

Braemar
32 The Terrace



Braemar 2005. Image: Russell Murray reference RM IX-2005

Statement of heritage significance

- The building is notable for the articulation of its two main facades, particularly the bow fronted oriel windows, and the prominent projecting cornice. It has high aesthetic value as an interesting piece of architecture, with an unusual form, and is the work of a well-known and long-running firm of Wellington architects. It has a high level of authenticity, with the building being in substantially original condition, despite a change of use from residential to commercial.
- This low-rise rendered concrete building is a local landmark, and provides a well articulated contrast to the modern high-rise curtain wall office buildings that predominate the setting of the north end of The Terrace.
- The building is set within a group of significant heritage buildings on The Terrace that include St Andrew's(1922), the NZMA Building (1939), 22 The Terrace (1866) and Kelvin House (1927-8) and makes a positive contribution to the setting of its neighbour the Category I listed St Andrew's Church.
- This early apartment block has historic significance and is a representative example of the start of the trend towards high-density inner city living in New Zealand. It has housed some noteworthy individuals over the years.

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|-------------------------|---|
| District Plan: | Map 17 item 468 (PC 58) <i>Braemar Building 1924 - front façade (eastern elevation) and 9 metres of the side façade (northern elevation), as measured from the front façade (eastern elevation). See Appendix 23 of Chapter 21 for specific provisions applying to this building and site.</i> |
| Legal Description: | PT LOT 1 DP 6645 |
| Heritage Area: | None 2012 |
| HPT Listed: | Category II register number 1341 (27 June 2008) |
| Archaeological Site: | Wellington CBD |
| Other Names: | Braemar Flats Braemar Building Brandons (Solicitors) |
| Key physical dates: | 1924 construction |
| Architect / Builder: | Architect: Crichton, McKay & Haughton Contractor: Jones & Cameron (also building owner) |
| Former uses: | Residential buildings and associated places - Complex of flats Health Services - Doctor's Surgery Retail and Commercial - Office building/Offices |
| Current uses: | Retail and Commercial - Office building/Offices |
| Earthquake Prone Status | SR 160633 Resolved 17/02/2010. Building considered unlikely to be earthquake prone under the WCC Earthquake prone building policy. |

Extent:



Not to scale

1.0 Outline History

1.1 History¹

Braemar is an apartment block of modest stature, which stands out amongst the largely anonymous towers of the Terrace. It is a striking and relatively early example of high-density inner city living in Wellington. Such housing began to appear in New Zealand in some numbers from the early 1920s, and Braemar, built in 1924, is a particularly fine example. Blocks of a similar provenance in Wellington include Inverleith on Oriental Parade and Chevening on Salamanca Road.²

Designed by noted architectural firm Crichton, McKay & Haughton, Braemar was constructed, probably as an investment property, for Henry Jones and John Cameron.³ Jones and Cameron purchased part of Town Acres 471 and 472 from the Presbyterian Church Property Trustees in April 1924⁴, clearly with development in mind. At this point Wellington was generally a low-rise city, and once constructed Braemar would certainly have stood out.

Jones and Cameron transferred the building to Braemar Flats Limited in 1925, and though it has been sold many times over the years, it has never been unit titled.⁵

Braemar was primarily a residential building. Each of the five floors contained 3 flats, 2 x 2 bedroom and 1 x 1 bedroom. A penthouse was added in approximately 1927, which contained one flat and the caretaker's quarters.⁶ However, it did accommodate other uses. Medical practitioners primarily used the ground floor flats in a professional capacity until the 1960s.⁷ The remaining floors were devoted to residential use. Occupants tended to be middle-class professionals, some in prominent positions.

¹ History is an updated version of the WCC 2008 Report by Russell Murray & K Pollock for DPC

² J. Gatley, 'Going Up Rather than Out: State Rental Flats in New Zealand 1935-1949', in B. Brookes (ed), *At Home in New Zealand: History, Houses, People* (Bridget Williams Books, Wellington, 2002), pp.142-143.

³ Building Permit 00055:24:A2350, 1924. Wellington City Archives (WCA).

⁴ CT WN257/111.

⁵ CT WN311/39.

⁶ 00056:35:B3454, 1927. WCA. The permit is actually for the caretaker's quarters, however the penthouse does not feature on the 1924 plan and so may have been added at this time.

⁷ *Stones Street Directory* 1926-1945 and *Wises Street Directory* 1950-1959.

During the 1920s Arthur Green, Chief Auditor at the Bank of New Zealand occupied a flat on the second floor, and Valuer-General Thomas Brook was on the third floor from 1926-1934, which is when he retired from the public service.⁸ Member of Parliament William Downie Stewart⁹ occupied a flat from 1929-1930, while Mrs. Herbert Kirkaldie of the prominent department store family occupied the penthouse in 1935. Other tenants at this time include company managers, civil servants, accountants, master mariners and solicitors.¹⁰ This variety of tenants persisted until the 1960s, and from 1940 the Stones and Wises street directories began to record more women as the primary tenants.

From the 1960s the bias towards residential tenants changed, and more commercial/professional tenants used the flats as office space. Between 1967 and 1968, commercial tenants exclusively occupied the ground, first and second floors: the New Zealand Institute of Valuers, Rayward & Gilkison (surveyors) and the New Zealand National Airways Corporation.¹¹ The third floor was a combination of residential and commercial (which included architect William Lavelle), while the fourth and fifth floors were still entirely residential. By 1973-1974 few such tenants were left. A group of lawyers purchased the building in 1975, which truly signalled the end of its residential days.¹² Legal Firm Brandons occupied it for a number of years. It is now owned by Braemar Holdings Limited and houses a variety of commercial tenants.

Given the change in function the original fabric of the building is remarkably intact, both inside and out. The entrance on the northern elevation retains the hexagonal mosaic-tiled floor, timber doors and windows with the original stained glass features, and the original lift and cage. The layout of some of the original flats is intact, though the rooms themselves have been modified for office purposes.

Braemar is in close proximity to other historic buildings on the Terrace, including Kelvin Chambers, the New Zealand Medical Association building. It forms a backdrop to its neighbour, the significant NZHPT Category I listed St. Andrew's Presbyterian Church.

⁸ *New Zealand Surveyor*, 1948, p.612.

⁹ William Downie Stewart Biography see - 'Stewart, William Downie - 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/3s35/1>

¹⁰ *Stones Street Directory*, 1926, 1928, 1932, 1935.

¹¹ *Wises Street Directory* 1967-1968.

¹² CT WN311/39.



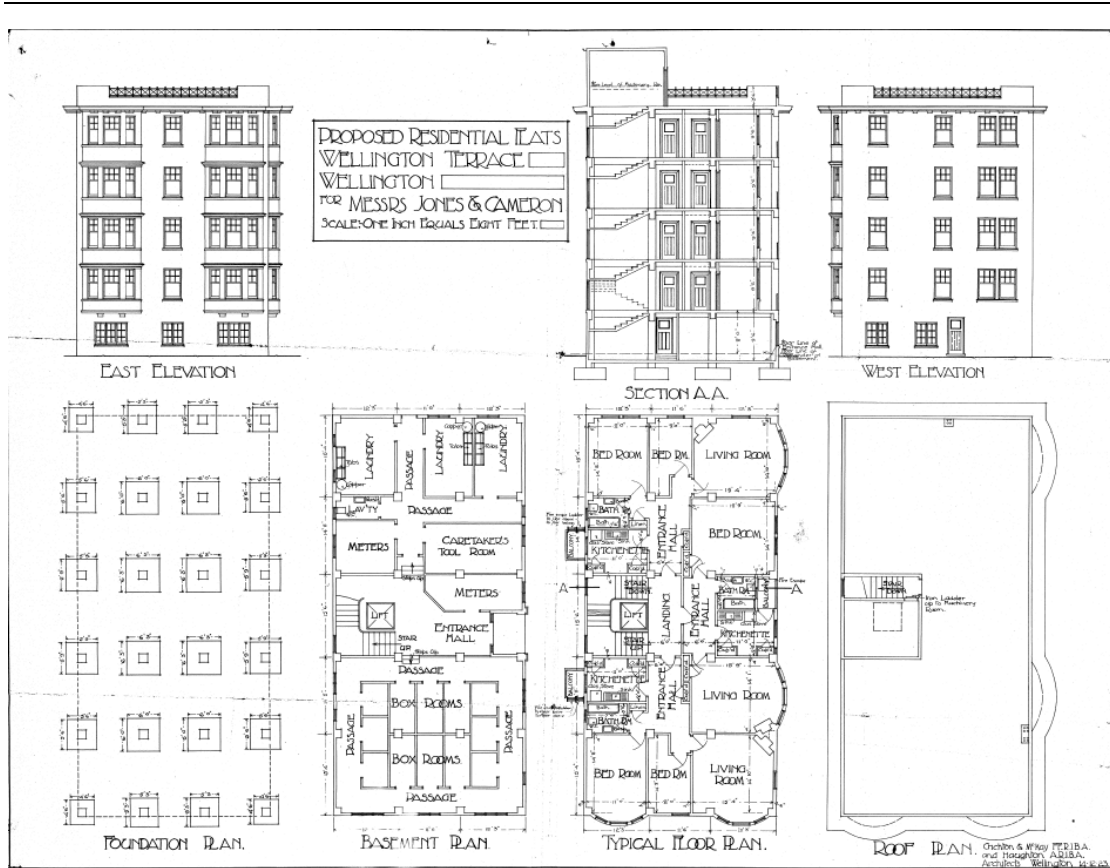
“One of Wellington’s first blocks of flats was Braemar, on The Terrace. This view of inner Wellington shows it being built (upper left, next to St Andrew’s church), around 1924. The curving street below is Lambton Quay.”¹³ Image: Alexander Turnbull Library Reference: 1/2-050810; F



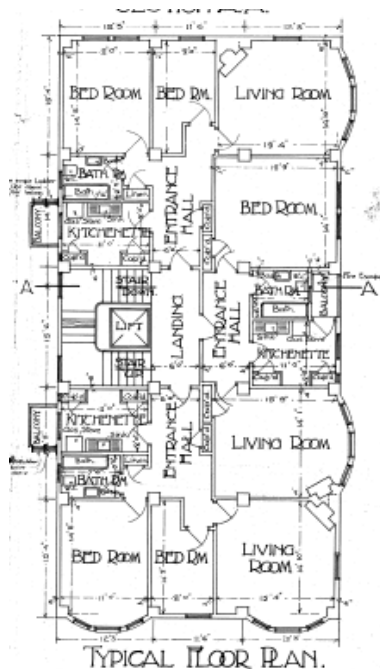
By courtesy Sir Douglas McLean] [Photo by E. T. Robson
Fig. 174.—Northern portion of Wellington Terrace, 1928.
Parliament Buildings in the foreground, to the left. The Congregational Church to the right. Bolton Street is behind Kelvin Chambers (medical). Dr. Henry’s house, St. Andrew’s Church and Braemar Flats to the right. Mayfair Flats (in front of the Home for returned soldiers) are in course of construction.

Image: Louis E. Ward, *Early Wellington*, Whitcombe and Tombs Limited, 1928, Auckland. Available from NZETC <http://www.nzetc.org/tm/scholarly/WarEarl-fig-WarEarl317b.html>.

¹³ Philip Morrison and Ben Schrader. 'Inner-city living', Te Ara - the Encyclopedia of New Zealand, updated 6-Apr-10 URL: <http://www.TeAra.govt.nz/en/inner-city-living/2/1>



Plans, section and elevations (dated 1923, Crighton, McKay and Haughton Architects). Image: WCC Archives



This enlarged detail shows a typical floor plan. There were originally three apartments per floor, two x two bedroom apartments and a one x one bedroom apartment per floor. All the apartments were accessed from a central stair and lift. There was a ground floor service area which provided residents with storage space, laundry facilities, meter rooms and a caretakers office / workspace. The existing was a later addition, perhaps added in 1927 as a caretaker's flat (WCC reference 00056:35: B3454)

1.2 TIMELINE

| | |
|---------------------------|--|
| 1878 | St Andrew's Presbyterian Church was built on Wellington Terrace |
| 1922 | Fire destroyed St Andrew's Church and several adjacent buildings ¹⁴ |
| 1923 | Crichton, McKay and Haughton Architects prepared drawings for the construction of Residential Flats at 32 The Terrace for Messrs Jones & Cameron |
| 05 Jan 1924 | Building consent / permit |
| 29 April 1924 | Henry Jones and John Cameron purchased part of Town Acres 471 and 472 from the Presbyterian Church Property Trustees ¹⁵ |
| 1925 | Property transferred to Braemar Flats Limited |
| 22 Jun 1927 | Building consent/ permit for the construction of a caretaker's flat (presumably the penthouse apartment) |
| 1925 – 1960s | Apartments were available to let |
| Unknown date until 1960s | Various medical practitioners operated from the ground floor flats |
| 1967 – 1974 | Commercial tenants moved into ground, first, second and third floors, some residential tenants occupied the fourth and fifth floors |
| 1975 | Legal firm Brandons occupied the building. Residential use of the building ceased. 1975 conversion from 3 x residential apartments per floor to two office suites per floor. External decorations from 'grey concrete' to current colour scheme. The colour scheme was devised by Martin Hill, a local conservation architect. |
| Unknown date (circa 1975) | The building was painted in the current colour scheme |

Heritage Listing history from 1985 to 2012 (from WCC Plan Change 58 electronic files unless noted otherwise)

| | |
|--------------|---|
| 1982 | The building was first identified as having heritage value by NZHPT. |
| 1994 | Proposed District Plan Change – Braemar was proposed for heritage listing but the owners objected. |
| October 1995 | The building deleted from schedule as a result of the District Plan Change hearing. |
| 2001 | The building was identified in the WCC Non-Residential Inventory Review ¹⁶ |
| June 2005 | WCC Built Heritage Policy was based on the 2003 Amendment to the RMA. |
| 2005 | WCC commissioned heritage architect Russell Murray and researcher Kerry Pollock to assess heritage value of the building. |

¹⁴ Wellington City Council Heritage Buildings Inventory 2001 (Terr 3)

¹⁵ CT WN311/39

¹⁶ WCC Strategy and Policy Committee agenda, 9 August 2007, page 26

| | |
|---------------|--|
| Oct- Dec 2006 | Proposed for listing at the Strategy and Policy Committee (SPC) 7 December 2006 deferred. |
| 2007 | Listing approved at SPC 9 August 2007 & notified 11 August 2007. |
| 2008 | Hearings on the 4, 9 April and 5 May – decision 10 July 2008 Building included the WCC Heritage Building Inventory (District Plan Change 58). Appeal by building owners to the Environment Court |
| 2010 | SR160633 for property ID: 1023894 Building considered unlikely to be earthquake prone under the WCC Earthquake prone building policy |

1.3 Occupation History

1924 – Residential rental units.

Notable tenants include: -

- 1920s Arthur Green, Chief Auditor at the Bank of New Zealand
- 1926-1934 Valuer -General Thomas Brook
- 1929-1930 Member of Parliament William Downie Stewart¹⁷
- 1935 Mrs. Herbert Kirkaldie
- Until 1943 Mr H.E Taine

Unknown until 1960s – Medical practices occupy ground floor apartments (including in 1943 DR. R. Welton-Hogg)

1975 – Brandons (solicitors)

2008 – Brandons occupy 60% of the building, there are 15 other tenancies. With three self-contained business suites, the others are serviced offices. Small coffee shop on The Terrace street frontage. ¹⁸

1.4 Architect

Crichton, McKay & Haughton

William Crichton (1862 – 1928) was born in Cornwall and was trained as an architect in the office of James Hicks of Redruth. He arrived in New Zealand in 1879 and joined the Colonial Architects Office where he “designed several of the largest public buildings in the Colony.”¹⁹ Crichton established a private practice in 1891 when he was “retrenched” due to a reduction in size of the public service. He went into partnership with James Hector McKay in 1901 to form Crichton and McKay.

¹⁷ William Downie Stewart Biography see - 'Stewart, William Downie - 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/3s35/1>

¹⁸ District Plan Change 48 – Statement of Evidence D.E. Forsyth

¹⁹ The Cyclopedia of New Zealand [Wellington Provincial District] 1897

James Hector McKay (d. 1944) was probably originally from Scotland and arrived in New Zealand from Australia in 1890.²⁰ He established an architectural partnership with Robert Roy MacGregor which lasted from 1898-1901, before he formed Crichton and McKay with William Crichton. McKay returned to Britain on his retirement in 1926.²¹

Vivian Haughton (1891 – 1956) joined the practice of Crichton and McKay in 1909 as a pupil, served at Gallipoli in WWI and received a “severe head wound” at the Somme.²² He became a partner in 1926 and sole principal in 1928, as by then Crichton had died and McKay had retired. In 1935 Haughton went into partnership with William McKeon (1896-1973) and in 1952 Haughton established Haughton and Sons²³ with his son R.B (Bob) Haughton, who later became president of the NZIA, as did William McKeon in 1945-1946.

After Vivian Haughton’s death in 1956 the firm became Haughton and Mair. Lindsay Mair was the son of Government Architect John Mair, and in the 1980s the practice became Bullement Fortune Architects (BFA).

Crichton, McKay and Haughton were a prominent Wellington architectural practice and designed a number of fine buildings including the Missions to Seamen Building (1903-4), the Alexandra Road Fever Hospital (1918-1920), Braemar (1924), the Huddart Parker Building (1924), and the Dominion Building (1926-28).²⁴

²⁰ Dictionary of New Zealand Biography (DNZB) database entries for individuals are available from www.teara.govt.nz

²¹ Dictionary of New Zealand Biography (DNZB) database entries for individuals are available from www.teara.govt.nz; Bullement Fortune website accessed July 2012
http://www.bullementfortune.co.nz/BFA_history.html

²² Bullement Fortune website accessed July 2012
http://www.bullementfortune.co.nz/BFA_history.html

²³ NZHPT Professional Biographies accessed May 2012
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=47>

1.5 Building Contractor/owner

“Jones & Cameron

Very little is known about Henry Jones and John Cameron. Wellington City Archives records indicate that Jones and Cameron were working in Wellington from about 1910 until 1936. According to the company records for Braemar Flats Limited (1925), which they owned along with two other shareholders, Jones and Cameron had registered offices in Courtney Place, Wellington. A number of their buildings survive today including one of the most notable, Elliot House (43 Kent Terrace, 1913, Category I historic place, no.1377). Other buildings built by Jones and Cameron are Newport Chambers (48-50 Courtenay Place, 1930), Colmar Brunton Building (182 Wakefield Street, 1927), the Braemar Flats (32 the Terrace, 1925), as well as a number of private residences.”²⁵

2.0 Physical description

2.1 Architecture²⁶

Braemar is a distinctive building located at the southern side of St Andrew’s at the northern end of The Terrace; it stands out as much for its form, type and situation as its present paint colour, a rich burnt sienna. It is a large purpose-built five-storey plus penthouse concrete apartment block, originally housing a total of 16 apartments, and now is in commercial office use by a variety of tenants.

Its style is not readily described, falling somewhere between 20s Modern and Spanish Mission, with Arts and Crafts influences, but should be considered in the context of Scottish Edwardian or Victorian ‘tenement’ or apartment buildings.²⁷

The building has two principal façades that are architecturally enlivened, the east to The Terrace, and the north, overlooking a car-park. The two secondary façades are completely utilitarian, although the southern elevation features two columns of small balconies servicing prominent fire escape stairs.

²⁴ NZHPT Professional Biographies accessed May 2012
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=47>

²⁵ NZHPT Professional Biographies accessed May 2012

²⁶ Building Description is from the WCC 2008 Report by Russell Murray

²⁷ The argument for an interpretation of the style of this building as Scottish is further reinforced by the following: -

- The ethnic background of the architect - McKay identified himself as Scots and proposed two fellow Scots for membership of the RIBA.
- The building name - Braemar is a village in Aberdeenshire, Scotland.
- The location - Braemar is located in a precinct of buildings that include the Presbyterian Church ‘St Andrew’s’ which was originally known as ‘Scotch Church’

The main external architectural features of Braemar consist of four large bow-fronted oriel windows and the prominent projecting cornice at the top of the fourth floor. The oriel windows, which each consist of a double sash in the centre of the bow flanked by a single sash on either side, rise from the first floor to the cornice line; two of these oriels occupy the corners of the front façade and two more are disposed asymmetrically to the north elevation. At the north elevation there is a recessed balcony at each floor level between the two oriels on this façade.

The exterior windows are predominantly steel, in single or double sashes, each divided into a 4-light top sash and a single-light casement, although there are now some instances of inappropriate aluminium replacements to be seen on the building. The windows are styled to read more as timber windows than 1920s high-tech, an interesting example of modern technology following old patterns, and some indication of the ideological remove of New Zealand architects from the Modernist trend-setters coming to attention in Europe at that time. The cornice cantilevers out some distance, ostensibly supported on mutules, and traces the building wall line around the oriels for the entire perimeter of the building, giving it a very distinctive silhouette in an area where few buildings are not simple extrusions of the site boundaries. Above the cornice, the penthouse flat is rather more complex in form than the main building (although similarly detailed) and is recessed from the main building line to allow for a rooftop terrace. The cornice line is only interrupted on the south side for a fire escape stair leading down from the penthouse to street level. The main entrance to the building is on the north side beneath a projecting white horizontal canopy and features the original timber door and window joinery, bevelled and leaded glass and “Braemar” set in to the hexagonal mosaic tiling at the first step. The original marble thresh-hold and hexagonal mosaic tiled floors are still in place beyond the porch.

The plan was originally divided at each level into three apartments, each with its own kitchen and bathroom. At the west, the apartment had a living room with a bay window in the north-west oriel, two bedrooms on the west side and service rooms running around to the stair and lift-well at the south. The northern apartment had a living room, again with a bay window in the oriel, services with a small balcony in the middle, and the single bedroom to the west side. The remaining apartment used the two oriels to accommodate a living room and a bedroom with bay windows and had a smaller bedroom between and services on the south side to the lift and stair core.

Much of this original plan still survives today as the conversion to commercial offices was undertaken lightly (and probably fairly cheaply) leaving many of the original internal walls in place and along with them much of the original building fabric, including dark-stained timber joinery and trims, hexagonal mosaic tile floors in the public areas, most of the original windows, the original lift and lift cage, and the like.

Some of the conversion work has not been too kind – the stairwell has had an unfortunate asbestos sprayed ceiling application, presumably in the 1960s for fire or acoustic purposes and most of the original ceilings are no longer in evidence. The original kitchens and bathrooms are mostly converted to office uses.

The interior inspection was limited to the public areas and parts of one floor; the penthouse and the other floors were not seen.



Typical Victorian / Edwardian Glasgow tenement. Image: Rampant Scotland Newsletter²⁸



Braemar photographed in 2005, with the (assumed) 1975 colour scheme by Martin Hill, conservation architect. Image: Russell Murray reference RM IX-2005

²⁸ The Rampant Scotland Newsletter, accessed 18 May 2012
<http://www.rampantscotland.com/colour/supplement081129.htm>

There are also similarities with New York multi-unit apartment blocks of the same era.



A terrace of two family residential buildings located in Morris Avenue, Mount Hope, Bronx, New York. Image:

[http://wiki.worldflicks.org/morris_heights_\(bronx,_ny\).html](http://wiki.worldflicks.org/morris_heights_(bronx,_ny).html)

2.2 Materials

WCC Archives 1924 Specification

- Reinforced Concrete: footings, columns, beams, girders, floors, stairs
- 'Breeze' concrete block internal partition walls
- Timber: Heart totara – wall plates, wall battens, window and outer door frames. All other timber to be heart rimu. All joinery to be heart Oregon.
- Flat roof: mastic roofing material
- Electric lights & gas service
- Stucco – External wall finishes. Sand cement render
- Plaster – internal wall finishes. Sand cement render finished with hydrated lime plaster

2.3 Setting²⁹

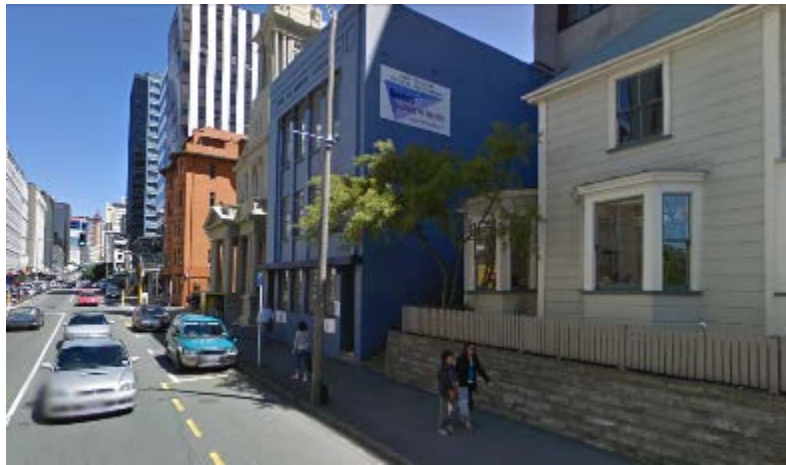
Braemar is set next door to St Andrew's at the northern end of The Terrace; in an area largely dominated by contemporary high-rise buildings, it is distinctive for its low-rise scale, a quality shared with the church next door and the 1938 New Zealand Medical Association building that creates a highly visible break in the otherwise quite uniform and high street wall of the area. It is further distinguished by its articulation, a quality shared with the church, and its rich paint colour, all of which set it aside from its other, "graph-paper"-designed, neighbours.

²⁹ Setting description is from the WCC 2008 Report by Russell Murray

The building makes an important contribution to its setting and enhances and enriches the streetscape at this end of the Terrace. Excepting St Andrews and the NZMA building, the nearby setting contributes little to the building itself.



View along the Terrace looking towards the south. Foreground is Kelvin House (1927-28) (WCC Heritage Listing 17/453, PC53). Image: Google Maps - ©2012 Google



View along The Terrace looking south showing Braemar (NZHPT Category II); St Andrew's Church (1922) (NZHPT Category 1, WCC Heritage Listing 17/288/1); 26 The Terrace, New Zealand Medical Association Building (1939) (WCC Heritage Listing 17/289); and 22 The Terrace, Former Christian Science Sunday School (1866) (NZHPT Category 1, WCC Heritage listing 17/287). Image: Google Maps - ©2012 Google



View along The Terrace looking north towards Braemar. Image: Google Maps - ©2012 Google

3.0 Criteria for assessing cultural heritage significance

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 building is part of an international trend to provide high density inner-city housing
- The building is notable for the articulation of its two main facades, particularly the bow fronted oriel windows, and the prominent projecting cornice.
- There are some fine original internal/external decorative features including the leadlight windows, marble threshold and tiled mosaic floor at the building entrance; timber joinery and trims, mosaic tiled floors in the stairwell (requires confirmation); and the original lift and lift-cage.

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?*

- This low-rise rendered concrete building is a local landmark
- The building provides a well articulated contrast to the modern high-rise curtain wall office buildings that predominate the setting of the north end of The Terrace.
- The distinctive (1975) colour scheme of the building also contributes to the building's prominence as a local landmark.

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 is set within a group of significant heritage buildings on The Terrace that include St Andrews(1922), the NZMA Building (1939), 22 The Terrace (1866) and Kelvin House (1927-8). Two of the buildings (St Andrews and 22 The Terrace) are listed as NZHPT Category I, Braemar is listed NZHPT Category II. All of the buildings (with the exception of Braemar which is currently under appeal) are listed on the WCC District Plan as heritage buildings.
- The building makes a strong positive contribution to the setting of its neighbour, the Category I listed St Andrews Church.

Historic Value:

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

- The building was designed by Crichton, McKay & Haughton. A well known and long established Wellington architectural practice
- The building has housed a number of noteworthy individuals over the years

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

- The building is a representative example of the start of a trend towards high-density inner city living in New Zealand.

Scientific Value:

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

- Pre 1900 occupation of site by earlier St Andrew's Church & adjoining buildings (destroyed by fire in 1922)

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?*

- The building is part of a surviving group of heritage buildings that provide a sense of history and continuity within a streetscape of predominantly modern office buildings.

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 an unusual in Wellington for the articulation of the facade.

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

- The building is a good representative example of an early high density residential building

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 is substantially unaltered and retains most of the original historic building fabric. This is despite the conversion of the building from residential to commercial use.

Local/Regional/National/International

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

4.0 References

- Wellington City Council Heritage Buildings Inventory 2001
- Certificate of title - CT WN311/39
- Philip Morrison and Ben Schrader. 'Inner-city living', Te Ara - the Encyclopedia of New Zealand, updated 6-Apr-10 URL: <http://www.TeAra.govt.nz/en/inner-city-living/2/1>
- 2008 REPORT BY RUSSELL MURRAY (electronic file held by WCC)
- Paperspast – Newspapers from 1922 - 1945
- Louis E. Ward, *Early Wellington*, Whitcombe and Tombs Limited, 1928, Auckland
- WCC Strategy and Policy Committee agenda, 9 August 2007, page 26
- William Downie Stewart Biography see - 'Stewart, William Downie - 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/3s35/1>
- NZHPT Professional Biographies accessed May 2012 <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=47>
- The Cyclopedia of New Zealand [Wellington Provincial District] 1897 <http://www.nzetc.org/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d33.html>
- Dictionary of New Zealand Biography (DNZB) database www.teara.govt.nz
- Dictionary of Scottish Architects http://www.scottisharchitects.org.uk/architect_full.php?id=205246¹ NZHPT Professional Biographies accessed May 2012

5.0 Appendix

NZHPT Online Register (Registration confirmed (BD2008/02/18) on 27 June 2008)

The Braemar Flats located on the northern end of The Terrace were completed by 1924/1925, at the beginning of a building boom that helped transform Wellington into a modern city. From the mid nineteenth to the early twentieth centuries The Terrace was the home of some of Wellington's wealthier citizens. As land values increased and building technology changed to allow for taller and sturdier buildings to be built, The Terrace gradually transformed into an area accommodating commerce as well as flats and apartments. The Braemar Flats was one of the first such apartment buildings to be built on the Terrace. This was part of a bigger building boom during the 1920s and 1930s that saw New Zealand's capital city transform into a modern metropolis of tall office buildings and apartment dwellings.

In 1923 the well-established architectural firm of Crichton McKay and Haughton designed the Braemar Flats (or the Braemar Building as it later became known) for builders Henry Jones and John Cameron. The plans show a five-storey building with a basement containing a box room and services, and four storeys of residential space. Each storey above the ground floor (named basement in the original plans) was to be identical in layout, containing three flats. It was built of reinforced concrete rendered with cement stucco. Sometime during the construction (or soon after) the ground floor was altered to provide accommodation for a doctor's consulting rooms. It is likely that the construction of the Braemar Flats began in 1924 and was completed sometime in 1924-1925. Further changes occurred when Jones and Cameron constructed caretaker's rooms and an apartment or penthouse on the roof in 1927. Jones and Cameron remained part owners of the building, joining William Tripe and Eva Jones to form Braemar Flats Limited in 1925. Although the shareholders changed over time, the company essentially remained a family business owning and managing the Braemar Flats for the next forty years.

A remarkable variety of people lived in the Braemar Flats and most were probably well to do. Among their number were senior civil servants, company managers and directors, accountants and nurses, as well as a number of widows. Part or all of the ground floor remained a doctor's surgery until the beginning of the 1970s. Many of the doctors who used these rooms were prominent specialists. Historically the northern end of the Terrace has been associated with doctors' practices. The Braemar Flats along with other nearby buildings such as Dr Boor's House and Kelvin House, tell a significant part of the story of the development of private practice in New Zealand medical history.

In 1964-65 Braemar Flats Limited was wound up and the building sold. From this date the building gradually transformed into largely office accommodation, reflecting the change in use of the northern end of The Terrace for offices. In 1975 Brandons, one of Wellington's oldest law firms acquired the Braemar Flats. Although the law firm has made some changes, the original building remains substantially intact. The exterior of the building is almost entirely as it would have appeared on completion of the 1927 roof-top addition and on the interior many of the original fixtures and fittings including tile floors, cage elevator, doorframes and fireplaces remain.

Today the Braemar Flats' contribution to the streetscape of The Terrace is highly significant; both as regards to its size, scale and aesthetic appeal, and the glimpse it and other nearby structures pre-dating 1940 provide of a different pattern of historic usage. It has architectural significance due to its large degree of integrity and use of concrete construction for both external and internal walls. Many of the building's internal fixtures and fittings have survived the passage of time and change of use from

residential to commercial. Historically the Braemar Flats was constructed in 1924-1925 at the beginning of a building boom that helped transform Wellington into a modern city. There is also historic value or significance in the use of the lower floor as a doctors' consultancy. A number of notable people have lived in the Braemar Flats and it is also associated with Brandons, one of Wellington's oldest law firms.

Typical Advertisements etc. from Paperspast 1925 - 1945

- 1 September 1925 - Mrs Kellow of Fielding is visiting her mother Mrs Rist of Braemar flats, Wellington³⁰
- 13 February 1926 - REFINED, Capable Maid required daily for small modern flat, 2 minutes from: Lambton-ty.; all duties, except laundry; a Apply 10, Braemar Flats, Wellington-ter.³¹
- 17 July 1926 - SUPERIOR Maid wanted, take charge small modern flat; must be able to cook and wait at table; no laundry; sleep out; references required. Apply 10, Braemar Flats, Wellington terrace.³²
- 20 February 1929 - BRAEMAR, Wellington terrace-Super- Flat, one bedroom, every modern convenience, furnished, £4 10s. Apply Braemar³³
- WEDDINGS: The wedding took place recently at St. Michael and All Angels' Church, Kelburn, of Florence, daughter of Mr. and Mrs. J. H. Harris, Papanui, Christchurch, and Horace Fildes, Kelburn, the ceremony being performed by the Rev. D. C. Bates. Mr. H. E. Taine escorted the bride, and Mr. Reginald Fildes attended his brother as best man. A reception was held afterwards at the residence of Mr. and Mrs. H. E. Taine, "Braemar," Wellington Terrace.³⁴
- 4 March 1931 Evening Post Advertisement.³⁵

TO LET,
IN Wellington's best residential quarter.
 SUPERIOR FLAT.
 Apply Caretaker,
 BRAEMAR FLATS,
 32, The Terrace.

- 4 December 1940. RESULT OF BALLOT. The Wellington Quota. LIST OF 1795 NAMES. Bannerman, W. H., 10 .-Braemar Flats.³⁶
- 15 December 1941. DIED OF WOUNDS. BANNERMAN, William Hugh, Bdr. Mrs. L. V. Bannerman, 10 Braemar Flats, The Terrace, Wellington (m.).³⁷
- 10 August 1942. N.Z.E.F. CASUALTIES. MISSING, BELIEVED PRISONER OF WAR. MORGAN, Ruri T., Pte. Mrs. J. R. Morgan, Flat A, Braemar, 32 The Terrace, Wellington³⁸
- 10 June 1943. FUNERAL NOTICE. TAIN.—The. Friends of the late Henry Edgar Taine. of Braemar Flats, The' Terrace, are invited to attend his Funeral, which will leave the Cathedral' Church of St. Paul, Mulgrave St. on Friday. June 11. 1943. at the conclusion of

³⁰ Evening Post, Volume CX, Issue 54, 1 September 1925, Page 13

³¹ Evening Post, Volume CXI, Issue 38, 13 February 1926, Page 1

³² Evening Post, Volume CXII, Issue 15, 17 July 1926, Page 1

³³ Evening Post, Volume CVII, Issue 41, 20 February 1929, Page 3

³⁴ WEDDINGS. Evening Post, Volume CXII, Issue 68, 17 September 1931, Page 17

³⁵ Page 3 Advertisements Column 2. Evening Post, Volume CXI, Issue 53, 4 March 1931, Page 3

³⁶ RESULT OF BALLOT. Evening Post, Volume CXXX, Issue 135, 4 December 1940, Page 11

³⁷ SECOND LIST. Evening Post, Volume CXXXII, Issue 144, 15 December 1941, Page 7

³⁸ N.Z.E.F. CASUALTIES. Evening Post, Volume CXXXIV, Issue 35, 10 August 1942, Page 3

the Service, which commences at 2 p.m., for the Crematorium, Karorl. E. Morris, Jun., Ltd. ³⁹

- 2 October 1943. PUBLIC NOTICES. A CARD. DR. R. WELTON-HOGG has moved his Wellington Consulting Booms from 91 The Terrace to BRAEMAR FLATS, 32 THE TERRACE. Tel. 44-636. By Appointment Only. ⁴⁰
- 24 May 1945. N.Z. PRISONERS OF WAR NOW SAFE. RICE, John H. W., Pte. Mrs. J. Rice, 1 Braemar Flats, The Terrace, Wellington ⁴¹

William Downie Stewart (1878 – 1949) biography from Te Ara ⁴²



William Downie Stewart and his sister Mary Downie Stewart (circa 1941). William Downie Stewart did not marry but was supported and cared for by his sister Mary throughout his political career. Image: Alexander Turnbull Library. Reference: C-025585-1/2

- Born in Dunedin to 'lawyer and MHR William Downie Stewart and his wife, Rachel Hepburn, daughter of George Hepburn, an early merchant, politician and elder of Knox Church.'
- 1888 to 1894 educated at Otago Boys' High School
- Attended Otago University
- Became a partner in his father's law firm on graduating LLB in 1900
- 1905 stood for Dunedin South in the general election but was defeated
- 1907 Dunedin city councillor
- 1913 Mayor of Dunedin
- 1914 stood for Dunedin West for Reform in 1914 election and was successful
- 1915 Enlisted for WW1, commissioned as a 2nd Lieutenant served in Egypt and later in France, invalided with rheumatoid arthritis returned to NZ in 1916
- 1917 returned to the House of Representatives

³⁹ FUNERAL NOTICE. Evening Post, Volume CXXXV, Issue 136, 10 June 1943, Page 1

⁴⁰ Page 4 Advertisements Column 2. Evening Post, Volume CXXXVI, Issue 81, 2 October 1943, P4

⁴¹ N.Z. PRISONERS OF WAR NOW SAFE. Evening Post, Volume CXXXIX, Issue 121, 24 May 1945, Page 4

⁴² 'Stewart, William Downie - 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/3s35/1>

- 1921 cabinet member with portfolio of internal affairs and customs
- 1923 portfolio of industries and commerce
- 1925 onwards was confined to a wheelchair due to ill health
- 1926 brief period as acting prime minister
- 1933 resigned from cabinet due to political disagreement on the 'the measures his colleagues considered necessary to alleviate the depression.'
- 1934 recommenced his writing career
- 1935 defeated at the 1935 election
- Until 1938 – represented NZ at international trade conferences
- 1947 his health deteriorated
- 1949 died at home in Dunedin and is buried from the Knox Church where he had been an elder.

Checklist – desktop research

| Source | Y/N | Comments |
|--|-----|----------------------------|
| 1995 Heritage Inventory | | none |
| 2001 Non-Residential heritage Inventory | | none |
| WCC Records – building file | | May 2012 |
| WCC Records – grant files (earthquake strengthening, enhancement of heritage values) | | |
| Research notes from 2001 Non-Residential heritage Inventory | | none |
| Plan change? | | DPC58 files |
| Heritage Area Report | | none |
| Heritage Area Spreadsheet | | none |
| Heritage items folder (electronic) | | May 2012 |
| HPT website | | May 2012 |
| HPT files | | none |
| Conservation Plan | | Russell Murray report 2008 |
| Searched Heritage Library (CAB 2) | | |