

5 May 2023

Submitter Statement by Historic Places Wellington (HPW)

Stream 3 – 16 May 2023

Presenters: Felicity Wong LLB (Hons), MPA (ANZSOG)
Christina Mackay BArch, MBA, FNZIA

1.0

Pt1 SCHED1 Process vs IPI

HPW says that the Stream 3 heritage/character matters should be dealt with by way of the Pt1 Sched 1 process. That is the case for the Auckland intensification process which is using an IPI process for Plan Change 78 on intensification and the Pt 1 SCHED1 process for the accompanying and separate, plan change 82 for specific heritage matters. HPW supports the legal submissions of Wellington's Character charitable Trusts, including on facadism and demolition by neglect.

2.0

Schedule 1 Listing Process

2.1

No listings have been made for more than a decade despite HPW having sought action previously. In response to its representations, HPW was advised by Council officers to await the current district plan revision process. As Wellington Heritage Professionals note: "this full district plan review is the first change to add items to the heritage schedules since 2007, a period of over 15 years."

2.2

HPW expresses general disappointment with the lack of opportunity for community group nominations for heritage listings. Paragraphs 101-105 of the stream 3 s42a report refers to a single sentence on the website which read "we are also asking communities to identify and nominate important places that they know about".

2.3

HPW followed up by meeting with heritage officers but were advised that there were already more than 500 buildings on the Council's database of sites suggested for listing. Officers advised that there were too few Council resources to commission heritage evaluations. In response, HPW commissioned its own expert advice and in December 2021 made its 5 listing proposals in good time for Council action.

2.4

HPW's listing nominations are now however recommended by Council in its s42a report for consideration at a "later date" (unspecified). HPW seeks a commitment from

Council that its proposals will be evaluated and processed in a timely manner given the ongoing risk of demolition.

3.0 SCHED1

3.1

HPW supports council recommendation HS3-150 that no changes to SCHED1 are made based on general submissions. HPW endorses expert advice from Ms Smith including recommendations on scheduling modernist houses.

4.0

Item 299: 320 The Terrace, Gordon Wilson Flats

4.1

HPW supports Council recommendation HS3-157 that SCHED1 continue to include item 299, 320 The Terrace Gordon Wilson Flats.

4.2

The evidence of Mr Bill McKay about the nationally significant heritage values of the building is attached. The building has a category 1 Heritage New Zealand Pouhere Taonga (HNZPT) status which HPW supports.

4.1

See Appendix 1 for further background and information supporting this approach.

5.0

Item 490: Former Primitive Methodist Church, 24 Donald McLean St Newtown

5.1

HPW supports s42a recommendation (para 722) HS3-Rec163 that SCHED1 includes item 490 - 24 Donald McLean St, Former Primitive Methodist Church.

5.2

This building was scheduled in plan change 53 (2007), and while not valued by its present owners, it has considerable local historical significance. The evidence of Mr Bill McKay (above) further notes:

“New Zealand’s settlement and development paralleled the world-wide popularity of the Gothic Revival style, consequently we have one of the greatest collections of timber-constructed Gothic Revival churches, yet we treat them as run-of-the-mill and of little value.”

5.3

HPW refers to the heritage evaluation evidence provided by Council and provides additional information in Appendix 2.

6.0

Item 497 Robert Stout Building

6.1

HPW supports recommendation HS3-167 that SCHED1 continue to include item 497, Robert Stout Building. Development use of areas near the site is appropriately achieved through the resource consent process.

7.0

Item 522: 154 Victoria St

7.1

154 Victoria Street was designed as a factory and workshop during a period of economic prosperity from the late 1890s to late 1920s. It is one of a few remaining industrial buildings on the original Town Acre and a rare example of a Victorian commercial building in the Te Aro area.

7.2

Council's heritage evaluation concludes it has significant historical and integrity value as an 1890s surviving industrial building of the era.

7.3

HPW acknowledges that Ms Smith "carefully weighs up the relative criteria for listing in question: Rarity, Representativeness, Physical values – group & integrity and Historic values." HPW however says in its view, the heritage values meet the criteria for inclusion in SCHED1 and rejects the s42a recommendation to remove the listing from SCHED1 as notified.

8.0

Item 524, 134 Willis St

8.1

HPW supports recommendation HS3-186 that item 524, 134 Willis St be retained in SCHED1. There are very few wooden buildings remaining in Te Aro and this one is very old cf.1868. Few, if any, of the handful of remaining Te Aro timber buildings are of this once ubiquitous shop design.

9.0

Item 623, 233 Willis St

9.1

HPW opposes recommendation HS3-189 that item 623, 233 Willis St be removed from SCHED1.

9.2

What is interesting about this building is its modernist aesthetic by an architect better known for his art deco work in Wellington (Edmund Anscombe).

9.3

The present listing proposal arose from the last comprehensive District Plan Hearing process (notified in 1994). A major project started in 1998 leading to the WCC commissioning the Non-Residential Inventory Review of 2001. Consultants were commissioned to identify additional places that were not already included in the District Plan. In 2008, as a result of that process, Plan Change 58 (2008) was undertaken. Given owner objection to the proposed listing of 233 Willis St, Commissioners recommended a “balanced decision” to list the facade and an eight metre setback. The decision was “to acknowledge the heritage and streetscape values of the building whilst also allowing for appropriate redevelopment of the site if necessary in the future.” The recommendation did not become operative and the Architecture Centre asked the Council to “address the lack of modernist architecture recognised in Wellington.”

9.4

HPW endorses the 2021 Council commissioned heritage evaluation by Heritage Properties Ltd which states:

“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.”

9.5

In the present process, the s42a report acknowledges that Ms Smith’s recommendation is that the building should continue to be listed (at least until it is demolished). However, the reporting officer refers to a consent having been issued for demolition and states:

“828. I have no reason to believe that the owner will not implement their consent. Having also reviewed the granted resource consent and having weighed the merits of listing a building with a consent to demolish, I am inclined to disagree that the building

continue to be listed. I consider that it will be inefficient to include a building on the schedule only to have to undertake a plan change to remove it when it is demolished. It would also be confusing to the public and potentially complicating in a regulatory sense should any changes of conditions or alterations to the resource consent be applied for and the building listed in the interim.”

9.6

The building is however currently listed for sale on Trade Me.

<https://www.trademe.co.nz/property/commercial-property-for-sale/auction-4048615250.htm>

It is credible in the present economic environment of an emerging recession that the resource consent will lapse, or that a new owner may place greater emphasis on its heritage values.

9.7

HPW does not agree that resource consent to demolish in itself detracts from recognition of heritage values and seeks its retention in SCHED1.

10.0

Item 415, 1 Ranfurly Tce, Emeny House

10.1

HPW endorses the view of Ms Smith that item 415 be amended as detailed to refer to the entire external envelope of the site, and the interior.

10.2

HPW does not support the suggestion in the s42a report that:

“892. If the panel were of the view that the extent of the listing was too far reaching – I note that there is a third option, not identified by the submitter, that only the exterior and front and/or rear gardens be listed. This is an option the panel may wish to consider.”

10.3

The listing of the interior is very rare for a residential building in Wellington. The master craftsman’s work in plastering his own home is akin to a lived-in museum piece. The interior listing of this house is integral to its preservation.

11.0 McLean Flats

11.1

HPW endorses the evidence of HNZPT that the McLean Flats at 320 The Terrace should be listed at this time. The HNZPT process was comprehensive and met information and consultation needs.

11.2

Accordingly, HPW rejects the s42a recommendation HS3-205 that McLean flats not be added to SCHED 1.

12.0

Hurston House, 1 Mersey St, Island Bay

12.1

Similarly, HPW opposes recommendation HS3-207 that Hurston House not be included in SCHED1 at this time.

12.2

There is ample evidence about the heritage values of Hurston House, given its listing by HNZPT. Any further detailed heritage assessment is not needed and lack of engagement with the owner in this process is not a necessity, particularly in light of the HNZPT process which has already taken place. There is time available within the present process for Council to complete its process and to add this site (and McLean Flats) to SCHED1. The extensive process already undertaken by HNZPT is sufficient.

13.0

7 Paterson St, Waring Taylor House (Joanna Newman and Mt Victoria Historical Society)

13.1

HPW supports the Mt Victoria Historical Society's proposals for additional listings and in particular to include the Waring Taylor House, 7 Paterson St in SCHED1.

13.2

Detailed information about the heritage values of this building is attached. HNZPT and government agencies such as Waka Kotahi hold extensive information about this Crown owned property. Appendix 3 contains a summary of information.

13.3

HPW does not agree with recommendation HS3-209 that 7 Paterson St not be included in SCHED1 at this time.

14.0

HPW Nominated Listings

14.1

On 14 December 2021 HPW presented nominations in respect of 5 sites (7 addresses) each researched by expert Michael Kelly, and refers to his separate evidence which attaches the listing nominations for:

a) Wilkinson holiday flats at 5-7 and 9-11 Grass Street (1923).

b) Newman House at 15 and 17 Hawkestone Street (1879).

c) Samuel Brown House at 22 Hanson Street (1880).

d) Burns Upholsterer at 47-49 Martin Square (1878).

e) Coffey House at 230 Oriental Parade (cf.1875).

14.2

The nominations were made in the context of consultation in the Draft District Plan, and were resubmitted in September 2022 in HPW's original submission on the PDP.

14.3

Michael Kelly's evidence supporting those nominations:

<https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/hearing-streams/03/submitter-evidence/supplementary-evidence-combined--kelly-275-182--fs111-233--fs82-412.pdf>

14.4

The s42a report notes that "Ms Smith concludes that the nominations provided could well be good candidates for further research based on the detailed information provided by the submitter. She does not recommend them for inclusion on SCHED1 at this time. I agree with this assessment."

14.5

HPW does not agree with recommendation HS3-215 that the nominations not be added to SCHED1, and that "they can be added to the Council's database of heritage nominations for consideration at a later date."

14.6

HPW seeks the listing of these properties in the current process. The step is required for establishing a qualifying matter under s77I to exempt the sites from intensification.

14.7

In the meantime, HPW asks for the demolition control to be applied to protect two of these sites which are currently protected from demolition (by reason of their being within a character area under the Operative Plan):

- Newman House at 15 and 17 Hawkestone St, Thorndon (1879); &
- Samuel Brown House at 22 Hanson St, Mt Cook (1880).

14.8

As secondary relief HPW seeks those two sites being included into character precincts (or in the case of the Newman House, a heritage area centred on Portland Cres/Hawkestone St, as proposed by Council in 2008) based on Boff Miskell analysis at that time. The Newman house is particularly at risk of demolition and its association with the MP for Wellington of 30 years (and Mayor), Dr Alfred Kingcome Newman has extensive significance.

15.0 Salvation Army Citadel

15.1

HPW also seeks inclusion in SCHED1 of the Salvation Army Citadel Chapel, 92 Vivian St.

15.2

For information about this Miles Warren designed building see Appendix 4. This building is currently for sale on Trade Me:

<https://www.trademe.co.nz/property/commercial-property-for-sale/auction-4033123988.htm>

15.3

HPW does not agree with HS3-219 that the building should not be included in SCHED1 at this time.

16.0 Additional Nominations

16.1

5 Torless Tce, Thorndon's oldest building (pre 1859)

This cottage is the oldest remaining building in Thorndon. It dates from before 1859 and should be included in SCHED1.

16.2

325 The Terrace, 1860s house

This house is one of the oldest remaining houses in Te Aro (1860s) and should be included in SCHED1.

16.3

41 Normanby St, Newtown (1870s)

This cottage is one of the oldest houses in Newtown (1870s), and has many interior features and should be included in SCHED1.

17.0

Schedule 3: Heritage Areas: Background

17.1

Following the adoption of its Built Heritage Policy in 2005 Council aimed to provide greater recognition and protection for the city's built heritage leading to five heritage related plan changes:

- (a) DPC 43 – reviewed the policies and rules used to manage listed heritage items and areas
- (b) DPC 48 – introduced eight new heritage areas in central Wellington, to recognise the collective value and unique character of these inner city neighbourhoods
- (c) DPC 53 and 58 – proposed the listing of 66 new buildings, mostly in the Central Area.
- (d) DPC 72 - made changes to the pre- 1930 demolition provisions.
- (e) DPC 75 – proposed the listing of six suburban centres as heritage areas (operative 2011).

17.2

Since then no further additions have been made to SCHEDULES 1 or 3. HPW notes recommendation HS3-268 (rejecting Wellington Heritage Professionals' proposal for a comprehensive heritage review). HPW says that the Council needs either to allocate sufficient resources for heritage evaluations, or to support and resource community organisations to seek listings through private plan changes.

17.3

HPW supports recommendation HS3-253 that no change be made to SCHEDULE 3 as notified because of general submissions, and recommendation HS3-255 that the heritage areas in Mt Victoria be retained as notified:

- Armour Avenue
- Doctor's Common
- Elizabeth St
- Moir St
- Porritt Ave

Those areas were proposed for heritage listing many years ago and in the comprehensive Mt Victoria Heritage Study. Accordingly, inclusion of those areas in SCHEDULE 3 is welcomed.

18.0

Additional Character Areas

18.1

HPW's presentation in its Stream 2 hearing supported the evidence of Jamie Jacobs (HNZPT) that the areas assessed to comprise primary and contributing character, and recommended for inclusion in character precincts in the Council's stream 2 s42a report, could equally be considered to qualify as heritage areas.

18.2

In Stream 2 HPW sought primary relief of including a number of additional groups of assessed primary/contributing sites in the character precincts recommended in the Stream 2 s42a report (as identified in maps in HPW's accompanying PowerPoint presentation):

- Portland Cres/Hawkestone St
- The Terrace/Percival St
- Lipman/Levy St, Mt Victoria
- Upper Rolleston & Hargreaves Sts
- Green/Emmett Sts
- Normanby/Donald McLean Sts, Newtown

18.3

As secondary relief, HPW proposes the identified areas be recognised as having heritage value, sufficient to be recognised as a "qualifying matter" under the NPSUD.

19.0

Portland Cres/Hawkestone St : Proposed Heritage Area

19.1

A series of studies were completed for Thorndon:

- (a) District Plan Options for Thorndon – Prepared by Boffa Miskell for WCC (July 2008) (see Appendix 5).
- (b) Thorndon Heritage Project – Report researched & prepared by external experts in planning, history and architecture. (Dec 2008)
- (c) Initial consultation included in the "Review of the Residential Areas & Suburban Centres" (April 2009)

19.2

The Thorndon Heritage Study 2008, identified that the suburb has "strong historic heritage values, including historic, social, aesthetic, townscape, architectural and scientific values. Parts of Thorndon, because of the steep terrain, have architecture and

street-scapes unique in New Zealand. The geography, to some extent, exemplifies the social divisions the 19th century; workers cottages on the slopes in the south and larger merchants homes and villas on the flat land to the north. This division and the materials, design and scale of the surviving houses and buildings, gives an immediate insight into how our forebears lived and worked. These buildings also provide".
(From: "Thorndon Heritage Values Strategic Options for Management, A Paper for Wellington City Council, prepared by Boffa Miskell Ltd, July 2008).

19.3

The report found:

"Several pockets or particular streets where the streets are of a particular character ... that is gained from the intactness of original buildings of a particular style, street widths etc – some of these potentially have heritage values beyond streetscape character."

(From part 2:

https://wellington.govt.nz/-/media/your-council/meetings/committees/strategy-and-policy-committee/2010/08/05/files/report_1.pdf)

19.5

Five residential Heritage Areas in Thorndon were proposed:

- Thorndon South
- Thorndon North
- Hobson
- Portland
- Selwyn

(From: August 2010 paper to Council:

https://wellington.govt.nz/-/media/your-council/meetings/committees/strategy-and-policy-committee/2010/08/05/files/report_1.pdf

Appendix 2 of that paper contained the following map:

Thorndon - Possible Heritage Areas (February 09)



19.7

Consistent with that body of evidence, HPW proposes that the Portland Cres and Hawkestone St properties be designated as a heritage area and included in SCHED3 in the current process. Given the risks to the area from CCZ zoning changes (and lifting of the operative plan's demolition control), it is critical to recognise a qualifying matter exists under s.771(a), (g) or (j) now.

19.8

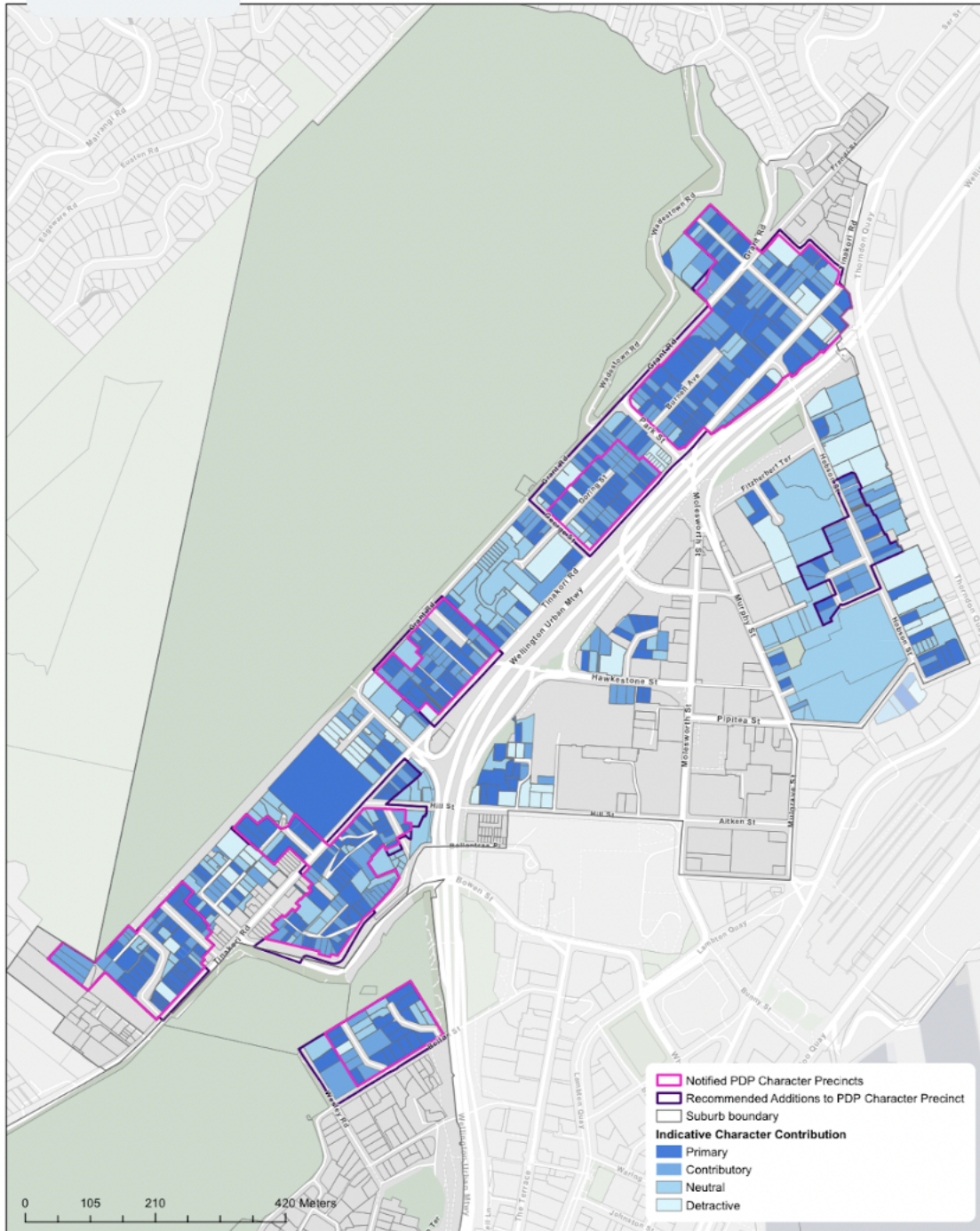
There is ample expert and Council information to support that request. In addition, the Thorndon Residents Association has produced the following Portland & Selwyn Catalogue:

<https://onedrive.live.com/view.aspx?resid=3CF63C72CA11FE07!9138&ithint=file%2cxl%20sx&authkey=!AGDRd291Rr8BGxE>

19.9

The latest assessment by Boffa Miskell Ltd furthermore assessed the buildings as a concentration of primary and contributory status:

Section 42A Report



Proposed District Plan Character Precincts and Indicative Character Contribution by Boffa Miskell - Thorndon

Date: 17/03/2023

Created by: City Insights GIS Team

Contact: District.Plan@wcc.govt.nz

Base map credits: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS

20.0

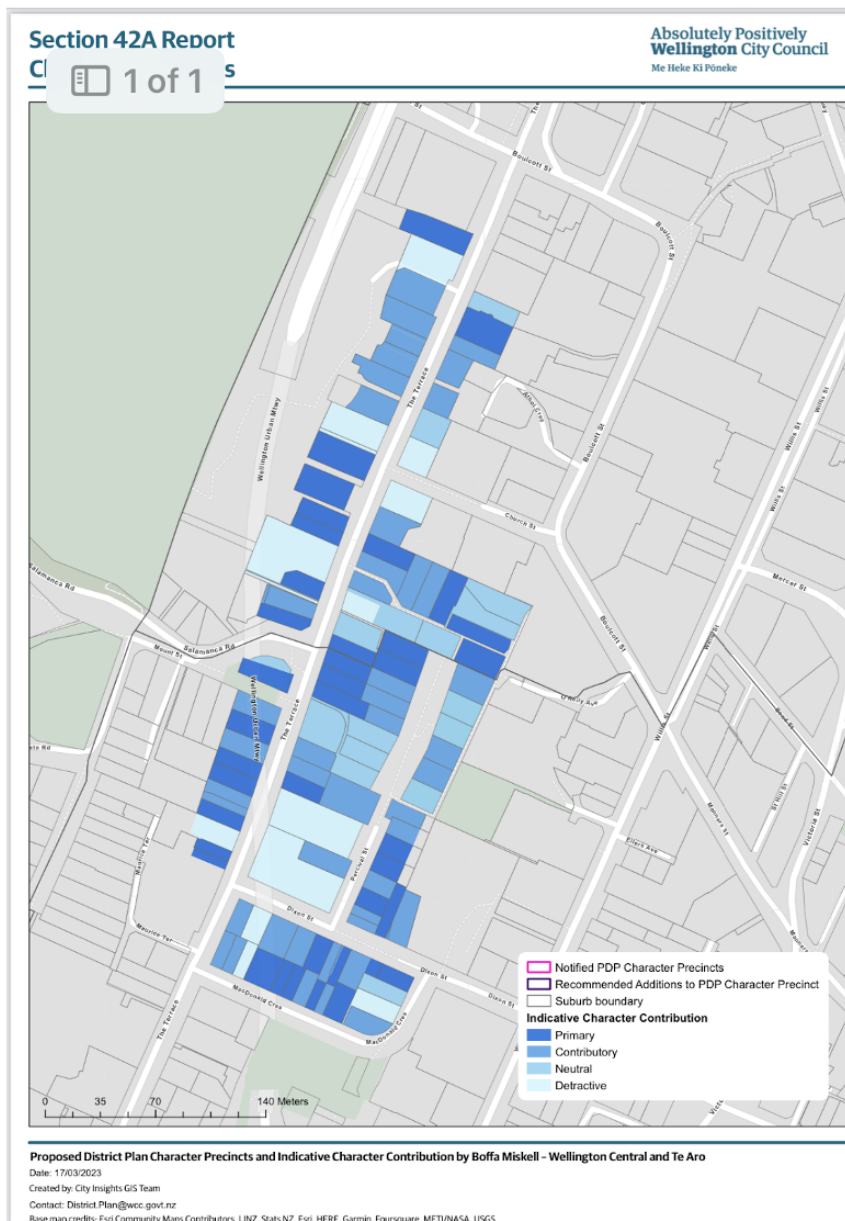
Proposed Upper The Terrace Heritage Area

20.1

There are 10 properties currently listed in this area: Nos 192 (Somerset House), 195 (Carrigafoyle 1903), 214 (House 1906), 221 (House 1896), 230 (House 1860), 244 (House 1898), 258 (House 1897), 274-276 (Helen Royal House), 320 (Gordon Wilson Flats), and 143 Dixon St (House).

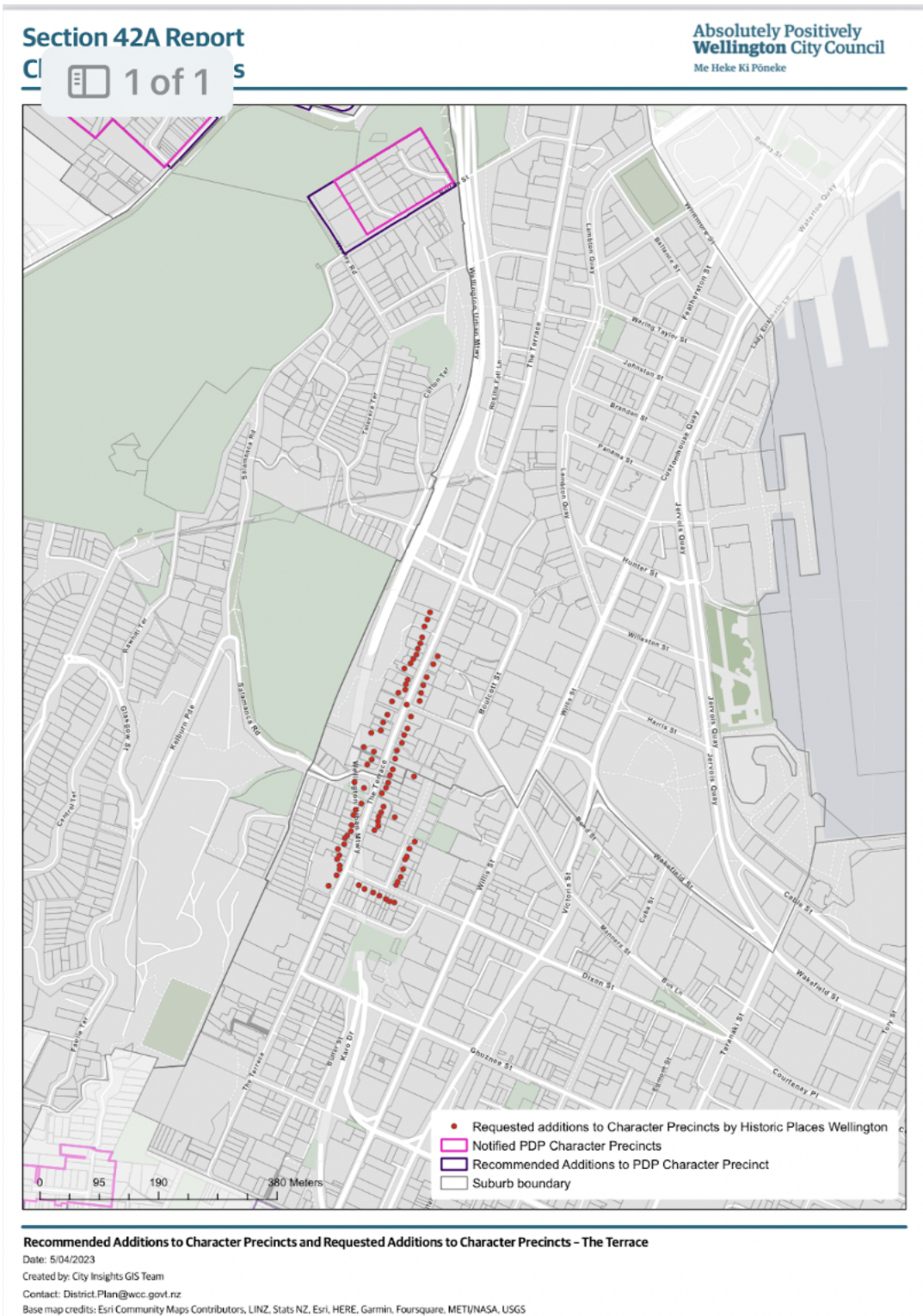
20.2

The area was assessed by Boffa Miskell in the current process and most of the surrounding sites were of either primary or contributory status.



20.3

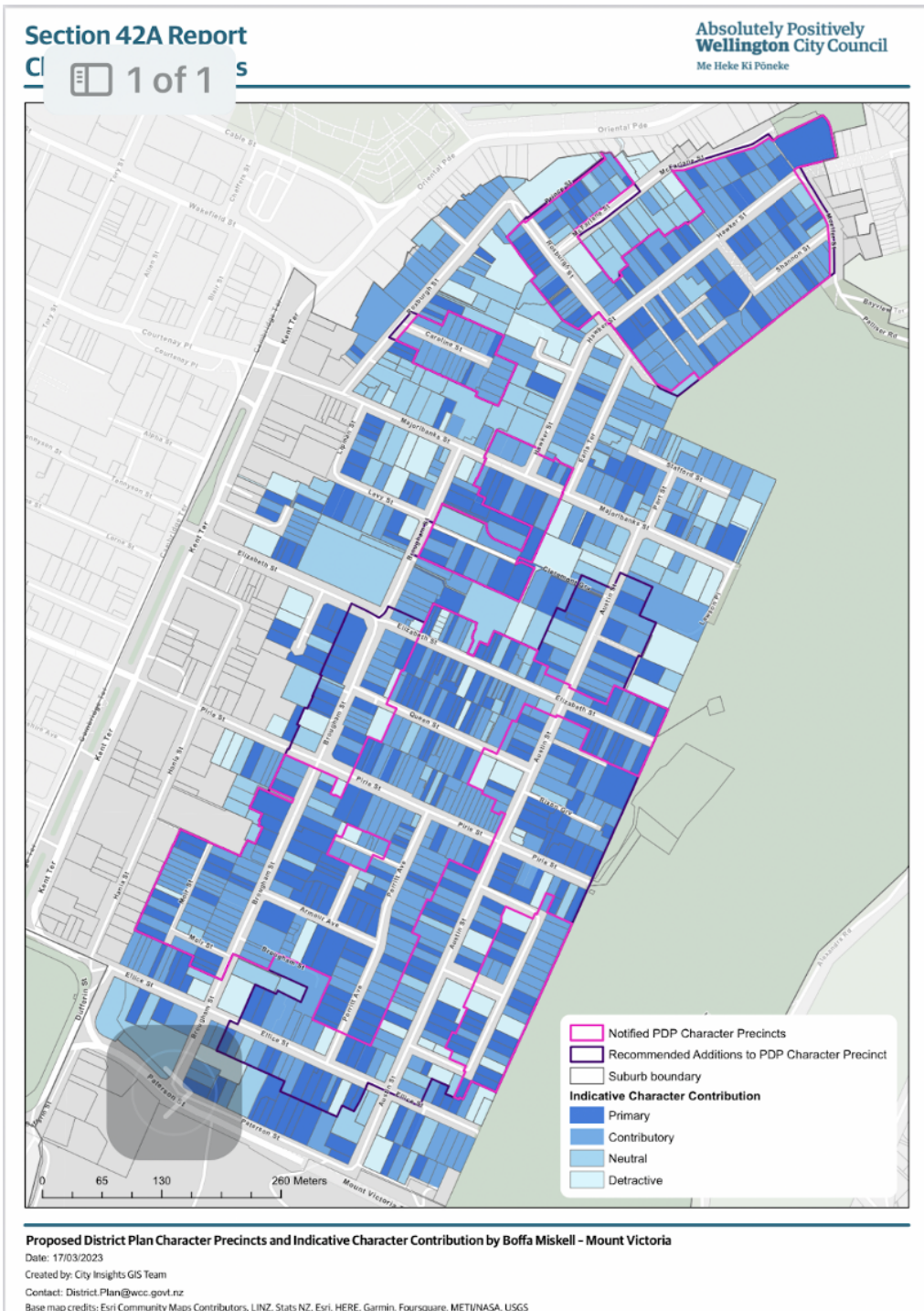
There is extensive information to support the heritage values of this area and HPW proposes the following sites be recognised as part of a SCHED3 heritage area, and accorded “qualifying matter” status under the NPSUD.



21.0 Proposed Lipman/Levy Heritage Area

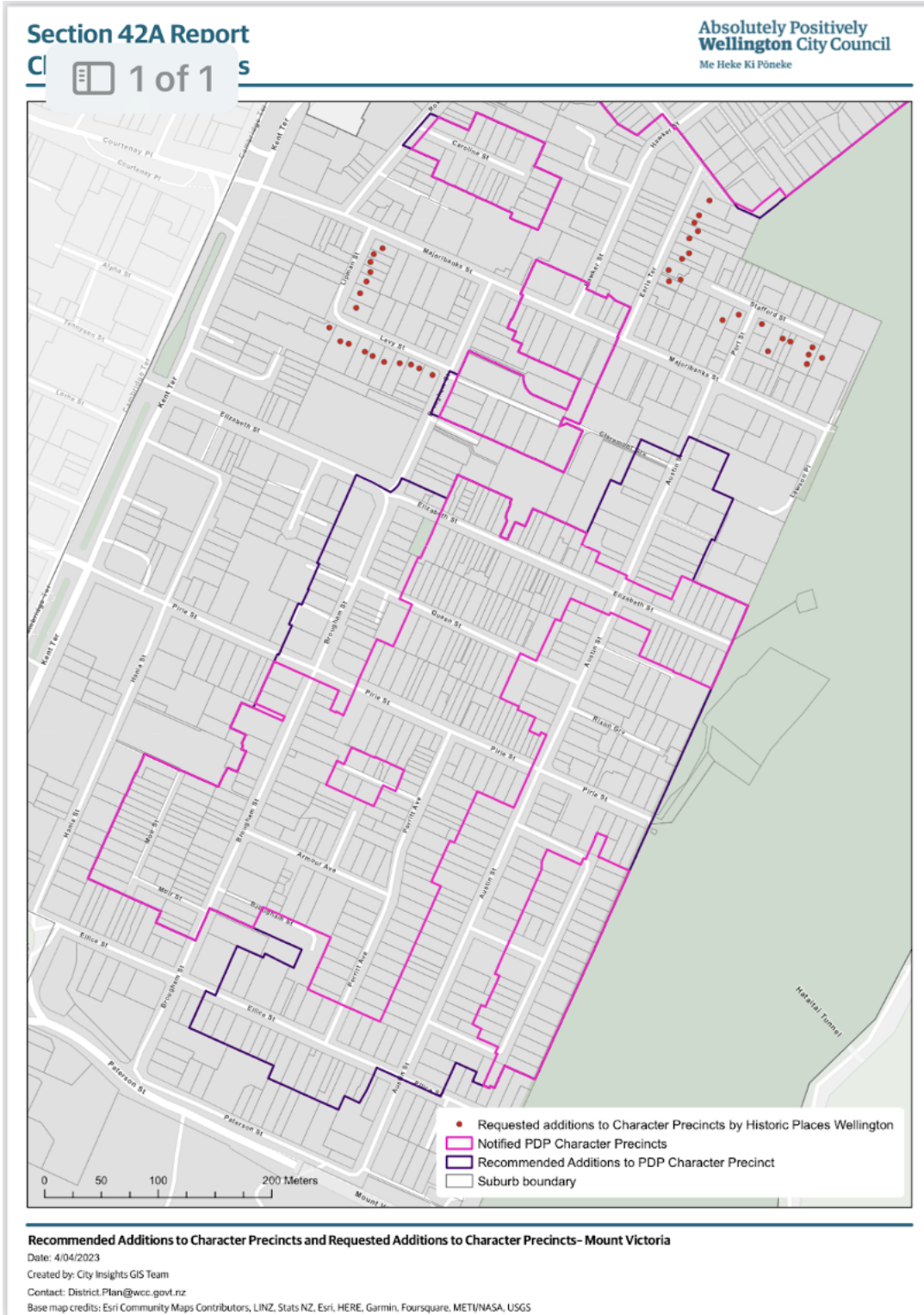
21.1

As primary relief HPW sought in Stream 2 that Lipman/Levy Sts in Mt Victoria be included in the nearby proposed character precinct. The Boffa Miskell assessment shows a concentration of primary or contributory status as follows:



21.2

As secondary relief, HPW seeks the following properties in Lipman/ Levy Sts to be included in a heritage area in SCHED3.



21.3

In addition an inventory of buildings concerned, prepared by the Mt Victoria Historical Society is attached (Appendix 6).

22.0

Item 33: Newtown Shopping Centre Heritage Area

22.1

HPW supports recommendation HRS3-276 that item 33 Newtown Shopping Centre be retained in SCHED3. The area is a complete representation of an early Victorian/Edwardian commercial area which is now unique in the Wellington region given the great changes to the CBD and Te Aro areas.

22.2

HPW notes HS3-113 that the maximum height limit for the Newtown Shopping Centre Heritage Area be amended to 18m, consistent with Policy 3(d) as commensurate with the level of commercial activity, and consistent with the intensification proposals of the Urban Activation Laboratory.

22.3

HPW does not however agree that it is a legitimate criteria to rely for Council decisions on the as yet unplanned LGWM rapid transit visions. It is inappropriate to place weight at this time on a rationale "that Lets Get Wellington Moving options relies on the ability to support the delivery of high levels of intensification in the Southern Corridor". The LGWM mass rapid transit option to Newtown is not a funded project and cannot be said to be "planned" within the terms of the NPSUD. HPW supports the evidence of HNZPT (para 35) that "disagree(s) with the use of the MRT proposal to justify an increase to the height limit in the Heritage Area."

23.0

Green/Emmett Sts Proposed Heritage Area

23.1

HPW supports the Newtown Group [275.52] request: Include the following sites as a new heritage area:

- a) Emmett St 6, 8, 10A, 12, 14, 16, 18, 20.
- b) Green St 1, 5, 7, 7A, 9, 13, 15, 17, 19, 2, 2A, 4, 6, 10, 12, 14, 18, 20.
- c) Donald Maclean St 16, 24, 28, 30, 36, 38, 17, 19, 21, 25, 27, 29, 31, 33, 35, 37.
- d) Normanby St 12, 14, 16, 18, 20, 22, 24, 30, 32, 34, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41.

23.2

HPW notes the recommendations of WCC's expert Ms Smith in para 1040 of her evidence that:

“... the Council considers:

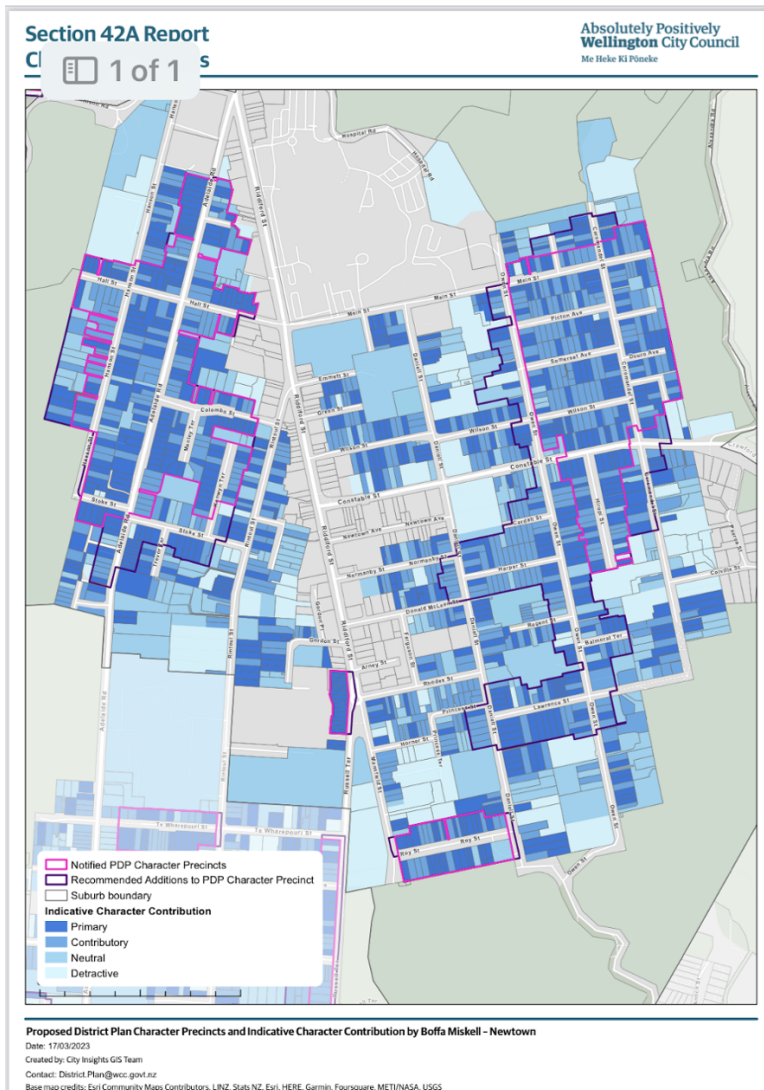
- a. Carrying out research and assessment to consider if Green and Emmett Street should be included in SCHED3 item 33 Newtown Shopping Centre Heritage Area; and
- b. Community consultation and a heritage study for Newtown.”

23.3

As primary relief however, HPW proposes that a qualifying matter be recognised now for Green and Emmett Sts. HPW asked in Stream 2 for those streets to be included in the Newtown character precinct. Given the risks to those areas from HRZ zoning changes) and lifting of existing demolition controls), it is critical to recognise a qualifying matter exists under s.77I(a), (g) or (j) now.

23.4

There is sufficient evidence for that given Boffa Miskell’s assessment of the concentrations of primary and contributory status in the areas;



23.5

Michael Kelly's evidence supports heritage status:

<https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/hearing-streams/02/submitter-evidence/claire-nolan-and-co/submitter-evidence--michael-kelly-for-claire--co-275--fs68.pdf>

23.6

There is material identifying the highly important social history of the area:



The image is a screenshot of a news article from Wellington.Scoop. The article title is "Death and politics in a Newtown street" in large, bold, black font. Below the title, it says "September 3, 2022" and "44 comments" in a smaller font. There is a photograph of a residential street with a white fence in the foreground and a house with a gabled roof in the background. The author's name, "by Claire Nolan", is written at the bottom of the article preview.

24.0

Normanby/Donald McLean Sts

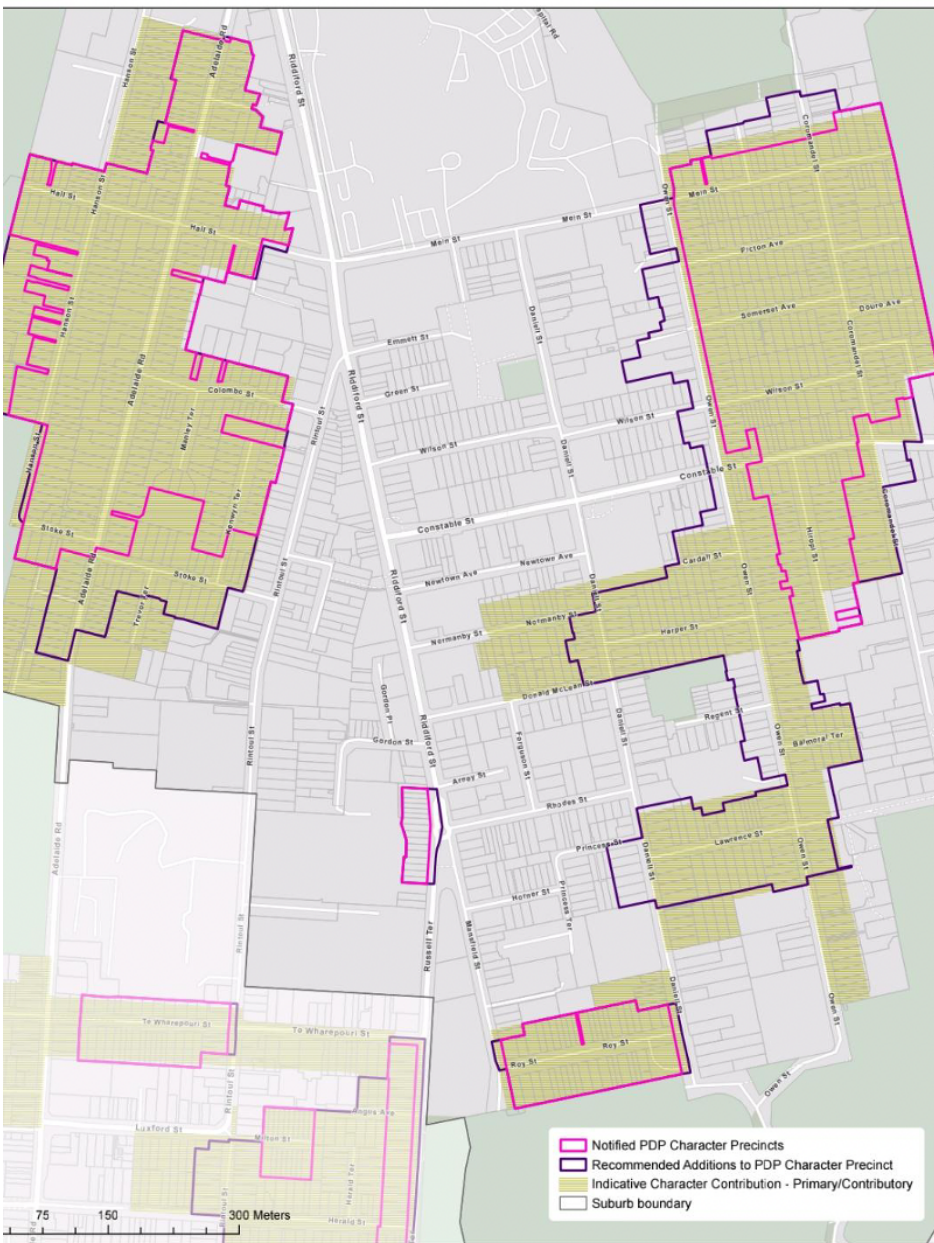
24.1

Similarly HPW asks for a qualifying matter to be recognised in respect of properties at the eastern end of Normanby and Donald McLean streets.

24.2

The 2019 Boffa Miskell report assessed this area as an important area of pre-1880 - 1990 Victorian houses (see Appendix 4, page 51f). The area was highlighted by the green extension on this map reproduced in the stream 2 s.42a report:

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tract Precincts



ed District Plan Character Precincts and Indicative Character Contribution by Boffa Miskell - Newtown

03/2023

y: City Insights GIS Team

District Plan@wcc.govt.nz

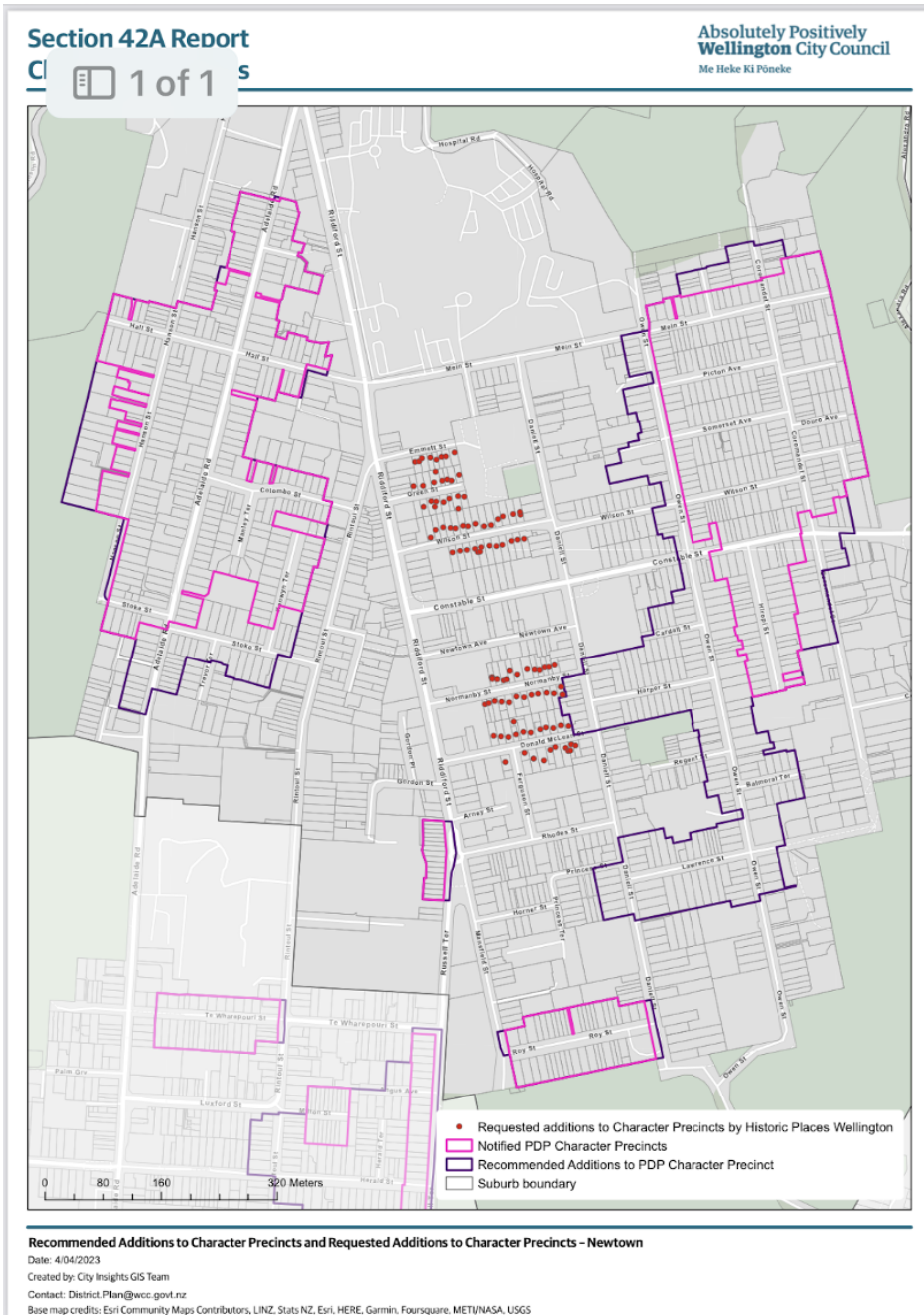
credits: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS

24.3

In its Stream 2 presentation, HPW drew special attention to the heritage values of 41 Normanby St. Together with 34 Normanby St across the road (originally a stables), the properties are very old, being built around 1870.

24.4

HPW proposes the following Newtown sites be included in a heritage area and included in SCHED3:



25.0

Hay St Heritage Area

25.1

HPW supports the s42a recommendation HS3-308 that conferencing take place to assist in determining the extent of a potential Hay St Heritage Area.

25.2

HPW notes the heritage assessment was a quality report by Michel Kelly. His evidence attached the full Hay St report.

26.0

NEW: Te Aro Heritage Area: Egmont, Eva, Leeds Sts & 37 Dixon St

26.1

The decision on Plan Change 48 (2007) identified many heritage attributes of the Te Aro Area. As part of the hearing for that plan change, the areas and spaces around Egmont, Eva and Leeds Sts were highlighted by submitters as a potential area of heritage value. The Hearing Committee for Plan Change 48 recommended “the investigation of the appropriateness of a heritage area to cover the Eva Street, Leeds Street and Egmont Street area.”

26.2

During the later Plan Change 58 process, a strong case was again made for a CBD heritage area around those streets. In particular the hearing committee shared concern over the scale of multi-unit developments and the speed with which they were being built in the Te Aro area. The report noted that “Council is also acutely aware of the increased development pressure within the Te Aro area and takes a pragmatic approach to dealing with such development. DPC 48 provides greater scope to consider the impact of new developments and adjacent heritage items. Council aims to ensure an appropriate balance is struck that enables growth within the area whilst also ensuring it is sensitive to the special nature of Te Aro.”

26.3

The Hearing Committee for Plan Change 58 supported this recommendation [for more heritage analysis] and “encourages work to be undertaken in this regard.”

26.4

There is a long history of resource consents and demolition plans for the area, and ongoing owner opposition to recognising the significant heritage values of the area. There are two very old buildings 37 Dixon St 1883 (extended in 1908) and 2 Eva St an old brick industrial building which experts recommended needed a comprehensive heritage survey. Given the rarity of such remaining Te Aro buildings, HPW asks for the work to be done for consideration at a later date.

27.0

Mount Victoria North Townscape Precinct

27.1

HPW proposes that the Mt Victoria North Townscape Precinct be recognised as a “cultural heritage landscape” with the application of the rules as notified.

APPENDIX

28.0

Appendix 1: SCHED1: Item 299

28.1 Video of Gordon Wilson Flats building:

<https://www.stuff.co.nz/dominion-post/wellington/124343946/three-20th-century-wellington-sites-given-heritage-status>

28.2 Background

320 THE TERRACE

Change the zoning of 320 The Terrace to “Institutional Precinct”



0 12.5 25 50 75 100 Metres



— BOUNDARIES OF 320 THE TERRACE

28.3

The GWF building was included in the Wellington City Council Heritage Inventory - 1995.

28.4

An updated Schedule of Heritage Buildings for the District Plan became operative in 2000. The Heritage Inventory assessment of the GWF can be found as Appendix 1 to WCC Heritage Review "Attachment E".

28.5

All buildings on the Heritage Schedule were researched, assessed and evaluated to a consistent standard in an internal Council project carried out during 2012-2015. The 2012 research report for the GWF was attached as Appendix 2.

https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/changes/active-changes-variations/files/plan_change_81/s42a-report/attachment-e-heritage-review.pdf?la=en&hash=AA20DC8F9358AD34F729B6289747E8F44047E5CA

28.6

In District Plan Change 81 evidence was submitted (2015) by the late Jeremy Salmond about the exceptional nature of the architectural significance:

https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/changes/active-changes-variations/files/plan_change_81/jeremy-salmond-evidence.pdf?la=en&hash=10030559300CA204CAD2C7A105D050787702F9D0

28.7

Evidence was submitted by structural engineer, David Wood (for VUW). He said

"In the long direction, the building is braced against seismic and wind induced lateral loading by a diagonally reinforced spine wall (as shown on the construction drawings), placed slightly off centre and regularly punctured by door openings. The openings are organised to allow continuous diagonal bands of reinforcing. Our assessment of this wall is that it rates at least 50% of the New Building Standard (%NBS) in terms of seismic capacity and performance, on the basis that Importance Level 2 applies.

In the short (transverse) direction, the building is braced on the intertenancy lines by concrete walls with simpler vertical and horizontal reinforcing. The design of these walls is expected to achieve about 80%NBS."

https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/changes/active-changes-variations/files/plan_change_81/david_wood_structural_engineering.pdf?la=en&hash=57257D0DC422B5B29167B913A6EFD20DB99A7EBD

28.8

Comprehensive material about costs and benefits was considered in the Application for District Plan Change 81 (July 2018). The Council's heritage assessment report (above) noted that "assessment and options reports provided by the applicant covered a wide range of areas of expertise, including Seismic Assessment, Building Condition and Options Assessment, Building Services Condition Assessment, Architectural Review, Urban Design Review and Adaptation Reporting. Those considered the [then] condition of the building, options for future uses and budgetary implications of a range of possible adaptations for future use."

28.9

The likely impact on heritage values was considered at the time. The assessment noted that "the solutions considered to structural questions in general appeared to require that both the exterior and interiors of the building would be significantly modified in order to achieve the required level of New Building Standard (NBS). Those modifications would significantly affect the aesthetic and architectural heritage values of the building. Apart from the social and cultural values which are attributed to the building, whether the building would retain sufficient of the identified architectural features of heritage importance, is open to question until any final possible concepts for changes to the building are considered."

28.10

The matter was heard by the Environment Court (decision [2017] NZEnvC 116 - issued 9 August 2017). The Court's decision was to not delist the Gordon Wilson Flats building.

28.11

However, since the scope of the litigation was confined to the narrow question of delisting, a subsequent court decision approved the balance of Plan Change 81 which amended the Institutional Precinct Design Guide. (See decision ENV-2016-WLG-000024 Decision No: [2018] NZEnvC 042. The Court's approved design guide anticipates demolition and replacement of the building and associated landscaping.

28.12

HPW considers that whether earthquake strengthening could be undertaken in a way that was sensitive to the heritage fabric of the building is best determined by a resource consent process. Nothing is prohibited in the District Plan.

29.0

Appendix 2a: Former Primitive Methodist Church

29.1

Further information is contained in documents relating to Plan Change 53:

<https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/changes/completed-changes/files/change53-decisionreport.pdf?la=en&hash=B2A5AC3EDC138029C472E57694B25824C88527F2>

30.0

Appendix 2b: Former Primitive Methodist Church and Donald McLean St : Information from Newtown Group (Claire Nolan et al)

Donald McLean Street, Newtown, Wellington

Donald McLean street is an important part of the history of Wellington. It is a story of Methodists, Masons and hardworking people who made their homes on what were initially, the outskirts of the city.

Primitive Methodists

The Thomas Ward map of 1892 notes the “PM Church” and a school behind the church. “PM” denotes Primitive Methodist.

The Methodists have a long association with Wellington, starting when Wesleyan John Aldred started as a missionary to the tangata whenua in Te Aro Pa in 1840. ¹

The Primitive Methodists were a more austere form of Methodism that began in England in the early 1800s. They had separated from the Wesleyan church and were known for the plain design of their chapels. Their social base was among the poorer members of society. Their governance was democratic and local. Their meetings were often in the open air, or in peoples homes.

The preachers had plain dress, temperance, simplicity of manners and speech, and made a virtue out of this. This resonated with their followers. Members were seen as equal – male and female, with women preachers as well as men. This also resonated with working class followers. ² By the late 1840’s and 1850 in England, the differences between the Wesleyans and the Primitive Methodists were becoming less apparent. Some followers looked for new congregations.

The Reverend Robert Ward was the first Primitive Methodist missionary to come to the Southern Hemisphere. He was the founder of Primitive Methodism in New Zealand. He arrived in New Plymouth in 1844 and came to Wellington in 1847, and initially “...preaching in people’s homes and the open air”³, he went onto preach at a mud church built in the same year.

This church was destroyed in the 7.5 earthquake that hit Wellington in 1848. Described as “...a planter of churches”⁴ undaunted by this, the Reverend Ward went onto “...build a church on the outskirts of Wellington”, and a weatherboard chapel was built in Webb Street.

Given the doctrine of Primitive Methodism, it made sense to establish a presence in the working class suburb of Newtown.

¹ Empire City – John Martin – p 87 - 90

² Wikipedia

³ Empire City – John Martin – p 87

⁴ My Primitive Methodists - UK

The Primitive Methodist Church was established in Donald McLean Street and in 1888 a church was built in Newtown for a congregation of 150, with a school behind for 100 children.⁵

This church was part of the Primitive Methodist Circuit, with other churches being established in Sydney Street and Webb Street.

The Wises Street Directory of 1891 notes the Primitive Methodist Church with the Reverend Charles A Sims as minister.

The fifth son of Reverend Robert Ward, Reverend Josiah Ward was appointed as preacher to the Newtown congregation in 1894 through to 1897.⁶ He gained a reputation for the clearance of debts on church property and also for the building of new churches. He was noted as enjoying his evangelical work.⁷

The next Wellington City Council record of the Newtown Primitive Methodist Church is 11 December 1906 when the owner, A Wilkening applied for a building permit for 22 to 26 Donald McLean Street, with Maisey and Johns noted as architects.

The Sir William Hall – Jones, MP and Prime Minister laid a foundation stone, but there is no record of the year. He was acting Prime Minister in the year of Richard Seddons death which was 1906 so the stone may have been laid as part of the 1906 build.

The annual conference to elect officers was held in the church 3 September 1908 – it was the Number 3 Church in the Wellington Circuit.⁸

The circuit was very active with rugby and cricket tournaments, many of the games being reported in Papers Past.

Records also show that a permit for alterations and additions to the school building was made by Luke and Cooper 24 August 1911.

By 1913, Primitive Methodist numbers were falling and a decision was made to amalgamate and join the United New Zealand Methodist Church in that year.

The Church in Donald McLean street became a Methodist church, active in the wider Methodist Circuit that included Tawa and Porirua. The sporting activities in the 1920's are reported through Papers Past.

This church has seen many congregations. As well as being a founding part of the Methodist Church in New Zealand, the Wises Street Directory of 1955 notes that it was a Masonic Temple. The Church has been a Chinese Baptist Church since 1994.

Like the Brick Lane Mosque, this church has supported many people, of many cultures and many beliefs for over 135 years.

Who Lived in Donald McLean Street?

There is evidence of people building their homes there as early as 1879, when a builder from Liverpool, William Henry Philips put in a claim for compensation to the Town Clerks department 2 June for a “contract of works” that had been permitted.

⁵ Victoria University of Wellington

⁶ Ministers of the Methodist Church of New Zealand.

⁷ The Cyclopedia of New Zealand – Wellington Provincial District

⁸ Papers Past

William Philips himself lived at 12 Fergusson Street – just off Donald McLean Street. 29 May 1879 Mr Philips put in a contract for work, and requested a refund for the payment 9 June 1879⁹.

Wellington City Council records also give an insight into the busy activity supporting the houses that were built in this street from 1879, when Newtown was established.

From the WCC records:

- 12 October 1879 – the now famously outspoken local resident Henry Wright asked for water to be put into Donald McLean street. Private drainage connections were made for numbers 11, 14, 20, 28 and 36 in 1895.
- 28 July 1884 – petition signed by residents asking for drains to be installed
- 1889 – H Davidson further petitioned for street lighting to be installed, like the neighbouring Normanby Street.
- 1895 – a request for a hotel for the corner of Riddiford and Donald McLean Streets. One can only imagine the reaction of the temperate Primitive Methodists to this development.
- 2 March 1899 – number 16 – owner M Hoar applied for 2 permits to alter his existing home.

From Papers Past we get an insight into the daily lives of the early residents. Note that the street numbers are often not mentioned in the paper.

- 14 March 1893 – Mr Armstrong auctioned his furniture
- 20 June 1899 – the Reverend Thomas Hamer passed away aged 85. (Reverend Hamer was a Wesleyan Minister according to the Cyclopaedia of New Zealand, and was the first minister of the Congregational Church in Auckland. His son went on to be the Private Secretary to Richard Seddon, who passed away 1906).
- The residents of Donald McLean Street were politically active, with candidate Duthie addressing the public in the street 16 November 1893 and Dr Newmans Political Committee arranging an address in the Primitive Methodist Schoolroom 13 November 1899.

The Wises Street Directory of 1891 lists the residents and their occupations. All the current houses were built and were homes at this time. Occupations included bootmakers, carpenters, gardeners, draftsmen, tram conductors, painters, labourers, clerks and drain layers. There were also 5 women who owned the homes.

Fast forward to 1955 and the Wises Street Directory notes grocers, butchers, managers, drivers, electricians, bankers and sales people. There were still painters and plumbers living here, and 5 of the homes were owned by women.

Most of the houses retain the original structure, with additions such as lean to's, indoor toilets and bathrooms as society and the fortunes of the inhabitants changed. Homes were embellished – bay windows added, ornate features and lead light windows. The houses have been well looked after for over 140 years., and remain, for the most part, how they were when they were first built.

⁹ Wellington City Council record 00233

31.0

Appendix 3: Waring Taylor House, 7 Patterson St Mt Victoria: Information Prepared by Mt Victoria Historical Society

*[Supporting information for Mt Victoria Historical Society's Nomination for
Registration of 7 Paterson Street with New Zealand Historic Places Trust]*

The Catholic Presbytery (Former), Paterson Street, Mount Victoria, Wellington

Research by Mount Victoria Historical Society members, Joanna Newman and Natasha Naus, 2010.

The house at 7 Paterson Street is located on Wellington Town Acre 673 and built for the prominent Wellington merchant William Waring Taylor in 1869. The building was the only structure on that Town Acre for over 30 years and became a significant landmark on the southern end of Mount Victoria.

William Waring Taylor

William Waring Taylor was born around 1819 in Yorkshire and arrived in Wellington in 1842. He established a general business and importing agency and dealt in land, wool, cattle, clothing: "and piece goods and commodities of every kind." Even leeches appear now and then in his advertisements. In 1848 he married Mary Knox, aged 21. He bought Customhouse Wharf in 1860. He had estates in the Rangitikei districts as well as property in Wellington.

In 1868 Waring Taylor bought Town Acres 672 and 673 in Mt Victoria, although he had been occupying them since at least 1863 (possibly horses because the land was fenced). In January 1869, tenders were invited for construction of a Villa for W. Waring Taylor, designed by Nicholas Marchant, architect.¹⁰ The house was built on Town Acre 673 and valued at £750 in 1869. At this time Paterson Street had not been formed and access to the house was from Brougham Street, which was the address for the house until the formation of Paterson Street in the early twentieth century.

The architectural historian Terence Hodgson describes William Waring Taylor's house as a fine example of "fancy colonial" style. "The verandahs have been given a juicy assortment of decoration including brackets, lattice work, pierced balustrading and bold expanses of glazing" although the walls were sheathed with corrugated iron.¹¹

In 1878, the City Council discussed the issue of Waring Taylor building on the Te Aro foreshore on land which he did not own.¹² On November 21 1884 Waring Taylor was

¹⁰ Evening Post 15 January 1869, p.3 (Papers Past)

¹¹ Terence Hodgson, *Proud Possessions*, p.11. A photograph of the building dating from c.1900 is published on this page.

¹² Evening Post 30 November 1878, p.2 (Papers Past)

arrested for fraud at his home, Carnarvon, near Bulls¹³. The charge was that he “converted to his own use 25 fully paid-up shares in the Bank of New Zealand (£250 worth), the property of Ernest Arundel”. In fact there were three charges against him, “the total amount of monies alleged to have been misappropriated being about £10,000”, which were to be laid a few days later.¹⁴ The most serious charge related to fraudulently appropriating money as a trustee or agent and the others for wrongfully endeavouring to obtain a loan from a loan company and obtaining money by falsely representing the discovery of a goldfield.

When he came up for sentencing the Evening Post reported: “During his incarceration in the Terrace Gaol Taylor has grown much stouter, and his whiskers and moustache have become much longer. As he advanced to the prisoner’s stand it was seen that he was trembling in every limb and wearing a very anxious look.” He was described as being an old man in his 66th year and as having spent 43 years in the city. He was tried, convicted on only one indictment and sentenced to 5 years jail.¹⁵ Waring Taylor’s sister was Mary Taylor. Mary was born in 1817 in Yorkshire and, while attending school in 1831, became a close friend of Charlotte Bronte. Mary’s life took a dramatic turn in 1840 when her father died and the family household was broken up. By 1841 her unorthodoxy became apparent when she declared that she proposed to emigrate to New Zealand with her youngest brother, Waring (after whom Waring Taylor Street is named). The family were confused by this decision, but Charlotte Bronte clearly understood Mary better. She wrote to her sister, Emily:

“Mary Taylor and Waring have come to a singular determination, but I think under the peculiar circumstances a defensible one, though it sounds outrageously odd at first. They are going to emigrate – to quit the country altogether. Their destination unless they change is Port Nicholson, in the northern island of New Zealand!!! Mary has made up her mind she can not and will not be a governess, a teacher, a milliner, a bonnet maker nor a housemaid. She sees no means of obtaining employment she would like in England, so she is leaving it!”

Mary delayed her voyage to New Zealand a few years, arriving on July 24, 1845 aboard the *Louisa Campbell*. Waring Taylor helped his sister Mary and her cousin set up their shop, including teaching them bookkeeping.¹⁶

Mary continued her correspondence with Charlotte Bronte and after 1848 it increases markedly, prompted by her receipt of a first-edition copy of *Jane Eyre* from Charlotte. After receiving the book, Mary wrote to Charlotte:

“About a month since, I have received and read *Jane Eyre*. It seems to me incredible that you had actually written a book. Your novel surprised me as being so perfect as a work of art . . . Such events did not happen when I

¹³ Evening Post 21 November 1884, p. 2 (Papers Past)

¹⁴ Evening Post 22 November 1884, p. 3 (Papers Past)

¹⁵ Evening Post 7 July 1885, p.2 (Papers Past)

¹⁶ Joan Stevens, Mary Taylor: friend of Charlotte Bronte, Letters from New Zealand and elsewhere

was in England. After I had read it, I went on to the top of Mt Victoria and looked for a ship to carry a letter to you. There was a little thing with one mast, and also *H.M.S. Fly* and nothing else. If a cattle vessel came from Sydney she would take the mail, but we have had East wind for a month and nothing can come in.”

Houston Francis Logan

(b c.1838- d.1922)

Taylor owned the two town acres until their conveyance to Houston Frances Logan in 1878.¹⁷ Measured by property, Houston Francis Logan is estimated to have been among the top ten richest people in Wellington in 1882.⁹ He was by far the wealthiest person to live in Mt Victoria in the 1880"s. Most wealthy people at that time, and for quite some time after, lived in Thorndon. Logan had inherited property from his father, had two grocery shops, a number of rental properties in his own right and rural properties running two flocks of sheep.

Houston was the son of Dr Francis Logan, who had visited New Zealand as a surgeon in the Royal Navy in 1837. He must have liked what he saw because he returned to Glasgow but immigrated to Wellington in 1840 on the *Bengal Merchant* with his wife and the infant, Houston.

Houston Logan ran grocery businesses in Lambton Quay and Cuba St from 1866 until 1884. In 1868 he was gazetted a Captain in the New Zealand Militia and was still on the Unattached List (made up of those who had served their country and "retired on their laurels", but who could be called on to assist in the event that there were insufficient officers on the active list available for an emergency) in 1897.¹⁸ He also represented the Te Aro Ward on the City Council from September 1877 to September 1893. Logan owned Town Acres 672 and 673 as well as other Mt Victoria properties. He lived in the large house on Town Act 673. Then he returned to Mt Victoria in the late 1890"s to live the last 25 or so years of his life in a house where No 72 Brougham St (Embassy Court Flats) now stands.

Frances Grant

In October 1885 a certificate of title was issued to Frances Grant for part of Town Acre 673 and part of Town Acre 672. The title notes that the land was owned by William Waring Taylor in 1879.¹⁹ A historic photograph dating from the 1890s shows the house elevated and surrounded by established trees. The building looks to be in its original form and notation on the bottom of the photograph calls it „Laureston“ with the name M.L. Grant.²⁰ An advertisement in the *Evening Post* wanting a general servant for a

¹⁷ Deeds Index, Wellington Town Acre 673, Wellington Land District Office. Jeremy Lowe, researcher, Thorndon Historical Society, states: "Logan owned substantial property on Town Acres 672 and 673 in Mt Victoria from 1879-85, as well as other Mt Victoria properties. He lived in the large house on Town Acre 673 (then Brougham St, now on Paterson St) from 1879 to 1885." ⁹ Information from Jeremy Lowe, researcher, Thorndon Historical Society.

¹⁸ Cyclopedia of New Zealand, Wellington Province, 1897 (Electronic Text Centre).

¹⁹ CT WN40/53.

²⁰ Laureston House, Brougham Street, 189?, Reference No. 1/2-017986-F, Alexander Turnbull Library, Wellington (Timeframes).

small family appears in 1891. Applications are to a „Mrs Grant, Laureston, Brougham Street“.²¹ The Thomas Ward survey plan of 1891 shows the house alone on Town Acre 673. It records the house as two storeys with 15 rooms and a verandah surrounding the north and west sides.²² In 1901 the land was transferred from Frances Grant to Harry Crump of Wellington, Builder.²³

Harry Crump

Harry Crump was born in Yorkshire and spent some of his early life in America. He served his apprenticeship as a builder when he returned to Yorkshire and came to New Zealand in 1880. “He has been developing important leaseholds round Wellington, and has acquired a considerable area of land not far from Government House where he has created a suburb during the past five years [c. 1892-97], named Clermont.”²⁴

In addition to his own building projects, Harry Crump was engaged in the construction of estates and buildings with the partnership of John Thomas Hawthorn and Colin Campbell Crump. Hawthorn and Crump were responsible for developments in various areas of the city. One example of the trio's work is Kensington Street, which was developed between 1903 & 1904, under the name of the Kensington Estate Company. The Company is recorded as consisting of Hawthorn & Crump and Harry Crump²⁵.

Crump had a subdivision plan drawn up of the land he had acquired along Brougham Street and a newly formed private street out of the adjoining College Site Reserve in 1901.²⁶ Prior to the name Paterson Crump had named the street Laureston, most likely after the name that was given to the house by Frances Grant. In 1904 Reverend James Paterson passed away. He was one of the New Zealand's leading churchmen and had retired from the charge of St. John's Presbyterian Church in 1903. Paterson was also Governor of nearby Wellington College and from 1877 to 1903 a member of its Senate. After his death three city councillors successfully sought the change of name of the street to Paterson in his honour. It was not until 1917 that it became a public street.¹⁹

Crump built a number of houses along Brougham and Paterson Street and progressively sold off the land and buildings. However, he continued to live in the house at no. 7 and newspapers advertisements record his address as Brougham Street until its sale in 1909. Irvine-Smith records Crump as living in Dunedin in 1948 and quotes his age as 92. His legacy is his enduring contribution to the built heritage of Wellington and the shape of the historic suburb of Mount Victoria.

²¹ *Evening Post*, 24 February 1891, p.3 (Papers Past)

²² Thomas Ward plan, 1891, Sheet No.70, City of Wellington, Wellington City Archives.

²³ CT WN40/53.

²⁴ *Cyclopedia of NZ* Volume 1 1897, p.602.

²⁵ *Stones Wellington Street Directory, 1903 & 1904, Kensington Street.*

²⁶ Deposited Plan 1172, 1901,

LINZ. ¹⁹ *NZ Gazette*, 1917, p.1978.

In 1907/08, Crump tried to sell the property to Charles Odlin, but the sale fell through. In 1909 it was bought by Archbishop Francis Redwood and Father Thomas O'Shea for the Catholic Church.²⁷ A further transfer of land that adjoins Part of Lot 5 DP 1172 was made to Redwood and O'Shea from Harry Crump in 1912.²⁸

Roman Catholic Church 1909-1989

In 1909 7 Paterson St became a residence for Father O'Shea, parish priest of St Joseph's, and the other priests serving the Te Aro parish. Prior to the move to Paterson Street O'Shea had bought a small property at 46 Buckle Street as a residence. In 1913 O'Shea was consecrated Coadjutor Archbishop to Archbishop Redwood and a torchlight procession went from Paterson Street, down Ellice Street to his consecration in the Town Hall.²⁹ With the passing of Redwood in January 1935 O'Shea became Archbishop and from that point on, it became known as Archbishop's House. Archbishop O'Shea resided at no. 7 until he was hospitalised prior to his death in 1954.

In 1915 plans were drawn up by the architect John Sydney Swan for an addition of a small cottage that would have an internal access way into the Presbytery.³⁰ Swan was responsible for a number of significant projects for the Catholic community in Wellington including St Gerard's Church, Erskine College and the Home of Compassion Crèche in Buckle Street.

A photograph of the presbytery in 1933 shows the building to have some dilapidation with drip mouldings in disrepair.³¹ It was a few years later that architectural plans for major alterations to the exterior and interior of the Presbytery were drawn up by the architect Bertie Fleming Kelly in 1936.²⁵ The project also included the addition of a three storey reinforced concrete Art Deco block of flats that would provide further accommodation with two internal access ways between the buildings. Construction of the 1936 block meant that the 1915 Swan addition had to be removed and specifications for the build required the reuse of materials wherever possible.³²

B.F. Kelly was responsible for a number of designs for the Wellington Catholic community including schools, churches, a presbytery in Kilbirnie and alterations and additions to the Covent of the Sacred Heart (now Erskine College).³³ Kelly was educated at St Patrick's College, corner of Buckle and Cambridge Terrace but it is unknown where he trained as an architect. He

²⁷ CT WN184/156. Part Lot 5 DP 1172.

²⁸ CT WN213/63. Part Lot 5 DP 1172.

²⁹ 00233:243:1913/1493, Wellington City Archives.

³⁰ 00053:184:10113, Wellington City Archives.

³¹ Parishes Mt. Victoria, Box 03, Wellington Archdiocese Archives. ²⁵ 00056:182:B15931, Wellington City Archives.

³² Parishes Mt. Victoria, Box 03, Wellington Archdiocese Archives.

³³ The architectural plans for these buildings are held in the Alexander Turnbull Library Collection.

became a practicing member of the New Zealand Institute of Architects and his practice was located on Courtenay Place.

A letter from B.F. Kelly to the Reverend Dr. A.J. McRae, Administrator, who resided at Paterson Street outlines an appeal for work with Kelly noting that he had spoken to Archbishop O'Shea who was pleased to support him in „obtaining the Catholic work.“³⁴ The commission for the alterations and additions for the Paterson Street Presbytery came in 1936.

Between 1930 and 1960 the Presbytery also served as the Chancery Office and Vicariate Office for the Wellington Diocese. Title to the land was transferred from Redwood and O'Shea to Roman Catholic Archbishop in 1933.²⁹ In the 1980s religious communities active in the parish including the Good Shepard Sisters resided at the house on Paterson Street. It was described as a „gracious residence with big rooms“. The sisters later moved to a smaller house.

In 1989 the land was acquired for motorway purposes under the Public Works Act.³⁵ At that time Catholic Social Services had occupied the building but they moved to new premises in Brougham Street in October of that year.³⁶ Since that time the house has been rented out as a shared flat with many mature, long term tenants residing there.

³⁴ B.F. Kelly to Rev. Dr. A.J. McRae, 8 June 1934, Parishes Mt. Victoria, Box 03, Wellington Archdiocese Archives. ²⁹ CT WN184/156 and CT WN213/63.

³⁵ NZ Gazette 1989, p.5102.

³⁶ 00009:1405:45/401, Wellington City Archives.

Architectural Description and Assessment by Chris Cochran, June 2010.

7 PATERSON STREET

The Building

The building at 7 Paterson Street is a large, two-storey house, timber-framed and clad in weatherboarding and corrugated iron. It is oriented to the north and away from Paterson Street. Today, the drive takes one alongside the west elevation of the house to a large open space on the north side; this was clearly the original approach to the house, giving access to the front verandah and main door.

The prominence of the building in the townscape is now quite slight, since the view from the road is almost entirely that of the 1936 addition – one catches a glimpse of the side elevations of the original house from Paterson Street, but the front elevation is barely visible from surrounding streets.

Architect

The house is believed to have been designed by Nicholas Marchant, Architect, who called tenders for a „Villa for W Waring Taylor“ to close on 23 January 1869. Marchant was at one time Wellington City Engineer, and was in private practice at this time in Cuba Street as a civil engineer and architect.

Plan

The plan today is a complex one, mainly because of the numerous additions and alterations that have been made throughout its life. In its original form, it appears to have had a conventional plan layout: an elegant verandah wrapped around the north and west sides of the house; the front door in the centre of the north elevation opened into a central hall, with a staircase to the first floor. A formal room opened off to the left, later enlarged by removing an internal wall and adding an octagonal tower in the north-east corner; to the right were two smaller rooms, these too having been enlarged later by the partial filling in of the west-side verandah. Towards the back of the house were smaller service rooms. Upstairs there were possibly six bedrooms, arranged in a U-shape around the main stair.

There are two staircases, the main one in the central hall, and a secondary (or servants) stair on the eastern side of the house.

Documented Changes

Records exist in the Wellington City Archives for some of the changes, as follows:

1915

A small two-roomed addition to the Catholic Presbytery, designed by John S. Swan, was built on the south side of the house, with access from a back verandah. The builder was Murdoch and Wallis.

There is no trace of this now, as the 1936 addition (see below) required its demolition.

1926

A small addition was made to the western end of the „out house“, which stands in the back yard. The builder was J Moynhan.

1936

The house was radically altered at this time, to the design of architect B F Kelly. The builder was J H Meyer.

The main elevation was altered by the removal of the decorative barge boards and the reconstruction of the verandah (with the loss of timber fretwork and the original glazing) to include a „new balcony“ at first floor level. A porte cochere was added too, but this has since been demolished. Inside, alterations were made to the kitchen and adjacent service rooms on the ground floor.

A major addition was also made at this time, on the site of the 1915 addition. It is three storeys high, and contained basement, offices on the ground floor, and bedrooms and bathroom on the first floor. There were connections at ground and first floor levels to the house. It is a typical and severely simple structure of the time, built entirely in concrete.

1977

Part of the west-side verandah was filled in, and the house was repiled. (The central section of the west-side verandah is now demolished, but a remaining bay at the southern end still has the curved rafters that show the original shape of the verandah roof.)

Other changes for which there are no graphic records include:

A two-storey octagonal tower was added to the north-east corner of the house. The finish of the gable is vertical corrugated iron to match that of the original north and west-facing gables.

A garden wall was added to the west side of the house, built in masonry with moulded capping and urns (see photo in *Precious Possessions*). This wall was later demolished, and fragments of it used to build a retaining wall in the lower garden, out to the north of the house. This wall is now of some significance, since it provides evidence of the style and construction of the original wall (and is also an intriguing object in its own right, a ruin of Classical fragments).

A first floor bathroom was added on the west side of the house (this existed in 1936).

A first floor bathroom was added as a separate structure on the east side of the house, with access from the landing of the servant's stair (this existed in 1936). At ground level there was a toilet accessible from the garden.

Style

In its original form, the house had some of the characteristics of the Carpenter Gothic style, especially in the high gables, in the highly patterned „drip moulding“ of the barge boards, eaves and window hoods, and in the trellis work and paired posts of the verandah. An early photograph shows a very liveable house, on raised ground and well sited for sun and views, French doors opening onto the west side verandah, large double-hung windows, and the patterned timberwork mentioned. It is a thoroughly well-ordered composition, and a very handsome house of the period.

While the decorative qualities of the house are now largely lost, the original form is still recognisable. Important elements of original work remain, outside and inside, providing evidence of the high quality and standard of finish of the house. The main staircase is particularly interesting, with a wide sweeping semi-circular handrail to the top floor landing; elsewhere skirtings, architraves and panelled doors attest to the quality of the building.

Materials

The house is of conventional timber framing, clad with timber board and batten (under the verandah on the north and west sides), plain and rusticated weatherboards and, unusually, vertical corrugated iron in the north and west-facing gables. The board and batten and the corrugated iron, both running vertically, may have been used to accentuate the height of the house and the gables. (Although corrugated iron was commonly used on the side walls of houses built close together as a method of fire

control, this would not have been the case with this stand-alone house; nor would it have been used as an economy, given the quality of the construction generally.) The roof is also sheathed in corrugated iron.

Throughout, flooring is timber; walls would have been scrim and paper over sarking (and this still exists in some rooms), while the ceiling lining in several rooms is pressed metal.

All joinery – doors and windows, including architraves and skirtings – are in timber with moulded profiles, now painted.

The 1936 addition is entirely built in in-situ reinforced concrete.

Summary

The building at 7 Paterson Street has significant architectural value as an example of a substantial house of the 1860s; such buildings are now very rare in Wellington. Despite extensive alterations through its 140 year life, there is sufficient original fabric remaining to allow an appreciation of its form and detail when first built, also of the standards of craftsmanship and trade skills during this early period of the development of Wellington.

It should be noted that some of the changes to the building, especially those of 1936, have significant historical interest in their own right, being made for the Catholic Archbishop of Wellington, and also some limited architectural interest as work typical of the 1930s.

Contemporary Photographs



Main entrance, north west elevation, R Murray, 2010.



Rear pedestrian entrance, south elevation, R Murray, 2010.



Pressed tin ceiling, Archbishop's room, J Newman, 2008.



Main stairs, J Newman, 2008.



Vestments warbrobe, Archbishop's room, J Newman, 2008.



Servant's stairs, J Newman, 2008.

32.0

Appendix 4: Salvation Army Citadel

SUBMISSION ON WELLINGTON CITY PROPOSED DISTRICT PLAN

To: Wellington City Council

Names of submitters: Wayne Coffey and Gregory Young

1. This is a submission by Wayne Coffey and Gregory Young on the Wellington Proposed District Plan that was notified on 18 July 2022.
2. We would not gain an advantage in trade competition through this submission.
3. We make one submission on the Proposed District Plan.

Submission 1: Heritage Listing: Salvation Army Citadel, Jessie St

4. We propose that the Salvation Army Citadel building on Jessie Street be listed as a heritage building.
2. The building has special architectural, social and cultural heritage significance. The Citadel was purpose built as a place of community gathering and worship for a noteworthy group, the Salvation Army. Salvation Army activity on the site dates back over 100 years. It was the home of the world renowned Wellington Citadel Salvation Army Band for more than 125 years.
3. The architect was the late Sir Miles Warren. Sir Miles died on 9 August 2022 aged 93, He was the last of our knighted architects and a prolifically talented architect. He was the major architectural force in Christchurch, having built much of the city through the 60s, 70s, 80s and 90s. His firm "Warren and Mahoney" were well known across New Zealand and overseas, with its distinctive "Christchurch School" style, expressed in high profile buildings. Many of his buildings in Christchurch were unfortunately destroyed in the Christchurch earthquake, with the exception of the Christchurch Town Hall, now celebrated after its repair and restoration. Its engineering structure earned a National Architectural Award.
4. The double tiered internal wooden rotunda of the Citadel parallels his work on the Wellington Michael Fowler Centre. The Citadel is a smaller auditorium but has similar features with the use of wooden interior fabric to enhance the acoustics and post modern design features. The building has major significance with its links to the Salvation Army, an important social and cultural organisation known for its urban charitable activities.
5. Wellington city is in need of a medium sized performance venue and the Citadel would be suitable for that purpose. The quality space has excellent features for public performance.

Outcome sought

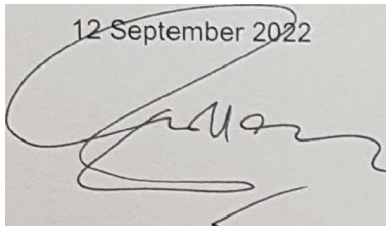
6. We seek the following decision from the local authority:

7. Add the Salvation Army Citadel to the list of protected heritage buildings in the schedule to the PDP.

8. We wish to be heard in support of this submission and to have the opportunity to provide expert evidence.

If others make a similar submission, then we will consider presenting a joint case with them at hearing.

12 September 2022

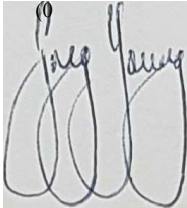


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Appendix 5

District Plan Options for Thorndon – Appendix 2 contains the report Prepared by Boffa Miskell for WCC (July 2008):

https://wellington.govt.nz/-/media/your-council/meetings/committees/strategy-and-policy-committee/2010/08/05/files/report_1.pdf



34.0

Appendix 6



An inventory of buildings in Lipman/Levy Sts prepared by the Mt Victoria Historical Society:

Majoribanks Street

These 2 properties form the corners of Lipman Street. They are highly visible to, and appreciated by, tourists and other visitors taking this most common route up Mt Victoria from the city.


24		Built 1900 for JD Dimond Dimond and Hart (Joseph Davis Dimond and Stephen Hart), Photo Enlargers and Importers/ photographers and picture manufacturers. Dimond came to New Zealand in 1893, and was joined by Mr. Hart, establishing the present firm.
20		Built pre 1892 (on Thomas Ward map)

Lipman Street

9		Built before 1897 (1897 drainage connection for Tattle)
7		Built 1900 by Harry Crump (1 of 4) for JD Dimond

5		Built 1900 by Harry Crump (1 of 4) for JD Dimond
3		Built 1900 by Harry Crump (1 of 4) for JD Dimond
1		Built 1900 by Harry Crump (1 of 4) for JD Dimond

Levy Street

4-6		<p>Built 1883 for Edward Wilson, wine merchant. In 1886, sold to the wife of William Cable. Historical significance for its association with William Cable, who was one of the country's foremost foundry operators and his company made a major contribution to the country's development through its manufacturing work. Cable came to Wellington in 1878 to manage the Lion Foundry for E.W. Mills. In 1883, it became W. Cable and Co. and he built the foundry into a major business. He was a member of the Wellington Harbour Board twice and chairman 1904-05.</p> <p>[see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]</p>
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8		Built pre-1892 (on Thomas Ward map)
10		Built pre-1892 (on Thomas Ward map)
12		Built pre-1892 (on Thomas Ward map)
14		Built pre-1892 (on Thomas Ward map)
16-18		

3		Built pre-1892 (on Thomas Ward map)
7		Built pre-1892 (on Thomas Ward map)
9-11		Built pre-1892 (on Thomas Ward map)
15		Built pre-1892 (on Thomas Ward map)