

The Hibernian Building
89 Willis Street



Photo: *Charles Collins, 2015*

Summary of heritage significance

- The Hibernian Building is a very good representative example of the Art Deco style, exemplified by the building's strong vertical emphasis, the polychromatic brickwork and the geometric patterning on the parapet.
- The Hibernian Building was built for Hamilton Nimmo who operated the city's best known music shop from salesrooms on the ground and first floors from 1930 to 1985. The building was designed and constructed by Fletcher Construction and also has an historic association with this enduringly successful New Zealand construction company.
- The strong vertical emphasis of the building on a small inner-city wedge shaped site, and its colours and textures, give it high townscape value.

| | |
|--------------------------|---|
| District Plan: | Map 17, Symbol 346 |
| Legal Description: | All DP 9267 Pt Lot 1 |
| Heritage Area: | None WCC 2012 |
| HPT Listed: | None 2012 |
| Archaeological Site: | Central City NZAA R27/270 |
| Other Names: | Nimmo's Nimmo Building Hibernian Building Economous Building |
| Key physical dates: | 1930 construction |
| Architect / Builder: | Francis D. Stewart for Fletcher Construction |
| Former uses: | Retail on ground floor, offices above for Hamilton Nimmo and Sons. Radio station. |
| Current uses: | Retail on ground floor, offices above |
| Earthquake Prone Status: | SR 161277 Bdg StrengthInv Yellow Notice Issued 24/02/2010 Notice Exp 22/2/2025 |

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

The Hibernian Building was built for H. Nimmo and Sons in 1930 and for many years was known as Nimmo's Building. It was built on the corner of Willis and Bond St, the latter a small lane once known as Customhouse Street, which had linked Willis St with the sea before reclamation. It was later called Old Customhouse Street and was widened in 1928-29. As part of this work the previous building on the site, owned by the Wellington Publishing Co., was compulsorily acquired by the Wellington City Council² and the land then sold in 1929 to Nimmos,³ after road widening was completed.

Hamilton Nimmo (1863-1947) was born in Ayr, Scotland. His father was a composer and piano salesman and his mother a performer. After working for his father he started his own business selling and tuning pianos. In 1906 he and his wife and two sons emigrated to New Zealand. They settled in Wellington and opened a business selling pianos firstly in Kilbirnie and then Kent Terrace, before building the Willis Street premises.⁴ Nimmo was joined in the business by his son Robert Hamilton (circa 1892 - ?) and possibly by his youngest son Alton J. Nimmo.⁵

The architect, F.D. Stewart, was house architect for Fletcher Construction, the principal contractors. The main building materials, hollow tiles and bricks, were made by the Amalgamated Brick and Tile Co., another Fletcher subsidiary, and the building can be seen as an advertisement for the decorative and construction possibilities of these products.⁶ The estimated cost of the building was £24,166 and it was completed in July 1930.⁷

Nimmo's business expanded in the 1930s to include the sale of radios, and R.H. Nimmo soon led a group of local businessmen to establish the first private 'B' licensed radio station in New Zealand.⁸ Wellingtonians could by then tune their radios to 2YA⁹, provided by the semi-public Radio Broadcasting Company of New Zealand that operated a network of radio stations throughout New Zealand, funded by radio dealer's licence fees and radio receiver licences.¹⁰ But the opening of the new radio station, 2ZW, was a significant local event officiated by the mayor T.C.A. Hislop on the 20th May 1931. Hislop said that the new station was a "credit to the country" as it was equipped with the second most powerful radio equipment in New Zealand and could be heard from North Cape to Bluff.¹¹ The Evening Post also reported that 2ZW was unique in that it was the first in Wellington to broadcast studio concerts, rather than the mere "records and speech"¹² offered by 2YA.

¹ WCC Heritage Inventory 2001 ref Will 3

² C.T. 358/14, Land Information New Zealand

³ 2. C.T. 405/51, LINZ

⁴ Obit. in *Evening Post* 5/6/1947

⁵ 'Culture of Kilts' *NZ Truth*, Page 4; PERSONAL MATTERS *Evening Post*, 4 March 1919, Page 8

⁶ Kelly M. 1998, 'Hamilton Chambers Cultural Heritage Assessment', NZHPT, Wellington pp. 7-8

⁷ Permit B7744, 'Erect new shops, office premises for Hamilton Nimmo and Sons., WCC Archives

⁸ Note: the first licence was in the name of Mr L.E. Strachan and issued in October 1930. 2ZW, WELLINGTON *Evening Post*, 30 October 1930, Page 25

⁹ 2YA was originally located in Nelson and 2YB was an early (circa 1923) Wellington radio station; radio heritage website accessed July 2012 <http://www.radioheritage.net/Story93.asp>.

¹⁰ Radio New Zealand website accessed July 2012 <http://www.radionz.co.nz/about/>

¹¹ STATION 2ZW *Evening Post*, 4, 22 May 1931, Page 5 ; NEW STATION 2ZW *Evening Post*, 14 May 1931, Page 21

¹² THE TWO STATIONS *Evening Post*, 21 May 1931, Page 20

It is interesting to note that 2ZW also broadcast the results of the 1931 elections to “New Zealand and Australia” in conjunction with the nearby *Evening Post* newspaper.¹³

The Nimmo’s building on Willis Street was known, for a while, as the home of 2ZW, and Nimmo’s offered the “complete radio service” of broadcasting, sales, service and repair.¹⁴ The well-known radio personality Maud Ruby Basham (1879–1963), better known as Aunt Daisy, worked very briefly as a presenter for the station in 1932,¹⁵ but the station was purchased by the government in September 1933¹⁶ and closed on 4 December that year.¹⁷

Nimmo’s continued to operate as a music shop but by 1938 had expanded to offer a range of records and record players, “Gulbransen Radios, Easy Washers and Westinghouse Refrigerators.”¹⁸ During the build up to WWII Nimmo’s advertised the hours that the radios in the shop would be tuned to receive to the “war news”, partly as advertisement of sets for sale, but partly also as a public service.¹⁹

The building has had some major alterations and repairs in the past eighty years including the removal of the small tower over the Willis Street corner of the building. This probably took place after the 1942 earthquake, when damage to the brickwork had to be repaired. There were other alterations to the building interior, including the building of a mezzanine floor within the fourth floor in 1961 and new stairs and partitions in 1966.²⁰

Nimmo’s, which had become a well known Wellington institution, closed in 1985²¹ and the building was sold to the Catholic Hibernian society, who continues to own the building.

¹³ The Evening Post Photo. TELLING THE WORLD.—The Right Hon. G. W. Forbes, Prime Minister, speaking... [truncated] *Evening Post*, 3 December 1931, Page 10

¹⁴ Radio Heritage Foundation website accessed July 2012 <http://www.radioheritage.net/Story190.asp>

¹⁵ Peter Downes. 'Basham, Maud Ruby - 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/4b11/1>

¹⁶ UNDER NEW CONTROL *Evening Post*, 6 September 1933, Page 8

¹⁷ 2ZW CLOSING DOWN. *Hutt News*, 29 November 1933, Page 2 ; 2ZW CLOSES DOWN *Evening Post*, 4 December 1933, Page 9

¹⁸ JOIN THE TERRITORIALS *Evening Post*, 14 September 1938, Page 7

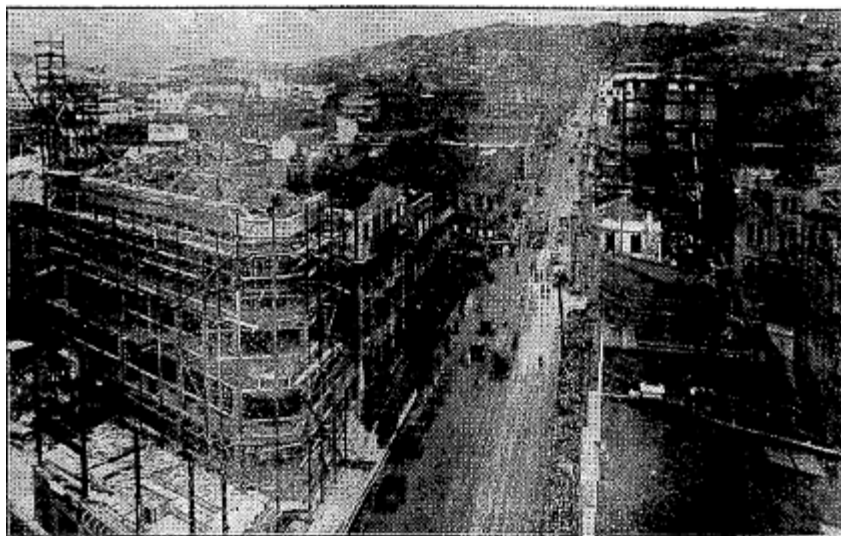
¹⁹ Page 8 Advertisements Column 1 *Evening Post*, 16 September 1939, Page 8

²⁰ Permits C8946 & C20747, WCC Archives

²¹ HAMILTON NIMMO & SONS INVESTMENT LIMITED incorporated 4 November 1918 was dissolved 21 December 1987 with a registered address of 89 Willis Street ref Open Corporates website accessed July 2012 <http://opencorporates.com/companies/nz/1120> ;



1929 - Willis Street before the construction of the current Nimmo's / Hibernian Building.²²

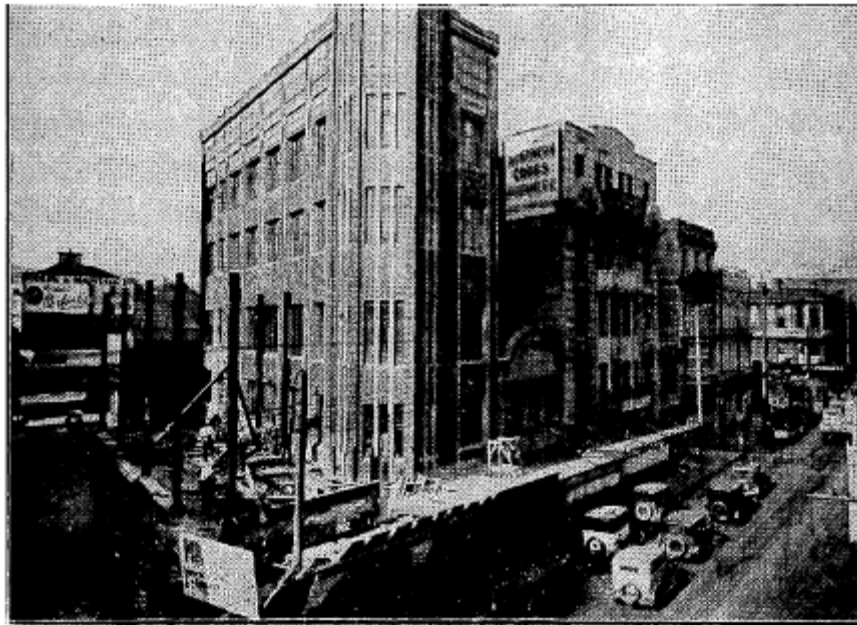


"Evening Post" Photo
NEW BUILDINGS IN WILLIS STREET.—A view of Willis street from the "Evening Post" building, showing the new buildings in course of construction in this busy centre of the city. On the left is Messrs. Hamilton Nimmo and Sons' new building, while on the right the iron girders of the new Albert Hotel can be seen towering towards the skyline.

December 1929 - *Evening Post* photograph of the building under construction.²³

²² "Willis Street, Wellington. Tourist and Publicity. Ref: 1/1-006168-F. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/22676164>

²³ "Evening Post" Photo. NEW BUILDINGS IN WILLIS STREET.—A view of Willis street from the "Evening Post... [truncated], *Evening Post*, 10 December 1929, Page 9



"Evening Post" Photo.

STREET WIDENING IN THE CITY.—Looking down Bond street to Farish street, with Willis street in the foreground. That portion of Bond street facing the camera is closed for a few days to allow for street widening which is being accomplished by pulling down the remainder of Nimmo and Co.'s old building.

May 1930 – *Evening Post* photograph of the building under construction.²⁴

❖ THE MEN BEHIND 2ZW ❖



THE DIRECTORS OF 2ZW
Standing: Messrs. Cyril Brice, A. J. Nimmo, W. J. Mason, H. F. Wood.
Sitting: Messrs. Byron Brown, R. H. Nimmo (Chairman), W. R. Kimball.
[Wellington Photo Works]

2ZW Broadcasting Service Ltd.
(A Limited Liability Company incorporated under The Companies Act, 1908.)

Directors:
R. H. NIMMO, Esq., Chairman.
BYRON BROWN, Esq.
CYRIL BRICE, Esq.
W. R. KIMBALL, Esq.
W. J. MASON, Esq.
A. J. NIMMO, Esq.
H. F. WOOD, Esq.

Secretary: W. J. MASON.
Solicitors:
Messrs. SALER, TURNER & BROWN.
Auditors:
Messrs. ROWLEY, HILL, HOBBS & GLEN.
Bankers:
NATIONAL BANK OF NEW ZEALAND, LIMITED.
Consulting Engineers:
COLLIER & BEALE, LTD.
Studios and Transmitting Station:
NIMMO BUILDING,
89 WILLIS STREET - WELLINGTON

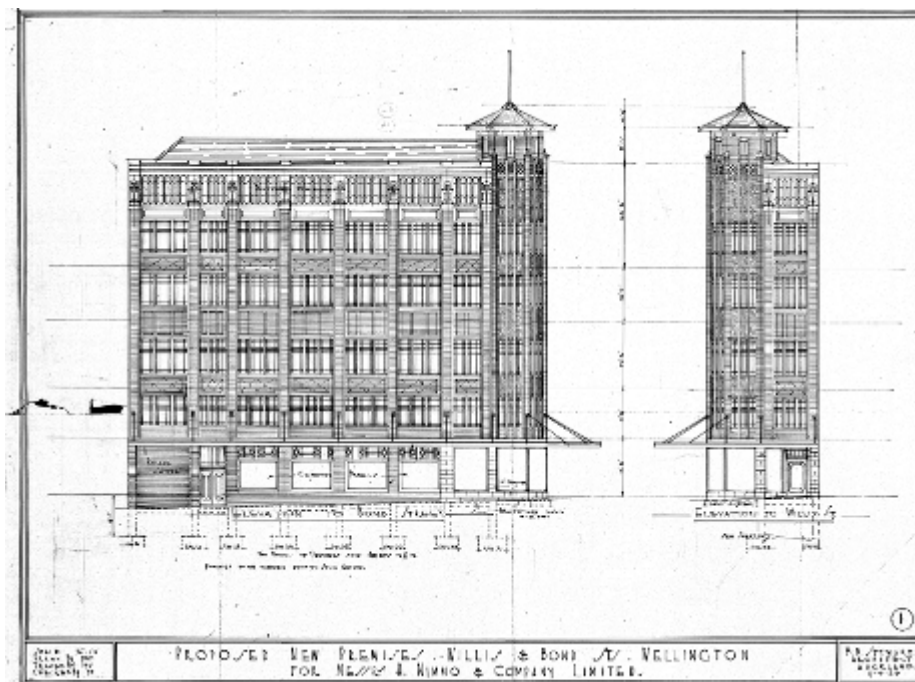
"A group of local businessmen led by Mr R H Nimmo established 2ZW to bring 'free' radio [free in that listeners were not paying a licence fee for the stations programs] to Wellington."²⁵ Image: The Radio Heritage Foundation.

²⁴ "Evening Post". Photo. 'STREET WIDENING IN THE CITY.—Looking down Bond street, to Farish st... [truncated] Evening Post, 7 May 1930, Page 9

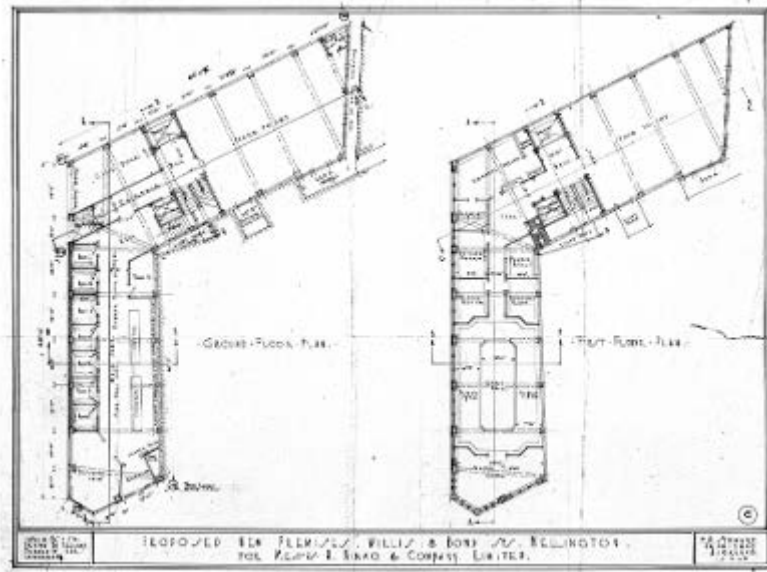
²⁵ The Radio Heritage Foundation website accessed July 2012
<http://www.radioheritage.net/Story190.asp>



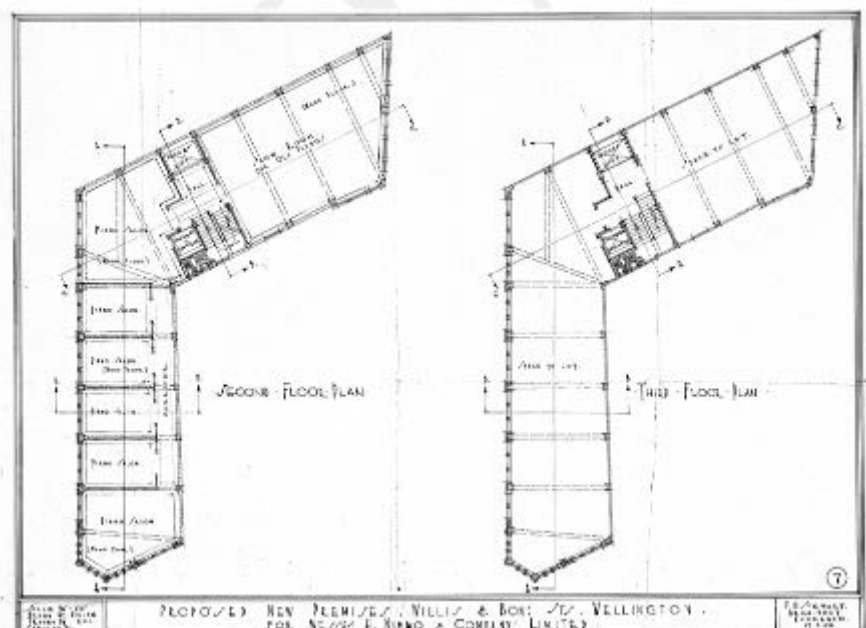
1931, "Crowd in intersection of Willis and Mercer Streets, Wellington, outside the offices of the Evening Post, awaiting the results of the 1931 general election." These results were broadcast simultaneously on 2ZW. Image: William Hall Raine Alexander Turnbull Library Ref: 1/1-004500-G



1929 elevation as proposed, the original drawing shows that four of the Bond Street "windows" were originally filled with cement panels, it also shows the original tower (now demolished). Image: F.D. Stewart WCC Archives ref 00056_B1_B7744



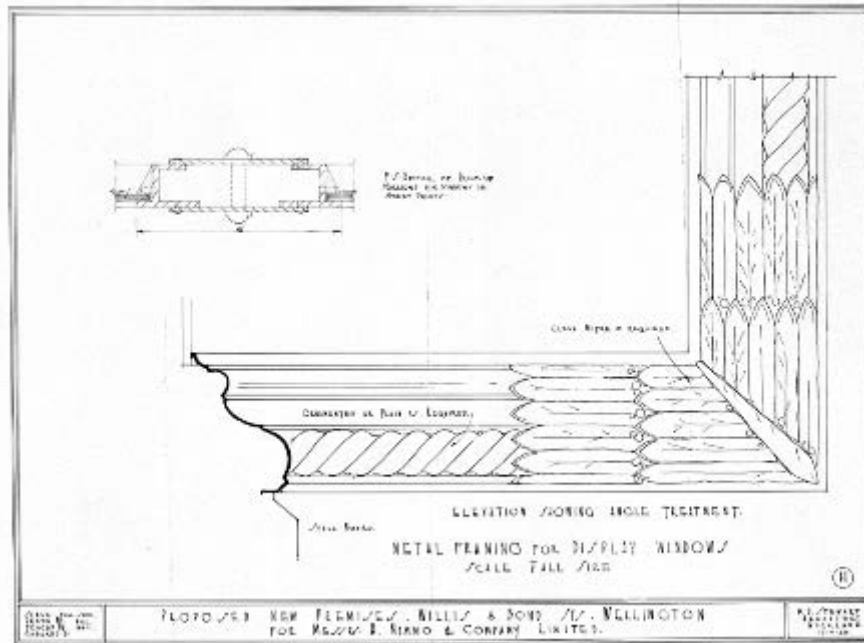
1929 ground and first floor plans as proposed, which shows the audition rooms on the ground floor along the Bond Street elevation. The south (right) section of the “L” was designated as office space to let and there is a right of way shown to the south (right) of the ground floor plan. The second floor plan shows more lettable space to the south (right) of the plan, there were some office spaces on this floor along with a large “player piano” room, and a display area.²⁶



1929 second and third floor plans as proposed which shows the second floor was partitioned into large “piano salon’s” and there was a large show room for “old pianos”. The third floor was designated as “space to let”.²⁷

²⁶ F.D. Stewart WCC Archives ref 00056_B1_B7744

²⁷ F.D. Stewart WCC Archives ref 00056_B1_B7744



1929 display window detail – these windows continue in existence (2012) and are a feature of the ground floor corner of the building at the Bond & Willis Street intersection.²⁸

1.2 Timeline

| | |
|-------------|--|
| 27 Jul 1929 | Building permit. WCC archives ref 00056:81:B7744 |
| 25 Jul 1930 | Verandah. 00056:107:B9837 |
| 06 Nov 1942 | Willis Street, reinstate building after earthquake damage 00056:279:B2247289 |
| 04 Aug 1961 | mezzanine floor 00058:195:C8946 |
| 07 Feb 1986 | 89 Willis Street, additions and alterations Owner: Hibernian Catholic Benefit Society. Applicant: Angus Finlayson Ltd. Legal description: Lot 1 Part Town Acre 205 [All DP 9267, part Lot 1 DP 1886, part Lot 2 DP 7016]. Application value: \$179,500. 00059:0: D2123 |
| 1990 | additions and alterations - restaurant SR E21735 |
| 26/01/1995 | Property Feature BUILDING HERITAGE ITEM (DISTRICT PLAN): Details migrated from RHS #878, (Restrictions and Hazards System - RHS System 1991-2006) 9200878 Bdg StrengthInv |
| 24/02/2010 | Section 124 notice issued. Expires 22/2/2025 SR161277 |

1.3 Architect

STEWART, Francis Drummond, 1902-1972 Frank Stewart was born in Southland and educated at Otago Boy's High School. He attended the University of Otago and Auckland University College.

²⁸ F.D. Stewart WCC Archives ref 00056_B1_B7744

He worked initially for H. McDowell Smith in Dunedin and from 1926 to 1936 he was staff architect for Fletcher Construction Co. During this time he designed the Station Hotel, Auckland; Nimmo's Building (1929), Hamilton Chambers (1929) and Brandon House (1931), Wellington; and, in conjunction with Herbert Hall, the Chateau Tongariro (1928).

After leaving Fletcher's Stewart joined the Housing Department (later incorporated into the Ministry of Works) in 1937 and held various senior positions over the years. In 1942 he was appointed Officer of Works and Camouflage for the New Zealand Army. In that position he was responsible for the camouflaging of all army units in New Zealand and, later, personal camouflage for soldiers. He designed pre-fabricated buildings for use in the Pacific, a task he later described as his biggest during the war.

He was appointed Assistant Government Architect in 1952 and held this position until his retirement in 1968. He was acting Government Architect for several months in 1966.

Stewart was admitted as an Associate of the New Zealand Institute of Architects in 1936, and was elected a Fellow in 1958. He was a member of the Clerk of Works Registration Board and a member of the Timber Preservation Authority.²⁹

Note: This professional biography repeats the WCC Heritage Building Inventory 2001 Appendix III

2.0 Physical description

2.1 Architecture

The Hibernian Building is a good example of a transitional building whose Art Deco style lies between Victorian and Modernism.³⁰ The building's reinforced-concrete structural system is modern, but the polychromatic brick-veneer walls, although unusual in a multi-storey building in Wellington, seem more traditional than innovative. The diagonal corner element of the building has been given a pronounced vertical emphasis in the treatment of the brick piers and the plaster facing work. The parapet above continues this theme, as do the tall windows. Plasterwork on the parapet has covered over the original arrow pattern brickwork that is still in evidence on the lower floors. The facade on Bond Street is more neutral in emphasis, and the piers are balanced by recessed brick spandrels between the windows.

In plan, the architect has made maximum use of an awkward, though prominent corner site and the wedge-shaped building appears larger than it really is. The ground and first floors were designed as a shop and show rooms for Nimmo's Pianos and were connected by a central stair. Much original fabric has been removed from the showrooms, although the second-floor office retains some original features such as an ornamental cornice, terracotta tiles on walls, and timber office partitions with leadlight side and top windows.

The building interior was visited in 1997 as part of the WCC Heritage Building Interiors Project. The interior was assessed as being constructed in a mixture of Art Deco with some Classical elements. The basement was then in original condition, being constructed of brick, with evidence of the original tiled floor above.

²⁹ NZ Institute of Architects Journal, Vol.36, no.2. 1969; NZHTP Glossary

³⁰ Cochran, C., quoted in Shaw, P., and Morrison, R., 1991, *New Zealand Architecture*, Hodder and Stoughton, Auckland p.107

The ground floor consisted of a café in the front wing, and a 'conference' room in the back wing. The conference room has been altered, but the original toilet remained with a tiled floor. The entrance hall had also been relined, and new tile put down on the floor. The stairwell that runs from the basement to the fourth floor had original timber newels and handrail with wrought iron balusters. The newel posts had a simplified Art Deco pattern on them. The first floor retained most of its original elements with the exception of additions made for offices in the front wing. On this floor there was the original linoleum and the indication of the stairs that used to connect the ground floor shop with the first floor level. The Second floor had retained most of its interior elements, including the decorative frieze, and Ionic/Corinthian columns in the back wing. Also original were the timber floors, offices, with timber door and leadlight surrounds. The third floor had been significantly altered with recent interior fitouts, the fourth floor, which used to be the old piano workshop was still, intact, this once was a large open workshop which was (in 1997) used as a design studio.

The Interior Heritage Inventory team noted that the building is an unusual shape, with two wings at about 135degrees angle. At the centre of the angle are the services, passenger and service lift, and the stairs. The ground and first floors spaces, which were open plan and connected by a central stair, are currently (2012) a café on the ground floor, and offices on the first. The second floor planning consisted of a series of offices along the Bond street wing, enlarged by knocking out adjoining walls, but retained the front of each office along the corridor. The third floor is presumed to have been similar, while the fourth floor was an open plan workshop.

The building is comprised of part basement with lift machine room and boiler room, ground floor (originally "audition rooms" or piano showrooms), second and third (originally showrooms), fourth and fifth floor offices.

Note: This architectural description is an updated version of the WCC Heritage Inventory 2001 ref Will3

2.2 Materials

All from the original specification³¹

- Reinforced concrete structure
- "Hollow tile" floor slabs, partition walls
- External walls – cavity brick / block wall with 4" "Mastertile" facing bricks, 2" cavity, 8" "hollow tile" (presumably concrete block).
- "Winstone's" tiled roof on timber roof structure
- Steel window sashes
- Cast iron rain water goods
- Ground floor shop-fronts – stall-boards and piers fitted with Balmoral Red Granite.
- Bronze metal shop front window frames continue to be a significant feature of the building (2012).
- Timber framed verandah with galvanised stamped zinc soffit lining
- Fibrous plaster cornices
- Marble lined main entrance foyer
- Ground floor doors – polished "blackwood"
- Original specification includes a hand powered travelling crane installed on 14lb crane rails. This was installed at high level in the fourth floor workshop.

³¹ Original specification WCC Archives ref 00056_81_B7744

2.3 Summary of interior heritage values

Significant fabric and spaces

Basement: none

Ground Floor: Stairwell, Newel posts, handrail and balusters

First Floor: Linoleum, terracotta tile external walls, windows and metal frames, passenger lift door, stairwell and stairs, newels, handrails and balusters

Second Floor : Terracotta tiled walls, offices, doors, leadlight glass interior windows, decorative frieze, lights and light fittings, ionic/Corinthian columns, passenger lift door, timber floor

Third floor: passenger lift door

Fourth Floor: Brick in-fill walls, timber beams and trusses and ceiling lining

2.4 Setting

The former Nimmo's / Hibernian Building is located at the south end of Willis Street, which along with Lambton Quay forms Wellington's "golden mile" of retail and corporate office buildings. The building makes good use of its prominent "L" shaped corner site at the intersection of Bond and Willis Streets.

There is a low rise, modern retail development with little aesthetic value to the north of the Hibernian Building, and a diminutive two storey stripped Classical commercial/retail premises directly to the south. Other nearby buildings on the WCC Heritage Buildings Inventory include the eclectic *Jaycee Building* (1920) with its unusual mix of Classical motifs, and the Chicago-style *Evening Post Building* (1928).

3.0 Sources

C.T. 358/14, Land Information New Zealand

C.T. 405/51, LINZ

F.D. Stewart WCC Archives ref 00056_B1_B7744

Kelly M. 1998, 'Hamilton Chambers Cultural Heritage Assessment', NZHPT, Wellington

NZHTP Glossary

Original specification WCC Archives ref 00056_81_B7744

Permit B7744, .Erect new shops, office premises for Hamilton Nimmo and Sons., WCC Archives

Permits C8946 & C20747, WCC Archives

Shaw, P., and Morrison, R., 1991, *New Zealand Architecture*, Hodder and Stoughton, Auckland

WCC Heritage Inventory 2001 ref Will 3

Newspapers and periodicals

2ZW, WELLINGTON *Evening Post*, 30 October 1930
2ZW CLOSES DOWN *Evening Post*, 4 December 1933
2ZW CLOSING DOWN. *Hutt News*, 29 November 1933
'Culture of Kilts' *NZ Truth*
Evening Post, 16 September 1939
JOIN THE TERRITORIALS *Evening Post*, 14 September 1938
Obit. in *Evening Post* 5/6/1947
NEW STATION 2ZW *Evening Post*, 14 May 1931,
NZ Institute of Architects Journal, Vol.36, no.2. 1969 PERSONAL MATTERS
Evening Post, 4 March 1919
STATION 2ZW *Evening Post*, 4, 22 May 1931,
The *Evening Post* Photo. TELLING THE WORLD.—The Right Hon. G. W. Forbes,
Prime Minister, speaking... [truncated] *Evening Post*, 3 December 1931
THE TWO STATIONS *Evening Post*, 21 May 1931
UNDER NEW CONTROL *Evening Post*, 6 September 1933

Websites

"HAMILTON NIMMO & SONS INVESTMENT LIMITED" Open Corporates website
accessed July 2012 <http://opencorporates.com/companies/nz/1120>
Peter Downes. 'Basham, Maud Ruby - 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/4b11/1>
Radio heritage website accessed July 2012
<http://www.radioheritage.net/Story93.asp>.
Radio New Zealand website accessed July 2012 <http://www.radionz.co.nz/about/>
Radio Heritage Foundation website accessed July 2012
<http://www.radioheritage.net/Story190.asp>

Images

"Willis Street, Wellington. Tourist and Publicity. Ref: 1/1-006168-F. Alexander
Turnbull Library, Wellington, New Zealand.
<http://beta.natlib.govt.nz/records/22676164>
"Evening Post" Photo. NEW BUILDINGS IN WILLIS STREET.—A view of Willis
street from the "Evening Post... [truncated], *Evening Post*, 10 December 1929, Page 9
"Evening Post". Photo. 'STREET WIDENING IN THE CITY.—Looking down Bond
street, to Farish st... [truncated] *Evening Post*, 7 May 1930, Page 9
Te Aro, Wellington, with Willis Street in the foreground. Photographer unknown:
Views of Wellington. Ref: PAColl-6529-1. Alexander Turnbull Library, Wellington,
New Zealand. <http://beta.natlib.govt.nz/records/22890338>
Bragge, James, 1833-1908. Bragge, James, 1833?-1908 : Photograph of a view over
Te Aro from The Terrace. Ref: 1/2-003801-F. Alexander Turnbull Library,
Wellington, New Zealand. <http://beta.natlib.govt.nz/records/22354101>

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 Hibernian Building is a very good representative example of the Art Deco style, the strong vertical emphasis, the polychromatic brickwork and the geometric patterning on the parapet being hallmarks of the style.

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 strong vertical emphasis of the building on a small inner-city wedge shaped site, and its colours and textures, give it high townscape value.

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 can be read as part of group of buildings constructed at a similar time, to a similar scale and with similar (innovative) building materials. These buildings include the former Evening Post Building (1928) and the Dominion Building (1926-28).

Historic Value:

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

The Hibernian Building was once better known to Wellingtonians as Nimmo's, as it was built for Hamilton Nimmo who operated the city's best known music shop from salesrooms on the ground and first floors. The business, which operated from 1930 when the building was completed until 1985, established a reputation for quality and service, and gave an identity to the building that was as distinctive as its architecture. It has historic and social value to the city for these reasons.

The building was designed and constructed by Fletcher Construction and has an historic association with this enduringly successful New Zealand construction company.

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

The building has an historic association with the development of the radio broadcasting network in New Zealand.

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?

Apart from the removal of a turret over the corner, the exterior of the building is in reasonably authentic condition, while the interior retains significant original fabric, and there is technical interest in its structure and cladding.

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?

The building has occupied this key site on Willis Street for over eighty years and, despite some unsympathetic modern alterations, continues to contribute to the sense of place and continuity of the Willis Street commercial / retail precinct.

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?

The building exterior is in reasonably authentic condition, although the original corner "turret" has been removed. There were some early or original interiors when the building was last visited in circa 2000.

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) | Y | |
| Research notes from 2001 Non-Residential heritage Inventory | Y | none |
| Plan change? | | |
| Heritage Area Report | | None |
| Heritage Area Spreadsheet | | none |
| Heritage items folder (electronic) | y | |
| HPT website | y | |
| HPT files | y | |
| Conservation Plan | | none |
| Searched Heritage Library (CAB 2) | | none |

Background research

Newspaper search

Lt Alton J Nimmo, wounded in action 1917

WHILE DOING THEIR DUTY Evening Post, Volume XCIV, Issue 118, 15 November 1917, Page 7

Captain A.J Nimmo was injured at Passchendale, and awarded the Military Cross by the King at Buckingham Palace in March 1919. Lieutenant R.H. Nimmo was "gassed during the last and final advance in France..." but recovered.

PERSONAL MATTERS Evening Post, Volume XCVII, Issue 52, 4 March 1919, Page 8

(Captain) Robert Hamilton Nimmo, son of Hamilton Nimmo born circa 1892 in Scotland
Culture of Kilts NZ Truth , Issue 1164, 22 March 1928, Page 4

Mrs Hamilton Nimmo, social worker

OBITUARY Evening Post, Volume CXII, Issue 45, 21 August 1931, Page 12

1909 ad for piano tuning

Page 1 Advertisements Column 3 Evening Post, Volume LXXVIII, Issue 29, 3 August 1909, Page 1

By 1923 Piano showrooms on Kent Terrace

Page 10 Advertisements Column 4 Evening Post, Volume CVI, Issue 19, 23 July 1923, Page 10

RH Nimmo was a member of the Wellington War Memorial Carillion society

CARILLON NOW CERTAIN Evening Post, Volume CXI, Issue 121, 22 May 1926, Page 8

"Evening Post" Photo. NEW BUILDINGS IN WILLIS STREET.—A.view of Willis street from the
"Evening Post... [truncated]
Evening Post, Volume CVIII, Issue 140, 10 December 1929, Page 9

Nimmo's sold records

Page 17 Advertisements Column 2 Auckland Star, Volume LXI, Issue 215, 11 September 1930,
Page 17

Opening of 2ZW radio station noted that it was equipped with the second most powerful radio
equipment in the country and could be heard from North Cape to Bluff. The new station was
said to be a credit to the country.

STATION 2ZW Evening Post, Volume CXI, Issue 119, 22 May 1931, Page 5

Hammond and R.H. Nimmo were part of Wellington's Scottish social societies

"UNCO' GUID" Evening Post, Volume CXXI, Issue 22, 27 January 1936, Page 17

By 1938 Hamilton Nimmo and Sons sold Gulbransen Radios, Easy Washers and Westinghouse
Refridgerators

JOIN THE TERRITORIALS Evening Post, Volume CXXVI, Issue 65, 14 September 1938, Page 7

Advertising radios on which to hear the latest "war news"

Page 8 Advertisements Column 1 Evening Post, Volume CXXVIII, Issue 67, 16 September 1939,
Page 8

Robert Hamilton Nimmo was president of the Wellington YMCA a the time of an infamous libel
case against the "Truth" Newspaper.

CLAIM FOR £5000 Evening Post, Volume CXXXVIII, Issue 127, 25 November 1944, Page 8