

## **New Zealand Medical Association (NZMA) Building**

26 The Terrace



The New Zealand Medical Association Building (*Charles Collins, 2015*)

### **Summary of heritage significance**

- The NZMA Building is a good example of stripped Classical design, and a highly representative example of a small office building of the late 1930s.
- The main aesthetic value of the building derives from its place as one of a group of five period buildings at the north end of The Terrace. Together these buildings form a coherent townscape within an area now dominated by modern high rise buildings.
- This building has strong historic value for its association with the New Zealand Medical Association, which has continually occupied the building since it was built in 1938 to the present day.

District Plan:	Map 17, reference 289
Legal Description:	Lots 1, 2 DP 11548
Heritage Area:	No
HPT Listed:	No
Archaeological Site:	Central City NZAA R27/270
Other Names:	British Medical Association (BMA) Building NZMA House
Key physical dates:	1938 (built)
Architect / Builder:	Architect: BF Kelly / Builder: William Bros.
Former uses:	Commercial (NZMA building)
Current uses:	Commercial (NZMA building)
Earthquake Prone Status:	S124 served 23/11/2012, expires 23/11/2027 (SR 191258)

Extent: Cityview GIS 2013



## 1.0 Outline History

### 1.1 History

This building was built in 1938 for the New Zealand Medical Association (NZMA), at the time, a branch of the British Medical Association.<sup>1</sup> The NZMA has always been a voluntary organisation, with the principal aims of maintaining professional standards, continuing member's education and safeguarding the profession's status. Throughout its history the majority of New Zealand doctors have belonged to the NZMA.

The NZMA's complicated history dates back to 1886 when an organisation of that name was founded. The founding of the New Zealand branch of the British Medical Association (BMA) in 1896 led to the winding up of the NZMA. In 1927 the association was registered in New Zealand as a limited liability company and, in 1928, separately registered as an association, although it remained a branch of the BMA. In 1967 the branch became fully autonomous but its name had been pre-empted by another organisation and so it became the Medical Association of New Zealand. In 1976, when the rival organisation was wound up, it was able to revert to its original name.

The NZMA did not originally have its own premises and for many years held meetings where it could. In 1920 it rented rooms in what was described as the Wellington Art Gallery and, in 1927,<sup>2</sup> finally bought its own building, the former manse of St Andrew's Church at 26 The Terrace. In 1937 the NZMA decided it needed a new building and architect B. F. Kelly prepared plans. The estimated cost was £11,630 and the contractors were William Bros.<sup>3</sup> Temporary accommodation was found and the manse demolished. The new building was opened by Peter Fraser,

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<sup>1</sup> This history is taken directly from Wellington City Council, "26 The Terrace," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), TERR 2.

<sup>2</sup> Wright-St Clair R. E. 1987, *A History of the New Zealand Medical Association*, Butterworths p.93.

<sup>3</sup> Permit B17612, WCC Archives.

Minister of Health, on 13 December 1938.<sup>4</sup> It was a substantial investment for an organisation that had not even had its own premises up to that point.

The NZMA continues to occupy this building, which houses the NZMA's executive, staff, and its extensive library. Some 34 medical organisations or groups are linked under the NZMA.

As a result of the building having been assessed as vulnerable to earthquake damage, work is currently (2013) underway to retain and strengthen the first three bays of the exterior, build a new structure to replace the rear five bays, and add three new set-back floors.<sup>5</sup> The ground floor façade will also be altered to provide a retail frontage, recessed behind the existing columns. Work is expected to be complete by late 2013.<sup>6</sup>



The building at the time of opening. Note that at this time the inscription reads "British Medical Association." (*Evening Post*, 13 December 1938).



View of the BMA Building (foreground), with St Andrews and Braemar to the left, c1930s.

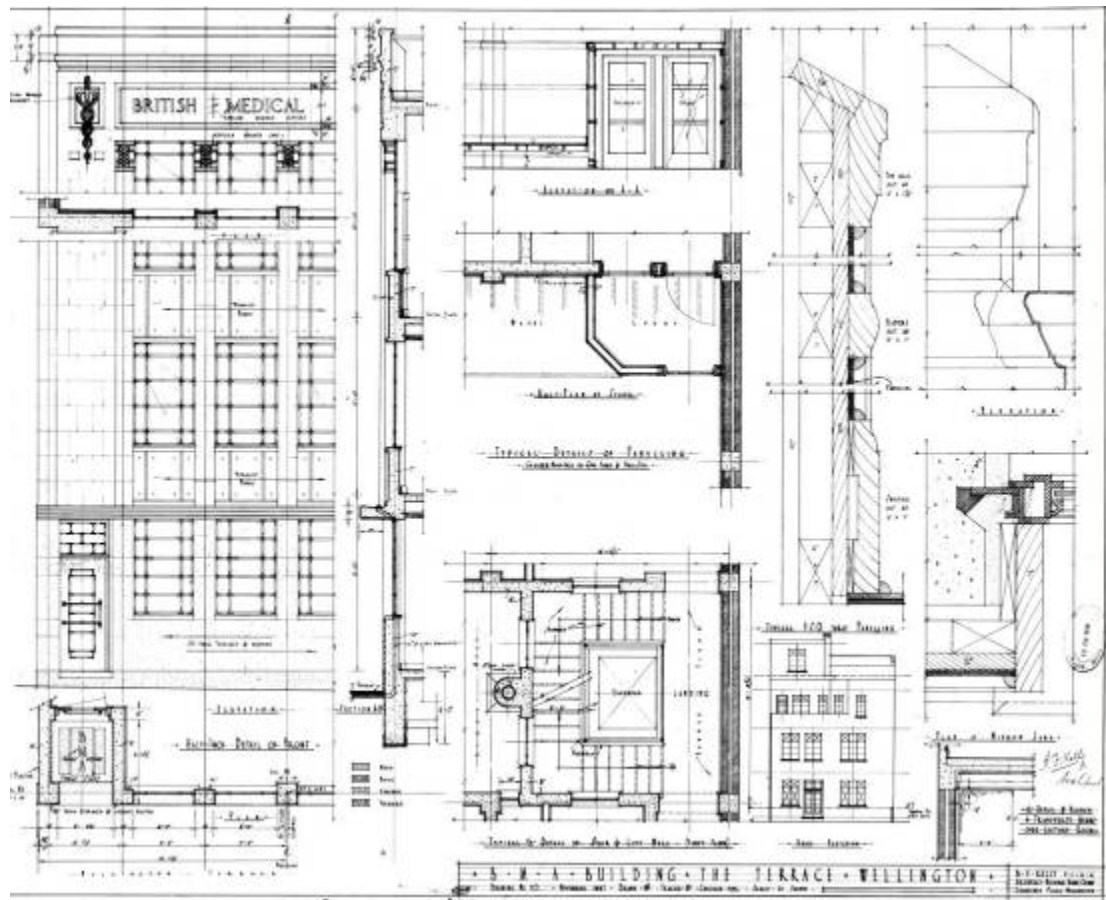
(Raine, William Hall. Ref: 1/1-018030-G. Alexander Turnbull Library, Wellington, New Zealand.)

<sup>4</sup> "THE B.M.A.", *Evening Post*, Volume CXXVI, Issue 142, 13 December 1938, Page 14

<sup>5</sup> SR 253476

<sup>6</sup> 26 The Terrace, Wellington: NZMA House. Accessed 4 April 2013 <http://www.26theterrace.com/>

## 1.2 Timeline of modifications



- |      |  |
|------|--|
| 1895 | Wellington Terrace [26 The Terrace], addition to manse (00053:19:1101)                           |
| 1898 | Wellington Terrace [26 The Terrace], addition of kitchen and wash-house to manse (00053:44:2814) |
| 1927 | 26 The Terrace, add to premises (00056:37:B3624)   |
| 1938 | Present NZMA Building constructed (00056:202:B17612)   |
| 1949 | 26 The Terrace, alterations (00056:362:B27857)   |
| 1968 | 26-28 The Terrace, partitions (00058:560:C26696)   |
| 1978 | 26-28 The Terrace [26 The Terrace], business ads & alterations (00058:1131:C48836)               |
| 1989 | 26 The Terrace, office alterations – partitions (00059:321:E18287)                               |
| 2013 | Alterations to existing structure, three additional floors added (SR 253476)                     |

## 1.3 Occupation history

- |              |                                 |
|--------------|---------------------------------|
| 1938-present | New Zealand Medical Association |
| 1938-present | Offices let to various tenants  |



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## 1.4 Architect

### **Bertie Fleming Kelly (1887-1962)**

Bertie (Albert) Fleming Kelly was born on 28 December 1887 in Christchurch<sup>7</sup> to James Patrick and Elizabeth Gertrude Kelly.<sup>8</sup>

His father worked for the Railways Department in Christchurch and was transferred to Wellington c1900.<sup>9</sup> In Wellington Bertie attended St Patrick's College.<sup>10</sup> The family lived in Eastbourne<sup>11</sup> and James became the Mayor of Eastbourne in 1915.<sup>12</sup>

In December 1904 Bertie passed the Civil Service Examination.<sup>13</sup> He trained as an architect in the Public Works Department from 1906 – 1932.<sup>14</sup> He entered as an architectural cadet, progressing to draughtsman and eventually assistant architect.<sup>15</sup> In 1932 he entered private practice, with an office in the National Bank Chambers on Courtenay Place.<sup>16</sup>

For the next twenty odd years Kelly designed many houses and very practical buildings throughout the region, including the British Medical Association Building (now NZMA) at 26 The Terrace. His residential designs include notable houses for Dr P.P. Lynch in Khandallah, and for Sir Timothy Cleary in Messines Road, Karori,<sup>17</sup> and a beautiful block of flats at 123 Brougham Street, Mount Victoria.<sup>18</sup>

As architect to the Education Board, he was responsible for The Education Board Building in Able Smith Street<sup>19</sup> (listed on District Plan). He also designed new classrooms, additions, and various buildings for the following schools: Wairarapa College in Masterton; a new Catholic Primary School in Karori<sup>20</sup>; Horowhenua College in Levin<sup>21</sup>; Hutt Valley High School<sup>22</sup>; Weraroa Boys' Training Farm in Levin<sup>23</sup>; Hutt Valley Memorial Technical College in Petone<sup>24</sup>; and Sacred Heart College in Lower Hutt.<sup>25</sup>

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<sup>7</sup> "BIRTHS," *Press*, Volume XLV, Issue 6970, 25 January 1888, Page 3.

<sup>8</sup> Births, Deaths and Marriages Online, registration number 1888/3453, <https://bdmhistoricalrecords.dia.govt.nz/home/>

<sup>9</sup> "DEATH OF MR. J. P. KELLY," *Evening Post*, Volume XCVI, Issue 29, 2 August 1918, Page 7

<sup>10</sup> Bertie's academic achievements are mentioned in the following articles: "ST. PATRICK'S COLLEGE," *Evening Post*, Volume LXVI, Issue 146, 17 December 1903, Page 2 and; "ST. PATRICK'S COLLEGE, WELLINGTON," *New Zealand Tablet*, Volume XXXIII, Issue 1, 5 January 1905, Page 29

<sup>11</sup> "DEATH OF MR. J. P. KELLY," *Evening Post*, Volume XCVI, Issue 29, 2 August 1918, Page 7

<sup>12</sup> "MAYORAL INSTALLATIONS," *Evening Post*, Volume LXXXIX, Issue 105, 5 May 1915, Page 8

<sup>13</sup> "St Patrick's College," *Free Lance*, Volume V, Issue 242, 18 February 1905, Page 9

<sup>14</sup> Russell Walden, *Voices of Silence: New Zealand's Chapel of Futuna* (Wellington: Victoria University Press, 1987), 45-6.

<sup>15</sup> *Ibid.*

<sup>16</sup> *Evening Post*, Volume CXVIII, Issue 117, 14 November 1932, Page 16 (Advertisements Column 4)

<sup>17</sup> Russell Walden, *Voices of Silence: New Zealand's Chapel of Futuna*, 46.

<sup>18</sup> Joanna Newman, *Art Deco Mount Victoria: A Walking Guide* (Mt Victoria Historical Society, 2008)

<sup>19</sup> "NEW QUARTERS," *Evening Post*, Volume CXXX, Issue 15, 17 July 1940, Page 13

<sup>20</sup> "SPIRITUAL VALUES," *Evening Post*, Volume CXXVIII, Issue 20, 24 July 1939, Page 6

<sup>21</sup> "NEW COLLEGE," *Evening Post*, Volume CXXIX, Issue 47, 24 February 1940, Page 13

<sup>22</sup> "HUTT HIGH SCHOOL," *Evening Post*, Volume CXXIV, Issue 61, 9 September 1937, Page 17

<sup>23</sup> *Evening Post*, Volume CXXIX, Issue 32, 7 February 1940, Page 14 (Advertisements Column 4)

<sup>24</sup> "MORE ACCOMMODATION," *Evening Post*, Volume CXXIX, Issue 71, 25 March 1940, Page 3, and *Evening Post*, Volume CXXXIX, Issue 29, 3 February 1945, Page 2 (Advertisements Column 6)

<sup>25</sup> *Evening Post*, Volume CXXXI, Issue 75, 29 March 1941, Page 18 (Advertisements Column 8); *Evening Post*, Volume CXXXVII, Issue 20, 25 January 1944, Page 2 (Advertisements Column 5)

Kelly was a devout Catholic all his life<sup>26</sup> and he designed several buildings for the Wellington Catholic community including the Hospital Section Home of Compassion in Island Bay,<sup>27</sup> a Convent in Johnsonville for the Brigatine Nuns,<sup>28</sup> and a presbytery in Kilbirne.<sup>29</sup>

In the late 1940s and 50s Kelly joined with J Lindsay Mair and together they practised as Kelly and Mair. The Bulleyment Fortune collection, held by the National Library, includes several architectural plans produced by Kelly and Mair, mostly for houses, dating from 1947-1954. Kelly and Mair were also responsible for the Lisieux wing (1947) at Erskine College.<sup>30</sup>

Kelly had married Mary Ellen Geaney (1889-1953) in 1912.<sup>31</sup> When Mary died Bertie decided to fulfil an ambition to become a priest.<sup>32</sup> By this time he was 65, and it was too late to train for priesthood, so he became a lay-brother instead. He was a novice at Highden Novitiate in 1954.<sup>33</sup>

Although retired, he offered his architectural services to the Marist Order when he joined the Society of Mary. During this time he designed timber Catholic churches and chapels at Carterton, Greenmeadows in Napier, Eastbourne, and Highden Novitiate in Palmerston North.<sup>34</sup> In 1957, at the age of 70, Brother Albert Kelly was asked to design Futuna Chapel.<sup>35</sup> His design, which “followed the derivative pattern for the traditional timbered church,”<sup>36</sup> was regarded as too conservative and was rejected. On Kelly’s recommendation John Scott was employed to design Futuna.

Kelly died in 1962,<sup>37</sup> and is buried in the Marist section of the Karori Cemetery.

## 2.0 Physical description

### 2.1 Architecture

The NZMA Building is a modest three storey concrete-framed building.<sup>38</sup> The main elevation of the building is stripped Classical in style, although Classical features are so slight that it has a style-less quality. The ground floor has a door at each side, the left hand door giving access to the ground floor spaces, while the right hand door gives access via the stairs and lift to the upper levels. There are four steel framed windows between the doors and a cornice above. The first and second floors have a recessed central element, four bays wide, and pilasters with bronze capitals supporting a plain entablature with an inscription of the owner’s name. Discreet frames and bands that show a slight art deco influence give interest to the parapet at roof level.

<sup>26</sup> Russell Walden, *Voices of Silence: New Zealand’s Chapel of Futuna*, 46.

<sup>27</sup> Ibid.

<sup>28</sup> “NEW CONVENT,” *Evening Post*, Volume CXXIV, Issue 28, 2 August 1937, Page 5

<sup>29</sup> Mt Victoria Historical Society, *7 Patterson Street: [Supporting information for Mt Victoria Historical Society’s Nomination for Registration of 7 Paterson Street with New Zealand Historic Places Trust]* (Mt Victoria Historical Society, 2010).

<sup>30</sup> Historic Places Trust. Erskine College. 17 July 2009. Accessed 20 July 2012.

<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=7795&m=advanced>

<sup>31</sup> “WOMEN IN PRINT,” *Evening Post*, Volume LXXXIV, Issue 63, 11 September 1912, Page 9

<sup>32</sup> Russell Walden, *Voices of Silence: New Zealand’s Chapel of Futuna*, 45.

<sup>33</sup> Historic Places Trust, “Kelly, Albert – Architect”, *Professional Biographies*, accessed April 4 2013, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Kelly,+Albert>

<sup>34</sup> Russell Walden, *Voices of Silence: New Zealand’s Chapel of Futuna*, 46.

<sup>35</sup> Ibid, 45.

<sup>36</sup> Ibid.

<sup>37</sup> *Evening Post*, 8 Jan. 1962, pg 1 col. B

<sup>38</sup> This text is taken directly from Wellington City Council, “26 The Terrace”

There appears to be no alteration to the main facade, while the interior retains original decorative finishes, particularly art deco style cornices and timber panelling. The building is therefore authentic, and a good representative example of a small office building of the late 1930s.

*NB: a further assessment of authenticity will need to be made after the alterations and additional floors have been complete, as this will impact the authenticity of the building.*

## **2.2 Materials**

The original building is a three storey concrete-framed building, with bronze and steel windows.

## **2.3 Setting**

The existing NZMA building is an important contributor to the history and streetscape of The Terrace. It stands on the street boundary of The Terrace, which gives it some prominence as its immediate neighbours, St Andrew's Church (1922) to the south and 22 The Terrace (1866) to the north, are both set back from the street. With Franconia further to the south and Kelvin Chambers to the north, the NZMA Building is the central one in a group of five significant period buildings at the north end of The Terrace. They provide a vivid contrast to the prevailing high-rise, curtain wall nature of the buildings that have dramatically altered the character of The Terrace in the last 30 years. <sup>39</sup>

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<sup>39</sup> Ibid.



### 3.0 Sources

26 The Terrace, Wellington: NZMA House. Accessed 4 April 2013  
<http://www.26theterrace.com/>

Historic Places Trust. Erskine College. 17 July 2009. Accessed 20 July 2012.  
<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=7795&m=advanced>

Historic Places Trust, "Kelly, Albert – Architect", *Professional Biographies*, accessed April 4 2013,  
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Kelly,+Albert>

Mt Victoria Historical Society, *7 Patterson Street: [Supporting information for Mt Victoria Historical Society's Nomination for Registration of 7 Paterson Street with New Zealand Historic Places Trust]* (Mt Victoria Historical Society, 2010).

Newman, Joanna. *Art Deco Mount Victoria: A Walking Guide* (Mt Victoria Historical Society, 2008)

Walden, Russell. *Voices of Silence: New Zealand's Chapel of Futuna* (Wellington: Victoria University Press, 1987)

Wellington City Council, "26 The Terrace," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), TERR 2.

Wright-St Clair R. E. 1987, *A History of the New Zealand Medical Association*, Butterworths p.93.

### ARCHIVES

Permit B17612, WCC Archives

SR 253476 (resource consent)

Births, Deaths and Marriages Online, registration number 1888/3453,  
<https://bdmhistoricalrecords.dia.govt.nz/home/>

### NEWSPAPERS

"BIRTHS," *Press*, Volume XLV, Issue 6970, 25 January 1888, Page 3

"ST. PATRICK'S COLLEGE," *Evening Post*, Volume LXVI, Issue 146, 17 December 1903, Page 2

"ST. PATRICK'S COLLEGE, WELLINGTON," *New Zealand Tablet*, Volume XXXIII, Issue 1, 5 January 1905, Page 29

"St Patrick's College," *Free Lance*, Volume V, Issue 242, 18 February 1905, Page 9

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"DEATH OF MR. J. P. KELLY," *Evening Post*, Volume XCVI, Issue 29, 2 August 1918, Page 7

*Evening Post*, Volume CXVIII, Issue 117, 14 November 1932, Page 16  
(Advertisements Column 4)

"NEW CONVENT," *Evening Post*, Volume CXXIV, Issue 28, 2 August 1937, Page 5

"HUTT HIGH SCHOOL," *Evening Post*, Volume CXXIV, Issue 61, 9 September 1937, Page 17

"THE B.M.A.," *Evening Post*, Volume CXXVI, Issue 142, 13 December 1938, Page 14

"SPIRITUAL VALUES," *Evening Post*, Volume CXXVIII, Issue 20, 24 July 1939, Page 6

*Evening Post*, Volume CXXXIX, Issue 29, 3 February 1945, Page 2 (Advertisements Column 6)

*Evening Post*, Volume CXXIX, Issue 32, 7 February 1940, Page 14 (Advertisements Column 4)

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"NEW QUARTERS," *Evening Post*, Volume CXXX, Issue 15, 17 July 1940, Page 13

*Evening Post*, Volume CXXXI, Issue 75, 29 March 1941, Page 18 (Advertisements Column 8)

*Evening Post*, Volume CXXXVII, Issue 20, 25 January 1944, Page 2 (Advertisements Column 5)

*Evening Post*, 8 January 1962, pg 1 col. B

## 4.0 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?

While the NZMA Building is modest in scale and in architectural treatment, it is nevertheless a competent example of stripped Classical design, fit for its purpose.

***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?

***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 main aesthetic value of the building derives from its place as one of a group of five period buildings at the north end of The Terrace. Together these buildings form a coherent townscape within an area now dominated by modern high rise buildings.

#### **Historic Value:**

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

This building has strong historic value for its association with the New Zealand Medical Association, which has continually occupied the building since it was built in 1938 to the present day.

The New Zealand Medical Association (NZMA) has been the major representative of the interests of New Zealand doctors since its inception in 1886. It has worked to maintain professional standards and the status of the medical profession in New Zealand and, it has, therefore, influenced the health and the lives of all New Zealanders.

***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 located in the Central City archaeological site reference NZAA R27/270.

***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?*

This building is part of a cluster of low rise heritage buildings among large modern office buildings, which together contribute to the sense of place and continuity of The Terrace.

**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?*

The building is a good representative example of a small office building of the late 1930s.

**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 appears to be in authentic condition, with no apparent alterations to the front façade (authenticity will need to be reassessed once the 2013 development is complete).

**Local/Regional/National/International**

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

The building is of local importance for its aesthetic value, and of national importance as the purpose built head office of the NZMA who continue to occupy the building.

## 5.0 Appendix

### Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	Y	1041-06-TER26
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory	N	
Plan change?	N	
Heritage Area Report	N	
Heritage Area Spreadsheet	N	
Heritage items folder (electronic)	Y	
HPT website	N	
HPT files	N	
Conservation Plan	N	
Searched Heritage Library (CAB 2)	Y	

### Background research

#### Opening of the building

“THE B.M.A.”, *Evening Post*, Volume CXXVI, Issue 142, 13 December 1938, Page 14

- describes the original colour scheme
- <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19381213.2.123&srpos=5&e=12-12-1938-15-12-1938--10--1---0medical+association-->

“THE GOLD KEY CUSTOM,” *Evening Post*, Volume CXXVI, Issue 143, 14 December 1938, Page 8

- describes the gift giving ceremony at the opening

“THE B.M.A.” *Evening Post*, Volume CXXVI, Issue 143, 14 December 1938, Page 14

- history of the association





A view of Lambton Quay, Wellington ca 1924, from the roof of the Arcadia Hotel on the corner of Stout Street. The Braemar flats are under construction on the Terrace, next to St Andrews church. The Public Trust Office, with the dome, is on the right in Lambton Quay. A sign on a building in Lambton Quay (opposite Public Trust) reads: Bodega, luncheon and supper rooms.

Tanner Brothers Ltd (Publisher). Lambton Quay, Wellington. Ref: 1/2-050810-F.  
Alexander Turnbull Library, Wellington, New Zealand.  
<http://natlib.govt.nz/records/22901802>