

Kirkcaldie and Stains Department Store
165-177 Lambton Quay



Image: *Charles Collins, 2015*

Summary of heritage significance

- The Kirkcaldie and Stains department store is an example of one of the first “façade retention” schemes in the Wellington CBD.
- The building has a long association with Kirkcaldie and Stains Ltd, a local department store founded in 1863.
- Kirkcaldie and Stains Ltd have operated a department store on part of this site since 1868 and the building continues to make a contribution to the sense of place and continuity of Lambton Quay.

District Plan:	Map 17, reference 182 (<i>Lambton Quay, Brandon Street and Panama Street facades</i>)
Legal Description:	Lots 1, 2, 11 & 12 of DP 10804. Lots 1 & 2 of DP 59377.
Heritage Area:	None 2012
HPT Listed:	Historic Place Category 2 ref 1402
Archaeological Site:	Central City NZAA R27/270 & Pre 1900 reclaimed land
Other Names:	Forsyth Barr Building (tower behind facade) Bayleys' Building (tower behind façade)
Key physical dates:	Construction 1909, 1928, Façade retention scheme 1988-89
Architect / Builder:	Turnbull & Son, Llewellyn Williams, Morrison Cooper and Partners
Former uses:	Department store
Current uses:	Department store & office towers
Earthquake Prone Status:	"Info from Engineer"

Extent: Cityview GIS 2012



1.0 Outline History

1.1 History

John Kirkcaldie and Robert Stains met in London and independently moved to Sydney where they were reacquainted. They agreed to begin business together as drapers in New Zealand and chose Wellington.¹ They began their business in 1863² in a small store in Lambton Quay in “Noah’s Ark”, John Plimmer’s retail premises housed in a converted barque, the *Inconstant*, opposite Barrett’s Hotel. Business grew quickly and in 1868 Kirkcaldie and Stains were able to build new premises on reclaimed land on the corner of Lambton Quay and Brandon Streets.³ Designed by C.J. Toxward, this building was the first to occupy the land the store presently sits on.

As business grew the premises needed to expand. The leases on adjacent land were acquired and existing buildings occupied or new ones constructed. In 1897, the year the firm acquired Reichardt’s music warehouse on Lambton Quay, and a new building designed by Thomas Turnbull & Son was erected on Lambton Quay.⁴ In 1906 the firm acquired all of the land that the current buildings occupy on Lambton Quay, Brandon and Panama Streets. Turnbull & Son prepared plans for a major redevelopment of the site that would replace Dr Henry’s house on Brandon Street, the Occidental Hotel on the corner of Lambton Quay, and Kirkcaldie and Stain’s old timber shop on the corner of Lambton Quay and Brandon Street. The new three storey brick department store was designed with a street frontage of 165ft (50m) to Brandon Street, 165ft to Lambton Quay and 165ft to Johnston Street.⁵ The only building to survive this redevelopment was the 1897 Turnbull designed building on Lambton Quay.

The new premises were complete by October 1909, and were fitted with a new “pneumatic dispatch system” for cash, internal communications and receipts, and with the latest fire protection systems that included a Grinnell fire sprinkler system and automatic closing “fire doors”.⁶ The new “ferro-cement” building had a flat roof, for the storage of cars, covered with the, then new, cladding of reinforced malthoid.⁷ These buildings were joined by two four storey structures, fronting Johnston and Brandon Streets respectively.

Robert Stains retired from the business in 1887 and it thereafter remained in the control of John Kirkcaldie until his retirement as Chairman in 1918 and as a director of the, by then, publically listed company in 1919.⁸ The store, that became a comparatively exclusive retail institution during the 19th century, retained that reputation and clientele after Kirkcaldie’s retirement. He was succeeded by his two remaining sons,⁹ who remained active in the management of the store even after the majority shareholding was purchased by Overseas Stores Ltd. (London) (aka British Overseas Stores) in 1931.¹⁰

¹ New Zealand Cyclopaedia Co. 1897, *The Cyclopaedia of New Zealand* Vol.1 Pt.2 p.630

² *Wellington Independent*, 5 December 1863, Page 2

³ ‘NEW BUILDINGS’, *Wellington Independent*, 25 July 1868, Page 6

⁴ ‘CITY IMPROVEMENTS – KIRKCALDIE & STAINS’S NEW PREMISES’, *Evening Post*, 3 July 1897, Page 6

⁵ ‘BUILDING IMPROVEMENTS’, *Evening Post*, 25 July 1906, Page 2

⁶ ‘THE PLEASURES OF SHOPPING’, *Evening Post*, 7 October 1909, Page 2

⁷ *Progress* June 1 1909 pp.280-1

⁸ ‘MR. JOHN KIRKCALDIE’, *Evening Post*, 3 October 1925, Page 8

⁹ ‘Obituary’, *New Zealand Times* 5/10/1925

¹⁰ ‘RECONSTITUTED FIRM’, *Evening Post*, 4 August 1931, Page 7

In 1924 the only surviving nineteenth century Turnbull designed building (1897) was damaged by fire,¹¹ and contemporary reports suggest that the fire sprinklers and fire doors had functioned effectively. The building was replaced in 1928 to a design by Llewellyn Williams that matched exactly the facades on either side.

Apart from some strengthening following the 1942 earthquake, and some interior refurbishment, the buildings were little changed until the 1980s. In 1985 Renouf Corporation (aka Hellaby Holdings) purchased the company and redeveloped the Lambton Quay site to a design by Morrison, Cooper and Partners. The result was one of the first and most radical “façade-retention” schemes in central Wellington. The building was effectively demolished from within, leaving only a thin outer shell of (part of) the 1909/1928 external walls. A new department store with a substantially reduced floor to ceiling height was constructed behind the facades, along with a pair of multi-storey curtain walled towers, and the phased development was completed in October 1989. The resulting building is thought by many in the architectural community to lack finesse,¹² and has become a bench-mark against which all other façade-retention schemes can be measured. The New Zealand Historic Places Trust downgraded the building’s classification from ‘B’ to ‘C’ in 1993 due to the “façade alterations.”¹³ It is currently classified as a Category II Historic Place (2012).

Hellaby Holdings sold their shares in the company from 1995-1998 and the largest group of current shareholders include Kirkcaldie and Stains’ customers and shareholders.¹⁴



c.1890 the Occidental Hotel on the corner of Lambton Quay and Johnston Street before the construction of the Kirkcaldie and Stains department store. Kirkcaldie and Stains acquired their first Lambton Quay property at the intersection of Lambton Quay and Brandon Streets in 1868, and their last Lambton Quay property, Reichardt’s music warehouse seen to the right of this photograph, in 1897.¹⁵

¹¹ ‘THE GRINNELL SPRINKLER’, *Evening Post*, 8 April 1924, Page 3

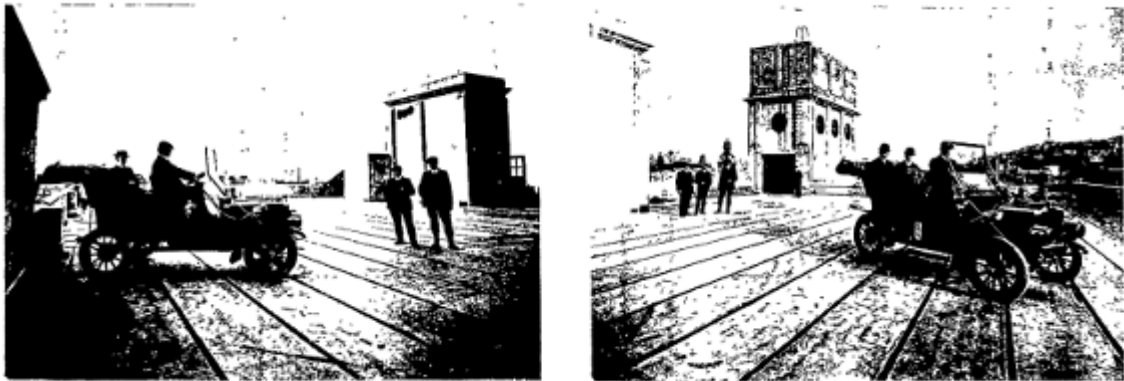
¹² For example Kathryn Davis wrote that “This does not seem an acceptable way to preserve buildings. It is a sham and a shame.” Kathryn Davis in David Kernohan (Ed) “Wellington’s New Buildings” Wellington: Victoria University Press, 1989, 69.

¹³ NZHPT Buildings Field Record Form dated 1981 with later amendments c.1993.

¹⁴ “History”, Kirkcaldie and Stains’ website accessed October 2012

<http://www.kirkcaldies.co.nz/Overview/About/History.htm>

¹⁵ Corner of Lambton Quay and Johnston Street, Wellington, with the Occidental Hotel. Tyree Studio: Negatives of Nelson and Marlborough districts. Ref: 1/2-003938-G. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/23011659>



MOTOR GARAGE ON THE ROOF OF KIRKCALDIE & STAIN'S NEW BUILDING, WELLINGTON
1909 – Motor car parking spaces on the roof of Kirkcaldie and Stain's new building.¹⁶



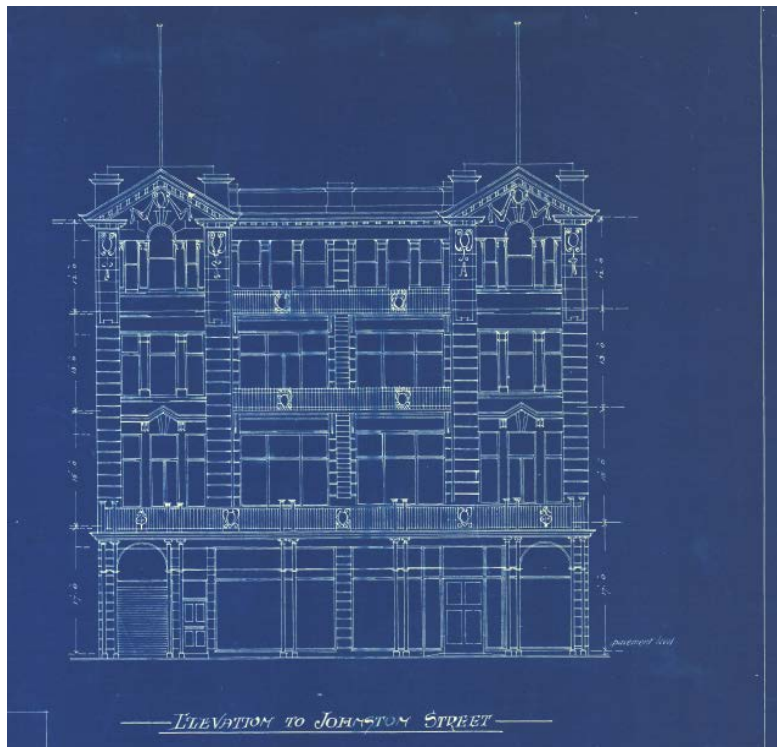
1920s – Kirkcaldie and Stains in the foreground with the Midland Hotel to the left, note the ornately detailed central section of the Kirkcaldie's building designed by Thomas Turnbull & Son in 1897, and the original bull-nosed verandah.¹⁷

¹⁶ "Motor Garage on the Roof of Kirkcaldie & Stain's New Building, Wellington." *Progress*, 1 June 1909, Page 281

¹⁷ View of Lambton Quay, Wellington, looking towards the Midland Hotel. Original photographic prints and postcards from file print collection, Box 4. Ref: PAColl-5744-09. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/23216802>



1930s Kirkcaldie and Stains with the Midland Hotel to the far left and the DIC to the right. The 1897 building was damaged by fire in 1924 and rebuilt to match the 1909 façade. The verandah was also modernised at around this date.¹⁸

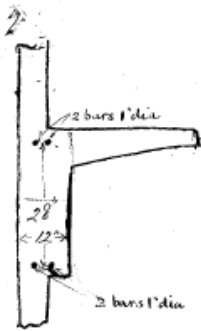


1907 Building Permit Application – elevation as proposed to Johnston Street¹⁹

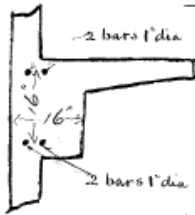
¹⁸ Kirkcaldie and Stains and DIC buildings, Lambton Quay, Wellington. New Zealand Free Lance : Photographic prints and negatives. Ref: 1/2-100311-G. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/22818225>

¹⁹ WCC Archives ref 00053_139_7750

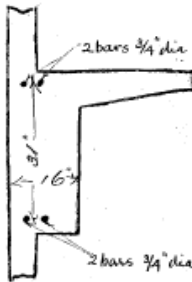
(1)
Ferro Concrete Coy of Australasia Ltd



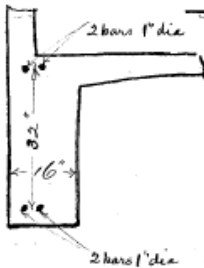
Front beam AB carrying roof.
 Span 180" Total load 32168 lbs.
 Moment 579024 ins.lbs.
 Steel 2 bars 1" diam. Top.
 Do Bottom.
 $\frac{1}{2}$ " shear bars, spaced each side of C.L.
 50", 21", 3".



Front beam AB carrying 3rd floor.
 Span 180" Total load 21690 lbs.
 Moment 390420 ins.lbs.
 Steel 2 bars 1" diam. Top.
 Do Bottom.
 $\frac{1}{2}$ " shear bars, spaced each side of C.L.
 42", 8", 8", 5", 5", 5".



Beam AB carrying 2nd. floor.
 Span 180" Total load 22028 lbs.
 Moment 396504 ins.lbs.
 Steel 2 bars $\frac{3}{4}$ " diam. Top.
 Do Bottom.
 $\frac{1}{2}$ " shear bars, spaced each side of C.L.
 50", 21", 3".



Beam AB carrying 1st floor.
 Span 180" Total load 42616 lbs.
 Moment 767088 ins.lbs.
 Steel 2 bars 1" diam. Top.
 Do Bottom.
 $\frac{1}{2}$ " shear bars, spaced each side of C.L.
 50", 21", 3".

1907 Building Permit Application. Structural calculations and diagrams of "Ferro-cement" or reinforced concrete frame construction. The drawings were prepared by the Ferro-cement Company of Australasia Ltd (Auckland) for Thomas Turnbull & Son.

1.2 Timeline

1866-67	Reclamation from Grey Street to Waring Taylor Street.
1868	First Kirkcaldie and Stains shop opened at the corner of Brandon Street and Lambton Quay (demolished c.1909)
1897	Thomas Turnbull and Sons building designed on Lambton Quay at the site of the former Reichardt music warehouse (demolished c.1924)
1909	the sites on Lambton Quay, Brandon & Johnston Streets (except for the 1897 building) were re-developed.
c.1928	The 1897 Lambton Quay building was demolished and replaced by a design that matched the 1909 buildings.
1942	Earthquake damage repairs
1985-89	Façade retention scheme.
1995	BUILDING HERITAGE ITEM (DISTRICT PLAN): Details migrated from RHS #528, SR 9200528

1.3 Architect

The building has been associated with several prominent architectural practices over the past 140 years including:

1868	Julius Toxward (building demolished c.1909)
1897 - 1909	Thomas Turnbull & Son – Thomas Turnbull (1824-1909) & William Turnbull (1868-1941) (various masonry buildings)
c.1928	Llewellyn Williams
1942	Gray Young Morton and Young (repairs to EQ damaged building)
1985-89	Morrison, Cooper and Partners façade retention scheme

Turnbull, Thomas (1824-1907)

The partnership of Turnbull and Son was founded by Thomas Turnbull (1824-1907) who was born in Glasgow, Scotland, on 23 August 1824. Turnbull gained practical experience in the building trade before joining the architectural office of David Bryce in Edinburgh. In 1851 he immigrated to Melbourne, Australia, practising as an architect in the gold towns of Victoria. Perhaps his earliest remaining work is St Andrew's Presbyterian Church in Beechworth, northern Victoria.

In 1861 Turnbull moved to San Francisco, California. There he practised in partnership with A.H. Jordan until 1863, with Thomas England until 1867 and, after that, on his own. His work included major commissions such as the Trinity Episcopal Church and the Market Street Presbyterian Church. After the earthquake of 1868 he held the office of secretary of the Architectural Association of San Francisco.

Failing health caused by “the severe strain of conducting his business under pressure of American professional tactics” caused Turnbull to shift to New Zealand in 1871. Within a year he was joined by his wife and five children. He first worked in Wellington in the office of the colonial architect, William Clayton, but from 1872 he practised on his own.

Wellington was still largely a town of two-storied timber buildings, built in response to the damage caused to earth and masonry structures by the earthquakes of 1848 and 1855. In papers, lectures and by example in his buildings, Turnbull advocated structurally sound methods for building in masonry to resist earthquake forces. These included the use of tensile reinforcing and iron supports.

Turnbull's technical skills were matched by a wide knowledge of architectural style. Important commissions in the Gothic style included St Peter's Church, Willis Street (1879), and St John's Church, Willis Street (1885), both in timber; and the General Assembly Library (1899) built in masonry. His warehouse buildings for W. and G. Turnbull and Company (1876) and Jacob Joseph and Company (1878) were early masonry buildings in the city, since demolished. A very important group of commercial buildings was built on the corner of Lambton Quay and Customhouse Quay.

These include the former National Mutual Life Association building (1884) and the former head office of the Bank of New Zealand (1889), both strong and ornate classical designs typical of much of Turnbull's commercial architecture.

Turnbull was elected a member of the Glasgow Institute of Architects in 1883 and a fellow of the Royal Institute of British Architects in 1884. He was the first president of the Wellington Association of Architects, and a member of the Wellington City Council 1891. His fourth son, William, joined him in practice that year.

Thomas Turnbull died in Wellington on 23 February 1907. By the early twentieth century Wellington had become a city of substantial masonry buildings, and this change was in no small measure due to Turnbull's work. His legacy of fine buildings in Wellington is unmatched by any other nineteenth century architect.²⁰

Turnbull, William (1868-1941)

William Turnbull entered the architectural office of his father Thomas (1825-1907) in 1882 and received a professional education from him. In 1890, William visited Melbourne and Sydney and worked in the office of J. A. Gordon, a Melbourne architect who was engaged in the design of several major commercial buildings at that time including the Melbourne (now Victoria) Markets.

In 1891 William returned to Wellington and was admitted into partnership in the firm of Thomas Turnbull and Son. This was one of the foremost architectural practices in the city at the turn of the century and it continued after Thomas Turnbull's death in 1907, although still known as Turnbull & Son.

William became a Fellow of the Royal Institute of British Architects in 1906, designing many important early twentieth century buildings in Wellington such as 12 Boulcott Street (1902), Turnbull House (1917), and the Wellington Free Ambulance Building (1932). The range and variety of his adaptation of architectural styles show him to be fully versed in almost every contemporary architectural idiom and to have special skills and flair for masonry design.²¹

Note: The biographies of Thomas and William Turnbull are from the WCC Heritage Inventory 2001 ref Appendix III

²⁰ *Dictionary of New Zealand Biography*, Vol 2 1870-1899.

²¹ NZHPT Glossary.

Williams, Llewellyn

Llewellyn Williams studied in France and Italy and moved to New Zealand in 1919. He was business partner to Frederick de Jersey Clere until he set up his own practice in 1923 and was, like Clere, a member of the Concrete Institute of London. Williams is known for the design of many of fine Art Deco theatres and cinemas including the De Lux (now the Embassy) Theatre in Wellington (1924), The Regent (1926) and Kings (1936) cinemas in Wellington (both demolished), The Avon Theatre, Christchurch (1934) and the Regent Theatre in Greymouth (1935), as well as the fine Art Deco Chevening Apartments, Wellington(c.1929).²²

Morrison Cooper and Partners

Morrison Cooper and Partners was a multi-disciplinary practice of engineers and architects that, after several mergers, was absorbed into Sinclair Knight Mertz (SKM) in 1999. ²³

2.0 Physical description

2.1 Architecture

The present Kirkcaldie and Stains building is one of the first large scale façade retention projects in the modern era (post 1970s) in Wellington. Where in earlier times a building might have been “modernised” with the construction of a new skin to cover an old building²⁴, for the Kirkcaldie’s building the reverse is true and the only remaining original building fabric is limited to a thin external veneer, behind which a substantial modern building has been built.

The remaining Kirkcaldie’s façade is made up of part of the 1909 Thomas Turnbull and Son design, and almost all of the 1928 Llewellyn Williams’ addition that essentially reproduced the earlier design to create a homogenous Lambton Quay elevation. These buildings were constructed in a plain Commercial Classical style capped by triangular open-bed pediments at the corners, and the remaining facade consists of rusticated piers rising through two storeys, set between wide windows of metal joinery. The current aluminium windows date from the 1980s redevelopment of the site and have little aesthetic or heritage value.

The three storey department store now functions as a podium to a pair of multi-storey office towers. This podium has the appearance of a stage or film set, with a tall, imposing façade to Lambton Quay propped in front of a less substantial building behind. The façade sits in front of a roof-top car parking area, and the current roof level can be seen through existing second floor windows revealing the open, empty space behind. This is somewhat disconcerting and gives the otherwise heavy ferro-concrete façade the illusion of impermanence.

There is little to recommend the present building in terms of authenticity of fabric (other than the Lambton Quay façade) but the remnant façade has become

²² Based on the NZHPT Glossary

²³ “KRTA in Auckland”, Auckland University Architecture Archive website accessed October 2012 <http://www.architecture-archive.auckland.ac.nz/docs/block-digital/2009-01-Block-Digital-KRTA-Guide.pdf>

²⁴ Early twentieth century examples include the Caledonian Building on Willis Street, 280 Cuba Street, and Arco House on Cuba Street

synonymous with the name of Kirkcaldie and Stains, and is a familiar landmark to many Wellingtonians.

2.2 Materials

Façade only: - Render on reinforced concrete walls

2.3 Setting

The Kirkcaldie and Stains department store occupies a street block of the Lambton Quay section of Wellington's "golden mile". The building was redeveloped in the 1980s and the only the Lambton Quay façade, for four window bays of the Johnston Street facade, and one window bay of the Brandon Street façade remain.

The Kirkcaldie and Stains department store is bounded to the north by Midland Park, a popular inner city "pocket park". Behind Midland Park is the Vodafone on the Quay development that incorporates parts of the former Central Police Station. To the south of Kirkcaldie and Stains is the fine "Chicago-style" former DIC that also occupies the street block frontage to Lambton Quay with entrances from Brandon and Panama Streets.

Other nearby heritage buildings include: -

- The former Public Trust (1909), 131-135 Lambton Quay
- The former State Insurance Building (1942), 143-149 Lambton Quay
- The former Central Police Station (1913-17) Waring Taylor & Johnston Streets
- The former DIC department store (1928), 179-193 Lambton Quay
- The former T&G Building (1928), 203-213 Lambton Quay

The remaining heritage buildings listed above form an almost unbroken row of pre-1950s buildings (with the notable exception of the modern buildings to the south of the former State Insurance Building, and Midland Park on the site of the former Midland Hotel).

3.0 Sources

CT vol 353 folio 270, CT Vol 1 Folios 127 & 128, CT vol 84 folio 144, CT 28C/455, CT 28C/459 & 28C/460, CT WN11A/271

Dictionary of New Zealand Biography, Vol 2 1870-1899.

Kernohan, David (ed) "Wellington's New Buildings" Wellington: Victoria University Press, 1989

New Zealand Cyclopedia Co. 1897, *The Cyclopedia of New Zealand*

NZHPT Buildings Field Record Form dated 1981 with later amendments c.1993.

NZHPT Glossary.

Images

Briscoe, E. V. and P. Mason; "Survey of reclamation Grey to Waring Taylor Street showing sections"

<http://ndhadeliver.natlib.govt.nz/contentaggregator/getIEs?system=ilsdb&id=859460>

Corner of Lambton Quay and Johnston Street, Wellington, with the Occidental Hotel. Tyree Studio: Negatives of Nelson and Marlborough districts. Ref: 1/2-003938-G. Alexander Turnbull Library, Wellington, New Zealand.

<http://beta.natlib.govt.nz/records/23011659>

Kirkcaldie and Stains and DIC buildings, Lambton Quay, Wellington. New Zealand Free Lance : Photographic prints and negatives. Ref: 1/2-100311-G. Alexander Turnbull Library, Wellington, New Zealand.

<http://beta.natlib.govt.nz/records/22818225>

View of Lambton Quay, Wellington, looking towards the Midland Hotel. Original photographic prints and postcards from file print collection, Box 4. Ref: PAColl-5744-09. Alexander Turnbull Library, Wellington, New Zealand.

<http://beta.natlib.govt.nz/records/23216802>

Newspapers and periodicals

CITY IMPROVEMENTS. KIRKCALDIE & STAINS'S NEW PREMISES. *Evening Post*, 3 July 1897

BUILDING IMPROVEMENTS. *Evening Post*, 25 July 1906

"Motor Garage on the Roof of Kirkcaldie & Stain's New Building, Wellington." *Progress*, 1 June 1909

MR. JOHN KIRKCALDIE. *Evening Post*, 3 October 1925

NEW BUILDINGS. *Wellington Independent*, 25 July 1868
Obit. in *New Zealand Times* 5/10/1925

Progress June 1 1909

RECONSTITUTED FIRM *Evening Post*, 4 August 1931

THE GRINNELL SPRINKLER. *Evening Post*, 8 April 1924

THE PLEASURES OF SHOPPING. *Evening Post*, 7 October 1909

Wellington Independent, 5 December 1863

Websites

"History", Kirkcaldie and Stains' website accessed October 2012

<http://www.kirkcaldies.co.nz/Overview/About/History.htm>

"KRTA in Auckland", Auckland University Architecture Archive website accessed October 2012 <http://www.architecture-archive.auckland.ac.nz/docs/block-digital/2009-01-Block-Digital-KRTA-Guide.pdf>

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 Kirkcaldie and Stains department store is one of the early “façade retention” schemes in the Wellington CBD and has some architectural interest for this reason. The building has had a mixed review from architectural commentators and the connections between the old and new buildings (particularly the misalignment of floor and roof levels that show through the existing windows on the façade) are somewhat unresolved.

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 building does have some townscape value, for the way in which it fronts an entire street-block of Lambton Quay, but perhaps in the most part for its strong association with the Kirkcaldie and Stains’ “brand.”

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?*

Historic Value:

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

The building has a long association with Kirkcaldie and Stains Ltd, a high quality department store with a status similar to Smith and Caughey in Auckland or Ballantynes in Christchurch. It is a local institution that has been an integral part of the retail shopping scene in Wellington since the foundation of the business in 1863 in Plimmer’s Ark, and has occupied part of this inner city site since 1868.

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?*

Central City NZAA R27/270 & Pre 1900 reclaimed land. The site was substantially disturbed by the c.1988 redevelopment.

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?*

Social Value:

Public esteem: *Is the item 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?

Kirkcaldie and Stains Ltd have operated a department store on part of this site since 1868 and continue to make a contribution to the sense of place and continuity of Lambton Quay.

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?*

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

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?*

Local/Regional/National/International

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

4.0 Appendix
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?		
Heritage Area Report	N	
Heritage Area Spreadsheet	N	
Heritage items folder (electronic)	Y	
HPT website	Y	
HPT files	Y	
Conservation Plan	N	
Searched Heritage Library (CAB 2)	Y	