR WOMEN.

WE offer Permanent Positions to Women as Electrical Process Workers and Coll Winders.

Centrally situated our modern factory offers every amenity. The opportunities, wages, and working conditions are excellent.

Apply in first instance to
The Factory Manager,
SAMUEL BROWN, LIMITED,
233-235 Willis St.,
Wellington.

Evening Post, Volume CXXXIX, Issue 112, 14 May 1945, Page 3.⁸²

TO CONTRACTORS.

TENDERS are invited and will be received at our Offices (where Plans and Specifications may be seen) up till 2.30 p.m. **MONDAY, SEPTEMBER 9, 1940,** for the **ERECTION OF FACTORY PREMISES, WILLIS STREET, WELLINGTON,** for **MESSIEURS SAMUEL BROWN LTD.** Lowest or any tender not necessarily accepted, the owners reserving the right to reject any or all tenders.

EDMUND ANSCOMBE (F.N.Z.I.A.), & ASSOCIATES,
Architects,
Nathan's Building,
Grey-Featherston Streets. C1.

Evening Post, Volume CXXX, Issue 48, 24 August 1940, Page 20.⁸³

⁸² "Page 3 Advertisements Column 2."

⁸³ "Page 20, Advertisements Column 2."



Appendix 4 Records(s) of title

WN286/86


REGISTER

(Land and Titles Act)

NEW ZEALAND.

(Form 11)

Deeds Index Vol. 13, Page 155
 Reference: Transfer No. 15043
 Application No. 15043
 Order for 800 No.

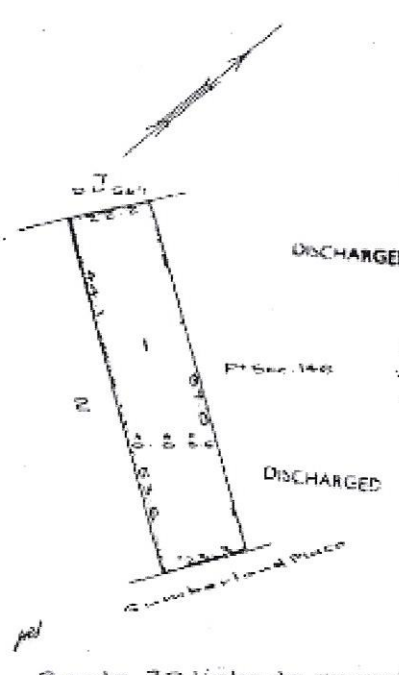


Registered
 Val. 200/-

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 15th day of March, one thousand nine hundred and Twenty two, under the Land and Titles Act of the District Land Registry of the Land Registration District of Wellington, Wellington and Wairarapa Districts, and Wairarapa District, was registered as part of section 145 of the Land Transfer Act, 1952, in the name of John Walter Stewart, and John Walter Stewart, as part of section 145 of the Land Transfer Act, 1952, in the name of John Walter Stewart.

and the whole is for the purpose of such transfers, mortgages, leases, and interests as are permitted by the Land Transfer Act, 1952, and subject also to any rights, title, or claims 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 hereto annexed, and the several subdivisions as aforesaid or hereunto to be made. All that parcel of land containing 2000 square feet, or thereabouts, being part of section 145 of the Land Transfer Act, 1952, and being part of section 145 of the Land Transfer Act, 1952.



Scale 20 links to an inch

EQUIVALENT METRIC AREA IS 91 m²

District Land Registrar

Transfer 15043 produced at July 1922 at 2000 links to Henry Arthur Hancock of Wellington District Land Registry to John Walter Stewart of Wellington District Land Registry.

Mortgage 15043 produced at July 1922 at 2000 links to Henry Arthur Hancock of Wellington District Land Registry to John Walter Stewart of Wellington District Land Registry.

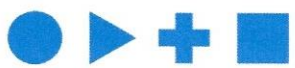
DISCHARGED Mortgage 15043 produced at 14th April 1922 at 2000 links to Henry Arthur Hancock of Wellington District Land Registry to John Walter Stewart of Wellington District Land Registry.

DISCHARGED Transfer 255768 Henry Arthur Hancock to Samuel Brown Limited produced 12th November 1920 at 1370 links of 2000.

DISCHARGED Mortgage 255768 Samuel Brown Limited to the Bank of New Zealand produced 21st May 1921 at 1370 links of 2000.

Mortgage 255768 Samuel Brown Limited to The Dominion Fire Insurance Office produced 21st May 1921 at 1370 links of 2000.

CONTINUED



REGISTER

DISCHARGE

Mortgage 43453 to Bank of New Zealand Limited at Wellington - 12.10.1981 at 12.24 p.m.

286/86

No. 450936.1 Notice of the change of name of the registered proprietor to 233 Willis Street Limited - 12.10.1981 at 12.24 p.m.

A.L.R.

Mortgage 43454 to Bank of New Zealand Limited at Wellington - 12.10.1981 at 12.24 p.m.

Mortgage 513297.2 to Australian Guarantee Corporation (N.Z.) Limited - 17.2.1982 at 11.19 a.m.

DISCHARGED

A.L.R.

Mortgage 43455 to Bank of New Zealand Limited at Wellington - 12.10.1981 at 12.24 p.m.

Mortgage 607999.2 to ANZ Banking Group (New Zealand) Limited - 17.2.1982 at 11.30 a.m.

A.L.R.

Mortgage 43456 to Bank of New Zealand Limited at Wellington - 12.10.1981 at 12.24 p.m.

No. 607999.3 Memorandum of Priority making Mortgage 607999.2 and 513297.2 first and second mortgages respectively - 17.2.1982 at 11.30 a.m.

A.L.R.

Transfer 523753 of Mortgage 434059 to the New Zealand Insurance Company Limited and the Standard Life - 5.4.1981 at 11.40 a.m.

DISCHARGE

Transfer 176390 to Bank of New Zealand Limited at Wellington - 9.7.1981 at 9.45 a.m.

THIS CERTIFICATION IS ON THE SCALE OF THE ORIGINAL RECORD FOR THE PURPOSE OF RECORDING THE TRANSACTION SET OUT.

Transfer 102099.1 of Mortgage 676394 to Guardian Royal Exchange Assurance of New Zealand Limited - 2.9.1974 at 9.15 a.m.

DISCHARGE

Transfer 385248.1 to International Hedeka (New Zealand) Limited at Wellington - 10.3.1981 at 2.18 p.m.

A.L.R.

Mortgage 385248.2 to McDermott McBeath & Co. Limited - 10.3.1981 at 2.18 p.m.

A.L.R.

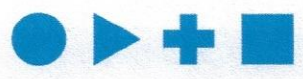
Mortgage 385248.3 to ANZ Banking Group (New Zealand) Limited - 10.3.1981 at 2.18 p.m.

A.L.R.

DISCHARGE

Mortgage 513297.2 to Australian Guarantee Corporation (N.Z.) Limited - 13.5.1982 at 11.04 a.m.

A.L.R.



DISCHARGE
 Mortgage 2117300.1 to **Manulife Insurance Office**
 of New Zealand Limited produced and
 produced 2.2.1997 at 11.30 a.m.

DISCHARGE
 Mortgage 2117300.2 to **Bank of**
 New Zealand Limited produced 1997 at 10.30 a.m.

DISCHARGE
 Mortgage 220057 to **Bank of New Zealand**
 Limited at Wellington produced 2.2.1997 at 11.30 a.m.

DISCHARGE
 Mortgage 220058 to **Bank of New Zealand**
 Limited at Wellington produced 2.2.1997 at 11.30 a.m.

DISCHARGE
 Mortgage 220059 to **Bank of New Zealand**
 Limited at Wellington produced 2.2.1997 at 11.30 a.m.

DISCHARGE
 Transfer 513953 to **the first listed International**
 Company Limited and **Buy December 1991**
 5.4.1981 at 11.30 a.m.

DISCHARGE
 Transfer 17129 to **Insurance Broker of the Limited**
 at Wellington 3/7/81 at 9.45 a.m.

DISCHARGE
 Mortgage 171321 to **Manulife Insurance Company Limited**
 at Wellington 5/1/81 at 11.30 a.m.

DISCHARGE
 Transfer 102099.1 of Mortgage 676891
 to **Guardian Royal Exchange Assurance**
 of New Zealand Limited - 2.9.1974 at
 9.15 a.m.

DISCHARGE
 Transfer 385248.1 to **International Bedoko**
 (New Zealand) Limited at Wellington -
 10.2.1981 at 2.18 p.m.

DISCHARGE
 Mortgage 385248.2 to **Major McInnes &**
Company Limited - 10.3.1981 at 2.18 p.m.

DISCHARGE
 Mortgage 385248.3 to **ANZ Banking Group**
 (New Zealand) Limited - 10.3.1981 at
 2.18 p.m.

DISCHARGE
 Mortgage 385248.4 to **Australian Guarantee**
Corporation (N.Z.) Limited - 13.5.1981
 at 11.00 a.m.

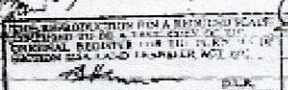
66/51

No. 450936.1 Notice of the change of
 name of the registered proprietor to
 233 Willis Street Limited - 12.10.1981
 at 12.24 p.m.

DISCHARGE A.L.R.
 Mortgage 513297.2 to **Australian**
Guarantee Corporation - 31.8.1982 at 11.19 a.m.

DISCHARGE A.L.R.
 Mortgage 607999.2 to **ANZ Banking Group** (New
 Zealand) Limited / 17.2.1981 at 11.30 a.m.

DISCHARGE A.L.R.
 No. 607999.3 Memorandum of Priority Making
 Mortgages 607999.2 and 513297.2 first and
 second mortgages respectively by
 17.2.1981 at 11.30 a.m.



CERTIFICATE OF TITLE

114 144





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
 Historical Search Copy



R. W. Muir
 Registrar-General
 of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN286/86**
Land Registration District **Wellington**
Date Issued 08 March 1922

Prior References

D1 16/527 D1 24/886 D1 6/724

Estate Fee Simple
Area 91 square metres more or less
Legal Description Lot 1 Deposited Plan 5171

Original Registered Owners

233 Willis Street Limited

Interests

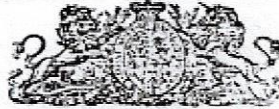
607999.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 17.2.1984 at 11:30 am
 6547158.1 Discharge of Mortgage 607999.2 - 25.8.2005 at 9:00 am
 10168221.1 Transfer to One Eighty Eight Trading Company Limited - 18.9.2015 at 3:29 pm
 10168221.2 Mortgage to 233 Willis Street Limited - 18.9.2015 at 3:29 pm
 10904725.1 Discharge of Mortgage 10168221.2 - 18.9.2017 at 3:11 pm
 10902903.1 Transfer to Carnjee Commercial Limited - 18.9.2017 at 3:33 pm
 11916447.2 Mortgage to ASB Bank Limited - 6.11.2020 at 4:24 pm



WN61/197

NEW ZEALAND.

[Form B.]



Reference: Vol. folio
Transfer No. Application 2158

Register-book, Vol. 61, folio 197

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

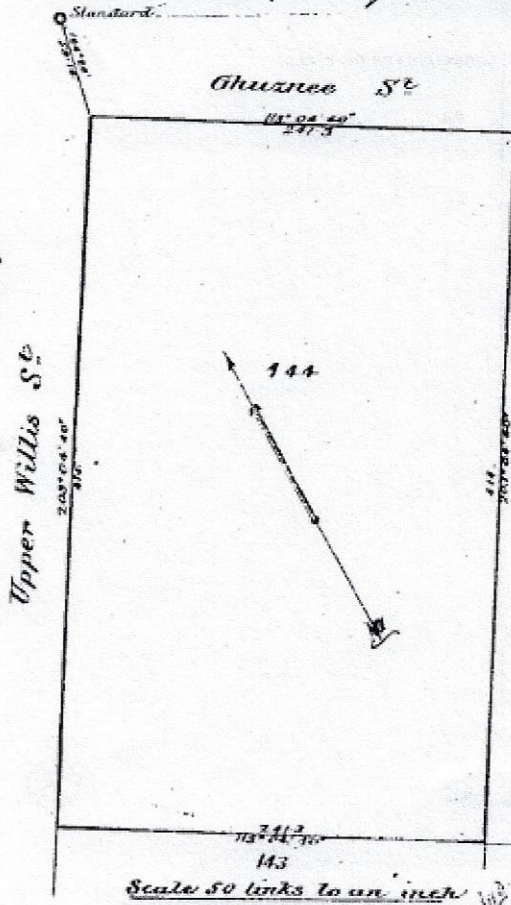


This Certificate, dated the Seventeenth day of November, one thousand eight hundred and ninety-one, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Wilhamsly that the persons hereunder named are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed 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 red, be the several dimensions a little more or less, that is to say: All that parcel of land containing Three acres thirty seven perches and eight tenths of a perch situate in the City of Wellington, being Section One hundred and forty four on the public map of the said City deposited in the office of the Chief Surveyor at Wellington

Names of Proprietors
Sir Reginald Howard Alexander Ogilvy Bart, Henry Thomas, Esq, Sir Hamilton Ogilvy and The Rev. Charles William Norman Ogilvy all resident within the Colony of New Zealand

Image Quality due to Condition of Original



History
Transfer 20003 produced 27th July 1892 at 2.43 acres Sir Reginald Howard Alexander Ogilvy, Henry Thomas Esq, Sir Hamilton Ogilvy and The Reverend Charles William Norman Ogilvy to William John Lamberton Esq, C.S. named Vol 60 fol 121.
Transfer 20065 produced 6th August 1892 at 1.1 acre Sir Reginald Howard Ogilvy and others to James Stewart Esq, C.S. named Vol 61 fol 137.
146 Transfer 20166 produced 6th August 1892 at 1.1 acre Sir Reginald Howard Ogilvy and others to Robert William Johnston Esq, C.S. named Vol 61 fol 135.
Transfer 20181 produced 24th August 1892 at 0.20 acre Sir Reginald Howard Alexander Ogilvy and others to Peter Drummond Esq, C.S. named Vol 61 fol 135.
Transfer 20155 produced 16th September 1892 at 3.1 acre Sir Reginald Howard Alexander Ogilvy and others to Robert William Johnston Esq, C.S. named Vol 61 fol 135.
Transfer 20155 produced 16th September 1892 at 3.1 acre Sir Reginald Howard Alexander Ogilvy and others to Robert William Johnston Esq, C.S. named Vol 61 fol 135.

CONTINUED



6/1/197

Transfer 20296 Produced 16th September 1892
at 2.56 pm. Sir Reginald Howard, Alexander Cagley
and others to George Henry Janssen of 111/112
557

Transfer 20297 Produced 17th October 1892 at 2 pm
Sir Reginald Howard, Alexander Cagley and others
to John Walker of 101 S and part of 102/103/104
557

Transfer 20412 Produced 11th October 1892 at 2 pm
Sir Reginald Howard, Alexander Cagley and others
to Samuel Brown of 111/112/113/114/115/116/117
557

Transfer 20463 Produced 22nd October 1892 at 2 pm
Sir Reginald Howard, Alexander Cagley and others
to John William Marsden of 111/112/113/114/115/116/117
557

Order in council 11072 produced 10th July
1920 at 2.59 pm. (exemplary part of Shingiro
street from the Provisional sections
17 of the Public works Act 1908 subject
to all conditions as to the building
line

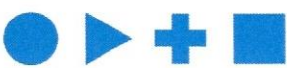


DUPLICATE DESTROYED

THIS REPRODUCTION IS A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTERED FOR THE PURPOSE OF
SECTION 215A LAND TRANSFER ACT 1952
S. Howard D.L.S.

CERTIFICATE OF TITLE

Vol. folio



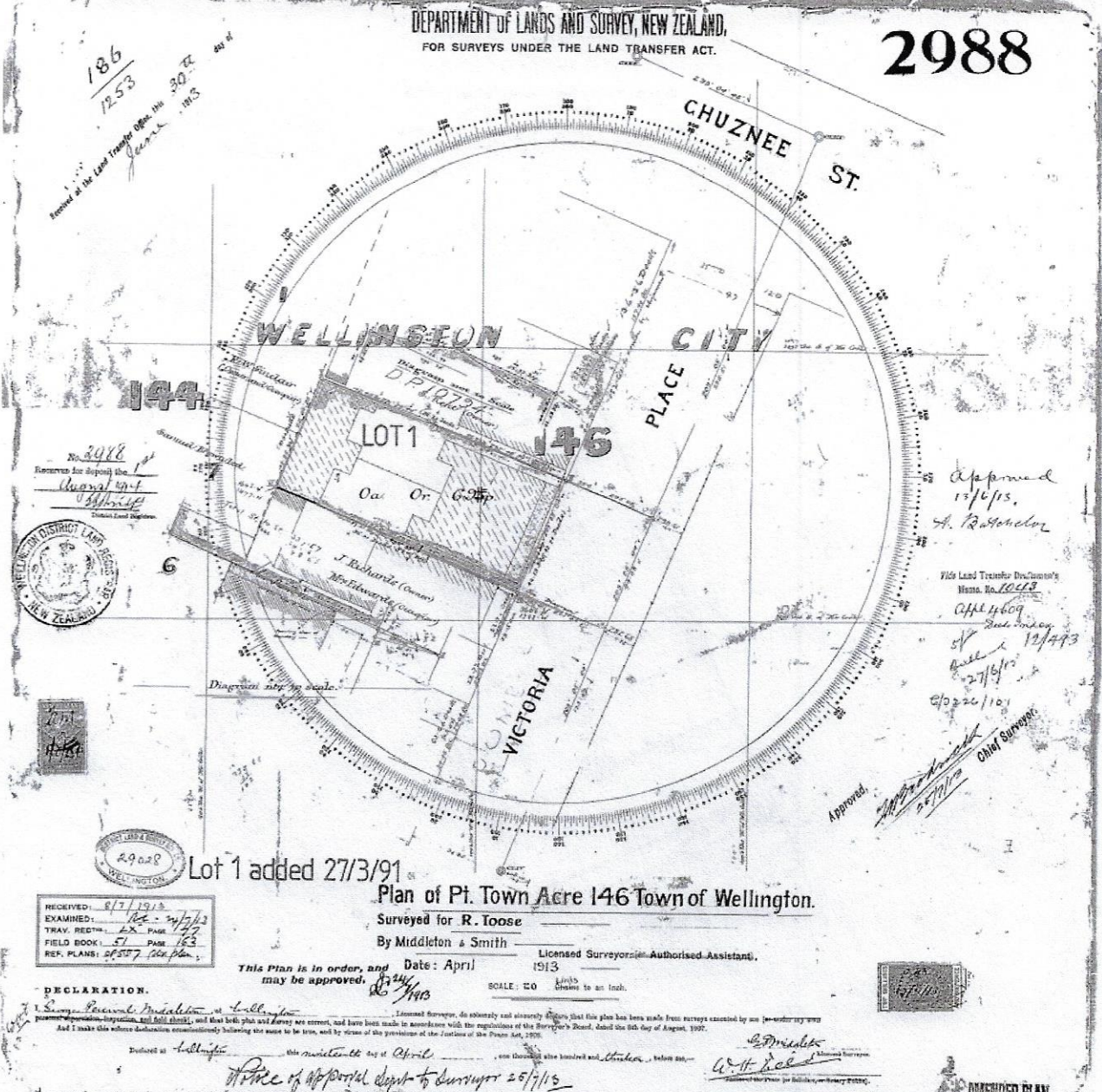
DP2988, Year 1913

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DEPARTMENT OF LANDS AND SURVEY, NEW ZEALAND,
FOR SURVEYS UNDER THE LAND TRANSFER ACT.

2988



Land Information New Zealand.

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DP 557

Deposit No 557

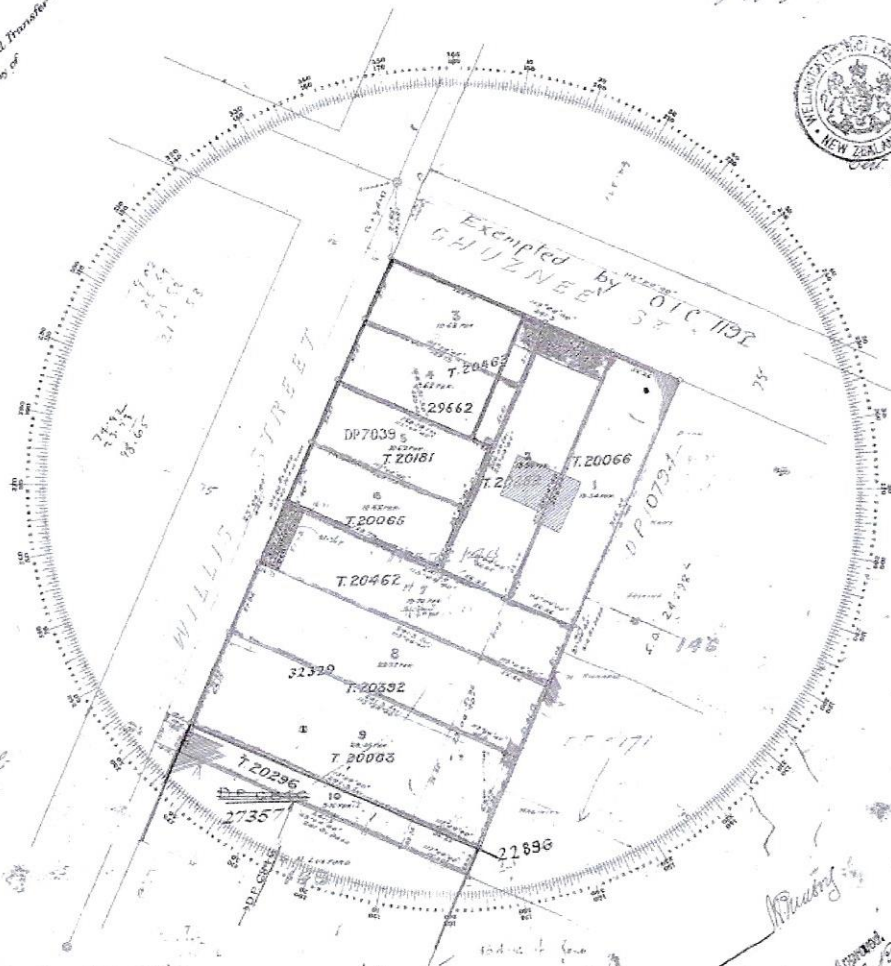
General Survey Department of New Zealand.
Survey under Section 171 of the Land Transfer Act.

Received for deposit in the Land
Registry Office Wellington the 27th
day of July 1892
M. Shann
Deputy Registrar

Received at the Land Transfer Survey Office
this _____ day of _____ 1892



Vol. of Title 61 Pt 197



Approved
R. H. A. Ostry
H. J. R. Ostry
G. W. A. Ostry
by their Attorney
Valentin Smith
27 July 1892

Surveyed
John A. P. Mason
25th July 1892

Plan of ACRE 148, WELLINGTON
Surveyed for J. V. SMITH Esq. as Agent
By A. P. MASON, Authorised Surveyor
Erasmo 1892
Scale 50 links to an inch

557



DP 7039, Year 1924

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.

WELLINGTON CITY

LAND TRANSFER OFFICE
 RECEIVED: 4/11/24
 TITLE REF.: CT 4926
 REFERRED TO DRAUGHTSMAN: 4/11/24
 BY: LT. DRAUGHTSMAN
 EXAMINED: 4/11/24
 TRAV. RECORD: VOL. LXXXV, P. 71-72
 FIELD-BOOK: No. 72, PAGE 181
 COMP. Bk. No. REPORT No.
 REF. PLANS: D.P. 557 D.P. 549

7039
 This plan to be retained for deposit in
 DEPOSITED this 2nd day
 of August 1924
 District Land Registrar

For Consent to Right of Way see K.2061.

**Plan of Subdivision of Lot 5 D.P. 557
 being Pt. Sec. 144, TOWN OF WELLINGTON.**
 Comprised in CT 4926
 Surveyed by **Beere & Seddon**, Licensed Surveyors, November, 1923.
 (Field-work by _____, Authorized Assistant.)

SCALE: 20 feet to an inch

DECLARATION.
 I, Samuel Thomas Seddon, Wellington, Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me personally, and that both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 6th day of August, 1907.
 And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statute in that behalf made.
 Witness my hand and seal at Wellington, this 11th day of November, 1923.

Approved
 J. H. G. ...
 by their Secretary
 ...
 Appointed [or Registered Officer]





P.O. Box 10 130
Wellington 6143

Telephone: 0212 443 227
Email: brian.bennett@xtra.co.nz

BENTON
Benton Investments Limited

17th November 2006

Wellington City Council
PO Box 2119
Wellington

Attention: Sarah Nelson

233 Willis Street (Planet Design Building)

Dear Sarah

In reply to the letter from Ernst Zollner of 31st October proposing to add 233 Willis Street to "Listed Heritage Buildings in the District Plan" I wish to express my opposition to the proposal.

I have an affinity to older Heritage buildings and I believe sensitivity towards them. My most recent development was the strengthening, refurbishment and conversion into apartments of Kelvin House at 16 The Terrace. I used Peter Marshall of Warren and Mahoney for this project. Peter had just completed work on Parliament Buildings. We researched the archives and restored many of the buildings original features including the new shop fronts which mirrored the original. Please note that I had no part in the new front entry door that just has been installed in the building. At the commencement of the Kelvin House project I asked Council to place the building on the Heritage list but they declined to do so.

Now to 233 Willis Street. I have owned this building since 1981. In the eighties I had to remove (because Council had required about 6 meters of the land to widen Willis Street) about 70 sqm of art deco showroom / office from the Willis Street front of the building. This alteration decimated the front facade. It was not possible to mirror in any way the original and hence the conventional shop front and entry doors. The canopy over the shop front referred to in the description of the building (supplied by Council) is not original but part of what was the roof that we saved of the showroom / office that was demolished. It was saved to balance the front of the building. The original entry to the showroom / office was not off the street but through the main front doors to the front lobby which provides access to the stairway and the lift. As mentioned in the Council report virtually all of the side walls are obscured by buildings. I note that the Council report did not provide a photo of the rear of the building I suggest that a photo should be attached to the report. In my opinion this rear face has no architectural merit whatsoever.

In the reports "Recommendation for Listing" it states "The listing should protect the full extent of the site, including the car- parking area on Vivian Street." The building does not front or back onto Vivian Street. The rear of the building faces on to Victoria Street and I can only assume that the author of the report made an error and it is Victoria Street car park at the rear of the building that is

being referred to. The land occupied by the car park is in three separate titles. I ask the question can Council prevent building on this land if the building is designated a Heritage building?

In conclusion I disagree strongly with the statement in the report that "This building is a fine example of 1940's New Zealand Moderne architecture". I ask that the building be removed from the proposed "Additions to Listed Heritage Buildings".

I await your reply.

Yours sincerely

Brian Bennett
233 Willis Street Limited