

134 Willis
Street, Te
Aro,
Wellington

*On behalf of Mark Levett
estate*



Overview

Evaluation Criteria

A. Historic Values

- Themes
- Social

B. Physical Values

- Architectural
- Townscape
- Groups
- Surroundings
- Technological
- Integrity
- Age

C. Social Values

- Recognition
- Sense of place/continuity

E. Rarity

F. Representativeness

Physical values

Architectural

The place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.

WCC argue:

- The building is “a good example of the mid-Victorian Commercial Italianate architectural style”

Rebuttal:

- The building is not a good example of the mid-Victorian Commercial Italianate architectural style as it no longer displays features of that style
 - *Features typical of this style include:* decorative masonry, arches, balustrades, towers, gabled roofs, round angles, shapely windows, stained glass, decorative woodwork, symmetry
 - *Features of the building:* 10x rusticated weather boards, 5x bracketed eaves

Physical values

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 is a landmark.

WCC argue:

- The building has little local townscape significance as a small-scaled building in Wellington's CBD and stands in contrast to its newer and larger neighbours.

Rebuttal:

- We agree with WCC on this claim

Physical values

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.

WCC argue:

- The building has significant technological value within the Wellington District as it provides evidence of the use of material, technology, and craftsmanship of the mid-Victorian period.
- Including the use of rusticated weatherboards.

Rebuttal:

- We refute that the buildings 10 rusticated weatherboards are a show of significant technological development. They were common of the era, and there are many examples of rusticated weatherboard buildings in Wellington.
- The craftsmanship of the time has unfortunately been obliterated throughout the past decades due to repairs, maintenance, and development.
- Drastic changes in material and layout.

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.

WCC argue:

- The building has some heritage value for the integrity of surviving early or original built-fabric, despite a replaced shopfront, first floor window, and rear being changed.

Rebuttal:

- The WCC desktop report has not viewed the rear or interior of the property, of which there is no original built-fabric.
- Since our acquisition of the property, many a material has been replaced including window framing, rusticated and lapped weatherboards, flooring, studs, a new verandah at the rear, as well as the upstairs stairway access.
- Rather than being 'largely unmodified', it is almost fully remodified.

Physical values

Age

The place is particularly old in the context of human occupation of the Wellington region.

WCC argue:

- Built in c. 1868, making it an 'old building'.

Rebuttal:

- Does age come before beauty?
- Just because it is old, does not mean it should be preserved.
Especially since it has had no preservation to date.

Social values

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.

WCC argue:

- The building is held in high public esteem for its historic heritage values.

Rebuttal:

- We would be interested to know the evidence that proves it is held in high public esteem for its historic heritage values.

Rarity

The place is unique or rare within the district or region.

WCC argue:

- A rare survivor

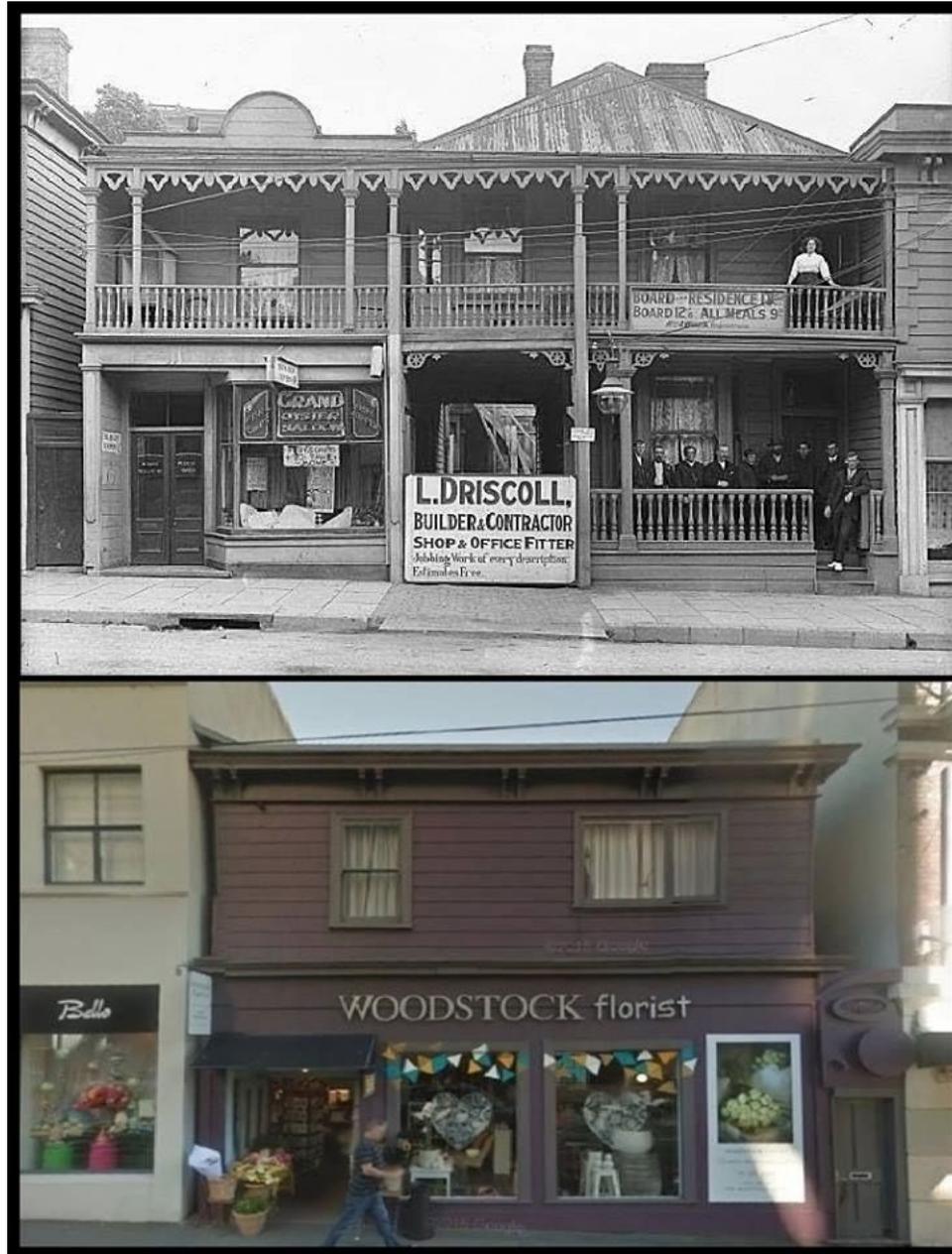
Rebuttal:

- This has always been a mixed-use building (residential and commercial) like other similar buildings
- The building is old but not rare in Wellington.
- The meaning of rare is; 1) seldom occurring or found, 2a) marked by unusual quality, merit or appeal , 2b) superlative or extreme of its kind.
- Labelled as a 'mid Victorian Commercial Italianate', 134 Willis Street cannot be described as being of quality, merit or appeal.
- There are other examples in Wellington, namely; 22 the Terrace, The Thistle Inn, mid Victorian 2 story mixed use timber buildings on the Te Aro corridor (Ta), Antrium House, The Law school on Pipitea, etc.
- We note, all Heritage Cat 2 buildings are significantly superior to 134 Willis St.

We believe some of the evidence provided in the WCC Historic heritage Evaluation may indeed pertain to 138 Willis St.

The Top Photo is of 136-138 Willis St.

The photo circa 1924 shows it is the fishmonger and Mrs Walls Boarding House with Stables to let. It seems these emigres may be those attributed under the 'social value' to 134 Willis St.

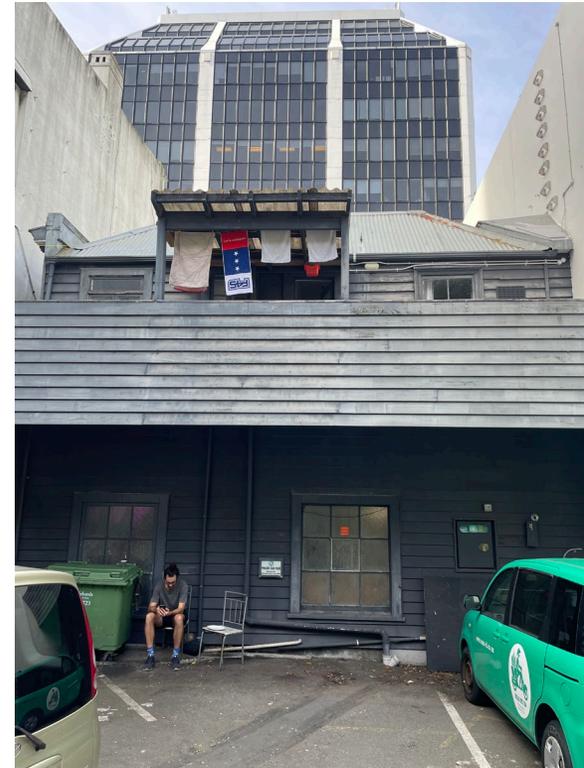


The building abutting 136-138 Willis is the subject 134 Willis. (right side) The column, pseudo masonry corners are typical of the architectural style attributed in the Historic Heritage Report but are no longer part of the building fabric today.

134 Willis St.

Photos prove limitations of a desktop report.

Rear of building - squashed between buildings, dilapidated, and without character.

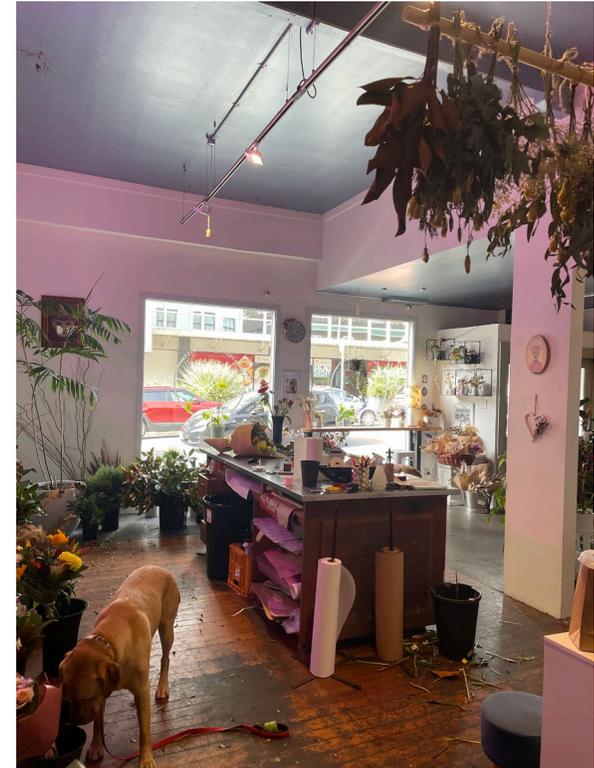


134 Willis St. Interior

One of two rear windows - not original.



Interior layout – completely refurbished.



134 Willis St. Interior

Five different roof heights and angles due to many changes over time.



Part concrete and part timber floor.

