

Old Public Trust Building

131 – 135 Lambton Quay



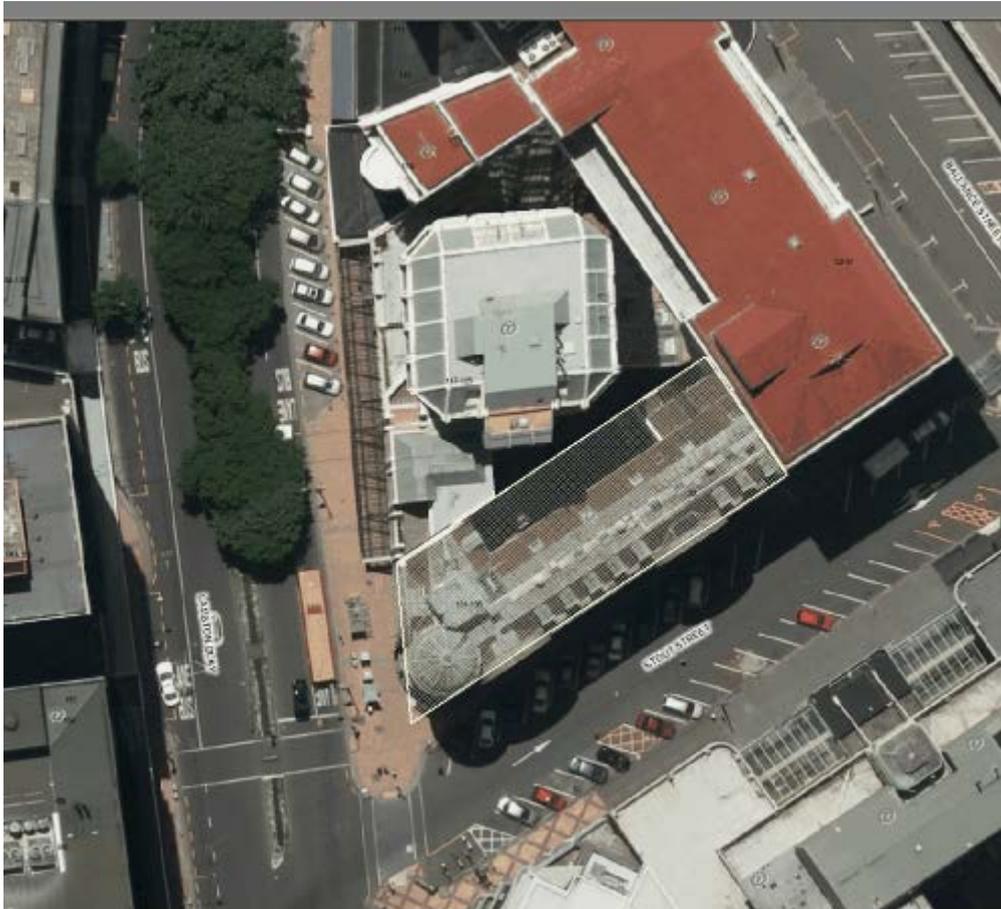
Image: *Charles Collins, 2015*

Summary of heritage significance

- The Old Public Trust Building is an outstanding example of Edwardian Baroque architecture designed by Government Architect, John Campbell.
- It is an important Wellington landmark that takes great advantage of its spectacular corner site
- The building is associated with the Public Trust, a significant Government body that was established in circa 1872 to administer the estates of New Zealanders. The Trust continues to fulfil a valuable social role in the community and the building was constructed as the Trust's head office and continued to serve in that capacity for over seventy years.
- The building features an early and innovative use of steel frame structure designed to resist earthquakes. The building also features the use of Tonga Bay granite and is thought to be the only surviving large scale building to be built from a true New Zealand granite stone.
- The public campaign to 'save' the building from demolition in 1982 demonstrates that the building is held in high public esteem

District Plan: Map 17, Symbol 180 (Heritage Order)
Legal Description: LOT 2 DP 50796 PART THORNDON RECLAMATION -SUBJ
TO A PROTECTION NOTICE UNDER SEC 36 HISTORIC
PLACES ACT 1980 - UNIT PLAN 58604
Heritage Area: Stout Street Precinct Heritage Area
HPT Listed: NZHPT Category I ref 224
NZHPT Heritage Order (20 October 1982)
Government Centre Historic Area 7035
Archaeological Site: Pre 1900 human activity on site
Other Names: Corner of Lambton Quay and
Key physical dates: 1909 building opened
1983/4 major renovations
Government Architect (John Campbell)
Architect / Builder: Messrs Reid Brothers (U.S. architects who are said to have
designed the steel work)
Contractor: Messrs J. and A. Wilson
Former uses: Public Trust Head Office / Office Building
Current uses: Mixed use commercial offices / medical practice / retail
Earthquake Prone Status: 161425 dated 4/05/2010. Earthquake Prone - EXP 26 April
2025

Extent:



Outline History

1.1 History

The Old Public Trust Building was built on land reclaimed as part of the Thorndon reclamation that began in 1876. The Thorndon reclamation created approximately 19 hectares of land on which now sit the Wellington railway station, and Stout, Ballance, Whitmore and Bunny Streets.¹ The reclaimed land was divided into blocks that were further divided into lots, of which Lot 10 (of Block 6) was purchased by Dr M. S. Grace. Dr M. S. Grace practised medicine in Wellington from 1866 and in 1870 he was appointed as a member of the legislative Council, in 1895 he transferred the property to his son Dr J.J. Grace and on the 15th September 1900 the land was sold to the Public Trustee. The Crown already owned Lots 1,2 and 3 (Ballance Street), Lots 7 and 8 (Lambton Quay) and the neighbouring Lot 9 on Stout Street. ² Lot 9 was then "...conveyed by the Governor in consideration of the sum of 1,435.8.4..." to the Public Trust. ³

The Public Trust Office was established in circa 1872. It was a Government body set up to prevent the misappropriation of trust funds upon a person's death. Private and public trust properties were then placed in the hands of the Public Trustee. By 1880 it handled some 1500 estates and continued to grow quickly, although the office had no building of its own.⁴ The Public Trust was the first institution of its kind in the world and became "the prototype for similar institutions in several countries including England, Canada, Fiji and the Australian States."⁵

John Campbell of the Public Works Department was asked to prepare plans for the construction of a building for the Public Trust Department in 1894, but there were concerns about its location - within the reserve/grounds of the Government Buildings on Lambton Quay, next to the telephone exchange.⁶ The Public Trust was required to hold important documents and it was considered inappropriate to locate the building next to such a highly flammable timber building.

In 1899 parliament passed the Appropriation Act which allowed for the construction of the Public Trust Office, but the design process was delayed by further concerns about the earthquake and fire resistance of the proposed building. In 1904 plans were prepared for a building on this site by Reid Brothers of San Francisco, experts in earthquake resistant design, for the sum of £1400. ⁷ The expense of commissioning an overseas architect to prepare the drawings was so controversial that in 1905 the Government Architect, John Campbell, was asked to prepare further plans for the building. ⁸ These plans were then queried in 1906 by the Seddon government and Campbell was "required to replan the building on the steel frame principle."⁹

¹ Newsletter of the Wellington Regional Committee of the Historic Places Trust, Vol.1, number 3, October 1976.

² Ian Bowman, "Conservation Plan: Old Public Trust Building, Wellington", Conservation Plan, March 2009. Note this history is based on this document unless noted otherwise.

³ NZHPT Field Record Form (1978 & 1981)

⁴ WCC Heritage Building Inventory 2001 ref Lamb 3

⁵ Newsletter "Wellington Regional Committee", October 1976.

⁶ *Evening Post*, Saturday, February 3, 1894.

⁷ WCC Heritage Building Inventory 2001 ref Lamb 3

⁸ WCC Heritage Building Inventory 2001 ref Lamb 3; £1,400 THROWN AWAY. *Wanganui Chronicle*, 15 April 1904, Page 4

⁹ Ian Bowman, "Conservation Plan: Old Public Trust Building, Wellington", March 2009

Reid Brothers are listed as the building's engineers/ designers of the steel work on the 1978/1981 NZHPT Field Record Form although the extent, if any, of their involvement in the project requires further research.

The decision to construct the Public Trust Building with a steel frame structure clad in brick and stone appears to have been a direct response to concerns about the building's performance during and in the aftermath of a major earthquake. This was further demonstrated by the 18 April 1906 San Francisco earthquake where it was found that although both timber and steel framed buildings survived the quake, timber buildings were destroyed by the subsequent fires.

The Public Trust Building is notable for its innovative design. The building has been described as "the first large public building erected in the Dominion with a skeleton riveted steel frame for the purpose of resisting earthquakes."¹⁰ The building was also notable for its substantial and secure vaults for the storage of confidential documents, and for its use of Tonga Bay granite. The supply of the stone was problematic and led in part to a delay in the completion of the contract of nearly a year. The total cost of the works was £42,000 and the building was opened by Prime Minister Joseph Ward on the 9th June 1909. Newspaper reports of the day note that "There is no stucco, no cheap make-believe about this impressive office...If a solid building is a good advertisement for a firm, then the Public Trustee must be well pleased with his new quarters"¹¹ and this suggests that the apparent solidity of the building (built in steel clad in brick and stone) was designed to be symbolic of the reliability of the Public Trust itself.

The Public Trust had originally intended to occupy only the ground and first floors but with the advent of WWI the workload of the Trust increased as it administered the wills and estates of soldiers serving overseas. Soon, the Trust occupied the whole building. In 1917 the Trust installed a lift, an emergency stair and a luncheon room for the female staff. The building was further renovated in 1922, and more vaults were constructed in 1926 (and the vaults were further repaired in 1945). In 1919 the Trust sought to purchase two buildings in Stout and Ballance Streets to house additional staff.

¹⁰ NZHPT Field Record Form dated 27.1.78 and 26.11.81

¹¹ A NOBLE LAND-MARK. *Evening Post*, 8 June 1909, Page 8



Public Trust building, ca 1910 Image: S C Smith. ATL collection ID: 1/1-022671-G



Public Trust Office building on the corner of Stout Street and Lambton Quay, Wellington: ca 1928. ATL ref ID: PAColl-6585-26

Despite the innovative use of structural steel in its construction the Public Trust Building was damaged in an earthquake in 1923 and in 1926 a rafter or girder collapsed into an office space. The Old Public Trust Website notes that “an engineering assessment determined this was caused by damage from the 1923 earthquake and staff were instructed not to sit under the girders until strengthening work was completed in 1927.”¹² In 1927 work was carried out to strengthen the concrete floors with the installation of “light angled furring” to the steel around the girders,¹³ and the building appears to have survived the 1942 Wellington / Wairarapa earthquake with little visible damage.

The Public Trust was also damaged by a riot during the depression when, on 11 February 1932 the Old Public Trust Building was attacked by “...an angry mob”... who broke two windows. Staff closed the building and locked the vaults “...in case of invasion...” The Public Trustee had “...a great deal of difficulty finding suitable window replacements.”¹⁴

The Public Trust vacated the building in 1982 and the building was for some time under threat of demolition until a Protection Notice was issued by the Minister of Internal Affairs. The demolition of the building was opposed by several groups including Wellington’s Architecture Centre and the NZHPT.¹⁵ The building is now

¹² “Structure and Earthquake Strengthening”, The Old Public Trust Website accessed June 2012 <http://www.oldpublictrust.co.nz/structure-earthquake.html>

¹³ Ian Bowman, “Conservation Plan: Old Public Trust Building, Wellington”, March 2009

¹⁴ “Timeline”, The Old Public Trust webpage accessed June 2012 <http://www.oldpublictrust.co.nz/timeline.html>

¹⁵ Architecture Centre Broadsheet 11.74 from “Images”, The Old Public Trust Website accessed June 2012

; <http://www.oldpublictrust.co.nz/images/Wellington%20Architecture%20Centre%20Broadsheet%20N>

subject to a Heritage Order with the Historic Places Trust as the heritage protection authority under the Resource Management Act of 1991 (RMA).

The building was refurbished in 1983/1984 at a cost of approximately \$3 million and works included seismic strengthening, the addition of a garage door and ramp to the basement for car parking, and the separation of the building into tenancies. After strengthening and refurbishment the building was partly occupied by the Queen Elizabeth the Second (QEII) Arts Council of New Zealand.

The Public Trust building is noted as one of only two remaining large scale structures, and the only surviving large building, to have been constructed in Tonga Bay granite. The other large scale structure built from New Zealand's only true granite are the Church Hill Steps that lead to Cathedral Square in Nelson. The stone, that was quarried in Tasman and Golden Bays near Nelson, is now known to be a coarse grained granite formed with large rectangular crystals of feldspar that are bonded imperfectly into the stone. The granite is known to be extremely soft (for granite) and exposed stone surfaces have a tendency to crumble or split.¹⁶ The resilience of the stone was questioned in 1911,¹⁷ and the refurbishment works in 1983/94 found that areas of the Tonga Bay granite had degraded, particularly where they had been coated with a cement render for the 1953 Royal visit.

The building owners sold part of the development rights for the unused / unusable plot ratio for the site and in 1985 sold floors 2,3 and 4 to Alexander Associates, although the QEII Arts Council continued to occupy the floors as tenants. The QEII Arts Council (later Creative New Zealand) purchased part of the ground floor along with floors 2,3 and 4 in 1991. The remaining floors were owned by Advisorycorp Securities Ltd which later went into receivership in 1990.

In 2009 the building was owned by a body corporate that comprised of *Creative New Zealand* (levels 2,3 and 4, part of the ground floor (tenancy 3) and ten basement car parks); Stout Street Estates Ltd (Level 1 and four basement car parks); Julian Parsons (part of the ground floor (tenancy 1) and one basement car park); Maturangi Trust (part of the ground floor (tenancy 2) and one basement car park). The building was occupied in 2009 by Creative New Zealand; Stout Street Chambers & Cahill Solicitors; Tenancy 1 – unoccupied; Shannons electrolysis and Beauty.

ov74.pdf ; Newsletter of the Wellington Regional Committee of the Historic Places Trust, Vol.1, number 3, October 1976.

¹⁶ Simon Nathan and Bruce Hayward. 'Building stone', Te Ara - the Encyclopedia of New Zealand, updated 31-Aug-09 URL: <http://www.TeAra.govt.nz/en/building-stone/4/6>

¹⁷ TONGA BAY STONE. *Colonist*, 18 October 1911, Page 4



The first floor of the Building during the refurbishment work for Stout Street Chambers



Stout Street Chambers, after the refurbishment.



Stout Street Chambers, after the refurbishment.

2006 Refurbishment to the “Stout Street Chambers” level 1 of the Old Public Trust Building. Image: Old Public Trust Buildings webpage / Creative New Zealand.
<http://www.oldpublictrust.co.nz/timeline.html>

1.2 Timeline

1872 -3	Public Trust established
1876	Land reclamation of the Thorndon Shoreline started
1879	Plot 10 purchased by Dr M.S. Grace. Plot 9 was already a Crown Section and this section was conveyed to the Public Trust. ¹⁸
1899	Appropriation Act (to allow for the construction of the building) passed by parliament
1900	Plot 10 sold to the Public Trustee for £3,635
1904	Reid Brothers of San Francisco commissioned to design the building for the sum of £1400
1905	The Government Architect, John Campbell was asked to prepare plans. The plans are dated October 1905.
1906	John Campbell re-planned the building using the steel frame principle. Tenders were called for the construction of the building with the tender of J and A Wilson accepted in the sum of £40,780
9 th June 1909	The building was opened by Sir Joseph Ward
1917	New lift, new emergency stair and alterations to the interior for the sum of £9,678 designed by Crichton and McKay.
1923	Earthquake damage to the building resulted in the collapse of a 'girder' in the Legal Branch in 1926.
1926	New vault constructed that was designed "to stand intact if the whole building collapsed" ¹⁹
1926	Gray Young Architects scheme to add two floors to the building (did not proceed).
1927	Structural repairs / strengthening
1942	Wellington and Wairarapa Earthquake caused little visible damage to the building
1944	Flat roof at the rear of the building re-roofed
1945	Basement vaults repaired
1974	Public Trust planned to demolish the building
1982	Public Trust vacated the building
October 1982	Heritage Order placed on the building
1983/4	\$3,000,000 repairs and alterations to the building including basement conversion to car-parking, structural strengthening, separation of the building into tenancies
1994	Mezzanine floor added
2006	Level 1 refurbished to a design by Jasmax

1.3 Architect

John Campbell

John Campbell (1857-1942) served his articles under John Gordon (c1835-1912) in Glasgow. He arrived in Dunedin in 1882 and after a brief period as a draughtsman with Mason and Wales joined the Dunedin branch of the Public Works Department in 1883. His first known work, an unbuilt design for the Dunedin Railway Station, reveals an early interest in Baroque architecture.

¹⁸ NZHPT Field Record Form (1978 & 1981)

¹⁹ Ian Bowman, "Conservation Plan: Old Public Trust Building, Wellington," March 2009; NZHPT Field Record Form (1978 & 1981)

In November 1888 Campbell was transferred to Wellington where in 1889 he took up the position of draughtsman in charge of the Public Buildings Division of the Public Works Department. He remained in charge of the design of government buildings throughout New Zealand until his retirement in 1922, becoming in 1909 the first person to hold the position of Government Architect. Government architecture designed under his aegis evidences a change in style from Queen Anne to Edwardian Baroque. His best-known Queen Anne design is the Dunedin Police Station (1895-8), modelled on Richard Norman Shaw's New Scotland Yard (1887-90). Among his most exuberant Edwardian Baroque buildings is the Public Trust Office, Wellington (1905-09). Although Campbell designed the Dunedin Law Courts (1899-1902) in the Gothic style with a Scottish Baronial inflection, he established Edwardian Baroque as the government style for police stations, courthouses and post offices throughout New Zealand. In 1911 Campbell won the nation-wide architectural competition for the design of Parliament Buildings, Wellington. Although only partially completed, Parliament House is the crowning achievement of Campbell's career.

Note: From the WCC Heritage Building Inventory 2001 ref Appendix III²⁰

Messrs Reid Brothers

James (1851-1943) and Merritt (1855-1932) Reid were prominent San Francisco architects. The brothers were born in Canada and James trained in the USA and Canada, and did coursework from the Ecole des Beaux-Arts in Paris, but it is unclear whether he graduated from any university.²¹ James and Merritt formed a partnership as Reid Brothers in Evansville, Indiana (c.1880-1889), and later opened offices in San Diego, California (1886-1899), a temporary office in Portland, Oregon (c.1889) and a main San Francisco office (1889-1932). A third brother, Watson E. Reid (1857-1943) worked for the partnership on the massive Hotel del Coronado, Coronado, California in 1886, but returned to his native New Brunswick, Canada in 1899.

The Reid brothers were prolific designers of mansions, cinemas, department stores and hotels. Significant steel framed buildings designed by the partnership include the first steel framed building constructed "west of Chicago" in 1892 for the Portland *Oregonian* newspaper and *Central Tower* / (former) *Call Building* at 703 Market Street (1895-1898) a 96m (315 ft) steel framed multi-storey office tower that survived the 1906 earthquake with fire damage to the building's interior.²²

²⁰ Sources: "Public Buildings in New Zealand", Ministry of Works; NZHPT professional biography; Te Ara Biography - Peter Richardson. 'Campbell, John - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/2c3/1> accessed June 2012.

²¹ Kaleene Kenning, "Architect Profile: The Reid Brothers" Examiner, last updated February 23, 2010 <http://www.examiner.com/article/architect-profile-the-reid-brothers>; "Reid, James" Pacific Coast Architecture Database (PCAD) accessed October 2011 <https://digital.lib.washington.edu/architect/architects/594/>; "Reid, Merritt" Pacific Coast Architecture Database (PCAD) accessed October 2011 <https://digital.lib.washington.edu/architect/architects/595/>; "Reid, Watson" Pacific Coast Architecture Database (PCAD) accessed October 2011 <https://digital.lib.washington.edu/architect/architects/2105/>

²² Kaleene Kenning, "Architect Profile: The Reid Brothers"; "Structure and Earthquake Strengthening", Old Public Trust webpage

1.0 Physical description

1.1 Architecture

The Old Public Trust comprises five storeys above ground with a basement level below. The building makes superb use of an important corner site. The exuberantly detailed stone, brick and plaster façades conceal an innovative steel structure engineered by San Francisco based architects to the most up-to-date earthquake resistant design of the day. The corner cylindrical tower rises five storeys and is capped by a fine copper-sheathed cupola and lantern.

Both façades are heavily articulated, most notably with the large segmental-arched pediments at roof level supported on giant-order Corinthian columns. The heavily rusticated base of the building is finished in Tonga Bay granite and has arched openings. A dentilled string course clearly separates this level from the next.

The upper floors feature a major motif in the form of three giant segmental arches supported by a giant order of attached Corinthian columns. The order rises over the second and third floors and rests on a solid plinth with elaborate consoles. The windows of the first and second floors are detailed with Gibbs surrounds and segmental or triangular pedimental hoods. Other windows are square-headed with pronounced voussoirs. The dome, with its paired ribbing and lantern, is the crowning feature of the building.²³

The main entrance at the centre of the drum is gained up a flight of radiating terrazzo steps which lead in to the foyer, resplendent in mosaic tiling and richly moulded plasterwork. While the interior has been altered many times, a reasonable amount of original building fabric remains and the building retains a high degree of authenticity.²⁴

1.2 Materials

- Tonga Bay granite cladding²⁵
- Brick cladding – from Mt Cook Prison²⁶. The brickwork is also noted as ‘pressed bricks’²⁷
- Steel rivet frame structure²⁸
- Concrete foundations and floor slabs (requires verification)
- Steel ‘Crittall’ windows²⁹
- Tiled floors to entrance hall – ‘Minton Hollins’ mosaic tiles³⁰
- Vaults – supplied by Chubbs Australia³¹

²³ WCC Heritage Building Inventory 2001 – ref Lamb 3

²⁴ Michael Kelly & Russell Murray, “WCC Stout Street Heritage Area report” unpublished report for WCC DPC 48, 2006

²⁵ Tonga Bay Granite. *Progress*, 1 August 1908, Page 339

²⁶ “The Old Public Trust”, The Old Public Trust Website accessed June 2012

<http://www.oldpublictrust.co.nz/>

²⁷ *Progress*, 1 August 1908, Page 339

²⁸ Ian Bowman, “Conservation Plan: Old Public Trust Building, Wellington”, March 2009

²⁹ Ian Bowman, “Conservation Plan: Old Public Trust Building, Wellington”, March 2009

³⁰ “Mosaics and Restoration”, The Old Public Trust Website accessed June 2012

<http://www.oldpublictrust.co.nz/mosaics.html>

³¹ “The Old Public Trust”, The Old Public Trust Website

1.3 Setting

The Old Public Trust building is an important Wellington landmark that takes great advantage of its spectacular corner site with the extraordinary lantern dome and drum, flanked at right angles by the two main façades. The building occupies a prominent, long, narrow, rectangular corner site between Lambton Quay and Stout Street and is located in the Stout Street Heritage Area.

The former Public Trust Building is bounded to the north by the new Public Trust Building (c.1982) at 117-129 Lambton Quay that is notable for the strong vertical emphasis to the façade, and the tall, wide, two-storey glass verandah. This modern building was designed to a similar scale as its more elaborate neighbour with a six storey block to the south of the site, and a taller, 13 storey tower to the north. To the south of Stout Street on Lambton Quay is the fine State Insurance Building (1942) by Gummer and Ford, and its Stout Street neighbour, the Departmental Building (1939-40) by the Government Architect. To the north-east of the Public Trust Building on Stout Street is a remnant of the District Court (1903) that is somewhat overwhelmed by the construction of a six storey modern office block / court complex directly behind the original three storey façade.

Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The Old Public Trust Building is an outstanding example of Edwardian Baroque architecture and is considered to be the best known, and “most vigorous” design to come out of Government Architect John Campbell’s office.

The building design including the great corner drum topped with a copper clad dome; the rich decorative scheme including giant order columns, segmented arches and carved stone details; and the carefully considered palette of building materials that includes stone, brick and copper cladding create a building of high architectural and aesthetic value.

Townscape: Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The Old Public Trust building is an important Wellington landmark that takes great advantage of its spectacular corner site.

Group: Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

The building makes a strong contribution to the Stout Street Heritage Area and is one of a group of local buildings constructed for use by the New Zealand Government.

Historic Value:

Association: Is the item associated with an important person, group, or organisation?

The building is associated with the Public Trust, a significant Government body that was established in 1872 to administer the estates of New Zealanders and continues to fulfil a valuable social role in the community. The building was constructed as the Trust’s head office and served in that capacity for over seventy years. .

The building is associated with Government Architect John Campbell and is arguably his finest work.

The building has been occupied and then part owned by Creative New Zealand: The New Zealand Arts Council since c.1985. Creative New Zealand is an important Government entity in the administration and fostering of the arts.

Association: Is the item associated with an important historic event, theme, pattern, phase, or activity?

Scientific Value:

Archaeological: Does the item have archaeological value for its ability to provide scientific information about past human activity?

The building is likely to have some archaeological value as it is sited on pre 1900 reclaimed land, and is located in the Central City NZAA R27/270 area.

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

The building features an early and innovative use of steel frame structure designed to resist earthquake loads.

The building features the use of Tonga Bay granite and is thought to be the only surviving large scale building to be built from a true New Zealand granite stone.

Social Value:

Public esteem: *Is the item held in high public esteem?*

The public campaign to 'save' the building from demolition in 1982 demonstrates that the building is held in high public esteem

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

Identity/Sense of place/Continuity:

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The building façade has remained (relatively) unchanged on the site for over 100 years and contributes to the sense of place and continuity of the Stout Street Heritage Area. The building continues to be used by a government funded body – *Creative New Zealand*.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

The building is rare, outstanding example of Edwardian Baroque architecture. The building is thought to be the only surviving large scale building to be built from a true New Zealand granite stone.

The building was, for seventy years, the home of the Public Trust, which, when it was established in 1872 was the first organisation of its kind in the world. The Public Trust has played some sort of role in the lives of most New Zealanders.

Representative: *Is the item a good example of the class it represents?*

The building is a good representative example of an Edwardian building constructed for use by a government body.

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when*

important additions or modifications were carried out?

The building facades remain relatively unchanged and retain most of the original building fabric.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

The building has national significance as the head office for the Public Trust, and for the quality of its design.

2.0 Sources

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- "Public Buildings in New Zealand", Ministry of Works
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- “The Old Public Trust”, The Old Public Trust Website accessed June 2012 <http://www.oldpublictrust.co.nz/>
- “Timeline”, The Old Public Trust webpage accessed June 2012 <http://www.oldpublictrust.co.nz/timeline.html>

3.0 Appendix - Background research

3.1 Evening Post Article on the opening of the Public Trust Office

3.2 Webpage

For more information on Creative New Zealand see <http://www.creativenz.govt.nz/en>

3.3 Additional photographs



GRANITE QUARRY (TONGA BAY).



WHARF (TONGA BAY).



BUILDERS' YARD (STOUT STREET)



STONECUTTERS' SHED (STOUT STREET).

Public Trust Buildings on Lambton Quay – Granite Quarry in Tonga Bay, between Motueka and Takaka in Tasman Bay; Builder's Yard and Stonecutters' Shed in Stout Street. Images: *Progress* August 1, 1908.



“During the First World War many Census and Statistics staff worked in the attic of the Public Trust building.” Image: The Old Public Trust Webpage / Creative New Zealand



Flooding in Lambton Quay outside the Public Trust Building, Wellington. 1955. Image: Evening Post
ATL ID: EP/1955/0994-F



Lambton Quay, Wellington, looking towards old Public Trust Building between ca 1962 and 1970. Image: Duncan Winder. ATL ID: DW-3350-F

“Completed in 1908, the old Public Trust Building in Lambton Quay, Wellington is the only surviving building made of a true New Zealand granite – from Tonga Bay in north-west Nelson.”³² Image: Alastair McLean for Te Ara

“Carver Frederick George Gurnsey working on the Public Trust Building, Christchurch.”³³
Image: *Canterbury Museum Reference: 7391*

3.4 WCC permits and consents

9200678	Property Featur	BUILDING HERITAGE ITEM (DISTRICT PLAN): Details migrated from RHS #678, (Restrictions and Hazards System - RHS System 1991-2006) on 28-06-2006	To be verified	24/01/1995
12727	Bldg Cons<500K	Office Bldg Alts, Site Address is 131C Lambton Quay	Passed to CME Team	1/06/1995
24319	RC - a Res.Con	Medical rooms	Passed to Holding	1/11/1996
14861	Bldg Cons<500K	Sign, Site Address is 131C Lambton Quay	Completed	11/08/1997
30698	RC - a Res.Con	Resource Consent application for proposal to erect two signs on the old Public Trust Building at 131 - 135 Lambton Quay.	Passed to Holding	18/08/1997
24318	Bldg Cons<500K	Radiology Rooms	Completed	10/02/1998
31703	Bldg Cons<500K	New Sign over footpath.	Completed	16/10/2000
55122	RC - a Res.Con	Signage and canopy	Completed	8/07/2002
151640	aBLDG CONSENT	3.2 Commercial - Office fit-out to Level 1, Old Public Trust Building.	Completed	27/04/2007
161425	Bdg StrengthInv	Earthquake Prone - EXP 26 April 2025	Notice Issued	4/05/2010

³² Simon Nathan and Bruce Hayward. 'Building stone', Te Ara - the Encyclopedia of New Zealand, updated 31-Aug-09
URL: <http://www.TeAra.govt.nz/en/building-stone/4/6>

³³ Anna Crighton and Mark Stocker. 'Gurnsey, Frederick George', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10
URL: <http://www.TeAra.govt.nz/en/biographies/3g26/1/1>

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	y	
2001 Non-Residential heritage Inventory	y	
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory	y	
Plan change?	y	DPC 48
Heritage Area Report		Stout Street
Heritage Area Spreadsheet		DPC 48
Heritage items folder (electronic)		yes
HPT website		yes
HPT files		Yes – up to 1981
Conservation Plan		Yes – Ian Bowman
Searched Heritage Library (CAB 2)		yes