

# Turnbull House

*25-27 Bowen Street, Wellington*



## CONSERVATION PLAN

*for*

Department of Conservation



# Turnbull House

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## CONSERVATION PLAN

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*For*

Department of Conservation  
Wellington

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## Document History

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17-8-2017	Finalised version.  To Department of Conservation and Heritage New Zealand	Various minor changes as documented in email exchanges.
17-10-17	Updated version  To Department of Conservation and Heritage New Zealand	Minor corrigenda, p24 and p34.

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*Front cover image: A three-quarter view from Bowen Street, likely from the early 1920s, showing some of the original landscaping. The building just showing at the left side of the image housed the New Zealand Engineers, Firemen and Cleaner's Association prior to its demolition in 1929 for the rounding of the Bowen Street corner. The leftover land was subsequently given by WCC to the government to add to the grounds of Turnbull House. Bowen Hospital is on the right (image from 'Elibank Property History', MS-0715, ATL)*

*Back cover image: The fireplace in the Reception Room, 2017, with Valeria Beere's 1979 portrait of Alexander Turnbull hung above the original Takaka marble surround and hearth. (The portrait of Walter Turnbull that originally occupied this space is now held in the Alexander Turnbull Library collection).*

## Executive Summary

This *Conservation Plan* for Turnbull House has been commissioned by the Department of Conservation to clearly define the heritage values of Turnbull House and provide appropriate conservation guidance for its future management and use, including guidance on seismic strengthening, repair, and upgrading work to suit its eventual re-occupation, in a way that ensures the heritage values of the building are preserved and enhanced.

Turnbull House is a place of national importance and very high heritage value. Its heritage significance is recognised by its listing on the WCC District Plan, two listings by Heritage New Zealand Pouhere Taonga, and by its historic reserve status.

Turnbull House has exceptional historical and cultural significance for its association with the Alexander Turnbull Library, as well as very high social values associated with its long use as the home of the Turnbull Library, and for its further long period of mixed commercial and community use. The building is a prominent and well-recognised local landmark, and is one of Wellington's most distinctive and architecturally interesting buildings. Its design, by William Turnbull, is particularly notable for its singular Jacobean-revival style and planning combining a gentleman's residence and collector's library, something without parallel in New Zealand. It is also a very important member of the nationally significant group of old governmental and institutional buildings at this end of the city.

The building, 101 years old at the time of writing, has had a very long and interesting history. Alexander Turnbull occupied it for just two years, until his death in 1918. Shortly after, the building was taken over by the government as the home of the Alexander Turnbull Library and it served in that role for 55 years, until the library had entirely outgrown the building. Despite serious threats to its future from motorway construction in the 1970s, the building was successfully managed by the Turnbull House Council who established a mixed commercial and community use. This was continued by the Department of Conservation from 1992 until the building was closed in 2012. In 2017 management responsibilities passed to Heritage New Zealand.

Turnbull House has been unoccupied since 2012. The building is currently designated 'earthquake-prone' and is required to be strengthened before it can be returned to use. In working towards re-occupying the building, DOC commissioned preliminary advice on structural strengthening schemes and a commercial feasibility study examining different kinds of uses for the building; structural investigation and design work for a strengthening scheme appropriate to the building is ongoing.

Although it has been altered in various ways over time, the form and fabric of the building, both inside and out, remains quite true and authentic to its original design and is of very high heritage value. This *Conservation Plan* recommends that all work to the building be planned to protect its heritage values for the future. This includes maintaining a compatible use for the building, limiting change to the configuration of the interior and adopting a strengthening scheme that will provide the best long-term protection with the minimum of disruption and change to the interior spaces.

## **1.0 Introduction**

### **1.1. Commission Details**

This *Conservation Plan* was commissioned by Jay Eden, Improvement Manager, Lower North Island, Department of Conservation in early 2017. The ownership of the *Conservation Plan* will pass to Heritage New Zealand as part of the transfer of management responsibilities for the building.

### **1.2. Purpose**

The purpose of the *Conservation Plan* is to clearly define the cultural heritage values of Turnbull House; to identify relevant matters that might influence the future management of the building, and to provide appropriate conservation guidance for its future repair, upgrading and ongoing maintenance in a way that ensures the heritage values of the building are preserved and enhanced.

The brief for this document from the Department of Conservation included providing a clear framework to help guide the design strengthening and upgrading work that would be useful in considering the potential adaptation of the building for new use.

### **1.3. Structure of Plan**

The *Conservation Plan* includes a history of the building and its site; a description of it as it stands today, an assessment of its cultural heritage significance, and policies and recommendations for its future management. It follows the standard Heritage New Zealand format for conservation plans (see *Guidelines for Preparing Conservation Plans*, NZHPT, 2000), with minor variations in arrangement.

Conservation standards are those set out in the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*; the technical content of the plan addresses the requirements of the New Zealand Building Code.

A set of measured floor plans is included in an appendix. Further measured drawings, including elevations, will be appended in due course.

### **1.4. Ownership and Land Status**

Turnbull House and the associated land is currently owned by the Crown and managed by Heritage New Zealand Pouhere Taonga (management responsibilities were transferred on 30 June 2017 from the Department of Conservation).

The land comprises three legal parcels:

Lot 3 DP 2991, situated in Block VI Port Nicholson SD, 539m<sup>2</sup>, subject to a right of way, CT237/291

Lot 3 DP 10325 , Block VI Port Nicholson SD, 107m<sup>2</sup>, CT436/191

Lot 1 A/2948, Block VI Port Nicholson SD, 132m<sup>2</sup>, subject to a grant of light and air rights, CT436/125

## 1.5. Heritage Status

Formal recognition of the heritage values of Turnbull House includes:

Historic Reserve status under the Reserves Act 1977, NZ Gazette 12-11-93, p3822-3 (this includes land and building).

A listing on Heritage New Zealand's List, Rarangi Korero, no. 232, Category 1 (originally registered in 1982); and a further listing as part of the Government Centre Historic Area, no. 7035 (registered in 1994).

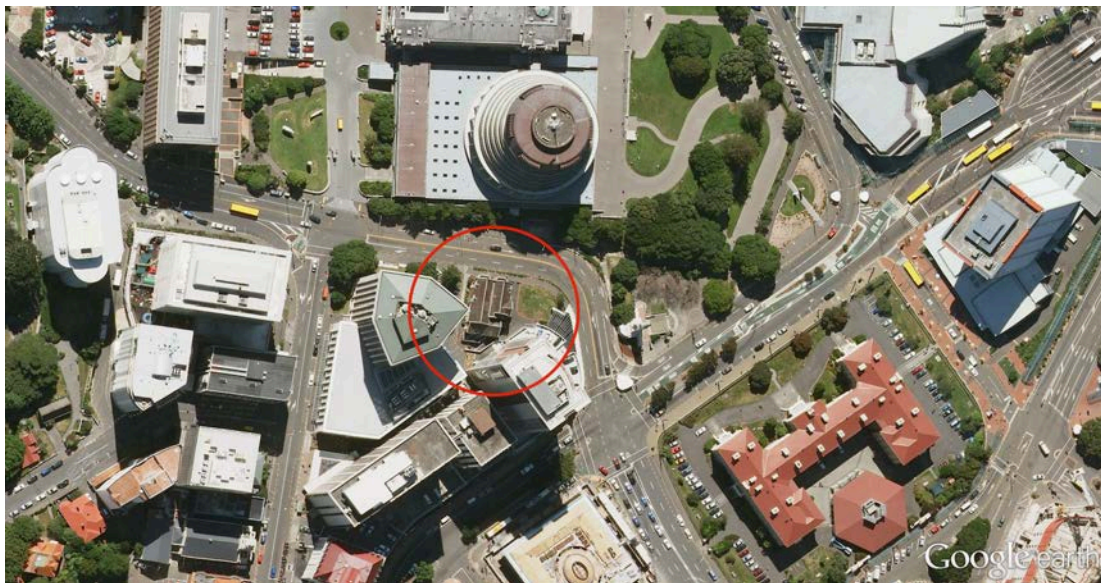
A listing on the Wellington City Council District Plan, map 17, reference 37; the building is also recorded in WCC's 2001 Heritage Inventory.

Archaeological site, NZAA R27/270 (pre-1900 building activity in the central city area).

The implications of these heritage listings are addressed in section 6.

## 1.6. Location

Turnbull House is situated at 25-27 Bowen Street, in the heart of Wellington's Government Centre, directly opposite and to the south of the Beehive.



General location (site circled). North is at the top of the page. (Google Earth, May 2017)

## 1.7. Acknowledgements

This *Conservation Plan* has been prepared with the assistance of Elizabeth Cox, Bay Heritage Consultants, who researched and wrote the history of the land and building. Chris Cochran, Conservation Architect, who wrote the 1991 *Conservation Plan* for the building, also provided input and advice and reviewed the draft document. Part of the history is drawn from the history written by Marion McLeod for the 1991 document.

## 2.0 History

### 2.1. Alexander Turnbull

Alexander Horsburgh Turnbull was born in Wellington on 14 September 1868.<sup>1</sup> His parents, Walter and Alexandrina, nee Horsburgh, were born in Scotland and came to New Zealand in 1857. Walter established a thriving trading business in New Zealand, W & G Turnbull and Company. Alexander was the fifth and last son (three of his brothers did not survive to adulthood), and he had one elder sister, Isabella.

In the year of Alexander's birth, his parents bought a two-storeyed home in the city called Elibank; it had two frontages, one on Wellington Terrace and the other on Kumutoto Terrace, soon to be renamed Bowen Street. The young Alexander spent his early childhood there, until his parents took him to London in 1874. In 1881 he was enrolled at Dulwich College, where he spent three years before taking up work in his father's London office, the family firm of wholesale drapers Turnbull, Smith and Company.

He returned to New Zealand with his parents in 1885, at the age of 17, and that trip followed in quick succession by another in 1886, when Alexander set out with English friends on the conventional tourist routes – the Pink and White Terraces, Lake Manapouri and Lake Wakatipu – before returning to the London office of Turnbull and Smith to continue his apprenticeship.

That visit to his birth country inspired Alexander Turnbull's lifelong interest in collecting manuscripts, books and painting concerning New Zealand. The spark was his shipboard reading, *The King Country or Exploration in New Zealand* by J H Kerry Nichols; in later years he wrote on the fly-leaf of his copy 'This was the first book of my collection'.

The subject matter of his first book was auspicious. By the late 1880s Turnbull was avidly collecting anything published in New Zealand, or about New Zealand, and also travel literature. In 1893 he wrote in a letter to his agent in London that he was interested in '...Anything whatever relating to the Colony on its history, flora, fauna, geology & inhabitants, will be fish to my net, from as early a date as possible until now'.<sup>2</sup> That said, New Zealand material represented only a part of his interest. Literature was an equal passion; in his formative years he also acquired volumes of Molière, *Piers Plowman*, Valpy's Shakespeare in fifteen volumes and the entire work of John Ruskin, and the collection grew from there.

In 1892 the Turnbull family returned to Wellington to take up residence again in Elibank. Alexander joined the family firm, now known as W & G Turnbull and became a partner that year. He assumed full control of the firm when his father died five years later. As he entered his 30<sup>th</sup> year, he inherited a substantial patrimony, shared with his old brother Robert, and four years later an uncle's estate brought more wealth.



Alexander Turnbull (right) sits with his brother Robert and friend E F Hadfield, surrounded by artefacts in the family home Elibank, in the 1890s. (ATL 1/2-002608-F)

That inheritance enabled Alexander Turnbull to indulge for the rest of his life his passion for book collecting. He never married. As a young man he was involved in yachting, but otherwise all his leisure time went into building his collections. By then the two principal directions of his collecting were set: Milton and New Zealand, although he also collected on other topics such as sailing, Cook, other exploration, and the Pacific, later including Australia. The collection was not limited to books – he also collected manuscripts, logs, historical letters, pictures, photographs, documents, and later began gathering newspapers, school and harbour board reports and so on.

Turnbull became well known to dealers internationally; his agents scoured the world so that he could make his New Zealand collection all-inclusive. His interest widened to Maori artefacts and carvings. In 1913 nearly 500 of those objects were donated anonymously to the Dominion Museum.

Turnbull was neither a scholar nor a writer, unlike other New Zealand book collectors such as Dunedin's Dr Hocken, politician and historian Robert McNab, or Sir George Grey. But by the turn of the century, his was a one-man national library and reference centre. His library was the centre of a loose association of scholars, collectors, politicians and writers: Elsdon Best, Robert McNab, Charles Wilson. Turnbull contributed much, as his biographer E H McCormick says, to the country's dawning intellectual life. When Turnbull's friend Hocken died in 1910, many duplicates came north to fill in gaps in Turnbull's collection. Additions to the library in the first decade of this century ran into thousands; he catalogued them in his neat, elegant hand and he prepared extensive notes for the bibliography of Pacific languages.

His housekeeper later noted 'Mr Alex, of course, lived only for his books. He was very reserved, almost a man of silence. He had the books even on the bed in the spare

room. Cases of books came every other mail. He had his agents buying for him. Books filled his mind'.<sup>3</sup>

## **2.2. Land**

### **Early History of the Area**

This part of Wellington, directly beside the centre of government in Wellington, has a long history of human occupation.<sup>4</sup> Early tribes that settled around Te Whanganui-a-Tara included Ngāi Tara, Ngāti Ira, Ngāti Kahungunu, Ngai Tahu and Ngāti Mamoe. By the time the first European settlers arrived in 1840, the local iwi with rights in Wellington Harbour and its foreshore were Te Atiawa, Ngāti Tama, Taranaki, Ngāti Toa and Ngāti Ruanui, who had migrated from Taranaki and Waikato during the 1820s.

In the immediate vicinity of today's government centre there are a number of sites significant to tangata whenua. Pipitea Pa, a large settlement established by Ngāti Mutunga in 1824 and gifted by them to Te Atiawa in 1835, was located between today's Pipitea, Davis and Mulgrave Streets. It was surrounded by extensive cultivations and was home to around 80 people in the 1840s. Also nearby was Kumutoto Kainga, an important flax-gathering and waka-landing site which was also the dwelling place of Te Atiawa chief Wi Tako Ngatata and his people from 1835 to 1853. The government centre is approximately halfway between these two sites.

The prominent rise of land in Pipitea/Thorndon where Parliament sits today was the focus of government activities from the early days of the colonial settlement. It was allocated as a 'government reserve' in the New Zealand Company's plan. Wakefield built his house where the Beehive is today, which was later taken over as the official governor's residence in 1848. In 1857-1858, the new Provincial Chambers building was constructed where the Parliamentary Library sits today, to house the Provincial Council.

When Wellington was made the nation's capital in 1865, the two houses of Parliament moved into the former provincial council building. Along Kumutoto Street, adjacent to the parliamentary buildings and within the reserve area, Wakefield's residence was replaced with a new Government House in 1871, designed by William Clayton in the Italianate style. Following a major fire in 1907 that destroyed the main parliamentary buildings, it was put to use as the Legislative Chambers. This lasted until the main parliament building was opened in 1922, after which the building was used as Bellamy's Block. It was finally demolished in 1969 to make way for the Beehive.

### **History of the Site**

The New Zealand Company engaged William Mein Smith (1799-1869) as its first surveyor general in 1839. Smith arrived with some of the early settlers at the start of 1840, immediately setting to work in laying out two towns, one at Petone and another at Thorndon, each divided into town acres with country lots.



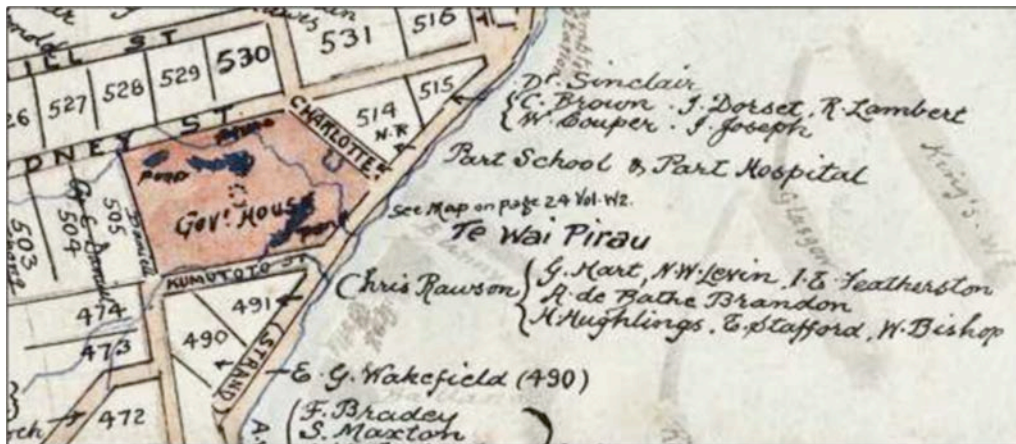
The southern edge of the government reserve was delineated by Kumutoto Stream, which ran from Kelburn to the sea. Kumutoto Street (later renamed Bowen Street) was later formed along part of its path and the stream was culverted out to the harbour, most likely in the 1860s. The first two surveyed sections on the opposite side of the stream were Town Acre 491, which stretched between that street and Lambton Quay (initially The Strand, running along the shoreline), and marked the northern end of Lambton Quay, and Town Acre 490, which stretched between those two streets and also around to Wellington Terrace (now The Terrace).

### **Elibank**

The first owner of Town Acre 490, when first sold by ballot in England in 1839, was the New Zealand Company's director, Edward Gibbon Wakefield.<sup>5</sup> Parts of this section facing onto Lambton Quay, which swiftly became the main business district, were quickly sold, and according to early plans, were built upon as early as 1841. By 1868 a parcel of this section of about three-quarters of an acre, bounded by both Kumutoto Street and The Terrace, was owned by the Panama, New Zealand and Australia Royal Mail Service, with a 'large, new commodious well-built house' in which the Mail Service housed their employee Captain Benson. Benson left the city in 1868 and the company sold the land and house later that year to Walter Turnbull. This house was Elibank, and was the home of Alexander Turnbull for two periods of his life – as a child until his family left to live in the United Kingdom in 1875 (after which Elibank was rented as a ministerial residence) and then from 1892 when the family returned home, until 1917, when his new house and library was completed.

Walter Turnbull went on to purchase adjacent parts of Town Acre 489 and Town Acre 491, most likely to provide Elibank with a garden. The land Turnbull House sits on was originally part of Town Acre 491, which Walter acquired in 1872.<sup>6</sup> The Kumutoto Stream is depicted as running through this part of this section in a 1840s plan of the city (see below). The first purchaser of Town Acre 491 from the New Zealand Company was Christopher Rawson; he on-sold the entire town acre to Harry Hughlings in 1844. Hughlings subsequently subdivided and sold parts of the acre, although no transactions were formally recorded in deeds registers until the early 1850s. Like its neighbour, the parts of Lot 491 that faced onto Lambton Quay were built upon soon after settlement. The owner of the part of the section on the corner of Lambton Quay and Kumutoto Street was lawyer Alfred De Bathe Brandon; the site was known as Brandon's Corner for many years.

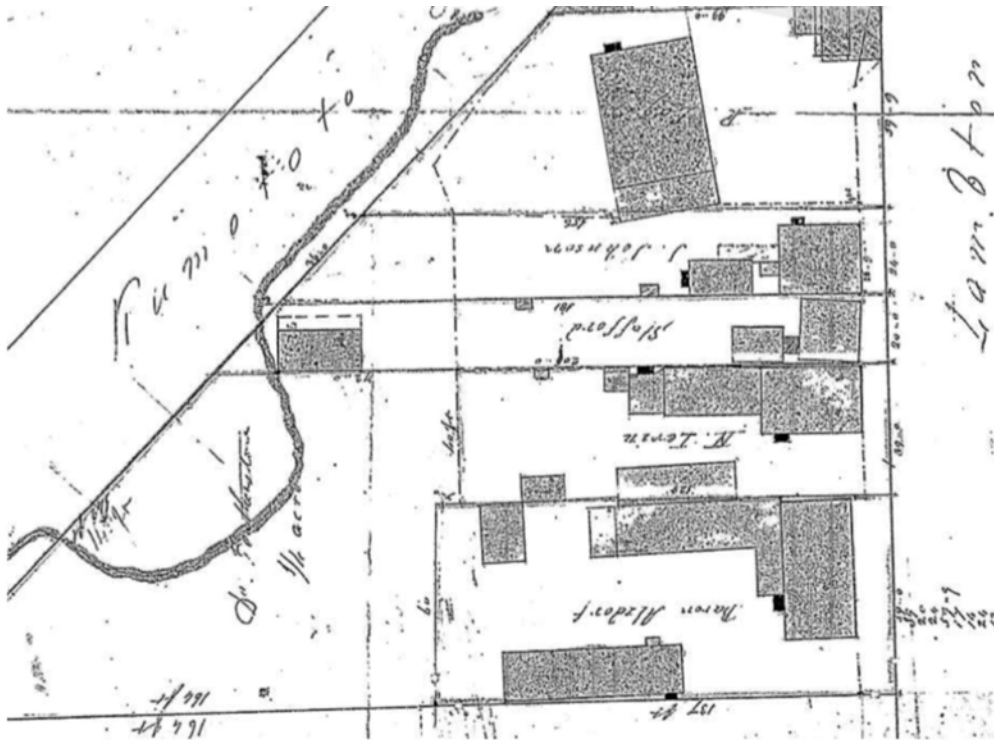
Doctor Isaac Featherston, who arrived in Wellington in 1841, and became a politician and Wellington's provincial superintendent, purchased Lot 491 from Hughlings in 1851, although it appears he may have leased the section from Hughlings since as early as 1844. He seems to have sold this 'rear' part of the Town Acres to hotelier Charles Alzdorf in 1854; Alzdorf already owned another part of Lot 491, in which he operated his well-known hotel on Lambton Quay, one of Wellington's first, from the 1840s. Alzdorf was one of the few people who died in the 1855 Wellington earthquake, when his hotel collapsed around him.



Detail of Louis Ward's c1925 plan of Wellington, which depicts the original Town Acre sections sold by ballot in England in 1839. Note the stream running down Kumutoto Street. 'The Strand' marked on this plan is Lambton Quay. (MapColl-822.4799gbbd/1840-1916/Acc.16123, ATL)



Elibank, 1880s (1/2-032297-F, ATL)



Detail of SO 10320, c.1840s, showing Town Acre 491, with a part of it marked as owned by 'Dr Featherston (1/4 acre)', the eventual site of Turnbull House. Note the Kumutoto Stream meandering through the section.



Detail of Ward Map 22, 1891 showing Town Acres 490 and 491 and numerous buildings along Lambton Quay. This shows (1) Elibank, (2) the footprint of Turnbull House (shaded), (3) the L-shaped building, possibly a garden shed (which may have been Turnbull's first museum) and (4) the land that was added to the Turnbull House grounds in 1930 (WCC WebMap, June 2017)

Altzdorf's executors appear to have sold the section to Charles Beard Izard, MP and lawyer, in 1862. Although Izard put the section up for sale in 1865 he may have owned it until 1872, when Walter Turnbull acquired it; the land most likely became part of Elibank's garden. It was part of this section that Alexander Turnbull later divided off to build his new library and home when the rest of the Elibank section was sold, just before World War One, to a consortium of doctors setting up the Bowen Hospital; Elibank itself was retained as the nurse's home for the hospital and a whole new building was built facing onto Bowen Street (discussed further below).

Walter Turnbull later also acquired part of the land on the other side of the Elibank section, on The Terrace (which was part of Town Acre 489), most likely in 1893, from Miss Greenwood, who had operated the well-known Terrace School on the site. These parts of the original Town Acre 490 and Lot 489 that were once owned by Walter Turnbull now house the Treasury building, on the corner of the Terrace.<sup>7</sup>

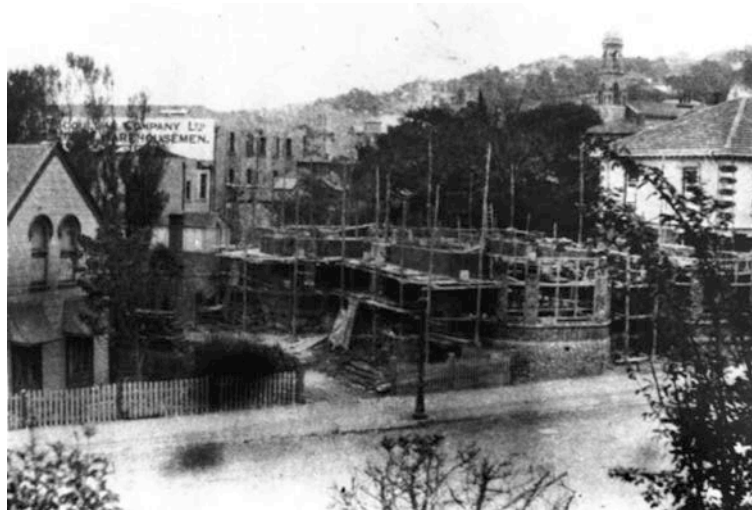
Thomas Ward's 1891 map of Wellington (see above) shows Elibank, and on Lot 491, an L-shaped structure in the south-eastern corner of the land, right next to two 6-room houses facing Bowen Street on adjoining lots. The land occupied by the two houses later ended up as part of the Turnbull House grounds (see below). As Ward carefully marked all significant buildings with the number of storeys and rooms contained, and the materials they were made of, the lack of such identification of this structure suggests it is a utilitarian structure, perhaps a shed or greenhouse. A historical survey of Bowen Street from 1936 may provide a clue to this building – it says that Elibank's garden contained '...a small stone house that young Mr Alex. Turnbull used as a museum for his curios and his famous collection of greenstone'.

This same article mentions that many fine trees had to be felled when Bowen Hospital was built, and that 'Only one solitary Norfolk pine in the middle of the lawn remains of the trees that were planted for each of the Turnbull sons, while a passer-by in Bowen Street can see the stumps of the last elm trees that were cut out a few years ago for the convenience of traffic rounding The Terrace corner'.<sup>8</sup> There is a slight chance that the trees that stand today on this corner are descendants of the Turnbull's elms.

### **2.3. Turnbull House**

In August 1914, finding himself in some financial difficulty, Turnbull sold Elibank to a partnership of doctors who were planning to build a hospital on the Bowen Street frontage and use Elibank as a nurses' home. Turnbull retained a small plot of land from the site of Elibank and hired the noted Wellington architects Thomas Turnbull & Son (no relation to Alexander) to design a building that was to be an unusual combination of a collector's library and gentleman's residence.

William Turnbull was in the middle of a distinguished architectural career and had a number of distinctive buildings in the city to his credit when he took on this commission. Turnbull's old servant many years later recalled him saying to her '...some day I am going to build a library'. According to McCormick, Alexander Turnbull took an active part in designing the building with the architect.<sup>9</sup>



Turnbull House under construction, 1916. The house at the left of the image was then occupied by the New Zealand Engineers, Firemen and Cleaner's Association (it was demolished in 1929). (ATL)

Having made the agreement to move just before the outbreak of war, he wrote to a friend a year and a half later, in the midst of the conflict: 'I have started my new house in Bowen Street but have no heart in it under present circumstances. Had I not been under agreement (made just before war broke out) to vacate my present one I should not have begun to build'. The war meant a shortage of skilled labour and along with it a scarcity of materials.

In early 1916 a building permit was issued, an agreement was signed with the building firm of Campbell & Burke (which had recently built the brewery tower building in Thorndon to the design of William Turnbull), and construction commenced. In August of the same year, two years after the agreement with the doctors had been made, they took action in court to remove him from Elibank. For a time, Turnbull found himself sharing Elibank with the nurses.<sup>10</sup>

Although the original contract for the house was for £5,200, by the time it was finished it had risen to £6,000, and even then the building firm claimed they had lost on the contract. Kupli Brothers from Willis Street had been commissioned to make bookcases in the library for £729. A later report said that these were of cedar, rosewood, blackwood, rimu and 'other fine timbers'. Turnbull's business and land interests also became increasingly complex over the time of construction. Failing health led to his retirement, at the age of 48, at which point he was free to follow his all absorbing vocation.<sup>11</sup> By the beginning of 1917, he was established in his new home, Turnbull House.

#### 2.4. Bequest

After establishing himself in his new home Turnbull became a recluse. He lived only two years to enjoy his residence and library, as he died at the age of 50 in June 1918, his health having progressively deteriorated since commencing the project.

In a codicil to his will Turnbull had bequeathed to the Crown 55,000 volumes, as well as manuscripts, paintings and sketches, in the hope that they would form the 'nucleus of a New Zealand National collection'. This bequest was welcomed by the press: the *New Zealand Mail* said it was '...The most generous bequest to the people of New Zealand ever made by a New Zealander since the beginning of New Zealand Time'. Today, a century later, the bequest is still unique in its range, character and value.

Under his previous wills Turnbull had planned to give his books to Victoria University, but changed his mind in 1916 and decided to gift them to the state instead. His large collection of Maori and Pacific artefacts was donated to the Colonial Museum before his death. As Barrowman has observed, his decision may have been partly influenced by nationalist sentiment, concern about possible neglect by universities, or the expense of upkeep being more easily borne by the state rather than a university.<sup>12</sup>

His new will left all his books, maps, manuscripts, plans, photos and pictures to '...constitute a Reference Library in the City of Wellington for the use and reference of persons and students interested in the subjects specialised in the said Library'. He said the works were not to be lent or divided.<sup>13</sup>

Within a few weeks of Alexander Turnbull's death, Cabinet, in formally accepting the bequest, decided to call it 'The Turnbull Library', that it be run along the lines of the Mitchell Library in Sydney, its management would be under the 'direct control' of the Chief Librarian of the General Assembly Library and its general supervision would be placed in the hand of the Board of Science and Art and, finally, that an officer would be appointed to take charge of the Library who would be given 'the use of the residential quarters until such time as that portion of the building is required for State purposes'.

The building itself was not left to the state as part of the bequest; Thomas' brother Robert lived in it for a time after Alexander's death. The Crown purchased it from the family in late 1918 as a home for the collection, paying £9,135 for the building, and a further £593.19s for the furniture and fittings. As a result of representations of Robert Turnbull, it was decided to call the library 'The Alexander Turnbull Library'.

## **2.5. The Alexander Turnbull Library**

The library was closed to the public for exactly two years after Turnbull's death while cataloguing was underway, although that task was by no means finished by the time the library opened. Under consideration at the same time was the important matter of fire protection.

A report by the Inspector of Fire Brigades described the attempt to make the library section fire-proof by adding the four-storey concrete stack section as inadequate, and similarly, the partitioning off the library half from the residential half was also insufficient as the wooden floor ran continuously between the two sections. The report made strong recommendations, including to remove the whole of the roof over the library and stack section, for replacement with a flat concrete roof, or alternatively that the longitudinal wall between the residential section and the library section be



extended right up to the height of the apex of the roof. The report also recommended that the concrete stack section have all of its windows and most of its doors bricked up, the remaining doors replaced with armoured doors, and all wooden shelves replaced with metal. It further recommended that the library section be altered to make it as self-contained as possible, by cutting the flooring and replacing it with concrete joins at the thresholds, and adding armoured double doors in each doorway.

A review by Government Architect John Campbell rejected most of these ideas as 'somewhat sweeping and very detrimental to the architecture of the building'. Instead, he recommended a new concrete roof be built within the roof space above the fourth floor of the stack room, preserving the existing roof, and carrying up the longitudinal wall between the residential section and the library section - but only to an extra height of 4 feet. The Department of Internal Affairs wrote that they wanted a solution that would provide fire security - but only 'along average lines'.<sup>14</sup> The new concrete was described as "domed", although no documentation has been found to show what that actually entailed.

Eventually six metal shutters were installed on some of the windows of the concrete stack area, and concrete replaced the timber at the door openings, although it took a number of years before this work was completed. It is not clear exactly when the new concrete ceiling dome was installed, but from anecdotal evidence it was probably no later than the early 1930s, and more likely the early 1920s.

In 1947 the then-librarian wrote of the stack area: 'If the back portion (of concrete and steel) shows weakness, it is feasible that this is caused by the 40 tonnes of concrete canopy built above the ceiling about 18 years ago by the Public Works Department. All the books in that entire section of the building would not equal such a weight. The purpose of this provision has never been clear to me'. In the 1950s, the Works specification for the remedial works included the demolition of the 'concrete dome' above the fourth floor of the stack area. (The other part of Campbell's proposal, the extended longitudinal wall above the roof, does not appear to have been carried out).<sup>15</sup>

Johannes Carl Andersen became the first librarian in January 1919, remaining in that position until 1937. Andersen was Danish but came to New Zealand as a child. He was a bibliophile and collector and would have enjoyed common ground with Turnbull, but unlike Turnbull he was also a scholar. He had strong interests in Maori mythology, language and culture, and was a mainstay of the Polynesian Society for many years. He was, Barrowman writes, '...a gifted and dedicated publicist for the cause of creating a local "indigenous" culture'.<sup>16</sup> Andersen and his small staff began by organising and cataloguing Turnbull's recent acquisitions; many of his orders were still to be unpacked.

Andersen did not want to live in the library, so Miss Emily Brouard, who had worked for Turnbull since 1902, and Miss Hannah Grierson, were installed as resident caretakers and cleaners. They were followed by a few more single women, and then a married couple. Their domain comprised the kitchen, bathroom, pantry and the two

maid's rooms at the back of the house on the ground floor and first floor. This area was extensively rearranged in the 1950s renovation work.

The opening of the library by the Minister of Internal Affairs, on the second anniversary of Turnbull's death in June 1920, received a great deal of press coverage, welcoming the remarkable gift he had made to the nation. By then there were thought to be 40,000 volumes in total, although the number was not certain: '...the examination of all the contents of the library will be a work of years, and there is evidence already that unsuspected treasures will be brought to light'. Cataloguing proceeded at a rate of around 3,000 volumes a year, and it was not until 1926 that the work on the English literature section even began. The original gift provided to be probably closer to 55,000 volumes.<sup>17</sup>

Notwithstanding that the first 15 years of the library spanned a major economic depression and two smaller depressions, Andersen set about adding new books to the library and filling gaps.

The government's contribution to continuing collection into the library focussed in these early years exclusively on adding to the New Zealand collection, but the library also continued to increase significantly from donations from around the country. Barrowman has written that in the face of official disinterest, Andersen's interests and contacts ensured that the library remained 'in touch with the main currents of local intellectual life, and contributed to the development of the Turnbull's collections'.<sup>18</sup> When the Chief Librarian of New South Wales visited in 1922, he wrote that the collection was probably worth £100,000.

The first decade saw many donations and bequests swell the original library, and included the Russell Duncan photograph collection, books and manuscripts from Percy Smith, the Trimble Italian collection, the Atkinson collection, the Henry Wright collection and in 1927 the large Mantel collection of mostly 19<sup>th</sup> century literature and letters. In 1926 W F Barraud presented his father's collection of watercolours and Bishop H W Williams donated 400 volumes of Maori language material. As a memorial to his daughter, Sir Harold Beauchamp in 1935 presented the sum of £200, which was to be devoted to a collection of Katherine Mansfield's works.

Thanks to the originator's broad approach, the library also developed in different areas, including first and rare editions of Shakespeare, the Brownings, William Morris, Keats, Defoe, Goldsmith, Swift, Wordsworth, Ben Jonson, Thackeray, Ruskin, Samuel Butler, Swinburne and Conrad, all bound by Britain's best binders. Included in the collection was the second collected edition of Chaucer (1542), and Plutarch's Lives (1579), Shakespeare's Folios (1632 and 1685) and Dr Johnson's Dictionary (1755). Due to its founder's interest in the history of printing the collection contained monuments to the 15<sup>th</sup> century and later printing, and beautiful examples of illuminated manuscripts from the monastic age and reed and papyrus from the pre-Christian era.





Alexander Turnbull Library at its formal opening.  
*(Otago Witness, 13 July 1920)*



Alexander Turnbull Library, from Lambton Quay, 1920s  
 (PAColl-5482-038, ATL)



Overlooking the intersection of Lambton Quay and Bowen Street, 1929. This area was transformed in the years after this image was taken: the house in front of Turnbull House was demolished for road works that year, and the remaining land added to the Turnbull grounds in 1930; the shop in the centre was demolished to allow for the construction of the Cenotaph (completed 1932), the new roadway connecting Lambton Quay and Bowen Street was built (the bed for which is being constructed in this image), and the new 3-storey brick Bowen Chambers was constructed (completed in 1930). (1/1-000698-F ATL)



Alexander Turnbull Library, Bowen Street, Wellington, 1930s. Note the low brick fence to the street boundary, which has since been demolished (save for a small remnant between the two front bays). (1/2-023744-G, ATL)

Turnbull's Pacific collection contained works dealing not only with Australia and New Zealand, but all the island groups of the Pacific – many of these in languages beside English, including a collection in native languages and dialects.

The library was (and indeed still is) particularly strong in the literature of voyages, including early editions of Hakluyt and De Bry. This collection is supplemented by interesting manuscripts, like Cook's own log kept on board the *Eagle*, the Hick's Log of Cook's first voyage, and the diary of Samuel Marsden.

In its earliest incarnation as the Alexander Turnbull Library, the largest room on the ground floor was the Rare Book Room, and also Andersen's office. A portrait of Turnbull's father was set into the panelling over the fireplace. The neighbouring room, which had been Turnbull's study, also held rare books and had a portrait of Alexander Turnbull.

The first floor companion to the Rare Books room was known as the New Zealand Room. This housed the main Pacific Collection, and the staff carried out the cataloguing work on a large table in the bay window. The only accommodation in the Library for readers was a set of three small tables at the fireplace end of the room, though there was a large table in the next-door room that could be used if necessary. The smaller companion room on this floor, formerly Turnbull's bedroom, also had some New Zealand books and it housed a cabinet that held large illustrated books and the portfolio of reproductions of Antarctic sketches.

The large library room on the second floor was the English Literature Room. In the library's early years Andersen asked for furniture for a room upstairs for his 'lady assistants', including easy chairs, and asked that the ladies themselves be given permission to choose the furniture. In 1925 Elsdon Best, the ethnologist for the Dominion Museum, moved into the building; his office was the smaller room next door to this room, formerly a bedroom, which also housed newspapers.

In the early years of the library, remembered by early librarian Alice Woodhouse, there was still a lot of spare space in the stack rooms. Visitors had to ring for assistance, and wait for the front door to be opened.<sup>19</sup> However, this situation did not last long, and by the early 1920s both the Board of Science and Art, which oversaw the management of the library, and Andersen, began asking the Public Works Department to assist with the acquisition of land next to the library in order to allow for expansion.

In 1928, Andersen wrote to the Under Secretary of the Department of Internal Affairs to state that the '...rooms are becoming quite fully occupied, and in some places congested; more cabinet and shelf space is wanted, and it is question where to get it in the present building. The shelving is taxed almost to the full when the library was taken over, and the new shelving recently obtained was largely absorbed by the unexpected donation of 800 books besides MS by Mrs Mantell.' He also stated that he thought that there would be more donations to follow, including some of great value, and he wanted to be able to say there was a definite place for them.

Andersen was determined to keep the original bequest separate from any other incoming works in order to keep the 'individuality' of the bequest. He was also concerned with the maps and prints, hundreds of which he had had mounted to better preserve them, but were now just sitting on the floor. Likewise, he stated that the number of students using the library was becoming so large that there is no room for them in the New Zealand Room, so he wanted to bring the 'big room downstairs' into service as first intended. His suggested remedy to all of these problems was, he thought, 'simple enough' - an extension over the vacant land next to the building which could be almost equal to the existing building, for another 60,000 volumes, and which would also have space for assistants at the front where the public could enter directly, without the 'hindrances at present unavoidable since the building was planned as a private dwelling and not as a public library'.

Andersen thought it would be 'all the better' if the small triangle of land adjoining the empty section could be acquired, and even proposed to take the section right down to Lambton Quay, which, he thought, would help create a 'Government Square as previously proposed by Hurst Seager'. The reply, however, was that the possible 'rounding' of that corner for roading and tram purposes meant that any proposals would have to wait.<sup>20</sup>

A Professor S Angus from San Francisco told the *Dominion* in 1930 that the premises for the 'irreplaceable and priceless treasures' which the library held was inadequate, particularly as the building was not fire-proof and could not display its contents. He said that if the library were better known students would come from all around the world to study there, but if they did there wouldn't be sufficient accommodation to house them.<sup>21</sup>

Following the completion of the road works (the new alignment of Bowen Street made to suit the Wellington Cenotaph), the Wellington City Council gave the remnant part of the corner land to the Crown in 1930 as an addition to the library grounds.<sup>22</sup> This land was originally part of Town Acre 491, and on Ward's 1891 map it is shown containing two six-room buildings facing Bowen Street. The last of these buildings, which may have originally been a guest-house for parliamentarians, was demolished in 1929 for the rounding of the Bowen Street corner and had last housed the offices of the New Zealand Engineers, Firemen and Cleaners' Association<sup>23</sup>.

Despite the lack of attention to changes wanted for Turnbull House, the addition of land may have prompted the expenditure of some money on the grounds. A new brick fence around the enlarged site was built in 1931 and in 1932 the gate and fence were altered by the Ministry of Works to move the entrance closer to Lambton Quay and to make the path direct from the door to the street. Andersen didn't approve of the results, complaining that the new gate was a 'miserable low thing that people will have to stoop to open, which means it will never get closed, so that it would have been better not to have a gate at all'.<sup>24</sup> Around the same time the gardener expressed a wish to put up a trellis to hide the washing line used by the women who lived in the building, but the Works Department and Internal Affairs both refused to pay for it. In 1937 a concrete retaining wall was later added between Bowen Hospital and the library.



The paneled ground floor hallway, c1937  
(1/2-018596-F, Alexander Turnbull Library)



The main library room, ground floor, probably 1930s (ATL)



The main stairway, at first floor level, 1930s.  
(1/2-018597-F, ATL)



Reading room, on the first floor, c1930s.  
(1/1-003844-G. ATL)

In 1931 Andersen commented again in his annual report on the overcrowding: 'the present building has almost reached its capacity for shelving, and the readers have increased to such numbers that two rooms have had to be arranged for them. The need for the provision of further accommodation has accordingly become acute'.

Throughout the Depression, Andersen continued to try to point out his accommodation issues, even though he admitted that he knew it was not much use bringing it up. In 1934 the District Engineer noted cracking and damage to ceilings on the first floor, and, surmising that the floor above was overloaded, he recommended that no more material be allowed in that room, an issue that would haunt the library in years to come.<sup>25</sup>

George Bernard Shaw remarked on his pleasure at finding the Turnbull Library on his trip to New Zealand in 1934. The *New Zealand Herald* reported:

For the contents of one, the Turnbull Library, he could hardly find terms of praise high enough ... Mr. Shaw said he had no idea before he came that New Zealand possessed such a treasure house as the Turnbull Library. New Zealand was not the place where he had expected to find such a thing, and he doubted very much whether New Zealand as a whole realised what a priceless asset the country possessed. "Why," he added, "it would even make the Bodleian sit up."<sup>26</sup>

Not everyone agreed: in 1935 a correspondent wrote to the *Auckland Star* to complain that the library was a 'house of mystery', still with no printed catalogue 15 years after it opened.

The library's Antarctic collection was significantly augmented in 1936 by the collection of the late Sir Joseph Kinsey, whose donation included 15,000 items in all. The newspapers used this as another opportunity to urge:

The Government must now consider the future of the Turnbull Library, which is housed in an unsuitable building, with a numerically insufficient staff. Advantage should be taken of the opportunity now arising to re-plan the whole library. It should also be considered whether arrangements cannot be made, while safeguarding the treasures within the library, to make access to them more easily available to the public.<sup>27</sup>

That same year the government gave the library an additional £300 'consequent upon acquisition of the library of the late Sir Joseph Kinsey' and some alterations were made to the building, including what was called 'renovations' to the walls of the Art Room, Supervisors Room, Librarian's Office, and six banks of new shelving were added, presumably to hold the Kinsey material. Show cases, of kauri to avoid borer, were also installed.<sup>28</sup>

Andersen retired from the role of Chief Librarian, reluctantly, in March 1937, and was replaced by Clyde Taylor. Taylor was not, as Andersen had been, a 'scholar librarian'. Barrowman has charted the work Taylor did in opening up the library both literally



and figuratively, with increased hours, and with a new vision, that of a state institution for the public. An 'open door' policy was instituted, rather than readers having to wait for the door to be opened. An exhibition space with glass cases was created in what had been Andersen's office, which was frequently updated, often to mark topical issues or anniversaries, and special low cases for children were included. Taylor also wanted the building to become a cultural institution, and organisations such as the Founders' Society, the Dickens Society and others met in the exhibition room, beginning a tradition that has lasted since then. Sir George and Lady Shirtcliffe provided money for the purchase of rare books, manuscripts and pictures beyond the library's normal resources.<sup>29</sup>

In 1938, the library contained 80,000 volumes. The following year saw the foundation of the Friends of the Turnbull Library and the first publication of the *Turnbull Library Record*. In 1943 the photographic collection was established, which increased rapidly – in 1948 it was 20,000 negative plates, but by 1950 there were 120,000. After the Depression, Taylor was given a fairly wide leash to buy what he wanted, and the library also acquired the remarkable Donald McLean collection, as well as other substantial donations.<sup>30</sup>

In the 1940s, the reading room was used increasingly frequently, with increased interest in New Zealand topics, particularly as a result of the much larger number of university students in Wellington, the country's centennial in 1940, and the government's own historical projects surrounding the centennial and documenting New Zealand's war efforts. Historians using the library included E H McCormick, J C Beaglehole, and Beaglehole's former students such as Frances Porter and Ruth Ross. Porter was clearly fond of the atmosphere of the library, recalling '...a coal fire burning in the reader's room throughout the winter and long-standing members, like Historical Branch staff, able to select their own material from the stack'.<sup>31</sup>

School and university students often crowded the rooms. The gentleman scholar still remained an important user, but the library was surprised by the increase in the interest in family history. By 1948 Taylor was able to write:

This library finds itself far from the time and tempo of affairs when it could be regarded as a quiet, sequestered retreat. While a scholarly research library might reasonably have such qualities, the policy pursued over a number of years has transformed it unto a busy, much used, and eminently usable public institution.<sup>32</sup>

By 1954 the library staff had increased to a total of 19. Alice Woodhouse, who had joined the staff in 1926, later became the first reference librarian and assistant librarian. When she retired in 1947, her replacement was Nola Miller, who went on to become a well-known theatre administrator. The roll-call of staff over the years includes a number of names well-known for more than librarianship or scholarly pursuit: amongst others, there were actors Bruce Mason, Peter Varley and Nola Miller, writers Fleur Adcock and Maurice Gee, and artist Janet Paul.





Clyde Taylor, Chief Librarian of the Alexander Turnbull Library, Wellington, in his office (the converted dressing room that later became the Turnbull Room), 1930s. Note the door behind the bookcases. (New Zealand Railways Photographs, 1/1-003845-G. ATL)



Entrance hallway, c1940. (1/1-003846-G, ATL)



The 25th anniversary celebrations of the library, 1945. This image provides a good view of the decorative plaster ceiling and bookcases in the main room on the ground floor, by then the Exhibition Room. The then-retired first librarian Johannes Andersen, sits to the far right, and Taylor to the far left. The speaker is Minister for Internal Affairs W Parry, and to his right is the Secretary for Internal Affairs, J Heenan (John Pascoe image, 1/4-001819-F, ATL)



The crowded conditions in the Pacific stack room, 1954.  
(1/2-005716-F, ATL)

Taylor unceasingly promoted the library, including arranging displays of original material in the windows of neighbouring Bowen Chambers, and in newspapers articles.

In 1939 Taylor asked that the bath in the women's restroom (presumably Turnbull's former bathroom on the first floor) be removed as it was never used, so that a set of shelves for more material could be added there, and he also asked that an off-site store in another government building be provided for the library for around 5,000 volumes of duplicate material; in answer to the latter, he was given a space in the new neighbouring brick government departmental building, Bowen Chambers (sometimes called Bowen House), which was retained until the war. Taylor also asked for the repair of the 'extremely shabby' walls and ceilings of the main stairway and top floor.<sup>33</sup>

The library was emptied of 40,000 volumes, plus original paintings and all the manuscripts, in case of enemy attack during the Second World War. This material was taken to Masterton for storage and returned at the close of the war. In 1945, at its 25<sup>th</sup> anniversary, there were some 90,000 volumes in the library.

In 1946 the Ministry of Works drew up a plan, on the basis of a suggestion from Taylor, to add two rooms to either side of the main entrance to the building, removing the bay window on the left side and the windowless wall on the right, and adding a one storey flat brick façade, which would have been level with the columns at the entrance steps. The large room on the left was to be for a store and loading area, with large wooden doors on the side, in order to avoid having to bring large items up the stairs. Taylor thought the plan 'would be an improvement' to the appearance of the building

### **1950s Strengthening**

By the 1950s the library was a victim of its own success. The collection was now twice the size of the library that Turnbull had left, ensuring cramped conditions for the books and for readers alike. Likewise, the facilities for staff were parlous.

Even more concerning, the building appeared to be failing, with the floors sagging under the weight of the collection. In 1947, a report by the District Architect at the Ministry of Works found that the concrete section of the building was suffering the most trouble. The shelves and books were rearranged within the building to try and solve the problem, incurring a considerable loss of shelf space. In 1948 Taylor asked again for more space in the library, and a memo by him stated that '...apart from congestion of books and personnel, the weight on the building is starting to tell, as evidenced by sagging floors, door frames out of line and cracking outer walls'. As above, he claimed the concrete canopy over the stack-rooms had added weight nearly equal to half the weight of the entire contents of the library. Consequently this portion had sunk, causing the problems. He conceded that he could conceivably get rid of 'low grade material', which could give him 3 or 4 years more growth for new purchases, but would not solve the ongoing problems for the staff or the building.

Two Ministry of Works architects who inspected the building at this time suggested that the building wasn't strong enough for any new additions, but that a new building alongside, behind the Bowen Street Hospital, could be a viable solution. Taylor concluded his memo with a reminder of the importance of the collection:

This is a very great Library, numbered among the famous ones of the world, with a high reputation of an international order. It does not consort with the dignity of the country to do less than justice to its well-being.<sup>34</sup>

In 1949 Taylor was ordered to empty two upstairs rooms, packed with material, for the use of the female staff. Taylor asked instead that the live-in caretakers, by that time a married couple, be requested to give up their upstairs bedroom (their living quarters included one bedroom on the ground floor, and one on the first floor) so the staff could have a lunchroom. However, his superiors required that the couple have a room for visitors as part of their employment. In 1952 Cabinet rejected another request to enlarge the building, so Taylor suggested the complete removal of the live-in couple, so that he could use their space for more books and a staffroom. However, his superiors decided to keep the caretakers in the building for security. When the changes to the building were drawn in 1955 their services must have been dispensed with, as no accommodation was included within the new plans.

The Public Service Association, at the request of the staff, were part of the campaign to do something about the working conditions in the building, and the Friends of Turnbull Library likewise claimed that donors were reluctant to donate to the library due to the storage conditions. In 1949, during salary negotiations with the government, the Turnbull came in for particular criticism from the Association for its '...fire and earthquake danger, congested working conditions and complete lack of amenities for the staff'. There was no staff room or any proper tearoom, or proper fire escapes or alarms, and the electrical system was failing. When school children were banned from coming, for example, they asked why it was still satisfactory to have people working in the building.<sup>35</sup>

In 1952 the librarian took all the items then kept in Bowen Chambers and put them into storage, in order to move the pictorial collection – 150,000 negatives – into that space to try and relieve some pressure.

Taylor's repeated requests were considered, and put off time after time despite reminders of the dire consequences of a fire. When work was carried out, it was not done comprehensively. For instance, although electrical wiring upgrades requested throughout the 1940s were finally addressed in 1951, holes were left in the ceiling afterwards, and Taylor had to write to his superiors to complain on behalf of two of his assistants who were 'continually subject to falling plaster and showers of dust and mould ... it is most annoying to get their hair full of this dust daily'.<sup>36</sup> Likewise, by 1953 most of the downpipes had rusted away, flooding the footpath and causing flooding into neighbouring Bowen Chambers. This was repaired, as were small faults on the slate roof, around this time. The concrete stack rooms were developing mildew.<sup>37</sup>



A fire-proof shutter door installed between the Art Room and the Rare Book Room on the ground floor. (56213½, ATL)



Evening Post images, 20 August 1952

The Treaty of Waitangi was brought into the building in 1951, first displayed in a horizontal glass case, but later pinned up in a large upright case in the hallway directly in front of the front door.

The *Evening Post* published a series of images of the parlous state building in 1952. That year, Government Architect Gordon Wilson wrote another report noting that the library contained 100,000 volumes, worth £2 million pounds, in 'most unsatisfactory conditions'. He proposed removing the top storey of the stack room block, together with a large portion of the contents of this block, in order to reduce loading. He said additional permanent space would be necessary, so suggested a new structure should first be built on the neighbouring land, so that it could provide a temporary home for the library while the alterations were completed. The Ministry of Works drew up preliminary plans for this new building.<sup>38</sup>

In 1952 the Cabinet finally agreed to strengthen the building, including removing the top stack room and gables (to reduce earthquake risk), but to defer the construction of the proposed neighbouring building. Taylor was dismayed: while the work was going on, where would they put all the material, and once they had moved back in, to a building which would then be 12% smaller, where would they put everything? Cabinet was unmoved, and would not provide a new building for the library.<sup>39</sup>

In the meantime, Taylor had another concern: the quality of the temporary space they were to move in to and the conditions of the storage for the precious books and manuscripts. In May 1954 the first of the volumes were moved out. The majority were taken out in July 1955, with most taken to the Ford building in Courtney Place, 25,000 volumes to Seaview, and some to the basement of Parliament. Neither the Ford Building nor the Seaview building proved satisfactory homes.

In September 1954, once the work was already underway, 16 members of staff wrote to the Librarian to say that all present plans for the strengthening and alteration of the building were:

...completely unsatisfactory both from the point of view of safety and also as a working unit. We understand that no guarantee can be given that the proposed measures for reinforcing the structure will be at all adequate. Furthermore, all draft plans so far submitted are merely ineffective attempts to fit into far less space than we command at present the same number of books and staff as the building already houses do deplorably. This will make folly of any sort of reasonable service to research workers, and endangers the existence of the many irreplaceable books and manuscripts for which we, as the Government's servants, as responsible.

We are also of the opinion that the expenditure of nearly £40,000 on makeshift, unsatisfactory and short-term alterations to the building which houses a library whose function is at this very moment being studied against the background of [developing a new] national library, is a gross waste of the public's money.

In light of these objections, we respectfully beg to submit to you that the present building be no longer used as a home for this library ...

Taylor forwarded this to the Secretary of Internal Affairs with a covering letter confessing that although he had hitherto been reconciled to the plans, discussions with the Ministry of Works made him feel that the situation was more and more unsatisfactory, particularly as he had just discovered that even after the strengthening the library wouldn't be able to use the upper storeys for storage:

I myself am at a loss to see any improved convenience or even much more safety in the renovated building ... now when discussions with the Works Department people indicate that loading must be further reduced and brought away from upper floors, I feel it is a position of checkmate.

This was followed by a series of letters to the editor from members of the public arguing the library should simply stay in temporary accommodation until a wholly new building could be built. The Commissioner of Works also pointed out during the project that the building was in a worse condition than originally thought, especially the west wall, and that the DSIR has said it needed new, deep foundations. He suggested further changes which would have amounted to £40,000, to which Wilson replied that the building was simply not worth spending that much money on, and ordered him to keep to the simpler plan.<sup>40</sup>

Therefore, despite all these reservations, work proceeded. The scope was extensive. brick gables and parapets and decorative details were demolished to the level of the first and second window heads. The top storey of the stack room block, and its heavy concrete dome canopy, were demolished, and the gable roof over the exhibition rooms was extended over this area. All chimneys, except the lower section of the chimney to the ground floor library room, and most of the fireplaces, were removed. Lath and plaster walls and ceilings were taken down throughout the building, and drummy plaster struck off the internal brickwork.

A new concrete strengthening band was installed just below the roof-line. An exterior steel frame strengthened the brick piers between the windows of the stack rooms. Bricks from the parapets were reused elsewhere in the building, as were slates. Galvanised spouting and downpipes were replaced with copper. One new window was added, into what had been the back bedroom at the first floor.<sup>41</sup> It seems likely that the steeply raked parapets of the outbuilding were also taken down at this time, and replaced with a flat roof with overhangs.

In May 1956, while work was well underway, a further inspection of the building by the Government Architect found the building was in a still worse state than originally thought, and further strengthening work was added into the project, including extra strapping of the western wall and internal walls, extra support for the floor joists, and the exterior walls being treated with a sprayed-on silicone waterproofing compound. The project had fairly considerable cost overruns as a result.



Staff of the Alexander Turnbull Library, including chief librarian Taylor (in the window), moving the book collection before the strengthening. Evening Post, 1955.  
(EP/1955/1551-F and EP/1955/1550-F. Alexander Turnbull Library)



Structural strengthening of the library under way, with Bowen Hospital in the foreground. The fourth floor stack room and concrete “dome” has been removed and the roof is open.  
November 1955. (EP/1955/2469-F, ATL)





Remedial work under way, 1956. Image taken in one of the stack rooms. Note the walls taken back to the brick, and the timber-framed shaft for the book lift. (10932½, ATL)



Image of the Reception Room. The decorative plaster ceiling has been replaced with flat fibrous plaster sheeting. (F10933½, ATL)



The building in 1958, following the completion of the remedial work. The roofline, decoration, and character of the building are starkly different from both the original and the form of the building today. (15624½, ATL)



A view from the rear, the end stages of the remedial work with some scaffolding still in place. Old Government House (demolished in 1969 to make way for the Beehive) can be seen in the background. (Detail from *Evening Post* image EP/1956/2313-F, ATL)

A number of changes were made to the interior layout, with old walls and partitions removed and new partitions added. A book lift was installed in the stack rooms, with the machinery housed in the attic.

Most of the main rooms retained their original dimensions, with the exception of the large library room on the first floor, which was divided into two, half for a new Reading Room and half for an office for the reference librarian. On the ground floor the kitchen was made into a staff room, and the smaller scullery at the back was turned into the kitchen.<sup>42</sup> On the first floor, Turnbull's bathroom, WC and dressing room were altered, with partitions removed to make a single room and a return space in the hallway. The areas that had been the apartment for the caretakers were altered to form a men's toilet, a women's toilet area, and a women's 'rest room', separate from the staff room downstairs. On the second floor partitions were removed where the toilet had been and the Map Room was made larger. A gas-fired boiler was put into the outbuilding, providing hot water to the new radiators installed throughout. An automatic fire sprinkler system was installed, with the valves in the outbuilding.

As a result of the new rules about loading, the storage capacity of the building was considerably reduced, by about 40,000 volumes. The uses of most of the rooms within the library were radically changed. Only the ground floor rooms, and the concrete stack rooms, could now be used for stacks or heavy bookcases. This meant that the large library rooms on the first and second floors could no longer be used for their original purpose, and one of the consequences was that the elegant library room and its neighbouring anteroom on the ground floor had to be turned over to the stacks. Taylor wrote to his superiors that some 40,000 volumes, including nearly all the non-Pacific resources, the collection of Pacific languages, the 25,000 English literature collection in Parliament's basement, all the volumes at Seaview and the photo section stored in Bowen House would all need to stay out of the building. He asked again for the planned neighbouring building to be constructed.

One of the few obvious improvements for the use of the building was the new Art Room on the top floor, which could be used to show the library's large collection of prints.<sup>43</sup>

In December 1957 the library moved back into its home on Bowen Street. The *Freelance* and the *Dominion* provide useful descriptions of the building after the work was completed. The colour scheme was described as 'summer-green, old rose and dove grey'. The *Freelance* commented: 'On the whole the renovations are in keeping with a suitable home for "our cultural heritage" but one does wish that the cornice in the former fine old bedroom of Alexander Turnbull had not been painted such a violent shade of blue'. The *Freelance* also noted the previously elegant main library room being used as a stack room: 'The Turnbull benefactor above the fireplace must bridle at the linoleum which has replaced his Persian rugs, and the fluorescent lightings hanging from the ceiling that were formerly elegantly plastered'. Both papers commented on the reduction of storage space by 40,000 volumes: 'the problem of storage is more of a headache than before'. The *Dominion* noted that staff would have a small staff room

and kitchen with modern appliances for the first time. New curtains throughout the library were to be made 'largely by women staff members'.<sup>44</sup>

Despite the extensive renovation and strengthening work, a Ministry of Works survey in 1965 gave the building a life of only three more years, due to its likely poor performance in an earthquake, and through the late 1960s repeated questions were asked of the library as to what it had done to move all valuable material out of the building. A position was advanced that nothing except second grade material should be left in the building, and staff should not be working in there.<sup>45</sup> At the same time, the Turnbull Library was bought within the National Library under the National Library Act 1965, which came into force in 1966. This was a controversial move for many, who were concerned about the Turnbull Library losing its identity.<sup>46</sup>

### **The End of the Library Era**

By 1973, the collection had trebled from the original 55,000 volumes. The manuscripts alone occupied 100 feet of shelving; there were 18,000 pictures, 8,500 maps and 13,000 photographic prints and negatives. The collection was well in excess of the capacity of the building to store and display it, and even if the renovations had not significantly reduced that capacity, the library was no longer able to accommodate the burgeoning collection.

In part due to the earthquake risk, alternative premises for the Turnbull Library were established in the Freelance building on The Terrace, and the Library set about moving itself entirely out of the old building.

As planning for the new National Library building in Molesworth Street was underway, a letter to the editor in 1973 alleged that the Turnbull had been subsumed by an 'expansionist National Library'. This idea was strongly rebutted by Sir Alister McIntosh, who was both the chair of the National Library and the Trustees Committee of the Turnbull Library. The Turnbull had been allocated space on three floors of the planned new building library, he wrote, which was a much better result than it being given a separate wing or building, and that the trustees were working hard to ensure that the identity of the old building will be preserved: 'the spirit of the Turnbull is surely sufficiently strong to withstand greatly improved facilities for its treasures, its research workers and its staff'. He wrote of continued affection for the old building, even though they had left it, even though 'working conditions for staff were intolerable'. In the end of the new National Library building was not opened until 1987, so the Turnbull collection remained on The Terrace until then.<sup>47</sup>

The final move from Turnbull's home was completed with considerable sadness. To quote Ray Grover, who was Chief Archivist at the time: 'All of us who have worked in it have held it in great affection. Because its planning was based on human needs, the old house greatly contributed to the high morale and loyalty that has been the feature of the Turnbull staff. Visitors also responded to its charm. More than once they have been heard to say that it is not like a library at all'. It is notable that the Friends of the Turnbull Library, and the National Library's Chief Librarian, remained involved in the next stage of the building's life, the Turnbull House Council.



The first floor exhibition room, with a large chair made from the timbers of the *Inconstant*. Image ca. 1958 (15618½, ATL)



The Reference Librarian's Room, adjoining the Reading Room on the first floor. Note the book lift in the wall. Image ca. 1958 (15617½, ATL)



The new open cataloguing area at the first floor, ca. 1958. (15620½, ATL)



The main hall, ca. 1958, with Alexander Turnbull's portrait at the end. The cabinets in the hall seen in this image were built at this time. (15617½, ATL)



## 2.6. Turnbull House Council

In the early 1970s, the Ministry of Works earmarked the Turnbull Library building for demolition. The combination of a perceived need for a new motorway on-ramp and associated widening of Bowen Street, and the increasing estimates for the cost of strengthening the building to a suitable standard, made the demolition of the building, for some, only a matter of time. While City Councillor George Porter put motions to the council asking for its preservation, the Capital City Planning Committee - a senior grouping of Wellington MPs, Wellington City Council and government department officers - repeatedly passed unanimous motions that the building was 'not worth preserving', and even that it had little architectural merit.<sup>48</sup>

The Friends of the Turnbull Library argued for the building's historic importance, and that any earthquake risk had been largely removed with the 1950s work. The Wellington Branch of the Historic Places Trust also wrote to the Council to urge it to take a role in preserving the building. The Mayor, Michael Fowler met with the Minister of Works Hugh Watt and urged him to take land from the Beehive side of the road if the expansion of the Bowen Street was necessary; the Minister to the contrary said the building would last only until work on Bowen Street began.<sup>49</sup> In 1974 the building was listed by the City Council as a 'place of historic interest'.

In 1975 the Crown was persuaded to lease the building to the Wellington City Council for a period of 10 years. One of the conditions of the lease was that no structural alterations were to be carried out. The City Council in turn leased the building to the Turnbull House Committee, which soon renamed itself the Turnbull House Council and registered as a charitable trust.

The Turnbull House Council comprised representatives of the Wellington City Council, the National Art Gallery and Museum, the National Library and the Friends of the Turnbull Library. The first and only chair was Ian Wards, Chief Historian of the Historic Branch and campaigner for many heritage buildings and for the protection of archives. Other representatives on the first council were Brian O'Brien (Wellington City Council), Jim Traue (Chief Librarian), Dick Dell (National Museum), Lyn Corner (National Art Gallery) and Ormond Wilson (Special Committee).<sup>50</sup>

It is clear both the Turnbull House Council and the Wellington City Council thought this lease was an announcement that the building was no longer at risk of demolition. In March 1976, Ministry of Works architect Chris Cochran developed a plan to convert the building into an art gallery and cultural centre, and in October the Turnbull House Council began a fundraising effort to bring this idea to fruition, with advertisements in the newspapers: 'saved from demolition... give now for restoration... Wellington's buildings are going down one by one - help make history live in this beautiful building'. Newspaper articles talked of plans to turn the building into an 'international-standard art gallery, cultural and education centre', for which \$30,000 would be needed, and 'select businessmen' were given private tours to interest them in the project.<sup>51</sup> A new automatic sprinkler system was installed that year.

The Ministry of Works was astonished – what, it asked, was an organisation doing fundraising to restore a building owned by the Crown, and which still might have to be demolished? The Ministry's Director of Roading F A Langbein stated to the *Evening Post* that the advertisements were 'grossly misleading' and that it was better to say the building had been given only a temporary reprieve, as the building would inevitably be knocked down because of 'traffic build up'. Mayor of Wellington Michael Fowler was in turn 'astounded' by the Ministry's position, and said it was entirely up to the council whether the building was demolished or not.

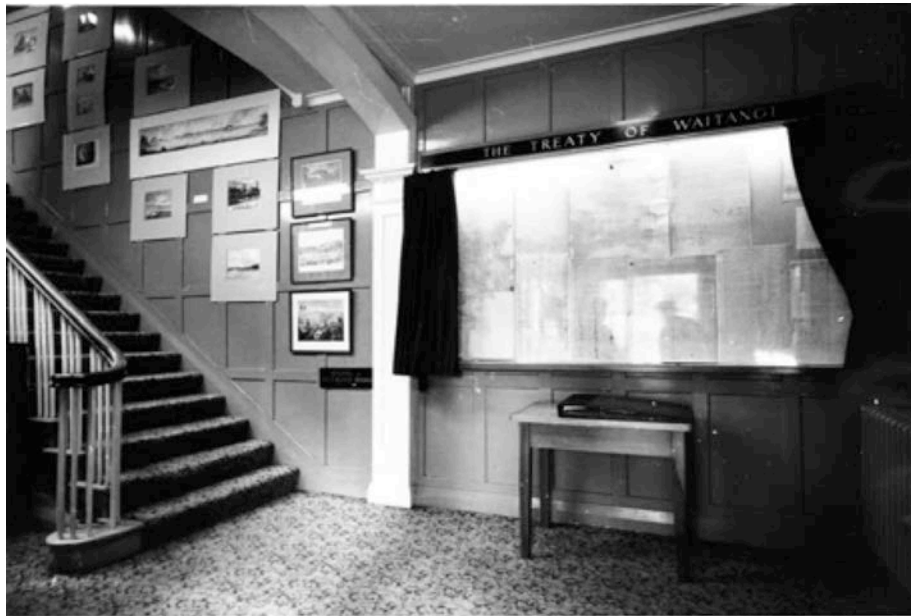
The Chair of the Turnbull House Council, Ian Wards, said that Langbein was irresponsible by trying to scotch efforts to develop a central city gallery: 'citizens of Wellington – who alone could determine the future of Turnbull House – must show without ambiguity what they want. Wellington was not a concrete jungle without a valued past and a creative future, and they must support the restoration fund more generously than ever'. Wards commented that even if the building only lasted 10 years, which he did not believe would be the case, \$30,000 would be money well spent to have a central city gallery, and that a lot could happen in 10 years – including the retirement of Mr Langbein.<sup>52</sup>

In the Turnbull House Council's first annual report in March 1977, Wards noted that the original ambitious fundraising plans had not been completely successful – largely, he thought, as a result of the Ministry of Works intervention. Furthermore, it seems the idea for the National Museum using the building as a gallery was not to proceed. Instead, the Council committed to developing just the ground floor for the interim, with the front rooms used for meetings and other functions. At this point the Ministry of Works staff were instructed to discontinue any involvement in the building.

By late 1978, the urban motorway had been completed through to the end of the Terrace Tunnel. The proposed second tunnel, which would have required significant change to Bowen Street to form an access ramp (which in turn was to have resulted in the demolition of Turnbull House) had been shelved indefinitely, due to fiscal constraints on the government, and the most immediate and serious threat to the building went into abeyance.

In 1979 the Capital City Planning Committee grouping finally agreed to give the building a 'reprieve' for at least a few more years as they waited to see the implications of various traffic changes.<sup>53</sup> The City Council formalised its existing sub-lease to the Turnbull House Council in 1979, for 10c per annum, for use as a 'cultural, artistic and educational centre' but stated the building was leased 'in its present condition'; the Council would not be responsible for any repair or maintenance of the building whatsoever. At the same time the City Council agreed to the House Council sub-leasing part of the ground floor for a restaurant called the 'The Pâté Shop', on the condition that any funds raised would be used for the benefit of Turnbull House. The restaurant also provided catering for those using the building.





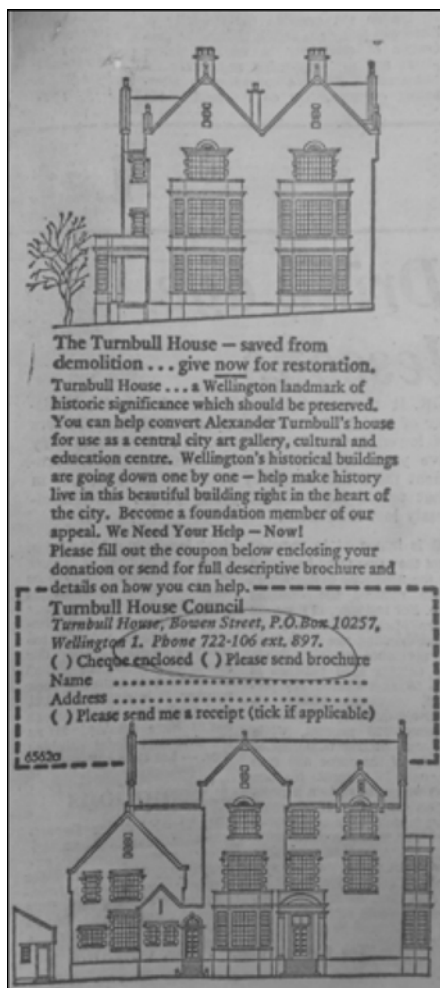
The Treaty of Waitangi on display in the ground floor hall, 1972 (ATL)



The second floor landing, 1972 (ATL)



The Evening Post published this image in 1972 speculating that in the near future all three of these buildings –Bowen Chambers, the Turnbull Library and Bowen Hospital – ‘may all soon be demolished’. The other two buildings were demolished in 1980s, but public campaigning ultimately saved the Turnbull Library.



‘The Turnbull House - Saved From Demolition’: A newspaper advertisement published by the Turnbull House Council, much to the surprise of the Ministry of Works, in October 1976

The Pâté Shop was housed in two main rooms – the ground floor stack room and the adjacent maid's bedroom, which were redecorated and furnished for the purpose, with an arched opening made between the two. That was the only major structural work done during the Turnbull House Council era. The kitchen was refurbished for this use.

The model for the use of the building that came into being under the Turnbull House Council, an inner city building filled with meeting rooms and gallery spaces with some permanent tenants, proved a very successful one. Eventually all three floors of the building were brought into service, and the Turnbull House Council employed a manager to make bookings and oversee the daily management of the building.

By 1979 Wards was able to report that hundreds of people had been visiting the building a day, and there were periods when every room was occupied. As well as the Pâté Shop, there were 11 groups permanently using some of the rooms on all three floors by that stage (some of these were still using the building when it closed in 2012). By 1992, the building was used by 163 different groups and provided permanent rooms for seven tenants, as well as the Pâté Shop, and was a very widely used community asset. Although it had had financial support over the years from the City Council, by this time the rents from the building made the Turnbull House Council's operation entirely self-funding, and easily paid for the salary of the manager and maintenance. The organisation also had saved substantial cash reserves, around \$100,000 by the early 1990s.

The terms of the original lease and sublease meant that the City Council and the Ministry of Works were not responsible for maintenance of the building. Over its almost two decades of operation, the Turnbull House Council expended substantial sums on the building, including the progressive maintenance of different rooms, renewing carpets, lighting and paintwork and so on, as well as exterior works such as the repair of the slate roof and the repainting of woodwork. The City Council, which retained a representative on the Turnbull House Council, funded some maintenance work, cared for the gardens and gave small annual grants. In 1980, however, it decided the Turnbull House Council must pay for the exterior painting of the building itself, and also start paying rates. The Ministry of Works, instead, was cajoled into paying for the painting and scaffolding in that case.

In 1977 Wards wrote to the District Commissioner of Works to say he had just learned that 40 French-polished Tasmanian hardwood framed glass doors which had been removed from the Rare Books Room (the main large ground floor library room) in the 1950s, had been dumped by the Ministry of Works in 1975 and he asked that the Ministry of Works replace them. The District Commissioner of Works replied that while 'sharing your distress' about the doors, the library building was under the administration of the Ministry of Works, and so therefore it had the right to dispose of them if it wanted to, with no further consultation, and refused to pay for replacements. They were eventually replaced with funds from the Turnbull House Council, although with architectural assistance from the Ministry.<sup>54</sup> In 1982 the New Zealand Historic Places Trust registered the building.

At the end of 1984 the Turnbull House Council started negotiations to lease the building directly from the Crown, with the Ministry of Works carrying out maintenance. Although the Turnbull House Council was confident of success, its optimism was to go unrequited, undone by departmental changes and later a tumultuous period of administrative change with the new Labour government that dogged all attempts to sign a new lease. In the end the Ministry of Works was dismantled before the issue was resolved, and the Turnbull House Council became a monthly tenant of the building.

In its last years, the Ministry of Works had spent some time considering the future of the building. It was concluded that due to the earthquake risk the building would need to be vacated in 7 to 10 years if no work was completed, and that it could not house public servants unless it was strengthened. It developed a number of strengthening feasibility schemes, but internally also discussed whether the building should be demolished.<sup>55</sup>

The State Services Commission took over responsibility for the building from 1987. It took a number of years to finally resolve which government department would take on responsibility for the building and discussions on the future of buildings like Antrim House and Old St Paul's took place at the same time. Antrim House went to the NZ Historic Places Trust, while Old St Paul's and Turnbull House went to the Department of Conservation in 1990 (Old St Paul's later ended up with NZHPT). The Department commissioned a Conservation Plan for the building in 1991, written by Chris Cochran, by then an independent conservation architect. The following year the Turnbull Library Historic Reserve was created under the provisions of the Reserves Act 1977, encompassing the three legal sections making up the land.

During 1990, the Turnbull House Council funded an extensive programme of repainting exterior and interior woodwork and repairing guttering, downpipes and slate roofing. This work coincided with the completion of the Kingsway Development designed by Warren and Mahoney, next door on the corner of Lambton Quay and Bowen Street on the site of the former three-storey brick Bowen House.

As part of this development, the construction of an underground walkway link between Bowen Chambers and the Beehive meant that the path, lawn and front garden wall of Turnbull House were all destroyed, along with Bowen Chambers, which was replaced with the new 22-storey Bowen House building<sup>56</sup>. The architects of the new development, Warren and Mahoney designed new landscaping, including a re-contoured lawn, new concrete block paving, planting, lighting and a partial new front garden wall. This construction period, coinciding with a period of lack of departmental oversight, was a time of great concern for the Turnbull House Council as it appeared damage was being done to the building, particularly to the foundations on the south east corner and to the western wall, along the service lane.<sup>57</sup>

The 1991 *Conservation Plan* reported the building to be in generally good condition, and that it had been well maintained up to that time. Faults requiring attention to put the fabric of the building into good condition included some cracking in the brickwork

(some possibly related to the adjacent construction work), minor repairs needed to bricks, ventilators and pointing, minor repairs needed to the slate roofs, areas of sagging in the ground floor structure, a sag in the staircase between first and second floors and deterioration of plaster and paintwork. Recommendations were made for improving accessibility and replacing worn-out carpet.

The *Conservation Plan* included recommendations for structural strengthening, to bring the building up to the generally accepted standard of the time (this was 2/3rds of the 1967 code requirements for a new building).

## **2.7. Department of Conservation**

As late as May 1992, the Turnbull House Council was still offering to raise money to action the recommendations of the *Conservation Plan*, as they could not see the Crown making any attempt to do so. However, in June, the Minister of Conservation Denis Marshall released a statement that the building would be indeed restored, but also that the day-to-day management of the building was to be given over to the Department of Conservation from October that year. The Minister's statement said that the Council's efforts to save the building 'have now been rewarded'.

The Turnbull House Council certainly didn't agree with the Minister's sentiment, and reacted with shock and sadness. It continued its advocacy work for the building, arguing for the rights of the building's existing tenants and its continued use by community groups. Because it seemed that the Department of Conservation was favouring leasing the building to one or two large commercial tenancies, a large meeting, attended by more than 100 people, was held to express the concern of many community groups, making a strong push for the continuation of the use of the building as a community facility. Nevertheless, a 'notice to quit' the building was issued by the Department to the Turnbull House Council on 1 September 1992, leaving the Council to ponder its continued existence, and the future of the substantial funds it still held.<sup>58</sup> However, the Council continued for some time, and by 1994 relations with the Wellington conservancy of DOC had improved. The Council continued to advocate that a community management structure be implemented, and hoping it could have that role, believing such work was outside the brief of the Department.<sup>59</sup>

A number of original Turnbull objects which had remained in the building during the Council's era were reclaimed at this point by the Alexander Turnbull Library and taken to the National Library building in Molesworth Street – including a number of the original book-cases, which are now on display in that building. The Turnbull Library now holds the paintings of Turnbull and his parents. Furniture and fittings that belonged to the Turnbull House Council were lent to the Department of Conservation.<sup>60</sup>

In 1994-95, upgrading work designed by structural engineers Holmes Consulting Group and conservation architect Chris Cochran was carried out in two stages. The Lottery Grants Board gave the project \$97,000, the Department of Conservation funded some, and it appears the Turnbull House Council may also have contributed funds.<sup>61</sup>

The first stage involved refurbishing the toilets on the ground floor and the first floor and installing a commercial kitchen into the old kitchen space. The second stage involved strengthening the building, and recreating the high gabled brick walls of the building, removed in the 1950s, to reinstate it to its original appearance. Parapets were reinstated where the gabled forms had been retained. The new gables, lancet slots, window hoods and arches and other decorative details were recreated following the original plans. The new gables were timber framed, sheathed in plywood and clad with brick veneer (with brick slips over the new concrete elements), with coping mouldings and other details recreated in cement plaster over in-situ polystyrene formers. The slate roof was also extended and repaired.

The exterior steel frames that had been erected outside the stack rooms on the west elevation were removed and replaced with a new interior structural steel frame. Likewise, existing wall ties and exterior plates were removed throughout. Internally, a new layer of structural plywood was added above the existing floors at all levels (including the attic spaces), tied to the brickwork. The book lift was removed, and the stack stair was closed off at first floor level. The first floor stack room was divided into a space for storage and for the relocated tenant's kitchen. A new set of three steps and landing was required to provide access from the back hall to the stack area on this floor. The wiring was also replaced and fire protection improved.<sup>62</sup>

Despite early discussions of leasing the building to new tenants who might take up substantial parts of the building, the Wellington Conservancy Office of the Department of Conservation managed it in much the same way as the Turnbull House Council had before it. The Department employed people to be on site and to manage the facility. The restaurant reopened in the building in May 1995, now known as the Turnbull Café, while work was still underway. Most if not all of the existing tenants remained in the building, and it continued to be used as a popular conference and event centre, used by a very wide range of groups and individuals, from this time until its sudden closure in 2012. During both the Turnbull House Council era and Department of Conservation era it played an important part in the social and artistic fabric of Wellington city.

The Department of Conservation made few changes to the building after the 1990s restoration work was completed, with the exception of upgrades of carpets and lighting in some rooms.

In 2009 the Wellington City Council issued the building with an earthquake prone notice, giving the owner 15 years to strengthen the building. In August 2012, following the Canterbury earthquakes, the building was closed by the Department of Conservation, as it was given a rating of 14% of New Building Standard, well below the statutory minimum of 34% NBS, and was declared “earthquake prone”.

The tenants – the Royal Numismatic Society, the Royal Philatelic Society, the New Zealand Portrait Gallery and Friends of the Turnbull Library – had to move out, which they all greatly regretted. At the time the Department of Conservation noted ‘a real desire within the department to keep the community feel of the building, which is

a very real part of its social history' in the future. Four years later, Rachel Underwood, of the Friends of the Turnbull Library, publicly urged the Minister of Conservation to ensure that action was taken on the strengthening.<sup>63</sup>

However, Turnbull House has remained empty and unused since 2012 pending progress on strengthening and upgrading the building. In the interim, the building has been left with the remaining furniture neatly stacked and all the rooms accessible. The building services have been kept operational (including power, water, security, heating and fire sprinkler systems); the building was regularly checked by DOC staff up to the hand-over.

A modest amount of maintenance has been carried out in recent years, including the application of a new waterproofing coating to the various balcony roofs, but a few long-term leaks are beginning to show in some areas.

In 2015 the Minister of Conservation, Arts, Culture and Heritage directed the Department of Conservation, Heritage New Zealand and the Ministry of Culture and Heritage to collaborate on a review of the collective portfolio of heritage properties held by the three organisations (some 37 properties in total), with a view to reducing anomalies and enhancing synergies within each agency's list of properties. A project group was formed with staff from the three agencies and an independent reviewer. The review also considered whether the heritage values of the properties justified their management by the Crown and whether there were any known issues with current management arrangements. This work was completed in 2016, and one of the outcomes was that management responsibilities for Turnbull House were transferred from the Department of Conservation to Heritage New Zealand on 30 June 2017.

## 2.8. Architect - William Turnbull



Alexander Turnbull employed the prominent Wellington architectural firm of Thomas Turnbull & Son for the design of his new house and library in 1914. William Turnbull ran the firm from the time of his father's death in 1907 and was responsible for the design of Turnbull House.

Alexander and Thomas were not related, but they had a shared deep love of books and of sailing, and these links, as well as the reputation of the firm, no doubt led to the commission. Thomas's extensive collection of books covered 19<sup>th</sup> century architecture, Scottish and American history and classical works; it was donated by his son John to Victoria University in 1937.

William Turnbull (1868-1941) entered the architectural office of his father Thomas (1825-1907) in 1882, and received a professional education from him. In 1890, William visited Melbourne and Sydney and was engaged in the office of J A Gordon, a

Melbourne architect who at that time was involved in the design of several major commercial buildings including the Melbourne (now Victoria) Markets.

In 1891 William returned to Wellington and was admitted into partnership in the family firm of Thomas Turnbull & Son. This had become one of the foremost architectural practices in the city at the turn of the century and William continued it, under the same name, after Thomas's death.

William was not as prolific as his father, but he was nevertheless a skillful and versatile designer, responsible for some of Wellington's most distinctive buildings. From 1902 to 1931 he designed more than 50 buildings, including 15 houses, blocks of flats, shops, offices, warehouses, factories, a church, and several banks, schools and fire stations. As Mew and Humphries observe, in addition to this list a number of other buildings designed during his father's lifetime could also be attributed to William, as his father was ill or away for long periods. Some of his notable buildings include:

Dr Pollen's House, Boulcott Street (1902) [relocated but still on Boulcott St]

Antrim House, Boulcott Street (1904) was likely designed by William.

Dr McGavin's House and Surgery, Willis and Ghuznee Street corner (1907)

House for A Blacklock, 60 Tinakori Road (1910)

Thorndon Brew Tower (1915)

Turnbull House (1916)

Northland Fire Station (1930)

Wellington Free Ambulance Building (1932).

Turnbull was especially adept in masonry design and was fully versed in virtually every contemporary architectural style: Dr. Pollen's in the French Renaissance style, Dr. McGavin's in a half-timbered Tudor style, and Turnbull House in a Jacobean/Scottish Baronial style. His career moved with the times, the 1932 Free Ambulance building showing a strong Art Deco influence.

William became a Fellow of the Royal Institute of British Architects in 1906. Later he was part of a breakaway group from the NZIA that set up a separate Society of Architects in 1912 (but later returned to the NZIA).<sup>64</sup>



## 2.9. Timeline

Before 1863	Elibank was constructed on Town Acre 490
1869	Walter and Alexandrina Turnbull purchased Elibank. Subsequent land purchases enlarged the section and garden.
1914	Alexander Turnbull sold Elibank and commissioned William Turnbull, of Thomas Turnbull & Sons, to design his new house and library on part of the garden land.
1916	Construction begins.
28 June 1918	Alexander Turnbull died. The Library was subsequently given to the nation, and the government purchased the building to house the Library and staff.
28 June 1920	The Alexander Turnbull Library was officially opened to the public.
1920-1930?	A new concrete roof canopy was built over the concrete section of the library, between the ceiling and roof to improve fire safety, along with other fire precautions.
1930s	A small piece of new land was added to the grounds following the realignment of Bowen Street made to suit the Cenotaph, and “rounding” for the tram lines. A new brick boundary fence was constructed.
1936	Renovations were made to the Art Room, Supervisors Room, and Librarian’s Office. Six banks of new shelving were installed. <i>DIA file, ‘Turnbull Library: Accommodation for’, File R21906534</i>
1941-1945	The library was emptied of 40,000 volumes, original paintings and all the manuscripts, which were taken to Masterton in case of enemy attack. <i>Barrowman, p94</i>
1940s	Sagging of the floors under the weight of the books and bookcases was noted.  Complaints were received from the PSA about the dangers of the building and poor working conditions.
1950	The Ministry of Works designed additions and strengthening work for the Library, but the scheme was not executed.

1955-1957	<p>The Library was emptied out while major structural work and renovation was undertaken.</p> <p>The structural work involved earthquake risk reduction by the removal of the brick gable ends; the two north facing gables were replaced with flat cement sheet on timber framing, and other gables were replaced with hipped roofs. The fourth floor stack room and concrete dome roof over it was removed. An exterior steel frame was added to the west wall to strengthen the brick piers between the windows of the stack rooms, but in other respects the structural integrity of the building remained unchanged. A new reinforced concrete band was installed just below the roof-line.</p> <p>Internally, the reading room and offices were refitted, new toilet facilities were installed and services were upgraded. A new heating system was installed, powered by a boiler in the outbuilding, and an automatic sprinkler system was installed, with the valve gear also housed in the outbuilding.</p> <p>It appears the outbuilding roof was altered at this time.</p> <p><i>Strengthening and Alterations, Ministry of Works, 14 Feb 1955, set of 16 drawings, AWDO 22818, Archives New Zealand.</i></p>
Early 1970s	<p>The building was under serious threat of demolition in relation to the new motorway – an access ramp was planned from Bowen Street to the proposed second tunnel under The Terrace, which would have required a substantial widening of the road way.</p>
1973	<p>The Alexander Turnbull Library moved out of Turnbull House to temporary accommodation in the <i>Freelance</i> building on The Terrace, intending to eventually end up in a new home in the National Library.</p>
1974	<p>Turnbull House was listed by Wellington City Council as a place of historic interest.</p>
1975	<p>The building was leased by the Crown to the Wellington City Council for 10 years. WCC in turn sub-leased it to the Turnbull House Committee (renamed the Turnbull House Council from October) (The sub-lease was not formalised until 1978). New automatic fire sprinklers were installed; the sprinkler valves etc. were located under the main stair.</p> <p>From this time the building was used for conferences, meetings, art exhibitions etc.</p> <p>Various adaptations were made by the Turnbull House Council. They included a new opening between the Pâté Shop dining room and alcove on the ground floor, and providing a new kitchen and men's toilet area on the first floor. Repair and maintenance work was also carried out.</p>

1976	The Turnbull House Council declared the building had been saved from demolition, much to the consternation of the Ministry of Work's Director of Roading.
1978	The urban motorway was completed through to the end of the Terrace Tunnel. The proposed second tunnel, which would have significantly affected Bowen Street (and Turnbull House), was postponed indefinitely due to a lack of funding.
1978	The Pâté Shop begins operation; ground floor rooms were redecorated and furnished for this purpose.
1979	The Capital City Planning Committee grouping agreed to give the building a 'reprieve' for at least a few more years, while the implications of traffic flows from the new motorway were studied.
1982	Turnbull House was first registered by the New Zealand Historic Places Trust, as a Category A building.
1986	A structural strengthening proposal was prepared by the Ministry of Works.  <i>Ministry of Works and Development, Structural Strengthening Feasibility Report Jan 1986, held in 'Wellington - Turnbull Library, Bowen Street, 1984-1987', R10378615, Archives New Zealand</i>
1987	The Alexander Turnbull Library moved into permanent accommodation in the new National Library building.
1988	A feasibility report on the conservation of the building was prepared.  <i>Feasibility Report on the Conservation Of Turnbull House, Ministry of Works and Development, March 1988</i>
1990	Ownership of the building was transferred from the State Services Commission to the Department of Conservation.
1991	The first <i>Conservation Plan</i> was completed for the building, by Chris Cochran.
1992	The Turnbull House Council was required to vacate the building when the Department of Conservation took over its day-to-day management. The building continued in use as a community and conference facility. The Turnbull House Council went into abeyance soon after.  The Turnbull Library Historic Reserve was established under the Reserves Act 1977, encompassing the three legal sections that make up the site.

1994-95	Strengthening work and major reinstatement work was carried out, to return the building to its original appearance. Gable ends, window hoods and arches and other details were reinstated with brick veneer over timber framing; the roofs were extended and repaired; some 1950s building strengthening features were removed and replaced, and new strengthening elements were added. The bathrooms and kitchens were refurbished. Conservation architect Chris Cochran designed the reinstatement work and the structural work was designed by engineers Holmes Consulting Group.
2009	Wellington City Council issued an earthquake prone notice, giving the owner 15 years to strengthen the building.
2012	The building was closed for use by the Department of Conservation while strengthening options were explored.  Preliminary strengthening proposals were prepared.
2017	This <i>Conservation Plan</i> was prepared, to help guide the design of strengthening and upgrading work and options to support re-use of the building.
2017	Management of Turnbull House was transferred from the Department of Conservation to Heritage New Zealand on 30 June.

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Woodhouse, Alice, 'Early Days in the Turnbull Library', *Turnbull Library Record*, Vol. 3 No. 2, Aug 1970

## 2.11. Notes to the History

<sup>1</sup> Turnbull's life and collections have been written about extensively, in Rachel Barrowman, *The Turnbull: A Library and its World*, Auckland, 1995; E H McCormick, *Alexander Turnbull: His Life, His Circles, His Collections*, Wellington, 1974; J E Traue, 'Turnbull, Alexander Horsburgh', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/2t53/turnbull-alexander-horsburgh> (accessed 9 May 2017)

<sup>2</sup> Turnbull to Dulau, 23 May 1893, quoted in McCormick, p122

<sup>3</sup> *New Zealand Listener*, 27 October 1944, pp17-19

<sup>4</sup> This section is based on the history of the Beehive, Heritage New Zealand (list no. 9629), written by Blyss Wagstaff and Alison Dangerfield, 2015; and 'Government House', <https://nzhistory.govt.nz/media/photo/government-house-c1900>, (Ministry for Culture and Heritage), updated 16-Jul-2014

<sup>5</sup> Sources for the following history of Town Acre 490 include Memo to Alexander Turnbull, 14 Dec 1914, by lawyers Bell, Gully, Bell, and Myers, 'Elibank Property History', MS-0715, ATL; Louis Ward's c1925 plan of Wellington, MapColl-822.4799gbbd/1840-1916/Acc.16123, ATL; *Evening Post* 15 Sept 1865, p3, *Wellington Independent* 13 April 1869, p1; Rachel Barrowman, *The Turnbull: A Library and its World*, Auckland, 1995, pp1-7

<sup>6</sup> Sources for the following history of Town Acre 491 include Memo to Alexander Turnbull, 14 Dec 1914, by lawyers Bell, Gully, Bell, and Myers, 'Elibank Property History', MS-0715, ATL; Victoria Grouden, Wellington Cenotaph Archaeological Assessment Report, 2013; Plan SO 10320, c1840s; Louis Ward's c1925 plan of Wellington, MapColl-822.4799gbbd/1840-1916/Acc.16123, ATL; Electoral Rolls 1850 and 1860s, *Wellington Independent* 29 Oct 1865; Vivienne Morrell, 'Baron Alzdorf and the Wellington earthquakes', 26 June 2015 <https://viviennemorrell.wordpress.com/2015/06/26/baron-alzdorf-and-the-wellington-earthquakes/> Part of Town Acre 491 also became the site of the Wellington cenotaph.

<sup>7</sup> Sources for the following history of Town Acre 489 include *Memo to Alexander Turnbull*, 14 Dec 1914, by lawyers Bell, Gully, Bell, and Myers, *Elibank Property History*, MS-0715, ATL, *New Zealand Times* 9 Sept 1893, p3. The Bell Gully report on the ownership of the three sections found owned the land in Miss Greenwood in 1888, and then they concluded there must have been an unregistered conveyance to Turnbull as it was later registered under his name under the Land Transfer Act. Miss Greenwood put the sections and the school buildings up for the sale in 1893, hence the supposed date of sale to Turnbull.

<sup>8</sup> *Evening Post*, 25 July 1936, p14

- <sup>9</sup> Ibid; McCormick, p265ff
- <sup>10</sup> McCormick, p265-7
- <sup>11</sup> McCormick, p270; *Dominion*, 28 June 1920, p6
- <sup>12</sup> *New Zealand Times*, 1 July 1918; Barrowman, pp24-5
- <sup>13</sup> MS Papers 57-130, quoted in Barrowman, pp24-5
- <sup>14</sup> *Report of the Office of Inspector of Fire Brigades*, 19 July 1918, and subsequent memos, Works file, 'Government Buildings – Turnbull Library, Bowen St, Wellington, 1918-1927', R21065982, Archives New Zealand, Wellington
- <sup>15</sup> Taylor to Under-Sec of Internal Affairs, 31 October 1947, DIA File 'Turnbull Library – Accommodation for', 1923-1953, R21906534; Min of Works specification 1955, held in DIA file 'Turnbull Library – Accommodation For', 1947-1958, R21906535, Archives New Zealand.
- <sup>16</sup> Gibbons, P J, 'Andersen, Johannes Carl', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/3a15/andersen-johannes-carl> (accessed 15 May 2017); Barrowman, Chapter Two
- <sup>17</sup> *Dominion*, 28 June 1920, p6
- <sup>18</sup> Barrowman, p49
- <sup>19</sup> Alice Woodhouse, 'Early Days in the Turnbull Library', *Turnbull Library Record*, Vol. 3 No. 2, Aug 1970. The painting of Turnbull is now held, but not displayed, by the Turnbull Library
- <sup>20</sup> Andersen to Under Secretary of Internal Affairs, 17 May 1928, DIA file, 'Turnbull Library – Accommodation for', File R21906534, Archives New Zealand
- <sup>21</sup> *Dominion* 10 March 1930
- <sup>22</sup> File R21906534, Archives New Zealand, Wellington
- <sup>23</sup> CT WN436/191; File R21906534, Archives New Zealand; *Evening Post*, 25 July 1936 p14
- <sup>24</sup> Andersen to Under Secretary of Internal Affairs, 18 Feb 1932, DIA file, 'Turnbull Library – Accommodation for', File R21906534, Archives New Zealand
- <sup>25</sup> Andersen to Under Secretary of Internal Affairs, 2 Feb 1932, DIA file, 'Turnbull Library – Accommodation for', File R21906534, Archives New Zealand
- <sup>26</sup> *New Zealand Herald*, 13 April 1934, p10
- <sup>27</sup> *Auckland Star*, 29 April 1935, p6



<sup>28</sup> DIA file, 'Turnbull Library – Accommodation for', File R21906534; *Auckland Star*, 1 June 1938, p6 and 9 Oct 1936, p9

<sup>29</sup> Barrowman, pp62-6

<sup>30</sup> Barrowman, p85ff

<sup>31</sup> *Turnbull Library Review*, Vol. 25, 1992, p11

<sup>32</sup> Barrowman, p80-83.

<sup>33</sup> Taylor to Under Secretary of Internal Affairs, 22 June 1939, DIA file, 'Turnbull Library – Accommodation for', File R21906534, Archives New Zealand. Bowen House at that stage was a reasonably new brick building (completed in 1930) directly behind the Cenotaph, stretching between Lambton quay and the library. It was demolished in the late 1980s.

<sup>34</sup> Works File, 'Government Buildings – Turnbull Library, Bowen Street, Wellington, 1927-1955, R21065983, Archives New Zealand; and 'Turnbull Library – Accommodation for', 1947-1958, R21906535

<sup>35</sup> *Evening Post*, 5 and 6 Oct 1949; File 'Turnbull Library – Accommodation for', R21906534, Works File, 'Government Buildings – Turnbull Library, Bowen Street, Wellington, 1927-1955, R21065983, Archives New Zealand

<sup>36</sup> *Evening Post*, 5 and 6 Oct 1949; File 'Turnbull Library – Accommodation for', R21906534, Archives New Zealand

<sup>37</sup> File 'Turnbull Library – Accommodation for', R21906534, Archives New Zealand, Wellington; Works File, 'Government Buildings – Turnbull Library, Bowen Street, Wellington, 1927-1955, R21065983, Archives New Zealand

<sup>38</sup> Gordon Wilson, 2 Sept 1952, Works File, 'Government Buildings – Turnbull Library, Bowen Street, Wellington, 1927-1955, R21065983, Archives New Zealand

<sup>39</sup> 'Turnbull Library – Accommodation for', 1947-1958, R21906535

<sup>40</sup> Alexander Turnbull Library staff to Taylor and Taylor to Sec of Internal Affairs, both 8 Sept 1954, 'Government Buildings: Miscellaneous Buildings – Turnbull Library, 1954-1956', File 94/5/12, Vol. 1, R10563631; *Evening Post*, 22 Nov, 2 and 11 Dec 1954

<sup>41</sup> Architectural plans are held in the ATL in the sequences Plans-80/1306 to 1309 and Plans-80/1310 to 80/1315, ATL, and Public Works Plans 22818 [Aperture Cards], Archives New Zealand. See also 'Alexander Turnbull Library, Bowen Street, Wellington, 1955-1983', File 24/1169, Vol. 3, R20122866, Archives New Zealand. The specification for the 1955-1956 work is held in 'Turnbull Library – Accommodation for, 1947-1958', R21906535, Archives New Zealand.

<sup>42</sup> It is possible this was done earlier.

- <sup>43</sup> Numerous letters on the subject of the loading passed between the Ministry of Works and Taylor, held in 'Alexander Turnbull Library, Bowen Street, Wellington, 1955-1983', File 24/1169, Vol. 3, R20122866
- <sup>44</sup> *Dominion* 10 Dec 1957 p10, *Freelance* 15 Nov 1957
- <sup>45</sup> Works Files, 'Government Buildings: Miscellaneous Buildings: Turnbull Library', 94/5/12 vol4, 1966-1980, R10563633, and 'Alexander Turnbull Library, Bowen Street, Wellington, 1955-1983', File 24/1169, Vol. 3, R20122866 Archives New Zealand
- <sup>46</sup> Barrowman, p103ff; *Dominion*, 9 Feb 1965, 27 October 1965
- <sup>47</sup> *Dominion* 5 April 1973
- <sup>48</sup> 'Bowen Street: Turnbull Library', Vol. 1, File 00227:450:13, Wellington City Archives. See also Ministry of Works file 'Alexander Turnbull Library, Bowen Street, Wellington, 1955-1983', File 24/1169, Vol. 3, R20122866, in which considerable discussion about demolition is documented.
- <sup>49</sup> 'Bowen Street: Turnbull Library', Vol. 1, File 00227:450:13, Wellington City Archives
- <sup>50</sup> The following paragraphs about the work of the Turnbull House Council have been sourced from Turnbull House Council minutes, records, financial statements, and chairman's reports held in the file sequence MS-Group-2255, ATL, including Ian Wards, 'Turnbull House Council Chairman's Report to the Wellington City Council, Aug 1992', held in MS-Papers-11622-060; 'Papers re management of Turnbull House', MS-Papers-11622-064, 'Papers Re Maintenance and Alterations', MS-Papers-11622-065. Also Turnbull House Council, 00063:250:1978/450 and 00063:207:1976/337, WCC Archives.
- <sup>51</sup> *Dominion* 1 October 1976; *Evening Post* 30 October 1976, Chris Cochran, 'Report for Turnbull House Council', held on file in MS-Papers-11622-023, ATL
- <sup>52</sup> 'NZ Historic Places Trust – Turnbull House Renovations 1976-77', R5630982, Archives New Zealand, Wellington, *Evening Post*, 21, 22 and 27 Oct 1976.
- <sup>53</sup> *Evening Post* 19 April 1979
- <sup>54</sup> Wards to District Commissioner of Works, 18 April 1977 and subsequent letters, MS-Papers-11622-035, ATL
- <sup>55</sup> Ministry of Works and Development, *Structural Strengthening Feasibility Report* Jan 1986, 'Wellington - Turnbull Library, Bowen Street, 1984-1987', R10378615, Archives New Zealand
- <sup>56</sup> The original Bowen Chambers had been kept to 3 storeys in height as part of a deal between WCC and government to protect views of the Cenotaph against an unobstructed background in perpetuity. The conditions were set in clause 6 of the

Reserves and Other Lands Disposal Act 1932-33, which clearly stated ‘...no building shall be erected of a height exceeding the height of the present building [the 3-storey brick Bowen Chambers] on the land...’. The podium of the modern building follows more or less that height, but the succeeding 19 storeys completely disregards the purpose of the legislation put in place to protect the Cenotaph.

<sup>57</sup> Geoffrey Whitehead, Director of the New Zealand Historic Places Trust to D Hunn, Chairman of the State Services Commission, 28 June 1990 and various letters from Ian Wards, held in Turnbull House Council: Records, ‘Papers re management of Turnbull House’, MS-Papers-11622-064, ATL

<sup>58</sup> Ian Wards, ‘Turnbull House Council Chairman’s Report to the Wellington City Council, Aug 1992’, held in Turnbull House Council: Records, MS-Papers-11622-060; Turnbull House Council: Records, ‘Correspondence – Minister of Conservation’, MS-Papers-11622-108, ATL; Minute Book of the Turnbull House Council, 2013-268-09, ATL

<sup>59</sup> Turnbull House Council: Records, ‘Papers Relating to Restoration and Strengthening of Turnbull House’, MS-Papers-11622-084, ATL

<sup>60</sup> Turnbull House Council: Records, MS-Papers-11622-064, ATL

<sup>61</sup> *Dominion*, 30 July 1994; Turnbull House Council: Records, ‘Papers Relating to Restoration and Strengthening of Turnbull House’, MS-Papers-11622-084, ATL

<sup>62</sup> *Dominion*, 13 July 1995, p19; Chris Cochran and Holmes Consulting architectural plans 1993-1994

<sup>63</sup> *Dominion Post*, 25 Aug 2012, pA17; 16 Aug 2016, pA6

<sup>64</sup> The original text for this section has been added to from Geoff Mew and Adrian Humphries, *Raupe to Deco: Wellington Styles and Architects 1840-1940*, Wellington, 2014, pp211-212 and Heritage New Zealand architect’s biography.

## **3.0 Description**

### **3.1. Location and Setting**

Turnbull House is located in the heart of Wellington's Parliamentary precinct, on the first rise of Bowen Street just before it turns into The Terrace. It is set opposite the Beehive and Parliament Buildings and close to the Cenotaph, the timber Government Buildings, and the Wellington Railway Station. Taken in from a view at the corner of The Terrace, this is a remarkable visual assemblage of heritage buildings around the northern end of Lambton Quay, encompassing both the landward and reclaimed sides of the original shoreline.

Even in the company of such important and architecturally interesting neighbours, Turnbull House is distinctive for its architectural refinement, its palette of materials, and its comparatively modest scale, and it is a prominent and well-recognised local landmark.

The site is roughly triangular in shape, with the edges clearly defined by the press of surrounding buildings and vehicle accesses and the Bowen Street footpath. The land rolls gently down towards the sea, with the high point at the south-west corner of the building. The site has an open and sunny northerly aspect, enhanced by the low-key landscaping and planting that displays the building to very good advantage. The sloping ground and open space around the building – particularly the east lawn and the large driveway to the west, as well as the open space at the rear – serve to both visually isolate the building from its neighbours and provide excellent views of it in the round.

The landscaping is almost all modern, dating from the 1990s. The main elements include the lawn, concrete pavers surrounding the building, brick planters and fencing, and a low metal gate on the north (Bowen Street) boundary. The short segment of brick boundary fence and iron railing captured between the two bay windows on the north, which most likely dates to the 1930s is the sole remnant of any old landscaping. The unsteady brick pier at the north-west corner is likely to date from the 1950s.

### **3.2. Turnbull House**

Turnbull House remains one of the most distinctive buildings in the city. Even though its immediate neighbours now dwarf it, the striking contrast of its scale, materiality and elegant architecture against a bland modern concrete and glass high-rise background means it stands out in the local streetscape.

The building is confidently designed by a very capable architect in a Jacobean revival style, infused with touches of Queen Anne revival. The architectural composition is quite formal, yet is assertively asymmetric and skilfully balanced; the high brick walls and vertical stacks of windows and projecting bays generate a dominant vertical proportion; the complex cascade of gables and eaves of the main roofs and smaller roofs towards the rear of the building, adds considerable visual interest to the whole.

The detailing is fairly spare, but carefully considered to enhance the architecture. The walls are planar faces of red English-bond brickwork, capped at the gables with a moulded plaster parapet and finial, falling without interruption to a subtly projecting plinth at the base of the wall. The windows (and doors) are set into rectilinear surrounds with plaster quoining and a label moulding at each head.

The main elevation faces east, out over the lawn area. It is thoroughly asymmetric in its arrangement. The main entry, accessed up a flight of steps, is recessed under a single-storey Doric portico with a segmental-arched parapet, capped with a low balustrade. To the right is a three-storey high plane wall, relieved by windows at the top two floors and a minor gable at the roof; to the left is the projecting bay of the office, also capped with a low balustrade, and surmounted by a high wall and gable. The form of the building steps back in plan as it moves further south and the roof forms increase in complexity.

The north elevation, facing the Beehive and Parliament, is particularly formally composed with a symmetrically projecting pair of high two-storey bay windows surmounted with a matching pair of tall gable ends.

The outbuilding is located at the south boundary. This is constructed and detailed to match the house, save for the modern shallow-pitched mono-slope roof that replaced the original steep slate roof and parapets. It is partly below the surrounding grade, with the level difference on the south and east taken up with a modern brick planter.

## Style

The style of Turnbull House has its origins in the mid-19<sup>th</sup> century revival of classical and medieval styles of architecture. The revivalist movement was spearheaded by Viollet-le-Duc, A W N Pugin, Ruskin and others, proposing a return to authentic and meaningful architecture and provide relief from the perceived architectural excesses of the time. The revived styles were widely and enthusiastically adopted by architects for all sorts of buildings.

Outwardly, the style of Turnbull House is perhaps best described as Jacobean revival, with influences of a Scottish Baronial-style gentleman's manor, leavened with Queen Anne-revival sensibilities. This manner of architecture is grounded in a long tradition of English and Scottish antecedents, including examples like Crewe Hall and Balmoral Palace; over time the tradition established a stylistic structure for an appropriately dignified architecture that was taken up for various public and private uses throughout the westernised world. Characteristic features of the idiom include heavy masonry construction, high and slender walls, steep gabled roofs that interlock and cascade, vertical stacks of finely divided windows, asymmetric composition and massing, and distinctive vertical proportions.

William Turnbull's interpretation of the style is skilful and singular. His particular architectural flair makes the most of the contrasts: he sets strong symmetric gabled shapes within an irregular composition; formal plaster mouldings and embellishments against planar surfaces; white windows against plaster surrounds against a warm red

brick background. All the elements and materials combine to create an assured and lively piece of architecture, one of the best of its kind in the country.

An earlier design for the building exists: this shows a similar plan form to the one adopted, but the style is neo-Classical with round-headed windows, bracketed cornice and a flat or low-roof hidden behind a parapet. It is an interesting reflection on the architectural mores of the time that the same plan could generate two buildings so different in exterior appearance.

### **Planning**

The plan of the house is clearly divided between library and living functions by a substantial structural wall along the centreline; the library on the west, looking on to the street and the nearby buildings, and living on the east, overlooking the garden. Although the layout has been somewhat altered over time, the original plan remains almost entirely legible.

The interior spaces are generally domestic in character and scale and decorated in accordance with their function and importance, as might be expected in a well-appointed private residence. The original library rooms are grand in scale, and in the case of the Reception Room, elegantly decorated. Against this, the stack rooms are entirely utilitarian, as appropriate to their role, but are also notably well lit by the stacks of generous windows, as appropriate to their function.

The library area consisted of three large rooms, one on each floor, facing onto Bowen Street, with four floors of stack rooms behind. The four floors of stack rooms had a separate staircase to connect them. The library rooms were lined with floor-to-ceiling timber bookcases. The main downstairs rooms, and hall, were timber-panelled and had moulded plaster ceilings (the Reception Room had exposed native timbers, but the hallways seem to have always been painted).

The living quarters, centred on the generous main hall and staircase, contained a study, dining room and kitchen on the ground floor, with bedrooms and bathrooms on the first and second floors (Turnbull's bedroom, with ensuite bathroom, dressing room and a small study, was on the first floor). Maid's quarters were provided at the back of the ground and first floors, with a separate service staircase, and there were two service entries, one each at the east side and the south side.

A small outbuilding, matching the style and detail of the main building, was located on the boundary at the south and contained a wash-house, coal store, and a toilet.

### **Structure and Materials**

The house is principally built of solid unreinforced brick, typically 18" thick (450mm) to the first floor level, and typically 14" (250mm) thick above, with concrete bond beams at each floor and roof level. The brick is laid in a Flemish bond with a hard cement mortar. The walls are set on concrete footings and extend to form parapets at each gable. The gable ends visible today are all the product of the 1995 reconstruction work. These are made from brick veneer over plywood sheathing on timber framing

(with thin brick slips over new concrete structural elements) with parapets made with plaster applied over polystyrene formers, except for the south facing gables, which are stucco over sarking and timber framing, built in 1958. These gables were re-extended to form parapets in 1995, with similar details to the rest of the work.

Internal walls are a mixture of plastered brick and timber framed walls with fibrous or modern plasterboard plaster sheeting. Few of the original wall and ceiling finishes remain in the building – the surviving finishes include the concrete ceilings of the stack rooms, a proportion of the plastered brick walls, timber dados in the ground floor service hall, the timber panelling in the main stairwell and foyers, and the panelling, bookcases and fireplace in the Reception Room.

The ground floor structure, aside from the stack room is timber-framed, supported on concrete piles, and the upper floors, again aside from the stack rooms, are also timber-framed. The stack room floors and ceilings are plastered concrete; the original drawings show 57lb railway irons<sup>1</sup> cast into the longitudinal beams.

The roof is timber framed, sarked, and sheathed with Welsh slates, most likely sourced from Ffestiniog<sup>2</sup>. Gutters and downpipes are modern copper. Various balconies are formed in plastered concrete with brick parapets; the concrete is overlaid with a modern liquid-applied waterproofing membrane.

Modern strengthening elements installed in 1995 include a plywood diaphragm laid over the first and second floors (and also over the ceiling joists in the attic), anchored in to the brickwork exterior walls, and a grid of equal angles laid over the inside face of the stack room west wall at each level, tied to the floor and ceiling.

Of the rooms in the house, the most distinctive today is the reception room with its fine panelling of native timbers and Takaka marble fire surround (made by well-known Wellington stonemason R S Lithgow).

### **Comparable Buildings**

Turnbull House is an example, without direct parallel in New Zealand, of a purpose-built home and library, both functions finding direct expression in the architecture. There are few buildings in the country that provide useful comparison, either for their style or function. Olveston, in Dunedin (1906) has similarities in scale and style, although it is rather more overtly Jacobean-revival in its design and is wholly shaped by its residential purpose<sup>3</sup>. Ngaroma (the former Apostolic Nunciature) in Wellington is an enormous residence that is stylistically comparable to Turnbull House. It was built in 1926 and may well have been influenced by Turnbull's design.

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<sup>1</sup> Refers to the weight of the material of 57 pounds per yard. This was a common light crane-rail size, also used in some narrow gauge railways for light traffic.

<sup>2</sup> This Welsh quarry seems to have been the primary source of high-quality roofing slates in New Zealand around this time.

<sup>3</sup> Olveston's owners, the Theomins, were well-travelled collectors of interesting artefacts; the house was designed by English architect Sir Earnest George, who never visited New Zealand.



Olveston, in Dunedin (image from the blog page of [olveston.co.nz](http://olveston.co.nz), 2017)



Ngaroma (the former Apostolic Nunciature), Wellington  
 (image from WCC's online heritage inventory, accessed at:  
<http://www.wellingtoncityheritage.org.nz/buildings/151-300/158-ngaroma?q=>)



## 4.0 Statement of Significance

This section summarises the cultural heritage values of Turnbull House. Assessment criteria are those used for listing purposes in the Heritage New Zealand Pouhere Taonga Act, 2014, and include ‘aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or value’ (section 23).

Here they are grouped under four main headings of historic, social, aesthetic and scientific value, as recommended in *Guidelines for Preparing Conservation Plans* (NZHPT, 2000). An inventory of the heritage values of spaces, elements and fabric is included in the following section.

### Historic Value

*Values associated with particular events or uses that happened at the place, and which have importance for their impact on the community.*

Turnbull House has exceptional historic and cultural importance, both as the home and library of A H Turnbull, and also as the building that housed the Alexander Turnbull Library for some 55 years. It has further importance for its subsequent almost 40-years of community use following the departure of the library.

It has a singular historical connection to the establishment of the Alexander Turnbull Library, which today remains one of New Zealand’s most valuable cultural assets (the library will celebrate its centenary in 2018). Turnbull’s collection soon became known internationally, and the Library went on to develop a remarkable reputation as one of the world’s top research libraries.

The building marked its centenary in 2016.

### Social Values

*Values associated with the use of the place; what it means to people and the spiritual, artistic, traditional or political values that the place may embody.*

The building has considerable social value, principally for the role it has played since the 1970s in providing space for a broad variety of community groups and commercial tenants; it has further social value as the home of the Alexander Turnbull Library for 55 years before that.

The library enjoyed a long and useful working life in the building. It was well used as a research library, both locally and internationally; research carried out in the building informed countless books and publications over the decades. Many of New Zealand’s eminent historians made heavy use of the library, including JC Beaglehole, EH McCormick, Frances Porter, Ruth Ross and others; other prominent New Zealanders worked at the library, including actors Bruce Mason, Peter Varley and Nola Miller, writers Fleur Adcock and Maurice Gee, and artist Janet Paul.

The building has considerable social value for the role it has played since 1975 in providing space for a wide range of community groups. It has long been held in high public esteem, evidenced in its wide recognition in Wellington and in the 1976 campaign to save it from demolition.

### **Aesthetic Value**

*Values associated with the formal qualities of the fabric of the place and its setting; with style, form, scale, colour and texture, and with ones' emotional response to the aesthetic qualities.*

Turnbull House has very high architectural value. William Turnbull's design is confident, skilful and singular. The design plays on contrasts; strong symmetric gabled shapes are set within an asymmetric composition; formal plaster mouldings and embellishments are set against sheer planar surfaces; vertical stacks of finely-divided white windows contrast against plaster surrounds against a warm red brick background, and create a distinctive visual rhythm. All the elements and materials combine to an assured and lively piece of architecture, one of the best of its kind in the country.

It is a nationally rare example of the application of a Jacobean-revival style to a domestic building, and as a combined gentleman's residence and collector's library, its design is unparalleled in New Zealand.

In its immediate setting, Turnbull House has very high streetscape value and it is a conspicuous local landmark. Its evident age, comparatively modest scale, refined and eye-catching architecture and simple but rich palette of traditional materials, combined with its open setting and prominent site elevated on a sweeping bend, set it strongly in contrast against an otherwise monotonous background of rectilinear modern steel and glass high-rise buildings. This juxtaposition serves to highlight the age, character and heritage values of the building.

The building is also highly important in the wider setting. It forms part of a nationally significant group of old public buildings and structures that survive in the surrounding area, including the old timber Government Buildings, the Supreme Court, the Wellington Cenotaph, Parliament Buildings and the Parliamentary Library.

Turnbull House makes a strong contribution to a sense of place and historical continuity in an otherwise ever-changing streetscape.

### **Scientific Value**

*Values associated with building materials and technology, with structure and services, and with evidence of past use, especially as may be revealed using archaeological techniques.*

Turnbull House is a very well built building of its time. Although it is made with materials and techniques that were relatively common when it was constructed, there are now few comparable examples of this kind of construction left locally. The materials and craftsmanship are all of very high quality. The fabric of the building shows a high level of trade skill inside and out, particularly in the Reception Room

where the exemplary fine craft displayed in the timber panelling, joinery and marble fire surround can be appreciated fully.

The building has further interest for the structural accommodations made for the library, and there is technological value in the construction of the library stack with concrete floors supported by encased steel beams.

### **Archaeological Value**

Although the Elibank site was occupied well before 1900, the land that Turnbull House sits on was part of the garden of Elibank, and that part originally had the Kumutoto Stream running through it. The stream was culverted under Bowen Street in the 19<sup>th</sup> century and the grounds of Turnbull House were filled in thereafter. The grounds were heavily modified in the 1990s with the construction of the adjacent Bowen House and parliamentary tunnel. As a consequence, potential archaeological values for the site are now likely to be minimal.

However, it is possible that Turnbull House sits over the remains of an earlier building that may have been on this part of the site, as shown on the 1891 Ward survey plan, and there may be some archaeological value attached to that.

### **Value to Tangata Whenua**

The value of the site to tangata whenua has not been assessed.

## 5.0 Heritage Inventory

The core purpose of this inventory of spaces, elements and fabric of the building is so that future changes (whether repair, restoration or adaptation) to the fabric of the building can be planned and carried out to have the least impact on heritage values.

### 5.1. Degrees of Significance

Each element or space or item of building fabric is assigned a heritage value to denote its relative importance to the building; for the purposes of this conservation plan, a total of four degrees of significance are appropriate:

#### Heritage Value 1

This means the elevation, space or fabric is of **exceptional** heritage significance. It is generally assigned to original fabric, or to early modifications.

#### Heritage Value 2

This means the elevation, space or fabric is of **moderate** heritage significance. It is generally assigned to non-original fabric that is nevertheless appropriate to the building and contributes to its heritage significance.

#### Heritage Value 3

This means the elevation, space or fabric is of **some** heritage significance. It is generally assigned to non-original fabric that makes a positive contribution to the heritage significance of the building and also includes spaces that have been modified.

#### Nil Heritage Value

This means the element or space or item of building fabric has **little or no** heritage significance because it is unrelated to the building, is of solely functional value, or is an inappropriate addition to the building.

Appropriate conservation actions in respect of each of these heritage values are discussed in section 7.0 Conservation Policy.

It should be understood that in some cases there is repair material of a later date incorporated in the element. Unless such repairs have been extensive, or badly executed, they are judged to have little or no negative impact on the heritage value of the element.

### 5.2. History of Construction and Heritage Values

There are four distinct major eras in the history of the building's construction and use, and each is represented by distinguishable building fabric. These eras, and the relative heritage value of building fabric from each era, are:

#### *Turnbull (1916-1918)*

This is the original, or early building fabric, dating from the construction of the building and Turnbull's occupancy. This fabric is all Heritage Value 1, exceptional significance.

#### *Library (1918-1973)*

This is fabric related to the occupation of the building by the Alexander Turnbull Library between 1918 and 1973. It is mainly that fabric resulting from the major upgrade of 1955-58. The majority of this fabric is Heritage Value 2, moderate significance.

#### *Turnbull House Council (1973-1992)*

This is fabric relating to the use of the building by the Turnbull House Council, between 1973 and 1992. The majority of this fabric is Heritage Value 3, some significance, or nil heritage value.

#### *Department of Conservation (1992-2017)*

This is fabric put in place during DOC's ownership of the building, from 1992 to the present day. The majority of this fabric is to do with structural strengthening and the reinstated gable ends and associated roof work. Aside from the gables, most of this fabric is Heritage Value 3, or nil heritage value.

### **5.3. Format of the Inventory**

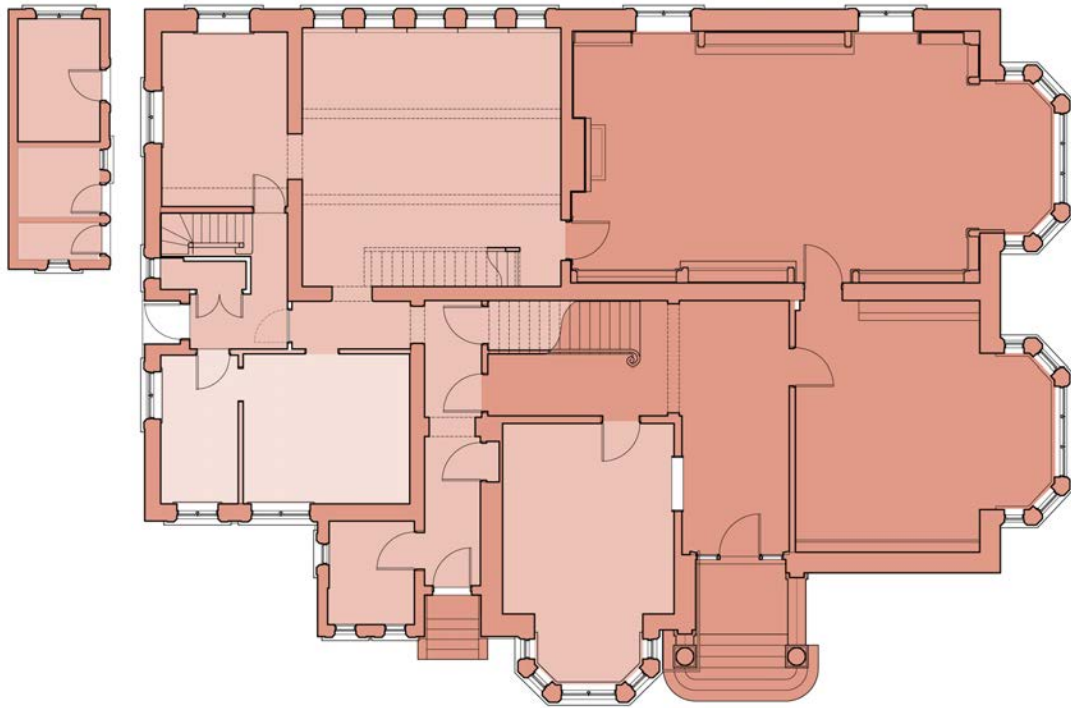
The inventory identifies the heritage significance and relative importance of each part of the building. It also sets out the acceptable extent of intervention for each space and elevation that is consistent with maintaining or enhancing the building's heritage values.

Each inventory sheet is organised with a key plan to show its location within the building (north oriented to the right-hand side of the page), a brief description of the space or element, a short history where this is relevant, a list of fabric and the heritage values associated with that fabric, and notes on the acceptable extent of intervention. The inventory also includes reference photos for the major spaces (all photos were taken in June 2017 for this *Conservation Plan*).

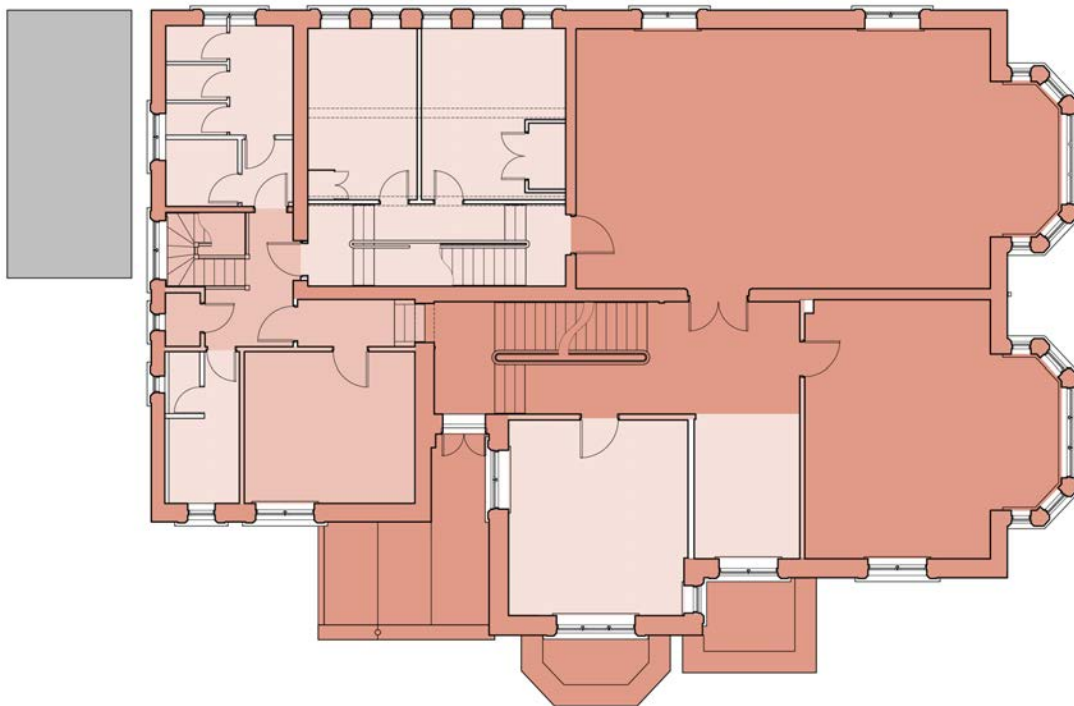
The relative heritage significance of all the spaces in the building is shown on the summary plans on the following pages (north to the right of the page). A set of measured plans is included in Appendix I.

Note that the external walls and roofs are all ranked as Heritage Value 1. Although although some of the fabric in the gable ends and associated roof areas dates to 1995 and is of low intrinsic heritage significance, its contribution to the overall heritage values of the building is nevertheless extremely high.

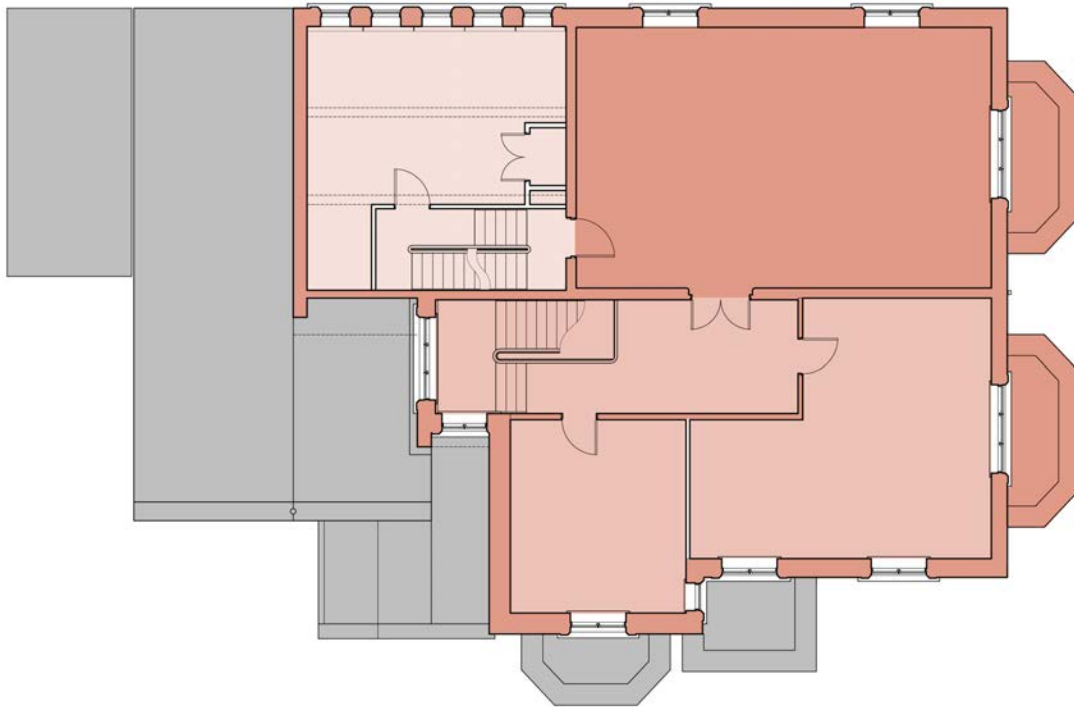
#### 5.4. Summary of Heritage Values – Plans








#### Summary of Heritage Values – Ground Floor



#### Summary of Heritage Values – First Floor



### Summary of Heritage Values – Second Floor

LEGEND	
	Heritage Value 1
	
	Heritage Value 2
	Heritage Value 3
	Nil Heritage Value

## 5.5. Heritage Inventory

**Form of Building**  
**Heritage Value: 1**



### **Description**

The complex external form of the building is very much as it was when it was first constructed (less the chimney stacks removed in the 1950s, and the modification of the outbuilding roof) and the building has an exceptional level of physical and visual authenticity.

Similarly, the interior of the building is much as it originally was and retains a high level of authenticity. Although it has been modified over time, the changes are largely modest in scale and nature and generally have left the original spaces legible (with some exceptions).


### **Extent of acceptable intervention**

The complex exterior form of the building must be maintained as it stands at present and any additions or changes to this form are to be avoided.

Intervention to the exterior should be limited to repair and maintenance and associated preservation work.

Similarly, the interior of the building largely retains its form as it was originally built. Substantial change to the interior configuration should be avoided, and care must be taken with the design of any alterations to absolutely minimise the extent of change and any loss of fabric of heritage value (see the inventory entries that follow).

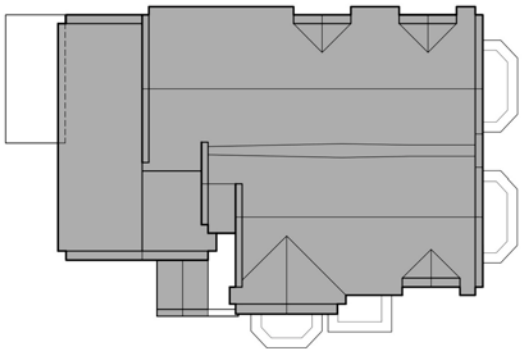


<b>Site</b> Heritage Value: 1	
<b>Description</b> <p>The open space around the building is critical to its presence in the streetscape, enabling excellent views of the building in the round, particularly of the north and east elevations. Although almost nothing remains of the original landscaping, the open space around the building, particularly the lawn area, adds to the sense of authenticity of the building and contribute to its domestic character.</p>	
<b>Element</b>	
Old brick fence to Bowen Street (1920s) and metal railing	1
Lawn area	2
Brick pier at north-west corner	3
Modern brick fence and metal gate to Bowen Street	Nil
Modern paving and landscaping brickwork, including planters	Nil
Rough garden to west side	Nil
Modern timber screen between house and outbuilding	Nil
Modern signage	Nil

### Extent of acceptable intervention

The existing open space around the house must be maintained and enhanced.

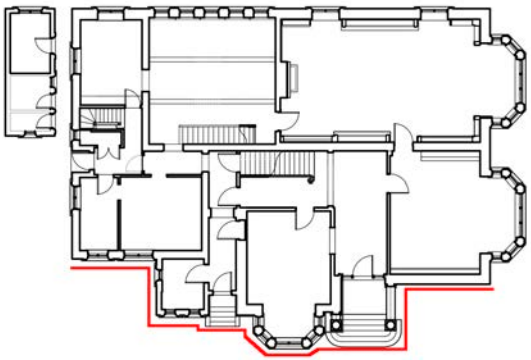
Work could be carried out to improve the authenticity of the immediate setting of the house. Any changes must ensure that the house can continue to be appreciated in the round as it is at present. Changes could include removing or replacing elements on the site that do not contribute to the heritage values of the house, or making the open space more appealing for public use.

<b>Roofs</b> Heritage Value: 1		
<b>Description</b>		
<b>Fabric</b>		
Roofing and flashings	Welsh slates, with copper flashings	1
Spouting and downpipes	Copper, some modern	1
“Balcony” roofs	Modern liquid-applied membrane	Nil
	Brick, concrete and plaster substructure	1
Original parapets	Plastered brick, with built-up mouldings	1
Modern parapets	Plastered polystyrene mouldings on timber frame	2
1950s gables	Stucco, on timber frame, with modern parapets	3
Modern gables	Brick veneer on timber frame	2
Outbuilding roof	Modern low-pitch membrane roof	Nil

### Extent of acceptable intervention

The whole of the roof over the house must be preserved in its current form. This is partly the original fabric (as repaired and modified in the 1950s) and partly the 1995 reconstruction of its original form (gable ends etc.). Intervention should generally be limited to repair and maintenance, and other preservation work.

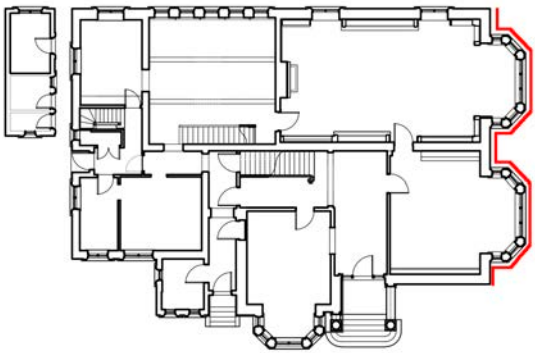
Repair work must be carried out with materials matching the original.

<b>East Elevation</b> Heritage Value: 1		
<b>Description</b> This is the formal “front” elevation of the building, and is the most distinctive elevation. It has a carefully balanced asymmetric composition, with the entry portico offset from the centre and a cascade of forms to the left of the portico.		
<b>Fabric</b>		
Portico	Plastered Doric columns, entablature and semi-circular pediment (and inscription), brick balcony balustrade above, plastered concrete soffit, original timber entry door assembly, metal fence railing, brick piers and plastered steps	1
	Modern handrail	Nil
Walls	Original brick walls, plaster window surrounds and timber window joinery	1
	Modern gable ends (brick veneer on timber frame), moulded window surrounds and plastered slit lancets	2
Balconies	(Over Office and Portico) – brick balustrades with moulded plaster copings	1
Other	Remnant lead and cast iron service pipes	2
	Modern copper downpipes, rain-heads etc.	3
	Fire cabinet next to back porch	Nil
	Extract hood through kitchen window, modern exterior lights, sprinkler gong and surface-mounted services	Nil

### Extent of acceptable intervention

This elevation must be preserved in its current form, which is the original with the 1995 reconstruction of the original gables. Intervention should generally be limited to repair and maintenance, and other preservation work.

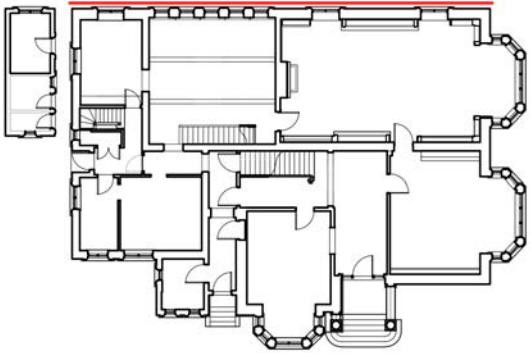
Repair work must be carried out with materials matching the existing.

<b>North Elevation</b> Heritage Value: 1		
<b>Description</b> This is the second “front” elevation of the building. It is symmetrically composed with two identical two-storey bay windows, rising up to a double-gabled parapet.		
<b>Fabric</b>		
Walls	Original brick walls, plaster window surrounds and timber window joinery	1
	Modern gable ends (brick veneer on timber frame), moulded window surrounds and plastered slit lancets	2
Balconies	Brick balustrades with moulded plaster copings	1
Other	Length of original brick fence and steel fence	1
	Commemorative shield (origins unknown)	2
	Modern brick fencing	Nil
	Remnant lead and cast iron service pipes	2
	Modern copper downpipes, rain-heads etc.	3

### Extent of acceptable intervention

This elevation must be preserved in its current form, which is the original with the 1995 reconstruction of the original gables. Intervention should generally be limited to repair and maintenance, and other preservation work.

Repair work must be carried out with materials matching the existing.

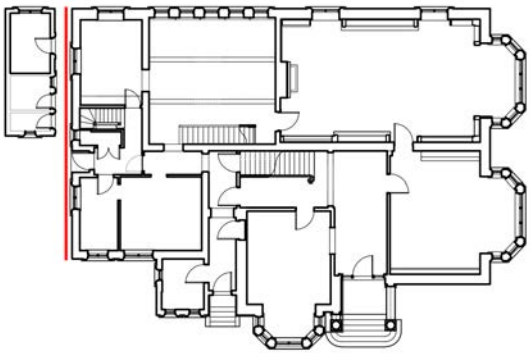
<b>West Elevation</b> Heritage Value: 1		
<b>Description</b> <p>Although this is nominally a secondary elevation, it is carefully composed, with a strong rhythm of windows and gables running along the length. The array of stack room windows is a distinctive feature.</p>		
<b>Fabric</b>		
Walls	Original brick walls, plaster window surrounds and timber window joinery	1
	Modern gable ends (brick veneer on timber frame), moulded window surrounds and plastered slit lancets	2
Other	Rough brick fence and pier at north end	2
	Remnant lead and cast iron service pipes	2
	Modern copper downpipes, rain-heads etc.	3
	Modern exterior lights, timber screen between outbuilding and house	Nil

### Extent of acceptable intervention

This elevation must be preserved in its current form, which is the original with the 1995 reconstruction of the original gables. Intervention should generally be limited to repair and maintenance, and other preservation work.

Window sashes in the Alcove and Boiler Room should be repaired with new glazing bars let in to match the original pattern (or replaced with new sashes, where the originals are missing), as these missing elements detract from the appearance of the elevation.

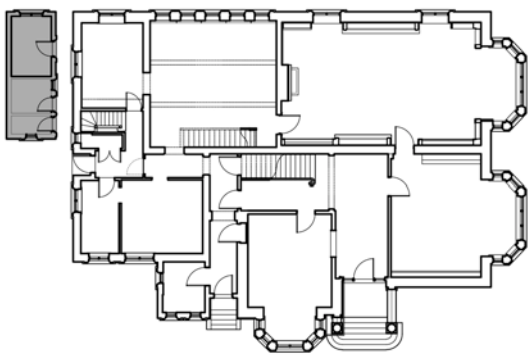
Repair work must be carried out with materials matching the existing.

<b>South Elevation</b> Heritage Value: 1		
<b>Description</b> The rear elevation of the building is as attentively designed as the rest of the exterior. It is asymmetrically composed with forms cascading upward as the building steps back.		
<b>Fabric</b>		
Walls	Original brick walls, plaster window surrounds and timber window joinery	1
	Modern gable ends (brick veneer on timber frame), moulded window surrounds etc.	2
	1950s gable ends (stucco on timber frame, with modern parapets)	2
Other	Remnant lead and cast iron service pipes	2
	Modern copper downpipes, rain-heads etc.	3
	Modern exterior lights and surface-mounted services	Nil

#### Extent of acceptable intervention

This elevation must be preserved in its current form, which is the original with the 1995 reconstruction of the original gables. Intervention should generally be limited to repair and maintenance, and other preservation work.

Repair work must be carried out with materials matching the existing.

<b>Outbuilding</b> Heritage Value: 1		
<b>History</b> <p>The Outbuilding was put up at the same time as the house and retains its original layout. The Boiler Room at the west end was originally the wash-house, with a copper. It was converted to run the radiator system in the 1950s renovation. A new gas boiler was installed for the radiators in 1978. The next space was the wood and coal store, which was used for sprinkler equipment in the 1950s work (this equipment was relocated under the main stair when the new sprinklers were installed in the late 1970s). The eastern space was originally a toilet, converted for storage in the 1950s.</p> <p>At some point the roof was flattened, and the parapets removed, probably in the 1950s. A new butynol roof was installed, most likely ca. 1995.</p>		
<b>Description</b> <p>The Outbuilding is a plain rectilinear structure, covered with a simple modern mono-slope roof, which appears to entirely cover the original roof and parapets. It is built and finished to match the house, with brick walls, moulded plaster window and door surrounds and timber door and window joinery. The south and west sides are surrounded by an elevated garden area. The interior spaces are plastered directly on the brickwork.</p> <p>Two of the interior spaces were not accessible for inspection.</p>		
<b>Fabric</b>		
Roof	Modern butynol roof and supporting structure	Nil
Walls	Original brick walls, plaster window surrounds and timber door and window joinery	1
Interiors	Plastered concrete floor, plastered brick walls	1
	Modern fibrous plaster to ceilings	3

### Extent of acceptable intervention

Aside from the roof, this structure has a very high level of authenticity and must be preserved in its current form. The roof could be returned to its original configuration with a 3-sided parapet (this would require raising the brick walls). Intervention should otherwise be limited to repair and maintenance, and other preservation work. This includes reinstating the missing window sash in the Boiler Room.





North elevation



East elevation

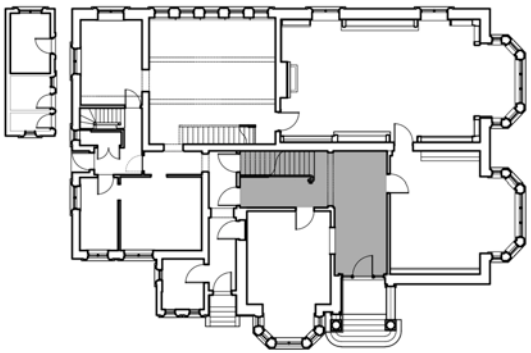




West and south elevations

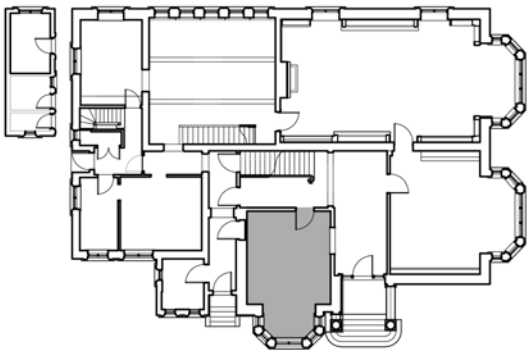


Outbuilding (east elevation and roof)

<b>Entrance Hall and Main Stair</b> Heritage Value: 1		
<b>History</b> <p>This space has remained more or less unchanged since the building was constructed. In the 1940s-1970s the Treaty of Waitangi was housed here, in glass display cases, and there were many other pieces of art hanging on the panelled walls.</p>		
<b>Description</b> <p>This space is one of the most important in the building. It is the grand entry to the house, containing the main stair that rises through 3 levels, and it opens on to the main ground floor spaces. The space retains its original form and finish, except for the ceiling. The walls are panelled and painted, as they were originally, in contrast to the 6-panel doors and trims that remain clear finished (also as originally).</p>		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster	3
Walls	Painted panelling, clear finished trims to doors, boxed timber arch and pilasters at foot of stair	1
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Stair, with wrought timber rail and metal balustrading	1
	6-panel front door assembly, with glazed side- and top-lights	1
	6-panelled timber doors, clear finished	1
Other	Service hatch into Office	Nil
	Modern lights, sprinkler heads, alarm system	Nil

### Extent of acceptable intervention

This space must be preserved in its present form, except for the service hatch, which could be closed off or removed to improve authenticity. Any intervention should be restricted to preservation work. Consideration should be given to replicating the original moulded plaster ceilings to enhance the authenticity of the space.

<b>Office</b> <b>(former Dining Room)</b> Heritage Value: 2	
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### History

This room was originally Turnbull's Dining Room. The original fireplace (and associated chimney-stack) was removed in the 1950s renovation. During the life of the Turnbull Library, this was the library's office, and an enquiries hatch and built-in cupboards were installed in the 1950s. The room became the management office for staff of the Turnbull House Council and later the Department of Conservation.

### Description

This room retains its original form. The main feature of the space is the substantial bay window looking out to the garden.

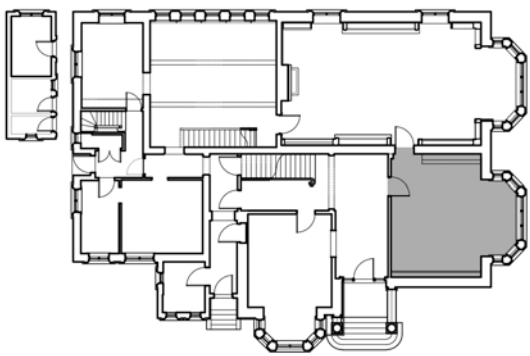
### Fabric

Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Bay window assembly	1
	6-panelled timber door, clear finished	1
	Timber book-cases with glazed doors	2
Other	Service hatch	Nil
	Modern lights, sprinkler heads, drapes, radiators	Nil

### Extent of acceptable intervention

This space should be preserved in its present form, except for the service hatch, which could be removed to improve the authenticity of the hallway. Intervention should be restricted to preservation work. Consideration should be given to replicating the original moulded plaster ceilings to enhance the authenticity of the space.

Ante Room  
(former Study)  
Heritage Value: 1



History

This room was originally Turnbull’s study. The original fireplace (and associated chimney-stack) was removed in the 1950s renovation.

In the library era this room contained a painting of Alexander Turnbull. After the 1950s renovation, as a result of the ban on loading upstairs, it was made into a stack room. During the Turnbull House Council era in the 1970s it was labelled ‘Exhibition Room’. In 1978-9 the interior was painted, new curtains fitted, and the room carpeted. This room was regularly rented to groups.

Description

Together with the entrance hall and the Reception Room, this space is one of the most important in the building. The room retains its original form and proportion. The main feature of the space is the substantial bay window looking out to Bowen Street.

Fabric

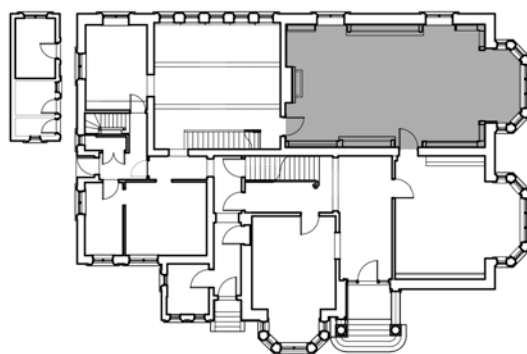
Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Bay window assembly	1
	6-panelled timber doors, clear finished	1
	Timber book-cases with glazed doors	2
Other	Modern lights, sprinkler heads, drapes, radiators	Nil

#### Extent of acceptable intervention

This space must be preserved in its present form. Any intervention should be restricted to preservation work, or work that improves the authenticity of the space.

Consideration should be given to replicating the original moulded plaster ceilings.

**Reception Room**  
**(former Rare Books Room)**  
 Heritage Value: 1



### History

This large room was one of the original three main library rooms that were stacked one above the other on this side of the house. Along with the books, it contained a painting of Walter Turnbull set into the panelling above the fireplace. During the library era this was known as the Rare Books Room, and was the office of the first librarian, Johannes Andersen.

In the 1940s, when Taylor moved the librarian's office upstairs, it was transformed into the main Exhibition Room with large display cases. After the 1950s, as a result of the ban on loading upstairs, it was turned into a stack room. The original moulded plaster ceilings, and the chimney to the fireplace, were removed during the 1950s renovations.

At some point in the Turnbull House Council era, the panelled doors on the bookshelves were removed; in 1978-9 THC had new doors fitted to the lower cupboards and the upper divisions removed to leave large panelled recesses, and new carpets and drapes were fitted. Valeria Beere's portrait of Alexander Turnbull hangs above the fireplace, where his father's portrait once hung.

This room was regularly rented to groups as part of the conference venue, until the building was closed in 2012.

### Description

Although it has been modified over time, this room is the most authentic space remaining in the house, and the most attractive. It remains in its original configuration and retains the original clear finished wall panelling and timber-work, marble fireplace, book-cases, and panelled doors. The substantial bay window, mirroring that of the Ante-room, looks out onto Bowen Street, and two large windows open to the west.

### Fabric

Ceilings	Modern fibrous plaster	3
Walls	Panelled timber walls, clear finished	1
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1



Joinery	Bay window assembly and west windows	1
	6-panelled timber doors, clear finished	1
	Timber book-cases, clear finished	1
Other	Modern lights, sprinkler heads, drapes, radiators	Nil
	Marble fire surround and hearth, iron register	1

### Extent of acceptable intervention

This space must be preserved in its present form. Any intervention should be restricted to preservation work. Consideration should be given to replicating the original moulded plaster ceilings and to reinstating the book shelving and cupboard doors to enhance the authenticity of the space.



Entrance Hall, and Main Stair



Reception Room, looking to the north



Reception Room, looking south

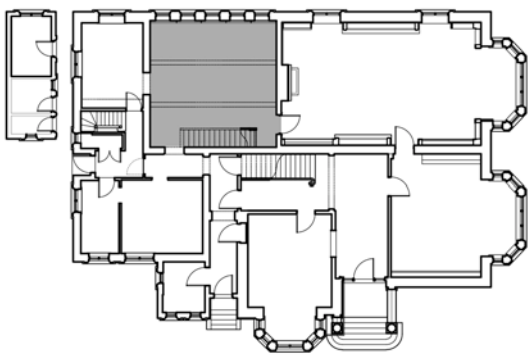


Ante-room, looking to the north



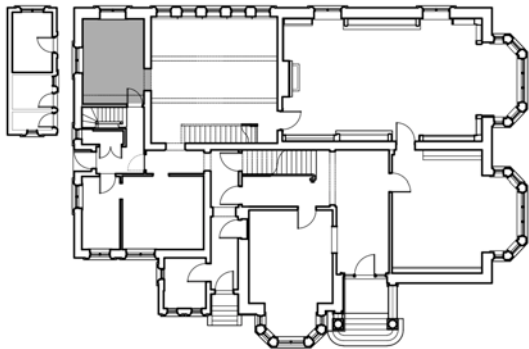
Office, looking to the east



<div>Dining Room (former Stack Room) Heritage Value: 2</div>		
<div>History</div> <p>This room was one of the four concrete-floored stack rooms set one above the other. Originally, the only accesses to the room were from the Rare Books Room, and the stack staircase.</p> <p>In the 1950s renovation the space became known as the Newspaper Room. A new opening was formed to the hall to improve access. A book lift was also installed, later removed in the 1990s. The archway entry into the Alcove was formed in 1978 and the room was used as the Pâté Shop Dining Room. During the DOC era this restaurant was renamed the Turnbull Café.</p>		
<div>Description</div> <p>This room retains its original form and distinctive array of five windows on the west wall. The stack stair remains in its original place, although it is blocked off at the ceiling level, and partly enclosed with a light partition.</p>		
<div>Fabric</div>		
Ceilings	Plastered concrete beams and soffit, painted	1
Walls	Painted plaster	1
	Modern openings to Hall and Alcove	3
Floor	Modern carpet	Nil
	Underlying concrete floor	1
Joinery	West windows	1
	6-panelled timber door, clear finished	1
Other	Modern lights, sprinkler heads, drapes, radiators	Nil
	Stack stair	2
	Timber partition around Stack Stair	Nil
	Modern structural strengthening elements	Nil

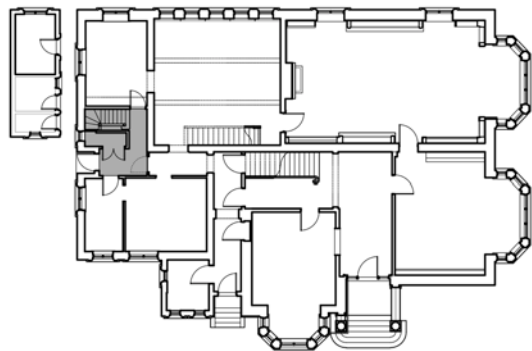
### Extent of acceptable intervention

This space should be kept in its current form. Intervention should generally be limited to repair and maintenance, and other preservation work.

<b>Alcove</b> <b>(former Maid's Room)</b> Heritage Value: 2		
<b>History</b>  Originally this was the Maid's Room, close to the servant's stair. The corner fireplace and chimney-stack were removed in the 1950s, and the room was known for a while as Stack-room 1 (the Dining Room then being Stack-room 2).  During the early Turnbull House Council era in 1970s, the Arts Council used it. From 1978 it became the part of the Pâté Shop's dining area, with an arched opening created to the main dining room.		
<b>Description</b>  This space remains more or less in its original form, less the original fireplace. There are two large windows, one on each external wall, and the curious arched opening to the Dining Room, as well as a panelled room door.		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster and trims	3
Walls	Painted plaster	1
	Opening to Dining Room	Nil
Floor	Modern carpet	Nil
	Underlying timber floor	1
Joinery	Windows	1
	6-panelled timber door, clear finished	1
Other	Modern lights, sprinkler heads, drapes, radiators	Nil

### Extent of acceptable intervention

This space should be kept in its present form. Intervention should generally be restricted to preservation work. To improve the appearance of the whole west elevation, the covers should be removed from the lower sashes of the windows (similarly remove covers from the south windows) and the top sash of the west window should be repaired with glazing bars let in to match the original pattern. To improve the authenticity of the space, the arched opening could be filled in.

<b>Back Hall, Back Stair, and Service Porch</b> Heritage Value: 2		
<b>History</b> The hallway was originally a single continuous space that connected the service door and back porch to the entrance hallway. This space remained more or less unchanged until ca. 1977, when a storage cupboard was built under the stair, projecting out into the hallway, and a door was added to divide off the main part of the hallway from the back stair. The service porch was then used as the accessible entrance to the building.		
<b>Description</b> This space contains the back stair, originally used by the houses' servants. This is an elegant piece of joinery with pointed newel posts and pierced balustrading, lit with a large window on the south wall. The modern pantry, an extended version of the original stair cupboard, intrudes into the space.		
<b>Fabric</b>		
Service porch	Brick walls and arched opening, plaster floor	1
Walls	Painted plaster	1
	Modern plasterboard	Nil
Floor	Timber floor and structure	1
Joinery	Windows at south wall	1
	6-panelled exterior door, with rectangular fanlight above	1
	6-panelled timber door, clear finished	1
	Staircase	1
Other	Modern lights, sprinkler heads	Nil
	Modern pantry and shelving	Nil

### Extent of acceptable intervention

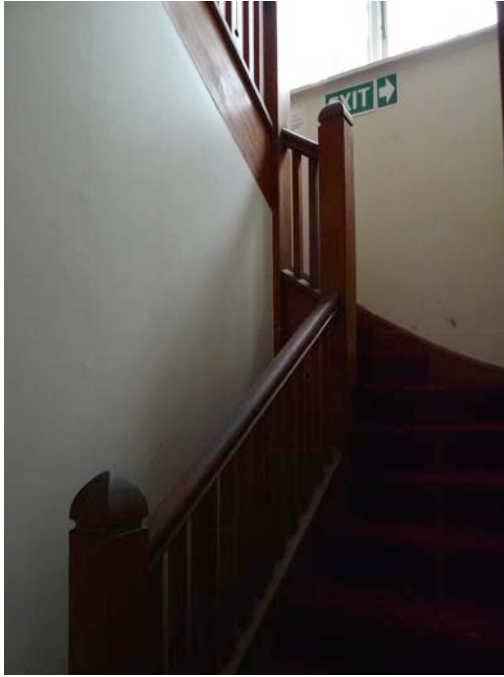
This space should be returned to its earlier form by the removal of the pantry. The hallway door could also be removed to reinstate the original form of the hallway. The servant's stair must be retained in its current form. Intervention should otherwise be generally restricted to preservation work.



Dining Room, looking to the west



Alcove



Back Stair



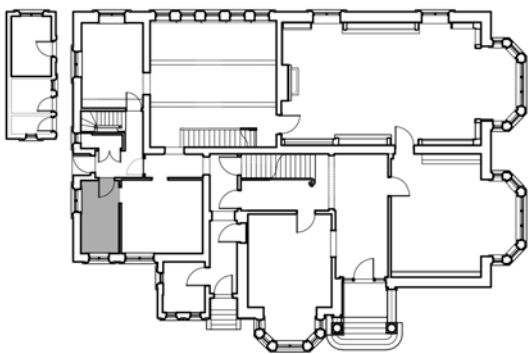
Prep Room



Hall 1 and Hall 2

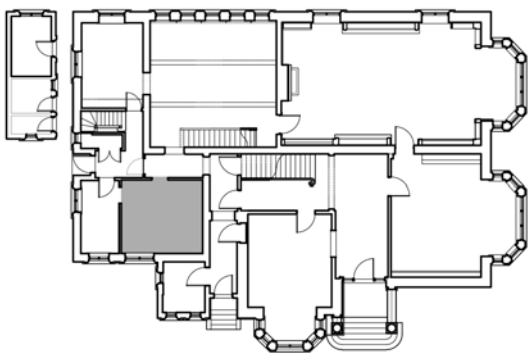


Accessible WC

<div>Prep Room (former Scullery and Larder) Heritage Value: 3</div>		
<div>History</div> <p>This room was the part of the original kitchen area, divided into scullery and larder. A large pantry, accessed from the kitchen side, projected into the larder space. In the 1950s renovation the kitchen space was converted to a staff room, the larder removed. The enlarged space was made into a staff kitchen. In the 1970s renovation the original kitchen was returned to service, and the scullery was reinstated as a prep room.</p>		
<div>Description</div> <p>This space is quite modified from its original form. It is lit by two small windows, one on each external wall, and contains modern kitchen joinery and fixtures.</p>		
<div>Fabric</div>		
Ceilings	Modern fibrous plaster and trims	3
Walls	Painted plaster	1
	Modern plasterboard	Nil
Floor	Modern vinyl	Nil
	Underlying timber floor	1
Joinery	Windows	1
	6-panelled timber door, clear finished	1
Other	Modern lights, sprinkler heads, benches, cupboards, sinks and hand-basin and other fittings	Nil

#### Extent of acceptable intervention

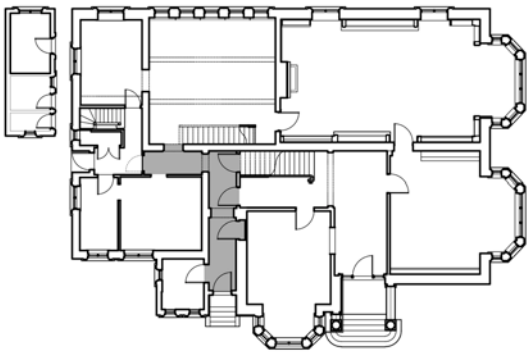
The original door and window joinery must be preserved. The modern kitchen fittings and fixtures could be stripped out, and the room could be adapted for other uses.

<b>Kitchen</b> Heritage Value: 3		
<b>History</b> <p>This room was the original kitchen, opening through to the scullery space.</p> <p>Prior to the 1950s renovation the original coal range had been removed; later, the kitchen space was converted to a staff room and the scullery to a staff kitchen. In the 1970s the Arts Council used the staff room, probably as an office.</p> <p>In the 1970s renovation the kitchen was returned to service as a commercial kitchen, associated with the Pâté Shop (and later the Turnbull Café) between 1978 and 2012, and the scullery was used as the prep room.</p>		
<b>Description</b> <p>This space is quite modified from its original state, although it retains its original walls. It is lit by a single large window and currently contains modern commercial kitchen joinery and fixtures.</p>		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster and trims	3
Walls	Painted plaster	1
	Modern plasterboard	Nil
Floor	Modern vinyl	Nil
	Underlying timber floor	1
Joinery	Windows	1
	6-panelled timber door, clear finished	1
Other	Modern lights, sprinkler heads, extract hood benches, cupboards, sinks and hand-basin and other fittings	Nil

#### Extent of acceptable intervention

The original door and window joinery must be preserved. The modern kitchen fittings and fixtures could be stripped out, and the room could be adapted for other uses.



<b>Hall 1 and Hall 2</b> Heritage Value: 2	
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### History

The hallways were separated from the back hall in 1977 when a new door was installed.

### Description

Aside from the modern door cutting off the back hall, this space remains much as it was originally. It has two neatly formed openings through the main structural walls, one neatly arched, and opens out to the back door and porch. The sprinkler cupboard under the main stair is accessed from this hall.

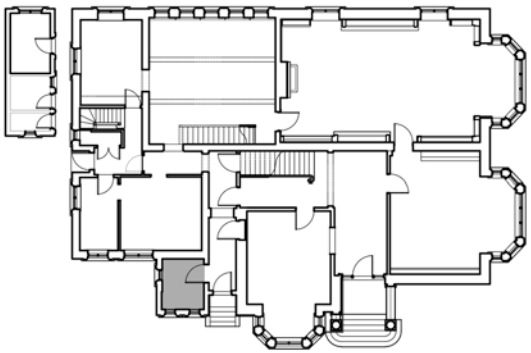
### Fabric

Back porch	Arched opening, brick walls, plastered concrete floor and steps etc.	1
Ceilings	Modern fibrous plaster and trims	3
Walls	Painted plaster	1
	Dado, and tg&v dado panelling	1
Floor	Timber strip floor	1
Joinery	6-panelled exterior door with arched head and fanlight	1
	6-panelled timber doors, clear finished	1
	Modern store cupboard	2
Other	Modern lights, sprinkler heads, fire hose reel	Nil

### Extent of acceptable intervention

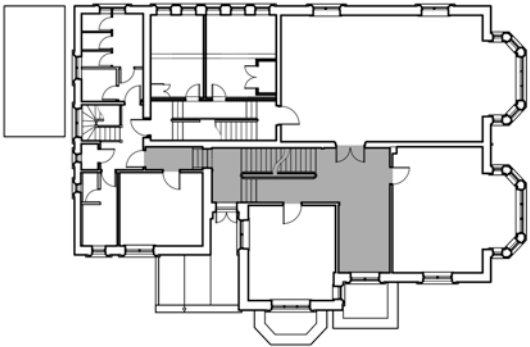
This sequence of hallway spaces should be retained in its current form. Intervention should generally be limited to repair and maintenance, and other preservation work. The modern door to the back hallway could be removed to improve the integrity of the hallway space.



<b>Accessible WC</b> Heritage Value: 2		
<b>History</b> This space was originally a staff toilet, located beside the kitchen; it was converted into an accessible toilet ca. 1995, which involved removing the original partitioning and installing new fixtures.		
<b>Description</b> The room retains its original shape.		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster	3
Walls	Painted plaster	1
Floor	Modern vinyl	Nil
	Underlying timber floor	1
Joinery	Windows	1
	6-panelled timber door, clear finished	1
Other	Modern lights, sprinkler heads, and toilet fittings	Nil

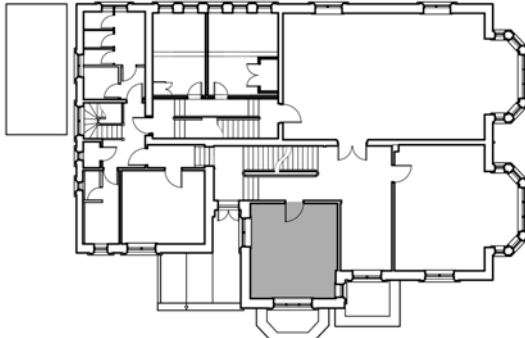
#### Extent of acceptable intervention

The overall form of the space should be retained, along with the original window and door joinery, but it could be modified or adapted to other uses.

<b>First Floor Hall, and Main Stair</b> Heritage Value: 1 (HV3 for former bathroom area)		
<b>History</b> Turnbull's bathroom originally occupied the northern return of this space (see <i>Turnbull Room</i> , following). In the early library era the space was converted into the Reference Room. In the 1950s renovation, the wall between bathroom and hall was removed, and the space was put to use as a cataloguing area.		
<b>Description</b> This hall is a continuation of the grand entry space to the house, containing the main stair, and opening on to the main first floor spaces, and is of similar importance as the main hall. The walls of the hall are panelled and painted, following the style and pattern of the entry hallway below. The arch at the south leads up 3 steps into a short extension of the hall. A narrow set of French doors lets out onto the terrace area at the east, and the window at the far east end of the space opens out over the balcony above the portico.		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster and trims	3
	Battened ceiling at south end	1
Walls	Painted timber panelling, clear finished trims to doors	1
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Stair, with wrought timber rail and metal balustrading	1
	6-panelled timber doors, clear finished	1
	Modern glazed doors to gallery spaces	3
Other	Modern lights, sprinkler heads, radiators	Nil

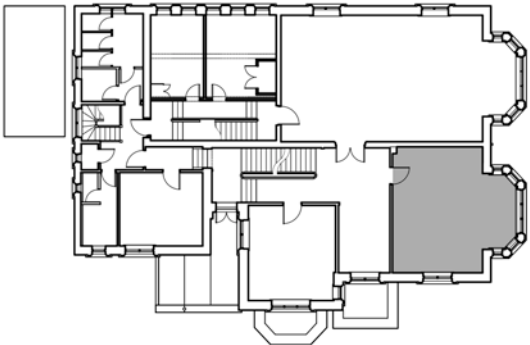
### Extent of acceptable intervention

This space should be retained in its current form and intervention should generally be limited to repair and maintenance, and other preservation work. The line of the former bathroom wall could be reinstated if desired to return the hallway to its original proportions.

<b>Turnbull Room</b> (former Dressing Room and Work Room) Heritage Value: 3		
<b>History</b> <p>In the original plans this area off the stair landing contained five spaces. These were: Turnbull’s bathroom (which occupied the area of the present return to the landing), a dressing room, a small passage accessed from the bathroom and from the hall, a small toilet, and lastly a separate Work Room accessed from the hall.</p> <p>At some point during the library era the toilet was removed, and the dressing room and work room were joined together. During Taylor’s time as Librarian this became his office. In the 1950s renovations the remaining partitions were removed and a new partition was added in the Librarian’s room (Taylor’s office) so that this room took on the dimension it is now, as the Turnbull Room, and the extended hallway became the cataloguing area, as noted above. For a number of years this was known as the Wellington Embroiderers’ Guild Room, although it is most recently known as the Turnbull Room.</p>		
<b>Description</b> <p>This room bears only a passing resemblance to its original configuration. The eastern window gives access to the balcony roof above the dining room; the southern window looks out over the terrace, and there is a small window on the northern wall.</p>		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster and trims	3
Walls	Painted plaster	1
	Plasterboard	Nil
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Timber windows	1
	6-panelled timber door, clear finished	1
Other	Modern lights, sprinkler heads, drapes, radiators	Nil

#### Extent of acceptable intervention

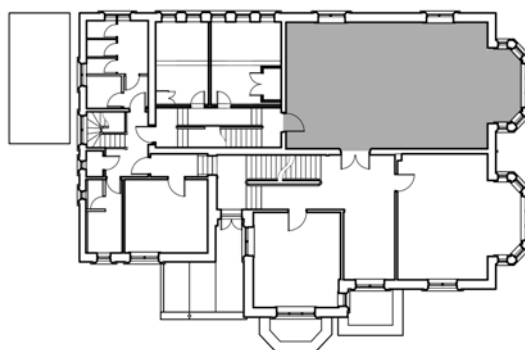
This space has a relatively low level of authenticity, and could be adapted for other uses without adverse impact on heritage values.

<div>Small Gallery (former Main Bedroom) Heritage Value: 1</div>																										
<div>History</div> <p>This was originally Alexander Turnbull’s bedroom, which had an ensuite bathroom and dressing room. In the early library era this was used for New Zealand books and housed a cabinet that held large illustrated books and Antarctic sketches. The original fireplace (and chimney) was removed in the 1950s renovations and the space became the Work Room, which was used for accessioning etc.</p> <p>In the 1970s, after the library left, this became the ‘Exhibition Room’. At some point, this room was named the Small Gallery, and used regularly as a meeting room and gallery. Track lighting was added during DOC era.</p>																										
<div>Description</div> <p>This room retains its original form, aside from the door to the original ensuite. The main feature of the space is the substantial bay window looking out to Bowen Street. There is also a window on the east wall, overlooking the garden. It remains one of the more important rooms in the house.</p>																										
<div>Fabric</div> <table><tr><td>Ceilings</td><td>Modern fibrous plaster and timber trims</td><td>3</td></tr><tr><td>Walls</td><td>Painted plaster</td><td>1</td></tr><tr><td></td><td>Plasterboard and pinboard</td><td>Nil</td></tr><tr><td>Floor</td><td>Modern carpet</td><td>Nil</td></tr><tr><td></td><td>Underlying timber strip flooring and structure</td><td>1</td></tr><tr><td>Joinery</td><td>Bay window assembly</td><td>1</td></tr><tr><td></td><td>Glazed door, clear finished</td><td>3</td></tr><tr><td>Other</td><td>Modern lights, sprinkler heads, drapes, radiators</td><td>Nil</td></tr></table>			Ceilings	Modern fibrous plaster and timber trims	3	Walls	Painted plaster	1		Plasterboard and pinboard	Nil	Floor	Modern carpet	Nil		Underlying timber strip flooring and structure	1	Joinery	Bay window assembly	1		Glazed door, clear finished	3	Other	Modern lights, sprinkler heads, drapes, radiators	Nil
Ceilings	Modern fibrous plaster and timber trims	3																								
Walls	Painted plaster	1																								
	Plasterboard and pinboard	Nil																								
Floor	Modern carpet	Nil																								
	Underlying timber strip flooring and structure	1																								
Joinery	Bay window assembly	1																								
	Glazed door, clear finished	3																								
Other	Modern lights, sprinkler heads, drapes, radiators	Nil																								

### Extent of acceptable intervention

This space should be retained in its present form. Intervention should generally be restricted to restoration work.

**Large Gallery**  
**(former New Zealand Room)**  
 Heritage Value: 1



### History

In the early library era this room housed the main Pacific Collection and was known as the New Zealand Room. It was the only public reading space in the library, with three small tables at the fireplace end (south).

During the 1950s renovation this room was divided into two. The north half was the Reading Room, with the original bookcases lining the walls, and the south half was the Reference Librarian's office. The fireplace was removed and a book lift installed; the original door was replaced with double glass doors. The dividing wall and bookcases were removed by the Turnbull House Council, and the space was regularly used for exhibitions and meetings. During DOC's occupation it was known as the Large Gallery.

### Description

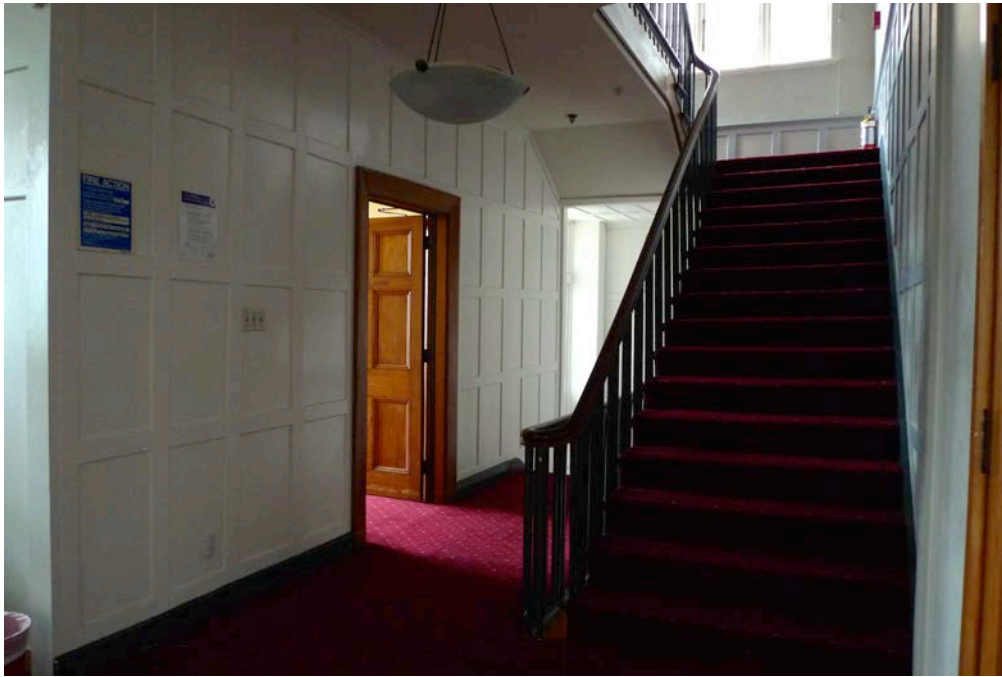
This room replicates the form of the Reception Room below and, although it is lined with pinboard instead of timber panelling, it remains one of the more important rooms in the house. The bay window mirrors that of the adjacent Small Gallery, and two large windows look out to the west. The door at the south lets on to the stack stair.

### Fabric

Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
	Modern plasterboard and pinboard	Nil
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Bay window assembly	1
	Glazed French doors, clear finished	3
	6-panel timber door, clear finished	1
Other	Modern lights, sprinkler heads, drapes, radiators	Nil

### Extent of acceptable intervention

This space should be retained in its present form. Intervention should generally be restricted to restoration work.



First Floor Hall, looking south



Turnbull Room, looking east

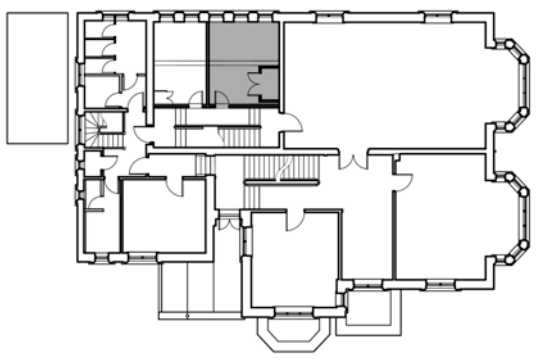


Small Gallery, looking north-east



Large Gallery, looking north

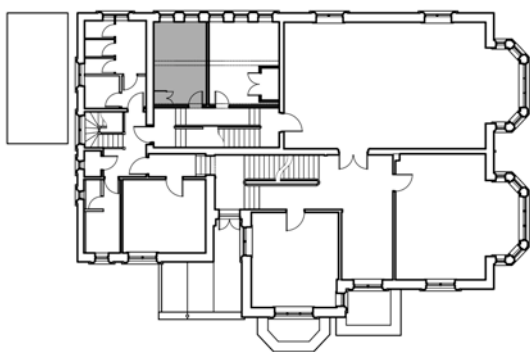


<div>Store</div> <div>(part of former Stack Room 3)</div> <div>Heritage Value: 3</div>		
<div>History</div> <p>This room was part of the original Stack Room 3. A book lift was installed during the 1950s renovation to service the stack rooms. In a 1970s plan this space was labelled Store Room. During at least part of the library era this space was known as the Manuscripts room. The lift was removed in the 1990s and the stack room was subdivided with timber-framed walls, to form the present Store, Tenant’s Kitchen and Stack Stair spaces, and the stack stair descending to the Dining Room (former Stack Room 1) was sealed off at floor level.</p>		
<div>Description</div> <p>The original space followed the arrangement of the Dining Room below. The subdivided space contains 3 of the row of 5 windows and a built-in cupboard, made out of the former book lift shaft.</p>		
<div>Fabric</div>		
Ceilings	Plastered concrete beams and soffit, painted	1
Walls	Painted plaster	1
	Timber partitions to Tenant’s Kitchen and Stack Stair, built-in cupboard	Nil
Floor	Modern vinyl	Nil
	Underlying concrete floor	1
Joinery	West windows	1
	6-panelled timber door, clear finished	2
Other	Modern lights, sprinkler heads, drapes, radiators	Nil
	Modern structural strengthening elements	Nil

### Extent of acceptable intervention

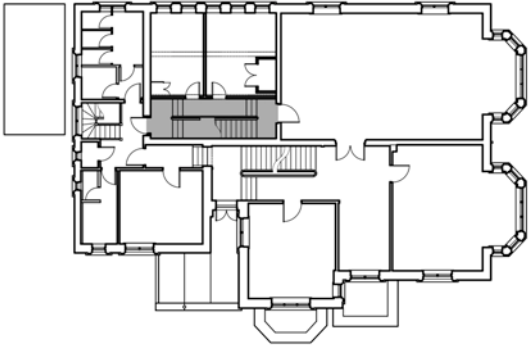
This group of spaces formed from the original stack room could be joined back together to the original configuration, or otherwise adapted to a new use.



<b>Tenant's Kitchen</b> (part of former Stack Room 3) Heritage Value: 3		
<b>History</b> This room was part of the original Stack Room 3, which was subdivided in the 1990s. The kitchen joinery was recycled from the former tenant's kitchen on this floor (which was in the present Men's Toilet area), and the room door came from the ground floor level.		
<b>Description</b> The subdivided space contains 2 of the row of 5 windows and a hot water cupboard, as well as the kitchen joinery, fixtures and fittings.		
<b>Fabric</b>		
Ceilings	Plastered concrete beams and soffit, painted	1
Walls	Painted plaster	1
	Timber partitions to Tenant's Kitchen and Stack Stair, built-in cupboard	Nil
Floor	Modern vinyl	Nil
	Underlying concrete floor	1
Joinery	West windows	1
	6-panelled timber door, clear finished	2
Other	Modern lights, sprinkler heads, drapes, radiators, kitchen joinery, fittings and fixtures.	Nil
	Modern structural strengthening elements	Nil

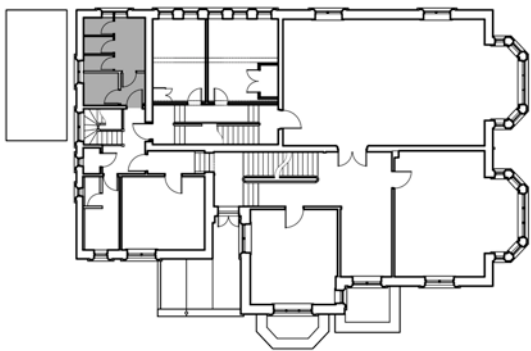
#### Extent of acceptable intervention

This group of spaces formed from the original stack room could be joined back together to the original configuration, or otherwise adapted to a new use.

<b>Stack Stair</b> (part of former Stack Room 2) Heritage Value: 3		
<b>Description</b> This subdivided space contains the stack stair; it joins to the Large Gallery at the north and the Back Hall at the south. The stairs are concrete; the descending flight is blocked off at floor level, and the ascending flight rises to the New Zealand Portrait Gallery.		
<b>Fabric</b>		
Ceiling	Plastered concrete stair soffits	1
Walls	Plastered brick walls	1
	Timber-framed walls	Nil
Floor	Concrete floor	1
	Timber framed infill floor to below	Nil
	Modern vinyl floor coverings	Nil
Stairs	Concrete stairs, with wrought timber handrail and metal balustrade	1
Other	Old electrical conduit	3
	Surface mounted services, fire hose reel, modern stair nosings	Nil

### Extent of acceptable intervention

This group of spaces formed from the original stack room could be joined back together to the original configuration, or otherwise adapted to a new use.

<b>Female Toilets</b> <b>(former Bedroom)</b> Heritage Value: 3	
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### History

This space was originally a bedroom with a corner fireplace and a single window on the west wall. It was used during the early era by live-in staff. In the 1950s renovation a 'women's rest room' for staff was created, with some toilets, and a new window (the only new window ever added to the building) was added to the south wall of the room.

In 1990s the room was altered to contain women's toilets and a shower.

### Description

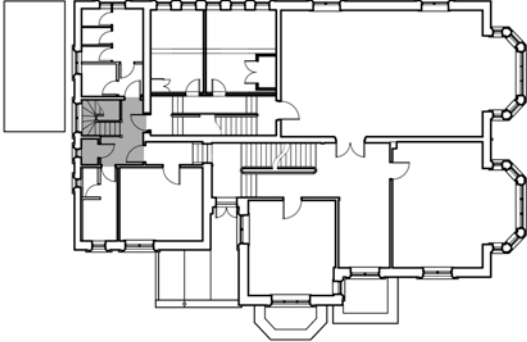
The room is quite modified from its original state, and is today an entirely utilitarian space. Although the enclosing walls clearly define the original space, the modern full-height partitions for the shower enclosure, lobby and toilet divide it into three visually distinct spaces. The windows on the south and west walls light the space.

### Fabric

Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
	Timber-framed walls with plasterboard linings	Nil
Floor	Modern vinyl	Nil
	Underlying timber strip flooring and structure	1
Joinery	Windows	1
	6-panel door, clear finished	3
Other	Toilet partitions, fittings and fixtures including shower, hand-basins, toilet pans and bench seat	Nil
	Modern lights, sprinkler heads and the like.	Nil

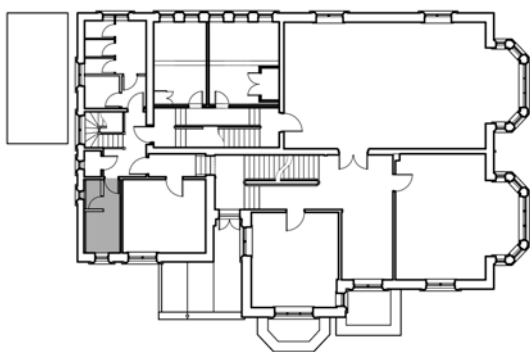
### Extent of acceptable intervention

This room has a low level of authenticity. It could easily be restored to its original configuration if desired, or adapted to another use.

Landing, Back Stair and Cleaner Heritage Value: 2		
<b>History</b> The landing originally let on to the bathroom, toilet and store-room and the two back bedrooms. There were also two linen cupboards. The cleaner’s cupboard was originally a store and had built in shelving; in the 1950s renovation this became a stationary cupboard, and it was converted to its present use in the 1990s.		
<b>Description</b> This is a circulation space providing access to the main service spaces in the building. It is utilitarian, except for the back stair, which is an elegant piece of joinery with pointed newel posts and pierced balustrading, and the large southern window which floods the area with light.		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
	Timber-framed walls with plasterboard linings	1
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Window to south wall	1
	Staircase	1
	6-panel doors, clear finished	3
Other	Modern lights, sprinkler heads, drapes, fire extinguisher.	Nil

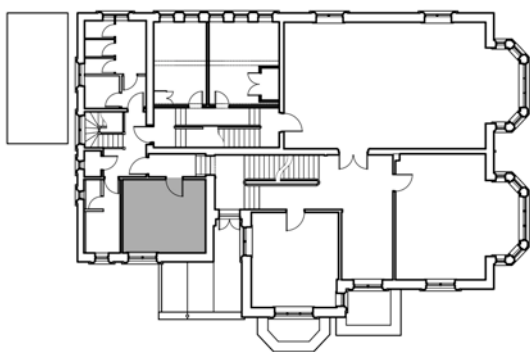
### Extent of acceptable intervention

This space should be kept in its present form, and intervention should generally be restricted to preservation work.

<b>Male Toilets</b> Heritage Value: 3			
<b>History</b> Originally this space contained a small bathroom for servants and/or guests. It had a bath and basin, a separate toilet, and a small lobby. In the 1950s renovations this area was rearranged to make a consolidated men’s toilet facility. The old toilet was made into a cleaner’s cupboard. In the 1970s these spaces were converted into a kitchen for the use of the tenants using the first floor rooms. In the 1990s the tenant kitchen was moved to its present location, and the space was transformed into the present men’s toilets			
<b>Description</b> This is an entirely utilitarian space, much modified from its original configuration. The toilet partition is part-height. The space is lit with windows on the south and east walls.			
<b>Fabric</b>			
Ceilings	Modern fibrous plaster and timber trims		3
Walls	Painted plaster		1
	Timber-framed walls with plasterboard linings		Nil
Floor	Modern vinyl		Nil
	Underlying timber strip flooring and structure		1
Joinery	Windows to both walls		1
	6-panel door, clear finished		Nil
Other	Toilet partitions, fittings and fixtures including, hand-basins, toilet pan, urinals etc.		Nil
	Modern lights, sprinkler heads and the like.		Nil

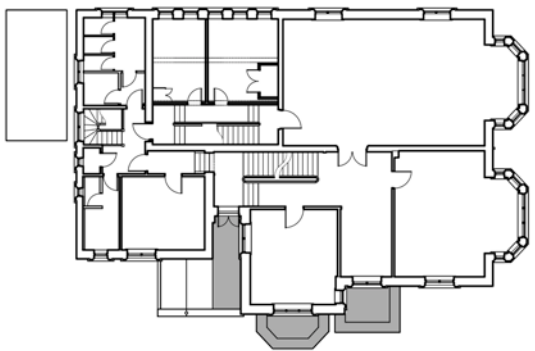
#### Extent of acceptable intervention

This room has a low level of authenticity. It could easily be restored to its original configuration if desired, or adapted to another use.

<b>Friends of Turnbull Library</b> <b>(former Bedroom)</b> Heritage Value: 2		
<b>History</b> <p>This room was originally built as a bedroom, and had a fireplace and a built-in cupboard. The fireplace and chimney-stack was removed in the 1950s renovation. Later in the library era this room became the Assistant Librarian’s office. It was then used as the Friends of the Turnbull Library Room from the 1970s.</p>		
<b>Description</b> <p>The space retains its original form, but little of its original finish. It is lit by a single window on the east wall.</p>		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
	Plasterboard	3
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Window	1
	Glazed door, clear finished	3
Other	Modern lights, sprinkler heads, drapes, radiators	Nil

### Extent of acceptable intervention

This space should be kept in its present form; intervention should generally be restricted to preservation work or work to improve its authenticity, but the space could also be adapted to other uses.

<b>Balconies and Terrace</b> Heritage Value: 1		
<b>Description</b> <p>The two balconies are accessed through windows in each case. One balcony is over the bay window of the office, the other over the portico. The terrace is a small open area, flanked by high walls on either side and looking out over the garden to the east; it was intended as a fire escape route on the original drawings.</p> <p>The east edge of the terrace and both balconies are delineated by brick balustrades, with moulded plaster copings, and have concrete floors overlaid with a modern waterproof membrane.</p> <p>These are all important architectural elements of the house.</p>		
<b>Fabric</b>		
Terrace	Brick balustrade with moulded plaster cap, brick side walls, slate roof above ground floor toilet, concrete sub-structure	1
Balconies	Brick balustrade walls, with moulded plaster copings	1
	Underlying concrete floor	1
	Modern waterproofing membrane	Nil

#### Extent of acceptable intervention

The balconies and terrace area should be retained in their present form. Intervention should generally be limited to repair and maintenance, and other preservation work.



Stack Stair, looking south



Store Room, looking west



Tenant's Kitchen, looking west



Landing, looking south





Female WC, looking west



Male WC, looking east



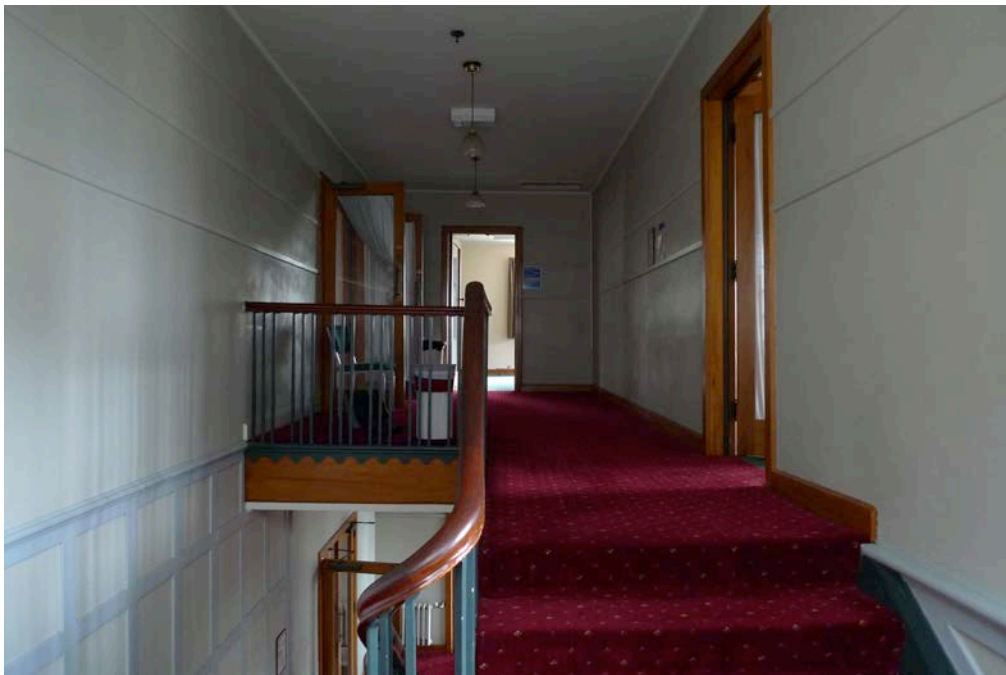
Cleaner



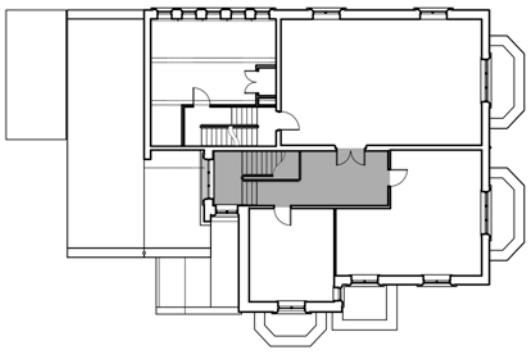
Terrace, looking east



Friends of Turnbull Library

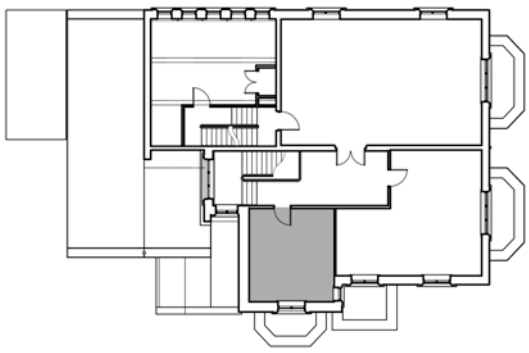


Second Floor Hall

<b>Second Floor Hall and Main Stair</b> Heritage Value: 2		
<b>Description</b> <p>This is the uppermost of the main public spaces of the building, containing the top flight of the main stair; it retains its original form. The south end of the space is lit with a large window on the south wall and a smaller window on the east wall, but the hall is otherwise internal. It opens to the three main rooms. The finishes in this space are all modern, dating to the 1950s and 1970s work, but it remains an important space.</p>		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
	Plasterboard, with timber battens	3
	Low dado to stair landing	1
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Stair, with wrought timber rail and metal balustrading	1
	Windows to south and east walls	1
	Glazed room doors, clear finished	3
Other	Modern lights, sprinkler heads, drapes, radiators	Nil

#### Extent of acceptable intervention

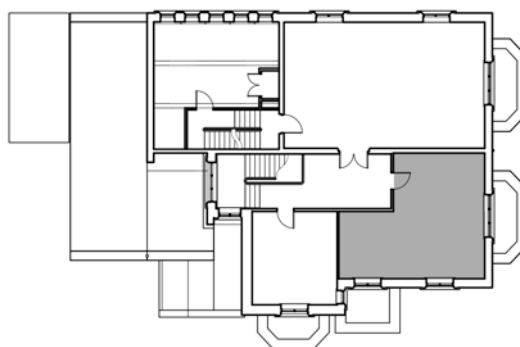
This space should be kept in its present form, and intervention should generally be restricted to preservation work. Consideration could be given to reinstating the original plain plastered wall surfaces, to improve the authenticity of the space.

<b>Numismatic Society</b> <b>(former Bedroom)</b> Heritage Value: 2		
<b>History</b> <p>This room was formed out of three original spaces in the 1950s renovation: a bedroom, passage, and a small toilet. The bedroom had a fireplace, which was removed, as was the toilet. The re-shaped space became the Map Room and presumably remained in this role until the library left in the 1970s. It was marked 'Committee Room' in a 1970s plan. For many years this space was used by the Numismatic Society</p>		
<b>Description</b> <p>This small room entirely reflects its last occupants, and bears little resemblance to its original configuration. It is lit with two windows, a small one to the north and a larger window looking out to the east, and has modern built-in timber cabinets and joinery.</p>		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
	Plasterboard	3
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Window, east wall	1
	Glazed room door, clear finished	Nil
	Display cases and shelving	3
Other	Modern lights, sprinkler heads, drapes, radiators	Nil

#### **Extent of acceptable intervention**

This space has a low level of authenticity, and could be adapted for other uses.

**Philatelic Society  
(former Bedroom)**  
Heritage Value: 2



### History

Originally this space at the front of the house was a bedroom with a fireplace; a small ensuite bathroom with bath and basin was partitioned off at the south side.

In the library era it was Elsdon Best's office from 1925 until his death in 1931, as well as housing newspapers, and then historian T Lindsay Buick. During the 1950s renovation the two spaces were made into one, and the fireplace and hand basin were removed (the bath had been removed earlier). It became the Art Room, which displayed the library's art collection to the public and presumably remained in this role until the library left in the 1970s. For many years during the DOC era it was tenanted by the Royal NZ Philatelic Society

### Description

The form of this room is largely reflective of its last occupants and bears little resemblance to its original configuration. The large window to the north gives access to the balcony; the two eastern windows look out over the garden area. The room has modern built-in cabinets and joinery.

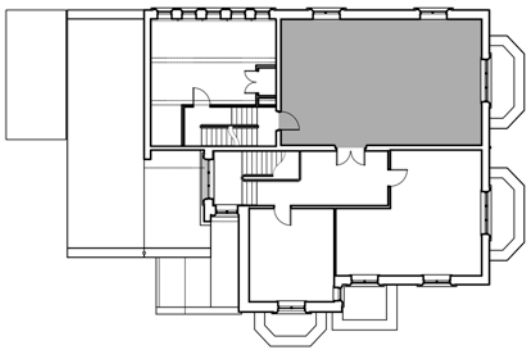
### Fabric

Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
	Plasterboard, with timber battens	2
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Windows to north and east walls	1
	Glazed room doors, clear finished	3
	Display cases and shelving	3
Other	Modern lights, sprinkler heads, drapes, radiators	Nil

### Extent of acceptable intervention

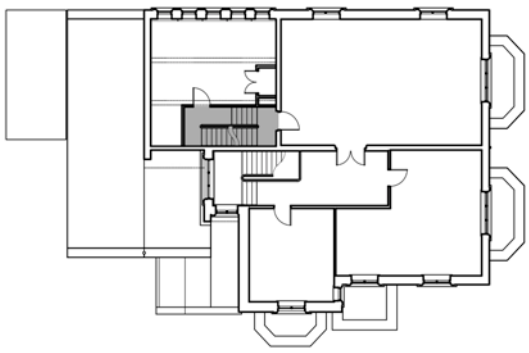
This space has a low level of authenticity, and could be adapted for other uses.

Reinstating the former bathroom partition would improve the sense of authenticity of the space.

<b>Museum Room</b> Heritage Value: 1		
<b>History</b> <p>In the early years of the library this was known as the English Literature Room, with ‘more modern writers and with the theatrical collection and other material’. During the renovations in the 1950s the fireplace was removed. After the 1950s work, the library was banned from using this room for stacks, and it became Exhibition Room 3. New book-cases were built to line the room.</p> <p>In a plan of the building drawn in 1976 it was labelled ‘Main Exhibition Room for National Museum’, although it does not seem to have been used for this purpose. It was used for meetings and the like during the Turnbull House Council and DOC eras</p>		
<b>Description</b> <p>This library room follows the footprint the large rooms on the two floors below, except there is no bay window. The north window opens out to a balcony above the bay window. The two windows on the west wall align with the windows below; the door in the south wall lets on to the stack stair. It is fitted out with modern built-in cabinets along each wall. It is the most important of the second-floor spaces.</p>		
<b>Fabric</b>		
Ceilings	Modern fibrous plaster and timber trims	3
Walls	Painted plaster	1
Floor	Modern carpet	Nil
	Underlying timber strip flooring and structure	1
Joinery	Windows to north and west walls	1
	Glazed room doors, clear finished	Nil
	6-panel door to stack stair	1
	Display cases and shelving	3
Other	Modern lights, sprinkler heads, drapes, radiators	Nil

### Extent of acceptable intervention

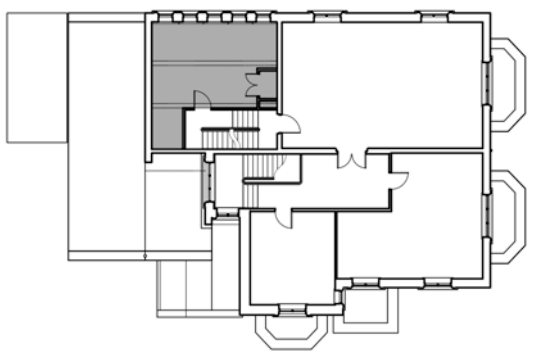
This space should be kept in its present form. Intervention should generally be limited to repair and maintenance, and other preservation work.

<b>Stack Stair</b> Heritage Value: 3		
<b>Description</b> <p>The stack stair was divided off from the third-floor stack room in the 1950s renovation. The stairs are concrete; the ascending flight is blocked off at the ceiling level and a manhole at the top provides access into the roof space (Attic 2). The space is entirely internal.</p>		
<b>Fabric</b>		
Ceiling	Plastered concrete stair soffits	1
Walls	Plastered brick walls	1
	Timber-framed partitions	Nil
Floor	Concrete floor	1
	Timber framed infill to top of stair	Nil
	Modern vinyl floor coverings	Nil
Stairs	Concrete stairs, with wrought timber handrail and metal balustrade	1
Joinery	Glazed door to NZ Portrait Gallery room	3
Other	Old electrical conduit	2
	Surface mounted services, modern stair nosings	Nil

#### Extent of acceptable intervention

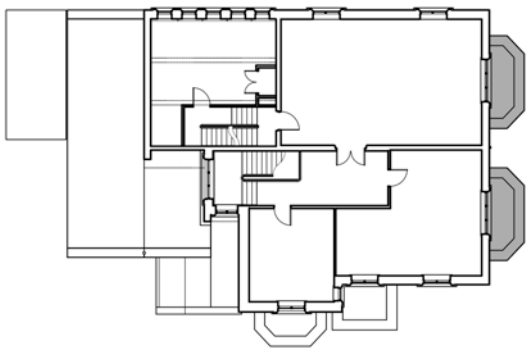
This space could be re-joined with the adjacent room to re-form the stack room and enhance the authenticity of this part of the building, or could be adapted for other uses.



<div>NZ Portrait Gallery (former Stack Room) Heritage Value: 3</div>		
<div>History</div> <p>After the 1950s renovations, this became the Manuscript (MSS) Room. A book lift was added and the stack stair-case was boxed in, making the room smaller. The book lift machinery occupied the space above (formerly the fourth floor stack room).</p> <p>The room was leased on a permanent basis to the Wellington Branch of the NZHPT in 1983, as a record and meeting room. It had vacated by 1997 and the room was empty for some years until the NZ Portrait Gallery leased the room, a lease that continued up until the closure of the building in 2012, even after the organisation’s new gallery was set up on the waterfront.</p>		
<div>Description</div> <p>This room is the third of the series of four concrete stack rooms; it was accessed from the Museum Room in front and also via the stack staircase from the room below. The array of five windows on the west wall aligns with the windows in the other stack rooms below. There is a built-in cupboard on the north wall, which has been formed out of the remnants of the book lift shaft.</p>		
<div>Fabric</div>		
Ceilings	Plastered concrete beams and soffit, painted	1
Walls	Painted plaster	1
	Timber-framed partitions	Nil
Floor	Modern carpet	Nil
	Underlying concrete floor	1
Joinery	West windows	1
	Modern glazed door, clear finished	3
Other	Modern lights, sprinkler heads, drapes, radiators	Nil
	Built-in cupboard	Nil

### Extent of acceptable intervention

This space could be re-joined with the adjacent stair to re-form the stack room, and the cupboard removed, to enhance its authenticity, or could be adapted for other uses.

<b>Balconies</b> Heritage Value: 1		
<b>Description</b> <p>The two balconies are accessed through windows in each case; each balcony surmounts a two-storeyed bay window.</p> <p>Brick balustrades, with moulded plaster copings, delineate the balconies; the balconies have concrete floors overlaid with a modern waterproof membrane.</p> <p>The balconies are critically important architectural elements.</p>		
<b>Fabric</b>		
Balconies	Brick balustrade walls, with moulded plaster copings	1
	Underlying concrete floor	1
	Modern waterproofing membrane	Nil

#### Extent of acceptable intervention

The balconies should be preserved in their original form. Intervention should generally be limited to repair and maintenance, and other preservation work.



Numismatic Society, looking north-west



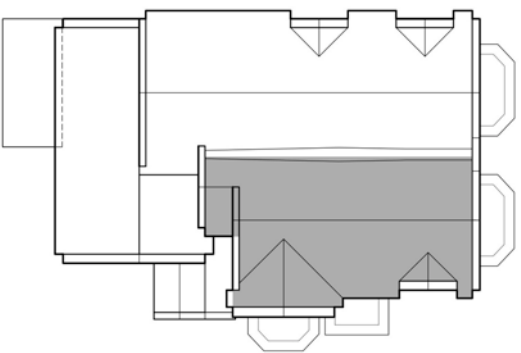
Philatelic Society, looking north



Museum Room, looking north

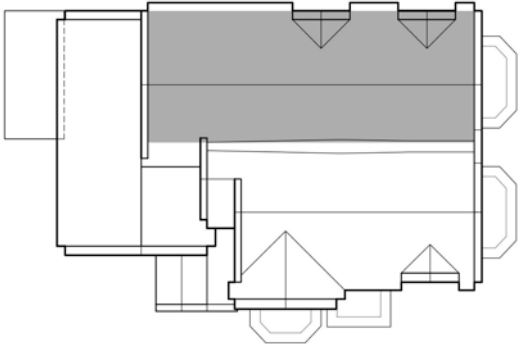


New Zealand Portrait Gallery, looking south

<b>Attic 1</b> Heritage Value: 3		
<b>Description</b> <p>This roof space is accessed from a hatch in the 2<sup>nd</sup> floor Hallway. It is an oddly shaped volume, with part of the small gable on the east accessible, through a rough opening in the sarking; at the south end there is a half-gable, and the full gable end on the east face is also open into this space. On the west, an access hatch opens out to the internal gutter between the two main roofs.</p>		
<b>Fabric</b>		
Roof structure	Original timber framing, including ridge board, rafters, underpurlins, collar ties, sarking and the like	1
Walls	Original timber-framed gable end wall to south, diagonal sarking	1
	Modern timber-framed gable end wall to north	Nil
Ceiling plane	Modern ply lining	Nil
	Underlying original ceiling framing	1
Other	Various services including sprinkler piping, conduit and electrical cabling	Nil

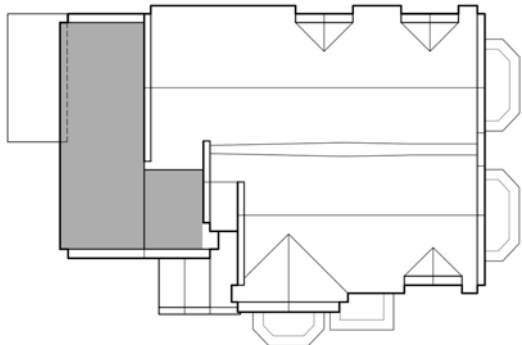
#### Extent of acceptable intervention

The general form of this space, and all of the original fabric, should be preserved. This space could be adapted for use.

<b>Attic 2</b> Heritage Value: 3		
<b>Description</b> This space is accessed via a manhole at the very top of the Stack Stair. It is a single large volume, once partly occupied by the fourth-floor stack room. The modern framing of the north wall is visible; the two small gable roofs to the west have been built on top of the sarking.		
<b>Fabric</b>		
Roof structure	Original timber framing, including ridge board, rafters, underpurlins, collar ties, sarking and the like	1
Walls	1950s timber-framed gable end wall to south, diagonal sarking (clad with stucco)	3
	Modern timber-framed gable end wall to north	Nil
Ceiling plane	Modern ply lining	Nil
	Underlying original ceiling framing	1
Other	Various services including sprinkler piping, conduit and electrical cabling	Nil

#### Extent of acceptable intervention

The general form of this space, and all of the original fabric, should be preserved. The space could be adapted for use.

<b>Attic 3</b> Heritage Value: 3		
<b>Description</b> This roof space is accessed from the top landing of the Back Stair. It is an L-shape in plan, with the back lean-to roof meeting into a brick wall on the north.		
<b>Fabric</b>		
Roof structure	Original timber framing, including ridge board, rafters, underpurlins, collar ties, sarking and the like	1
Walls	Brick wall on north side	1
	Modern timber-framed gable end walls to west and east	Nil
Ceiling plane	Modern ply lining	Nil
	Underlying original ceiling framing	1
Other	Various services including sprinkler piping, conduit and electrical cabling	Nil

#### Extent of acceptable intervention

The general form of this space, and all of the original fabric, should be preserved. This space could be adapted for use.





Attic 1, looking north



Attic 2, looking south



Attic 3, looking west

## 6.0 Influences on Conservation Policy

### 6.1. Owner's Requirements

Following a review of heritage properties managed by three government agencies, the management responsibilities for Turnbull House were transferred from the Department of Conservation to Heritage New Zealand on 30 June 2017.

As the new manager of the place, Heritage New Zealand intends to bring the building back into use as soon as possible. This depends on seismically strengthening the building and upgrading and adapting it to suit a new end use, work which in turn depends on successfully balancing the establishment of a compatible use, providing accessibility to the public, and addressing the possibility of a commercial return, all while ensuring the long-term conservation of heritage values. A significant amount of planning, external advice and additional funding will be required.

This *Conservation Plan* will be used to guide the conservation of the building, including the development of strengthening work and future use options that are appropriate to the building, its heritage values, and its long-term retention, and may provide additional information to support applications for funding assistance.

### 6.2. Preliminary Upgrading Advice

#### Strengthening

Turnbull House is currently rated around 14% NBS<sup>4</sup> and is required, under the provisions of the Building Act, to be seismically strengthened to no less than 34% NBS by 3 February 2023. The Department of Conservation has been working with Heritage New Zealand towards proposals for strengthening and potentially re-purposing the building to meet this time-frame.

In 2011, DOC commissioned Dunning Thornton Ltd to prepare two draft strengthening schemes in 2011, for “conventional” strengthening, involving sprayed concrete wall linings and the like, to 67% NBS, and for base isolation, to 100%NBS. These schemes were peer reviewed by structural engineer Win Clark in 2015.

Dunning Thornton have subsequently (2017) embarked on a detailed evaluation of the building's seismic capability and will provide new strengthening options as part of their commission with DOC. The new options will be based on the latest structural engineering knowledge and framed around both minimising the impact on the building's heritage fabric and minimising damage in the event of a serious earthquake, as well as ensuring life safety objectives. The end purpose of the strengthening work is to ensure the long-term survival of the building.

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<sup>4</sup> i.e. it has a seismic capability of around 14% of that of a comparable new building on the same site designed to the current loadings standard.

## Use

DOC procured an informational report from commercial property consultants Wareham Cameron Co. in 2016 on indicative potential financial returns of different ways of occupying and using the building. The report was intended as just one input to help inform planning on returning the building to use; Wareham Cameron acknowledged in the report that they are not heritage specialists and the options presented were not particularly bound by consideration of heritage values. The report examined a range of possible end uses and three indicative scenarios: retaining the existing configuration (and strengthening) for a community or government use, limited reconfiguration for commercial use as apartments or a boutique hotel, and an open-plan configuration for general commercial use. It also identified the front lawn as a space for an additional structure to generate further rental income.

### 6.3. Heritage Recognition

Turnbull House is a nationally important heritage building, and its heritage values are recognised accordingly, by three different statutory mechanisms:

The Historic Reserve status requires the protection of Turnbull House and its site for its heritage values, and the maintenance of the building and site in a way that ensures those values endure “in perpetuity”.

The purpose of the two Heritage New Zealand List entries (individually for the building and site, and as part of the Government Centre Historic Area) is to promote knowledge of and help in the protection of the heritage values of Turnbull House and its site – and the heritage values of the wider historic area – for the future.

The purpose of the WCC District Plan listing is to protect the exterior appearance and character of the building in a way that ensures its heritage values are maintained or enhanced for the future.

All work to the building must be carried out in accordance with the statutory and other requirements related to its heritage recognition. The impacts of the different heritage listings are explained in more detail in the following sections.

### 6.4. Risks

There are a number of key risks to Turnbull House that require direct management in order to protect and maintain its heritage values for the future. These risks include:

#### Management

*Risk:* The heritage values of the building could readily be undermined with poor or inappropriate management. Potential management issues could include taking decisions that adversely impact the heritage values of the building, or deferring maintenance in a way that leads to deterioration or loss, a delay in commencing maintenance or repair work, undertaking inappropriate remedial work or maintenance or failing to act on or manage known risks appropriately before damage is caused.

*Action:* The heritage status of the building, combined with the general level of care applied to it over the years, should preclude the greatest risks of poor management of the kinds described above. However, taking appropriate management actions to ensure the future preservation of the building and its heritage values requires placing its heritage values at the heart of all management decisions, a matter that is partly predicated on the adoption and effective use of this *Conservation Plan*.

### **Lack of Funding**

*Risk:* All buildings require permanent ongoing investment in regular repair and maintenance to keep them sound and useful. Old masonry buildings may sometimes require an additional level of care to protect the original materials from loss or damage. Lack of funding for repair and maintenance can have an adverse effect on the long-term survival of buildings.

*Action:* As part of the future financial arrangements for the building, ensure that a permanent maintenance fund is provided for to deal with the annual maintenance requirements of the building. The fund must also have a contingent component available for any repair work needed over and above normal maintenance requirements.

### **Loss of Purpose**

*Risk:* For any place, the loss of a sustainable use or purpose poses a significant risk, as identified in article 7 of the *ICOMOS NZ Charter*. It generally leads to a lack of support and income, cessation of maintenance, deterioration, vandalism, and eventual demolition.

*Action:* Turnbull House has been continuously occupied for over 90 years; 2 years in its originally-intended role, 55 years in an institutional role, and nearly 40 years in a public and community use. The latter was paused for the interim in 2012 due to earthquake risk. The building has shown itself to be eminently suited to a diverse range of uses, particularly because of its variety of spaces. There is little functional reason that it could not continue indefinitely in the sort of mixed use it had until 2012.

### **Natural Processes**

*Risk:* The general action of weather, and particularly the effects of moisture, on the fabric of the building can lead to deterioration, decay or corrosion, or introduce leaks, all of which can significantly reduce the integrity of the building fabric and structure over time.

*Action:* The best way to manage this risk is to firstly address any existing deterioration by carrying out repairs to put the building into sound condition, and secondly adopting a cyclical maintenance programme to keep it in good order for the future.

### **Fire**

*Risk:* The building has an automatic sprinkler system installed throughout, dating to 1978, along with smoke detection devices.

*Action:* Considering the heritage value of the building and the principal objective of it being kept in use for the indefinite future, the sprinkler system needs to be meticulously checked and tested, the layout verified against current best-practice, and the heads either tested or replaced to ensure their capability for the future. The alarm system should be upgraded to provide a high standard of early warning of potential fire.

## **Earthquake**

*Risk:* As a three-storey unreinforced masonry structure, Turnbull House is considered at high risk of damage or loss in the event of a major earthquake. Strengthening work carried out in 1995 is now not considered to provide an adequate level of protection for life safety, or to preserve the building in a major event.

*Action:* Thoroughly assess the seismic capacity and capability of the building, and prepare and implement structural strengthening work to preserve the building for the future. Work must be designed to have the minimum impact on the building's heritage values. Preliminary structural engineering advice indicates that base isolation would offer the best long-term protection for the building, and the least impact on its existing fabric and spaces compared with more standard solutions (the final approach is subject to detailed design work being completed).

## **Tsunami**

*Risk:* Wellington Harbour is regarded as being at risk from earthquake-generated tsunamis. Turnbull House falls within the self-evacuation "yellow" zone that would be threatened by significant waves, in the order of 7m high or more.

*Action:* There is no practicable action that can be taken to protect the building against damage or loss in a major tsunami. Tsunami waves can generate overwhelming forces that can reduce even reinforced concrete buildings to rubble. A tsunami large enough to substantially affect Turnbull House would be such a significant natural event that little would be likely to be left standing around the harbour in its aftermath.

## **Climate Change**

*Risk:* Historical records show that the sea level has been rising at an average rate of 2.03mm per year in Wellington, which equates to about 200mm over the past century. This is a significant rate of increase that poses a major and escalating threat to coastal areas, principally through storm-tide flooding and the increased risk of serious storms. This part of Wellington is one of a number of low-lying areas in the region that will be made more vulnerable due to sea-level rise. It is anticipated that while storms in New Zealand are not likely to increase in frequency, their severity might. This means that storm-tide events may last for longer, thereby increasing the likelihood of coastal flooding.<sup>5</sup>

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<sup>5</sup> See Bell R.G. and Hannah J., 2012, *Sea Level Variability and Trends, Wellington Region*, report prepared for Greater Wellington Regional Council by NIWA

Although Turnbull House is somewhat elevated and therefore largely protected against flooding and the most immediate effects of rising sea levels, it remains at risk of storm damage and the effects of surface flooding from overwhelmed stormwater systems.

*Action:* Take measures to reduce the potential risk of storm damage. These include making sure Turnbull House is kept in structurally sound condition and that all parts of the roof and associated drainage systems are kept in good order and secure to the building, and the drains kept in sound condition where underground.

### **Visitor Impacts**

*Risk:* With interiors predominantly built of timber, Turnbull House is susceptible to the effects of gradual wear and tear accumulating over time.

*Action:* Where necessary, the level of use should be managed to ensure the long life of the building. Care should be taken to maintain painted surfaces, provide suitable floor coverings to protect original flooring timbers and employ, wherever feasible, robust materials that can absorb heavy use to best protect original building fabric.

### **Vandalism**

*Risk:* Turnbull House is not known to have particularly suffered from vandalism. Its public setting on a well-lit site next to a heavily trafficked road, and its situation near Parliament, may have something to do with this.

*Action:* Ensure good exterior lighting is maintained to the perimeter of the building, and that the building is put back to use. Good exterior lighting is often effective at discouraging vandals in public places. An actively used and well-occupied building is much less likely to suffer from vandalism.

### **Information Loss**

*Risk:* The possible destruction of important archival sources such as old documents and photographs, and the loss of unrecorded oral history sources constitute a risk.

*Action:* Good archival records existing for the building. In addition, the knowledge held by the people familiar with this building is an important information source that should be utilised and secured for the future. Any other records relevant to the building should be properly stored, where these are not already archived, together with the existing records.

## **6.5. Statutory Requirements**

### **Reserves Act 1977**

Turnbull House is sited within a gazetted Historic Reserve owned by the Crown; the Crown is currently represented by the Department of Conservation. A Land Notice published in the New Zealand Gazette on 19 May 2017 states that the reserve is to be vested in Heritage New Zealand Pouhere Taonga from 30 June 2017.



The Historic Reserve designation imposes strong obligations on the administering body to protect the whole of Turnbull House, and its site, for its heritage values, and to maintain the building and site in a way that ensures those values endure “in perpetuity”.

The purpose of the Reserves Act 1977 includes “...(a) Providing, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing:

- (i) Recreational use or potential, whether active or passive; or
- (ii) Wildlife; or
- (iii) Indigenous flora or fauna; or
- (iv) Environmental and landscape amenity or interest; or
- (v) Natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value...”

The Act identifies different kinds of reserves and sets out particular management obligations and responsibilities for each of them. Reserves are typically governed by a reserve management plan; however, no such plan currently exists for Turnbull House (this *Conservation Plan* could form a useful part of a reserve management plan).

Section 18 of the Act sets out the purpose and definition of an Historic Reserve:

- (1) ...for the purpose of protecting and preserving in perpetuity such places, objects and natural features, and such things thereon or therein contained as are of historic, archaeological, cultural, educational and other special interest.
- (2) ...every historic reserve shall be so administered and maintained that –
  - (a) The structures, objects and sites illustrate with integrity the history of New Zealand;
  - (b) The public shall have freedom of entry and access to the reserve... [subject to conditions]

Section 24 provides for the responsible Minister to change the classification or purpose of a reserve under certain circumstances – in this case, subsection (5) would apply. This states that no change can be made unless the reserve is no longer suitable for the purpose of its classification, or if the change is required in the public interest. The Minister must obtain advice from Heritage New Zealand before making a decision. It is highly improbable that any decrease in the status of this particular reserve could legitimately be construed to be in the public interest.

Section 58 sets out the powers available to the administering body of the historic reserve, including the ability to establish leases. Section 94 sets out a list of offences applicable to reserves, including (m) any action that ‘...in any way interferes with a reserve or damages the recreational, scenic, historic, scientific, or natural features...’

The chief implication of the Reserves Act status is that all actions in administering and maintaining the Reserve must protect the historic and other values of the reserve.

### **Heritage New Zealand Pouhere Taonga Act 2014**

The purpose of the Heritage New Zealand Pouhere Taonga Act 2014 is ‘to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand’ (section 3). In achieving the purpose of the Act, all persons performing functions and exercising powers under the Act must recognise:

- ‘(a) The principle that historic places have lasting value in their own right and provide evidence of the origins of New Zealand’s distinct society; and
- (b) The principle that the identification, protection, preservation, and conservation of New Zealand’s historical and cultural heritage should –
  - (i) Take account of all relevant cultural values, knowledge, and disciplines; and
  - (ii) Take account of material of cultural heritage value and involve the least possible alteration or loss of it; and
  - (iii) Safeguard the options of present and future generations; and
  - (iv) Be fully researched, documented, and recorded, where culturally appropriate; and
- (c) The principle that there is value in central government agencies, local authorities, corporations, societies, tangata whenua, and individuals working collaboratively in respect of New Zealand’s historical and cultural heritage; and
- (d) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga.’

Heritage New Zealand Pouhere Taonga (HNZPT) maintains a Heritage List of historic places, and acts in a variety of ways to ensure the preservation of heritage.

### ***Heritage Listing***

Part 4 of the Heritage New Zealand Act, ‘Recognition of places of historical, cultural, and ancestral significance’ makes provision for a New Zealand Heritage List / Rarangi Korero. The purpose of the Heritage List is to ‘inform members of the public about historic places ..., to inform the owners of historic places ... as needed for the purposes of this Act, and to be a source of information about historic places ... for the purposes of the Resource Management Act 1991’ (Section 65.)

Any place may be entered on the list provided that Heritage New Zealand ‘is satisfied that the place or area has aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value. (Section 66; part 3 of this section.)

Turnbull House is included in the Heritage List as a Category 1 historic place, item number 232. This means that it is considered a ‘place of special or outstanding

historical or cultural significance or value'. The listing is for the whole of the place, including exterior, interior, outbuilding and site. It is also included in the Government Centre Historic Area, item 7035. This listing is for the whole of the heritage area, and also considers the collective value of the group of buildings.

An important implication of these two listings is that any work requiring a building consent (or an application for a project information memorandum) will trigger a statutory notification to Heritage New Zealand under Section 39 of the Building Act 2004 (see below). The building consent authority, in this case Wellington City Council, will normally consult Heritage New Zealand and have regard to any advice provided by Heritage New Zealand in issuing a building consent or project information memorandum, including potentially imposing conditions on the building consent.

### *Archaeological Sites*

The Act contains a statutory process for any person intending to do work that may modify or destroy an archaeological site.

The definition of an archaeological site is broad, and it includes buildings and structures, or parts thereof. Section 6 defines an archaeological site as any place that was 'associated with human activity that occurred before 1900' and which 'may provide through investigation by archaeological methods, evidence relating to the history of New Zealand'. The Act also includes provisions for Heritage New Zealand to declare, via Gazette notice, a place post-dating 1900 as an archaeological site where the place may be able to provide "...significant [archaeological] evidence relating to the historical and cultural heritage of New Zealand" (section 43).

Turnbull House falls within the general-purpose archaeological site NZAA R27/270, which covers all pre-1900 building and other evidence of human occupation throughout Wellington City. As there is some evidence of prior building on the site of the house, with the L-shaped structure shown on the 1891 Ward Map, the site can be considered to have at least some potential archaeological value. Against this, the whole of the site around the building was extensively modified in the 1990s in the course of new landscaping work carried out for the adjacent Bowen House and the construction of the parliamentary tunnel under the lawn, and there is likely to be very little, if anything, left of interest. Potential archaeology would most likely be limited to the area under the building.

Any person intending to undertake work that may 'modify or destroy the whole or any part of an archaeological site' must first obtain an Archaeological Authority from Heritage New Zealand for that work. An authority is required by any person who '...knows, or ought reasonably to have suspected, that the site is an archaeological site', whether or not it is 'an archaeological site or is entered on (a) the New Zealand Heritage List ... or (b) the Landmarks list'.

An authority '...is not required to permit work on a building that is an archaeological site unless the work will result in the demolition of the whole of the building'. In

issuing an authority to carry out work, conditions can be imposed by Heritage New Zealand. (See sections 42 to 53.)

The implication for Turnbull House of the potential archaeological status of the site is that its archaeological values must be assessed before any work that disturbs the ground is contemplated. If the site is confirmed as having archaeological value, then an Archaeological Authority must be applied for before any excavation work (as may be needed for foundation work, or upgrading of services) is carried out.

### **Resource Management Act, 1991**

The RMA is concerned with the sustainable management of natural and physical resources; it aims to avoid, remedy or mitigate any adverse affects of development on the environment. The Act identifies (section 6) the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance, and defines historic heritage as:

‘those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities:

archaeological, architectural, cultural, historic, scientific, technological’

The definition includes sites, structures, places and areas; archaeological sites; sites of significance to Maori, including wahi tapu, and surroundings associated with the natural and physical resources.

The Act establishes the framework for the preparation and administration of district plans ‘to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act’ (section 72). A district plan may include rules which ‘prohibit, regulate or allow activities’ (section 76) in order to achieve the plan’s objectives.

Section 88 of the Act requires an application for a resource consent for work to a listed heritage item to include an assessment of any actual or potential effects of the work, and lists matters to be considered in the Fourth Schedule of the Act. These include ‘...any effect on those in the neighbourhood, and where relevant, the wider community’ and ‘...any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural, or other special value for present or future generations.’

### ***Heritage Orders***

Under section 187 of the RMA, a heritage order can be sought for an historic building (not necessarily a registered historic building) by a heritage protection authority. A heritage order is a provision made in a district plan to protect ‘any place of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to the tangata whenua for spiritual, cultural, or historical reasons’, also ‘such area of land surrounding that place as is reasonably necessary for the purpose of ensuring the protection and reasonable enjoyment of that place’ (section 189).

A heritage order can be sought by a Minister of the Crown, a territorial authority, Heritage New Zealand, or by a specially approved heritage protection authority (sections 187 and 188). The effect of an order is to prevent the owner changing the place in a way that would 'nullify the effect of the heritage order' unless with the consent of the heritage protection authority (section 193 and 194).

Such orders are rarely sought, and generally only as a last resort where an important structure is threatened with severe alteration or demolition.

### *Wellington City District Plan – Heritage Rules*

Turnbull House is listed on the WCC District Plan (map 17, reference 37) and recorded in the 2001 Heritage Inventory. The listing is for the exterior of the building only (the interior is not part of the listing). The relevant policies, objectives and rules are contained in Chapter 21 of the District Plan. The main consent requirements are as follows:

Repair and maintenance, and internal alterations (with some exceptions, see below) are Permitted Activities, and no resource consent is required for heritage reasons.

Modifications that do not meet Permitted Activity standards, or alteration of buildings where the interior has been listed, or structural strengthening work [that can be seen from the outside], or additions that extend the footprint by more than 10% (or add an extra storey), or construction of a new building on the same site, are Discretionary (Restricted) Activities, and a resource consent is required by the heritage rules. Depending on the nature of the work proposed, other resource consents may be required to address other parts of the District Plan.

Signage is controlled by size, with a sign of up to 0.5m<sup>2</sup> allowed as a Permitted Activity. Larger signs require resource consent approval under the heritage rules.

The District Plan definition of 'repair and maintenance' is broader than that in the Building Act (see below). It includes:

- (ii) any repair of a structural element that substantially preserves or recreates either the original structural appearance or the structural appearance on 27 July 1994;
- (iii) any repair (including the replacement of any element reasonably required to maintain the building in a sound or weather proof condition or to prevent deterioration of the building fabric) using the same materials or materials of similar texture, form profile and strength;  
but does not include:
- (iv) in the case of a building, any other alteration of, addition to, or demolition of any structural element;

(v) in the case of the exterior of a building, any other repair of a structural element.

And for the purposes of this definition:

“structural” in relation to any building means any facade, any exterior wall, and any roof; and

“non-structural” has a corresponding meaning.

This means that some repairs that might not need a building consent, being exempt under Schedule 1 of the Building Act, may still require resource consent approval.

Work that requires resource consent under the heritage rules does not need to be notified providing it does not involve the modification of any part of the main elevation (this would mean the north and east elevations of Turnbull House, and probably also the west elevation). Assessment criteria are given in s21A.2.1. The most relevant criteria to be considered are:

21A.2.1.3 The extent to which the work significantly detracts from the values for which the building or object was listed;

21A.2.1.5 ...extent to which the work avoids the loss of historic fabric and the destruction of significant materials and craftsmanship

21A.2.1.8 The extent to which the work is necessary to ensure structural stability, accessibility and the means of escape from fire, and the extent of the impact of the work on the heritage values of the building. The Council will seek to ensure in every case every reasonable alternative solution has been considered to minimise the effect on heritage values.

21A.1.12 Whether the work is in accordance with a conservation plan...

The main implications for Turnbull House are:

- 1 Repair and maintenance work not affecting the appearance of the building is not likely to require a resource consent (nor a building consent, see below).
- 2 Structural strengthening work may require a resource consent, depending on the nature of the work and its effects on the heritage values of the building (in particular whether changes affect the exterior appearance). Strengthening work will require a building consent and also the approval of Heritage New Zealand (see below).
- 3 Any new signage would be likely to require a resource consent.
- 4 Work that requires a resource consent will be reviewed by WCCs heritage advisors for effects on heritage values. Note also that any advice received from Heritage New Zealand will have a bearing on the evaluation of a resource consent (see below).

## **Building Act 2004**

The Building Act 2004 controls all matters relating to building construction. The following matters are of particular relevance when considering repairs, maintenance and alterations to Turnbull House.

### ***Repair and maintenance (Schedule 1 Exempt Building Work)***

This clause is relevant to both carrying out repairs needed in the near future to put Turnbull House into sound condition, and to the ongoing maintenance of the building.

A building consent is not required for ‘...the repair and maintenance of any component or assembly incorporated in or associated with a building, provided that comparable materials are used’ or for ‘...the replacement of any component or assembly incorporated in or associated with a building, provided that: (a) a comparable component or assembly is used and (b) the replacement is in the same position’. (Note the WCC District Plan definition of repair and maintenance is somewhat broader, see above).

The exemption does not include the complete or substantial replacement of structural or fire rating systems or replacement of any component or assembly that has not met building code requirements.

All exempt work is required to comply with the Building Code. In particular this means compliance with durability requirements (clause B2): for structural elements, this means not less than a 50 year life; for cladding and similar elements, 15 years, and for linings and other elements that are easily accessible, 5 years. It is usually appropriate to aim for a much longer service life when carrying out repair work to an old building; at a minimum, the repair work and new materials should have an expected durability matching or exceeding the existing elements. It is worth noting that the main materials of Turnbull House have lasted over 100 years in good condition.

Regardless of this exemption, a building consent should be sought for any significant work on the building to help keep a permanent record of major works.

### ***Principles to be applied (Section 4)***

Assessment of a consent application for building work subject to the Act is required to take into account, amongst others things,

‘the importance of recognising any special traditional and cultural aspects of the intended use of a building’, and ‘the need to facilitate the preservation of buildings of significant cultural, historical or heritage value’ (sub-sections d and l); also

‘the need to facilitate the efficient and sustainable use in buildings of materials and material conservation’ (sub-section n).

### *Historic places (Section 39)*

When a Territorial Authority (TA) receives an application for a project information memorandum or a building consent for a historic place, historic area or wahi tapu that is recorded on Heritage New Zealand's List, it must inform Heritage New Zealand Pouhere Taonga (HNZPT), who may review the proposed work and provide commentary on heritage matters to the TA for consideration within the consenting process. The TA may include this advice as part of the conditions of consent.

### *Building consents (Section 40 – 42)*

It is an offence to carry out building work not in accordance with a building consent, except for exempted buildings and work as set out in Schedule 1 of the Act, and the Act sets out a range of fines that apply.

Section 41(c) allows for certain urgent work, such as emergency repairs, to be carried out without a consent, but the building owner is required to obtain a Certificate of Acceptance directly after completion.

### *Code Compliance Certificate (Section 91)*

A building consent authority must issue a code compliance certificate if it is satisfied on reasonable grounds that the building work complies with the approved building consent, and that all specified systems are capable of performing to the standards set out in the building consent.

### *Compliance Schedule and Warrant of Fitness (Sections 100 – 111)*

The building is subject to a Compliance Schedule regime, as it contains a sprinkler system and smoke detection system, as well as escape routes and signage and other features that need to be regularly checked to verify compliance. Section 105 sets out the building owner's obligations to ensure that all specified systems perform as intended. Section 108 sets out the requirements for a Building Warrant of Fitness.

Putting the building back to use will require a thorough check of all the specified systems and features before an updated Compliance Schedule and a new Building Warrant of Fitness can be issued.

### *Alterations to existing buildings (Section 112)*

Alterations to existing buildings require a building consent, which will be issued by the consent authority if they are satisfied that after the alteration the building will '...comply, as nearly as is reasonably practicable and to the same extent as if it were a new building, with the provisions of the building code that relate to:

- (i) means of escape from fire; and
  - (ii) access and facilities for persons with disabilities, and
- continue to comply with the other provisions of the building code to at least the same extent as before the alteration'.



Alterations that do not comply with full requirements of the building code may be allowed by the territorial authority if they are satisfied that:

- ‘(a) if the alteration were required to comply ... the alteration would not take place; and
- (b) the alteration will result in improvements to attributes of the building that relate to (i) means of escape from fire; or (ii) access and facilities for persons with disabilities; and
- (c) the improvements referred to in paragraph (b) outweigh any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the building code.’

Subsection (1) of this clause allows alterations to existing buildings to be granted consent provided that the consent authority is satisfied that after the alteration the building or part of a building will (subpart (a)) ‘...comply, as nearly as is reasonably practicable, with the provisions of the building code that relate to:

- (i) means of escape from fire; and
  - (ii) access and facilities for persons with disabilities (if this is a requirement in terms of section 118); and
- (b) the building will:
- (i) if it complied with the other provisions of the building code immediately before the building work began, continue to comply with those provisions; or
  - (ii) if it did not comply with the other provisions of the building code immediately before the building work began, continue to comply at least to the same extent as it did then comply.

Subsection (2) allows for alterations that do not comply with the full requirements of the building code if the territorial authority is satisfied that:

- ‘(a) if the building were required to comply with the relevant provisions of the building code, the alteration would not take place; and
- (b) the alteration will result in improvements to attributes of the building that relate to:
  - (i) means of escape from fire; or
  - (ii) access and facilities for persons with disabilities; and
- (c) the improvements referred to in paragraph (b) outweigh any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the building code.’

This section of the Act is applicable to any major work envisaged for Turnbull House, in particular the structural strengthening that is required. The ‘reasonably practicable’ provisions recognise that it not always possible to make an existing building comply with the same standards as a new building. This approach should enable some

flexibility in considering other potential impacts, or any requirements for consequential work that could arise when considering building code compliance matters.

### *Change of Use (Section 115)*

Similar but more onerous provisions exist for the change of use of a building. Section 115 states that an owner of a building must not change the use of a building:

“(b) ...unless the territorial authority gives the owner written notice that the territorial authority is satisfied, on reasonable grounds, that the building, in its new use,–

(i) will comply, as nearly as is reasonably practicable, with every provision of the building code that relates to the following:

(A) means of escape from fire, protection of other property, sanitary facilities, structural performance, and fire-rating performance:

(B) access and facilities for people with disabilities (if this is a requirement under section 118); and

(ii) will:

(A) if it complied with the other provisions of the building code immediately before the change of use, continue to comply with those provisions; or

(B) if it did not comply with the other provisions of the building code immediately before the change of use, continue to comply at least to the same extent as it did then comply.”

If Turnbull House was to remain a mixed-use commercial building, it is likely that the change of use provisions would not apply. However WCC must be consulted prior to the design of any upgrading work being commissioned, particularly given the length of time that the building has been unoccupied. If any use of the building is deemed to constitute a change then s115 would apply. If consequential building work is then required to improve compliance, there could be significant adverse effects on the fabric and heritage values of the building.

If the use of Turnbull House is to be changed, then the requirements of s115 would be likely to have implications for the design of any upgrading work. The exact extent of effects would depend on the nature of the proposed new use, but would likely include improvements to access (possibly including a passenger lift and toilet facilities) and perhaps additional fire protection measures.

In either case, structural strengthening is taken as a given.

### *Access (Sections 117 – 120)*

In carrying out alterations to any building “...to which members of the public are to be admitted ... reasonable and adequate provision by way of access, parking provisions and sanitary facilities must be made for persons with disabilities.”

These provisions are not initiated by lawful repairs and maintenance work (see above), but any significant alterations to the building, or a change of use, could potentially activate this requirement. Strengthening work by itself is unlikely to provide a trigger, and section 112 of the Act may be applicable in some cases.

If improvements to access were to be required, NZS4121 is an acceptable solution for the design of access works. The Standard covers matters such as access ramps, toilet facilities, access routes, passenger lifts and staff facilities.

Although the ground floor of the building is relatively accessible, with an adequate entrance at the south elevation and adequate passageways and an accessible toilet facility, the arrangement of upper floors of the building mitigate against straightforward wheelchair access to all parts, with 3 staircases, narrow hallways and multiple changes of level to be contended with.

#### *Dangerous, Earthquake-prone and Insanitary Buildings (Sections 121 – 132)*

A dangerous building is one likely to cause injury or death in the course of ordinary use (excluding earthquakes), whether through collapse or fire.

An insanitary building is offensive or likely to be injurious to health because of its condition or lack of appropriate facilities. A territorial authority can, if it judges a building to be dangerous, earthquake prone or insanitary, require work to be done to reduce or remove the danger or to render it sanitary.

Section 122 defines an earthquake-prone building is one that will have its ultimate capacity exceeded in a moderate earthquake and would be likely to collapse causing injury or death, or damage to any other property, during or following a moderate earthquake.

Turnbull House is currently considered earthquake-prone (and had a formal notice issued under s124 of the Act in 2009). Structural strengthening work (to provide a minimum capacity of 34% NBS) will be required to make it suitable for re-occupation. The building is not known to the authors to be dangerous or insanitary.

Sections 126 -129 enable the Territorial Authority to carry out remedial work on a building if the owner will not, including issuing a prohibition notice to prevent use of the building, hoarding off the site or demolishing the building.

### **6.6. Government Department's Heritage Policy**

As a government department that comes under the provisions of the Policy for Government Department's Management of Historic Heritage 2004 (Government Heritage Policy), the Department of Conservation (and any successor department) is required, among other things, to undertake the following actions:

#### **Policy 5, Planning**

Provide for the long-term conservation (including disaster mitigation) of historic heritage, through the preparation of plans, including management

plans for historic reserves, maintenance or conservation plans, and specifications.

#### Policy 6, Planning

When planning and carrying out work adjacent to places of historic heritage value, government departments will ensure that heritage values are not adversely affected.

#### Policy 7, Monitoring, maintenance and repair

Care for its places of historic heritage value by monitoring their condition, maintaining them, and, where required, repairing them.

#### Policy 8, Alteration

Where alterations are needed for a new or continuing use of a place with historic heritage value, or to secure its long life, government departments will ensure that heritage values are protected.

#### Policy 12, Use

Government departments will ensure their places of historic heritage value in active use are managed in such a way that:

1. They retain, where appropriate, an ongoing function in the life of the community compatible with their heritage values;
2. The continuation of original or long-term uses is strongly encouraged.

#### Policy 14, Acquisition and lease

Government departments will not acquire or lease a place with historic heritage value if changes are envisaged or required to enable its functional use that will result in a significant loss of heritage values.

#### Policy 15, Community participation

Government departments will invite public participation, where appropriate, in the management of historic heritage of special significance.

The preparation of this *Conservation Plan* will help meet the requirements of Policy 5, and will provide guidance to help meet the requirements of Policy 8.

A separate condition survey and repair specification will need to be prepared in tandem with designs for strengthening work, which will help address the requirements of Policy 7.

Forward planning for the future use of the building must take proper cognisance of and meet the requirements of Policies 12, 14 (depending on occupancy) and 15.

## 7.0 Conservation Policies

### 7.1. Introduction

Turnbull House is a building of very high heritage value, and is of national significance. Its heritage values should be protected and conserved for the future.

This section outlines appropriate conservation standards to be applied to any physical work at Turnbull House, explains the different kinds of conservation processes, and sets out policies that give the core requirements for the future management of the building. The policies inform the recommendations given in the following section.

### 7.2. Appropriate Conservation Standards

The most appropriate conservation standards for use in New Zealand are those set out in the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*.<sup>6</sup> The charter has been formally adopted by the Ministry for Culture and Heritage, the Department of Conservation, Heritage New Zealand and a number of territorial authorities, amongst others. All relevant requirements of the *Charter* should be followed in considering work to the building. The core conservation principles contained in the Charter include:

#### *Carry out regular maintenance*

Regular maintenance is essential to the long life of heritage buildings. If maintenance is not carried out on a planned basis, repairs become progressively more difficult and expensive, and fabric of heritage value can be lost, thus diminishing the significance of the building. A well-maintained building will commonly survive the effects of natural disasters better than one that is poorly maintained.

#### *Mitigate risk*

As far as possible, work should be carried out to mitigate the risk to the survival of heritage buildings, whether from natural disasters such as storms or earthquakes, or from man-made threats such as those posed by neglectful owners or unreasonable district plan requirements.

#### *Repair rather than replace*

When repairs are necessary, cut out and replace only decayed material. It is better to have fabric that is worn and carefully patched than modern replica material, however faithfully copied.

#### *Repair in compatible materials*

In carrying out repairs, materials matching the original should generally be used if they are available. Work to a higher technical standard is good practice in

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<sup>6</sup> Also known as *Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe*, published 2010 (ICOMOS stands for the International Committee on Monuments and Sites.) The text of the Charter is available online at [www.icomos.org.nz](http://www.icomos.org.nz)

some circumstances, and may be required for compliance with the NZ Building Code in some instances.

#### *Restore with care*

Restoration of lost features should be carried out only if there is clear evidence of the original form and detail. Such evidence could come from original drawings, early photographs or elements relocated to other parts of the building. Detailed examination of the fabric of the building can often reveal information that is not available from other sources.

#### *Keep change to the minimum*

Where alterations are carried out, change should be the minimum necessary to suit the new functional requirements. There should be the least possible loss of building fabric of heritage value, so that the authenticity and integrity of the place is maintained.

#### *Use*

Ideally, the original use of a heritage building should be continued; where this is no longer appropriate, a compatible use should be found, which is one that requires minimum change.

#### *Make new work reversible*

Where possible, any new work should be fully reversible, so that change back to an earlier form, remains a possibility should this be required in the future. Recycle or store early fabric that has to be removed, and make new junctions with the old fabric as lightly as possible. Reversible in this context also means that the new work can be reverted without damage to or loss of original fabric.

#### *Respect alterations*

Additions and alterations to heritage buildings can have historic or aesthetic significance in their own right. Returning a building to its original form is normally recommended only when the significance of the original structure is outstanding and later alterations have compromised its integrity.

#### *Document changes*

Changes should be fully documented in drawings and photographs, with the latter taken before, during and after conservation work. New materials should be identified by discrete date-stamping where practicable.

#### *Respect the patina of age*

Patina, the visible evidence of age, is something to protect carefully. Buildings should look old as they mature, as age is one of the qualities we value them for.

#### *Respect the contents and setting*

The contents and setting of a heritage building often have heritage value in their own right and both should be regarded as integral with the building.

### 7.3. Conservation Processes

The *ICOMOS NZ Charter* describes the key conservation processes as follows:

#### **Preservation**

Preservation involves as little intervention as possible to ensure the long-term survival and continuation of the cultural heritage value of a place. This includes:

- Stabilisation – slowing or eliminating processes of decay
- Maintenance
- Repair – in matching or like materials. Where new materials are used they should be distinguishable by experts and well documented.

The main preservation work presently required for Turnbull House comprises structural strengthening and repair and maintenance.

#### **Restoration**

Restoration typically involves reassembly and reinstatement. It is based on respect for existing fabric and the identification and analysis of all available evidence so that the cultural heritage value of a place is recovered or revealed.

Restoration processes include:

- Reassembly and reinstatement
- Removal – whether for advanced decay or loss of structural integrity, or because particular fabric has been identified as detracting from the cultural heritage value of a place.

Little restoration work is anticipated.

#### **Reconstruction**

Reconstruction is the introduction of new material to replace material that has been lost. It is appropriate where it is essential to the function, integrity, intangible value or understanding of a place, if conjecture is minimised or eliminated and if surviving cultural heritage value is preserved.

The 1990s work that reinstated the parapets constituted reconstruction. No further reconstruction work is anticipated.

#### **Adaptation**

Adaptation, such as additions and alterations, may be acceptable where it is necessary to maintain a long-term compatible use of a place. Any change should be the minimum necessary, be substantially reversible and have little or no adverse effect on the cultural heritage values of the place.

It is possible that some adaptation work will be required to return Turnbull House to service.



#### 7.4. Extent of Physical Intervention

Refer to the heritage inventory in section 5. The appropriate conservation processes for each level of significance are as set out in the *ICOMOS New Zealand Charter*:

##### **Heritage Value 1 – Exceptional Significance**

This means that the fabric, element, space or elevation is of exceptional heritage significance. Modification is allowed only for the purpose of safeguarding the building, or to meet statutory requirements; and then only if no other reasonable option is available. The work must be as discrete as possible and involve the minimum necessary change and loss of original material.

Appropriate conservation processes include **preservation** – including maintenance, stabilisation, and repair – and **restoration**.

##### **Heritage Value 2 – Moderate Significance**

This means that the fabric, element, space or elevation has moderate heritage significance. Modification must be confined to the minimum necessary, including keeping any loss to the absolute minimum. All modification should be compatible with the heritage values of the building and should be reversible.

Appropriate conservation processes include **preservation**, **restoration** and **reconstruction**.

##### **Heritage Value 3 – Some Significance**

This means that the fabric, element, space or elevation is not original but has some heritage significance. Modification must be confined to the minimum necessary, and be compatible with the heritage values of the building. Wherever work is undertaken on such fabric, consideration should be given to reinstating original finishes or other fabric where these are known and where appropriate. Work must not impact adjacent fabric or elements of higher heritage value.

Allowable conservation processes include **preservation**, **restoration** and **reconstruction**. Well-considered **adaptation** may also be allowed, providing it enhances heritage values and is reversible.

##### **Nil Heritage Value**

This refers to fabric, elements and spaces of little or no heritage significance. Where there is fabric of little or no value, modification of that fabric may be carried out to effect any improvement that may be necessary for the ongoing use of the place. Work should never be carried out in a way that adversely affects adjacent fabric of higher heritage value.

Allowable processes of change include **restoration**, **reconstruction** or **adaptation**. Removal may also be allowable if it enhances heritage values.

## **7.5. Conservation Policies**

The conservation policies in this section are set out to guide planning work (and eventual construction work) for the strengthening, upgrading and reoccupation of Turnbull House in such a way that the heritage values of the building are protected and enhanced and that inappropriate change that could diminish heritage values is avoided.

### **Managing Conflicts between Heritage Values and Use**

There are potentially some issues that could lead to conflicts between the use of Turnbull House and the preservation and enhancement of its heritage values. Where any such issues arise, preservation of heritage values must take first priority given the very long and useful working life of the building in its present configuration.

*Impact on heritage values:* Positive

### **Protecting Heritage Values**

Any work or change to Turnbull House must be planned to maintain or enhance its heritage values, and must always be planned in a way that either keeps the building unchanged or makes it better.

Some of the changes made to the building over time have had adverse effects on its heritage values. If and when the opportunity arises, take action to improve the authenticity of the building, which may include undoing or partially undoing some earlier changes.

*Impact on heritage values:* Positive

### **Limitations to Change**

The building has an overall heritage value of 1, exceptional importance. This means that all work to the building must be planned and executed in a way that maintains and enhances its heritage values. The main implications for the management of the building are:

- (a) that the use of the building must always be compatible with maintaining and enhancing its heritage values;
- (b) that change to the building must be confined to the minimum necessary to facilitate a compatible use, in order to avoid or minimise any adverse effects on the building's heritage values.
- (c) that the design and implementation of any changes that might be needed to keep the building in use for the future must follow the core conservation principles set out above.

*Impact on heritage values:* Positive – following these principles will ensure that the building's values are maintained or enhanced for the future.

## **Appropriate Era**

Work to the building should generally focus on presenting the building more or less as it was in the early Library era. If the opportunity arises, work could be undertaken to reinstate some of the missing wall lines to their positions in Turnbull's time, to help improve the understanding of the history and use of the building.

*Impact on heritage values:* Positive

## **Use**

Turnbull House must continue to have a compatible use – that is, a use that can be accommodated with a minimum amount of change to the heritage values of the place and with a minimum loss of fabric of heritage value. Its long use over both the Turnbull Library era (nearly 60 years) and the Turnbull House Council and DOC eras (nearly 40 years) demonstrates that the building is capable of housing a wide variety of occupants and activities with minimal change and implies that the building could readily accommodate a broad range of possible future uses without substantial change.

*Impact on heritage values:* Positive – it is essential that the building is put to use.

## **Structural Upgrading**

The structure of the building is to be carefully investigated to ascertain its existing structural capability, most particularly to resist earthquake loads. The investigation must take proper cognisance of the existing capability inherent in its original construction, and of the effects of the various existing strengthening elements, as well as ascertaining ground conditions that could affect the performance of the building.

The seismic strengthening scheme that is developed following this investigation must be designed to provide suitable life safety, to help ensure the long-term survival of the building, to help minimise damage and the scope and cost of consequent repairs in the event of a serious earthquake, and to have the lowest possible impact on the heritage values of the building. The scheme must work with the existing structural capabilities of the building.

*Impact on heritage values:* Positive overall – this work is vitally important to ensure the retention and use of the building for the future.

## **Repair and Maintenance**

Carry out repair and maintenance work as needed to keep the building in good condition for the future.

Inspect the building and schedule repair work as needed to put the building envelope and structure into sound condition. Repair work must be prioritised to both ensure the long-term survival of the building and its safety for people to occupy and use. In particular, ensure that the roofs remain watertight, that the building structure remains sound, and that building services operate properly and safely.

Prepare a detailed maintenance plan for the building that addresses its needs over a nominal 10-year period. This must include critical work that needs to be done frequently, such as clearing gutters and maintaining the roofs, as well as longer-term matters such as re-painting the joinery, cleaning the exterior brickwork, re-coating waterproof membranes and maintaining the building services.

Ensure adequate funding is always kept in place for maintenance, with a contingent fund to cover any repairs that fall outside of the normal cycle of repair and maintenance.

*Impact on heritage values:* Positive – this will help ensure the building’s heritage values are maintained or enhanced for the future.

### **Curtilage, Setting and Site**

The existing site boundaries mark an appropriate curtilage for the building; this curtilage should be kept clear and open, as it has always been. In particular the eastern area, including the lawn, must be kept as clear open space. This is essential to maintaining good views of the building and also for ensuring good access to light and air around the building (this will help keep it in good condition by facilitating adequate drying of the brickwork).

Changes, such as landscaping improvements, may be made to return the appearance of the site to a more authentic condition, more reflective of the early years of the Turnbull Library, or to make it more appealing for use by the public.

*Impact on heritage values:* Positive.

### **Interpretation**

Turnbull House has a very interesting story to tell and this should be available to all occupants and visitors to the building in some way – a copy of this *Conservation Plan* and other interpretative information displayed within the building (e.g. in the entry hall) would be appropriate, and an external interpretation panel should be installed.

The WCC heritage inventory records, and the Heritage New Zealand list entries should be updated, where appropriate, with further information from the historic research carried out for this *Conservation Plan*.

*Impact on heritage values:* Very positive. Any opportunity to improve understanding of the values of Turnbull House will assist its conservation, foster respect for its fabric, and improve the general appreciation of its heritage values, as well as the history and values of the surrounding area.

### **Fire Protection (Active)**

Carefully check the existing sprinkler and alarm system and upgrade as necessary.

*Impact on heritage values:* Positive

## Disaster Risk Management

As identified in section 6.4, Turnbull House faces a variety of risks and threats to its future, some minor, some potentially significant. To manage these threats in a co-ordinated and strategic manner, a disaster risk management plan should be prepared. This should be a brief document that stands alongside the *Conservation Plan*, focussed on actions to be taken in the event of particular risks materialising; it should include contact details for workers and professionals who could assist. The document should be prepared with someone familiar with developing such plans for heritage purposes.

The disaster risk management plan should include:

- An assessment of all the potential natural and other hazards that the building could face (some of the major hazards are briefly noted in section 6.4) and identify any factors that could make the place particularly vulnerable.
- An assessment of the level of risk from the various hazards (assess likely disaster scenarios, the likely frequency of events and rank the risks), the level of consequences associated with those risks, and an assessment of the likely impact of the consequences on the heritage values of the building.
- An assessment of the costs and benefits involved in addressing disasters. This must place the potential long-term impact on the heritage values of the place as the most important matter, ahead of short-term monetary cost. This is of particular importance if mitigation is judged to be too intrusive when compared with the likely benefits (the costs of not taking action must also be assessed).
- Identification of ways to eliminate or minimise other potential risks or to reduce the consequences of particular risks, such as physical changes to the building or site, improving education, changing regulations, or improving maintenance. This hazard reduction assessment should also be reviewed after any disaster.
- A concise plan of action that takes the above points into account, including an emergency preparedness and response plan, and a recovery plan. This plan must include making provision for emergency repairs to temporarily secure the building against further damage or loss in the event of a disaster.

The disaster risk management plan should be reviewed regularly and modified where needed to best suit the needs of the building. As part of this, the building should be physically assessed at regular intervals (nominally 10-yearly), to ensure that it remains in sound condition and able to resist earthquakes and severe weather events.

The emergency response plan should aim to ensure the building can be safeguarded – as quickly as reasonably practicable – in the event of a major disaster, such as damage by fire, weather or earthquake, to minimise the extent of loss or damage, and to reduce the risk of further damage in the short term, until more permanent repairs can be effected. This may include keeping a stock of temporary repair materials (e.g. ply sheeting, timber framing, tarpaulins and the like) on site.

*Impact on heritage value:* Positive.

## **8.0 Conservation recommendations**

### **8.1. General Recommendations**

#### **Conservation Policy**

Appropriate actions shall be taken to comply with all policy statements given in section 7 of this plan.

#### **Management and Use**

Ensure the building always has a compatible use, as defined above. This will help to secure the long-term protection of the building, and to preserve its heritage values.

Where any issues of conflict between use and heritage values arise, preservation of heritage values shall take first priority.

Prioritise work that ensures the physical integrity and safety of the building (e.g. keeping it water-tight, structurally sound and safe to occupy) over any other work.

Set aside an adequate long-term budget to fund ongoing repair and maintenance work on an annual basis. Ensure that there is a budget for additional major works expenditure on a nominal 10-yearly cycle (such as painting), and a contingent budget is kept both for repairs that fall outside the normal maintenance cycle and for emergency repairs, to ensure that the whole of the building is always kept in first-class condition.

#### **Statutory Requirements**

Any repair or maintenance work – and any other physical work to the building – must comply with the requirements of the Building Act 2004 and all other relevant statutory requirements, including requirements of the WCC District Plan. Obtain all necessary consents and approvals before carrying out any work.

#### **Limitations to Change**

Any physical work, including repair and maintenance work or any changes to the building, must be planned and executed to maintain and enhance the heritage values of the building. In particular:

- (a) The existing curtilage of the site must be maintained for the future. The site must be kept clear and open, as it is at present. Changes, such as landscaping improvements, may be made to return the appearance of the site to a more authentic condition, or to make it more appealing for use by the public.
- (b) The exterior of the building should not be changed from its present configuration, except to improve its authenticity of appearance (e.g. reinstate the original slope of the outbuilding roof, and replace missing or damaged window sashes).

- (c) Planning for any new use should accept the quirks of the building as they are, and work with them to achieve a result that respects the building's nature and heritage values, rather than aiming for the absolute convenience of use.
- (d) The interior of the building must retain its current cellular arrangement and overall plan configuration, to ensure the preservation of heritage values. Refer to the key plans on pages 66-67 for a visual summary of the heritage values of the spaces. The most important spaces at each floor (and their relationships to one another) must be retained and enhanced. A limited amount of reconfiguration of secondary and tertiary spaces would be acceptable, subject to the following constraints:

Change to spaces, elements and fabric with a heritage value of 1, exceptional significance, must be avoided altogether, or kept to an absolute minimum if change cannot be avoided. Any changes must enhance heritage values.

Spaces, elements or fabric with a heritage value of 2, moderate significance, may be altered providing that the extent of change is the minimum necessary, that it is compatible with the heritage values of the building, that it is reversible, and that it enhances or maintains heritage values.

Spaces, elements or fabric with a heritage value of 3, some significance, can be altered or adapted as needed, providing that changes do not impact adversely on the heritage values of adjoining spaces or the building as a whole, that any loss of heritage fabric of higher significance is kept to a minimum, and that the work is reversible. Changes should be designed to enhance or maintain heritage values.

Spaces, elements or fabric with a heritage value of nil, little or no significance, can be freely altered, providing that the changes do not adversely impact on spaces, elements or fabric of higher heritage value. Changes should be reversible and be designed to enhance heritage values.

- (e) If original walls, or parts of walls, are removed, a bulkhead line must be left to delineate the extent of the original space, such that the wall line could be reinstated in the future.
- (f) If original, or important, internal joinery is removed, it must be stored on site so that it could be reinstated in the future.
- (g) Changes required for code compliance to suit a new use, if any (e.g. a lift), must be designed in a way that does not impinge upon the most important spaces, and does not adversely affect the heritage values of other spaces, or those of the building as a whole.



## **Risks and Disaster Provisions**

Put a full disaster risk management plan in place at the earliest opportunity. As part of this, prepare a detailed emergency response plan to help safeguard Turnbull House against consequential loss or damage in the event of an emergency.

### **8.2. Specific Recommendations**

#### **1. Archaeology**

In advance of carrying out any strengthening work or any other work that potentially affects the ground under or around the building, commission an assessment of the potential archaeological values of the site. If the assessment shows it to be necessary, obtain an Archaeological Authority from Heritage New Zealand before carrying out any work that affects the ground.

#### **2. Fire Protection**

Check and upgrade the existing automatic sprinkler and alarm system to ensure it is fully functional and capable of properly protecting the building. For the importance of the building, it is recommended that an aspiration-type smoke detection system be investigated to give the earliest possible warning of fire.

#### **3. Structural Investigation and Strengthening**

Carry out a full structural investigation of the building, including an assessment of ground conditions, to confirm its existing seismic capacity and design a strengthening scheme appropriate to the building's heritage values. The strengthening scheme must be designed to help ensure the preservation of the building in the event of a serious earthquake, as well as ensuring life safety. The scheme must work with the capability of the existing fabric, provide a high level of protection against significant damage in an earthquake (and so minimise the extent of repairs and consequential work and cost needed to keep the building in operation), and must also be designed to have the lowest practicable impact on the existing fabric and spaces of the building.

#### **4 Repair**

Inspect the building to identify any faults, and prepare a detailed condition report and a prioritised repair schedule. Any urgent repair work needed should be carried out in tandem with structural strengthening and upgrading work, or in the event of strengthening work being delayed, within a 2-year time-frame following the completion of the condition report. Carry out repair work as needed to keep the building envelope, structure and services in sound condition. Note that all repairs must be designed and executed in accordance with good conservation practice, including matching the original materials where this is appropriate.

#### **5 Adaptation**

Adaptation, if any, is undertaken only to facilitate a compatible long-term use of Turnbull House; is carried out in a way that ensures the minimal loss of heritage value,

and is carried out only if no other course of action is available. Adaptation work should always be designed to be reversible, within the meaning of the *ICOMOS Charter*.

## **6 Interior**

Minimise the amount of further change to the interior of the building. In particular, take care, both in the design and execution of strengthening and upgrading work, and for any future changes, to minimise or eliminate the future loss of fabric of heritage value. Refer to the heritage inventory in section 5 for further detail on the extent of change considered appropriate for each space.

## **7 Exterior**

Keep the exterior of the building in its present configuration and appearance and work to enhance its authenticity of appearance as and when the opportunity arises.

## **8 Setting and site**

Ensure the site is kept open, and broadly in its current configuration, with an open lawn area on the east side. If the opportunity arises, consider altering the landscaping to better reflect its arrangement as it was in the 1920s.

## **9 Maintenance Plan**

Following completion of repairs, prepare and implement a detailed maintenance plan for the building to cover a nominal 10-year time-frame. Set funding aside on an annual basis to fund the repair and maintenance work required to keep the building in good condition for the future. Ensure that the maintenance fund has a contingency amount to cover the cost of repairs that may be needed.

## **10 Research**

Carry out further research into the history of the land and the building as and when opportunities arise, in order to better understand its history and the people most closely associated with it. If significant new information comes to light, update this plan and any relevant interpretative material.

## **11 Interpretation and Promotion**

Provide on-site interpretation, in the form of a new interpretation panel outside the building and interpretative material inside the building.

### **8.3. Review**

Review this *Conservation Plan* after 10 years, or such shorter period as appropriate, to ensure that it remains relevant to the ongoing needs of the building and its use.

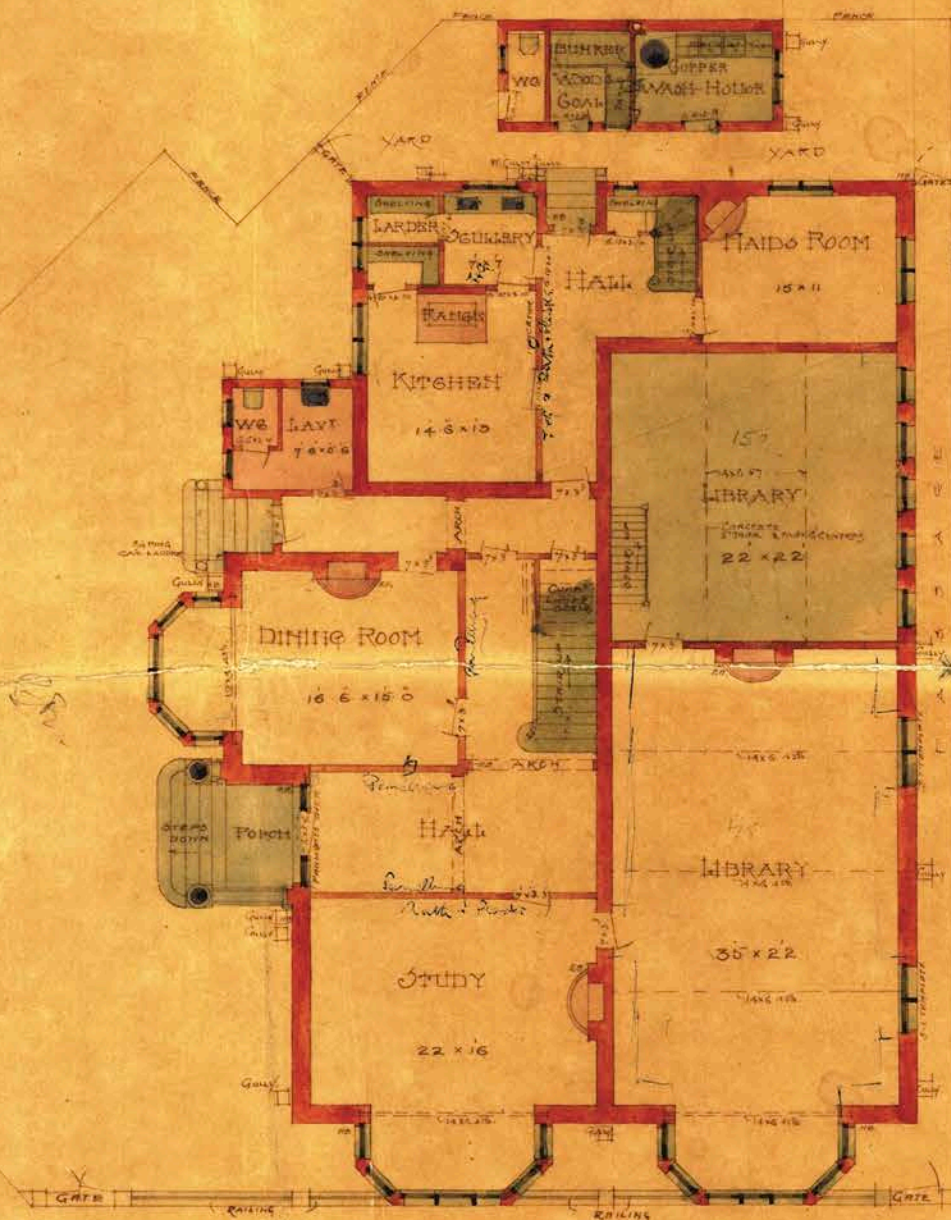
## **Appendix I – Original Plans, 1916**

Two sheets of the original drawings are reproduced here at reduced scale. These appear to have been marked up in the 1950s, perhaps preparatory to the alterations work. The originals are held at WCC Archives (Permit 10249, February 1916).



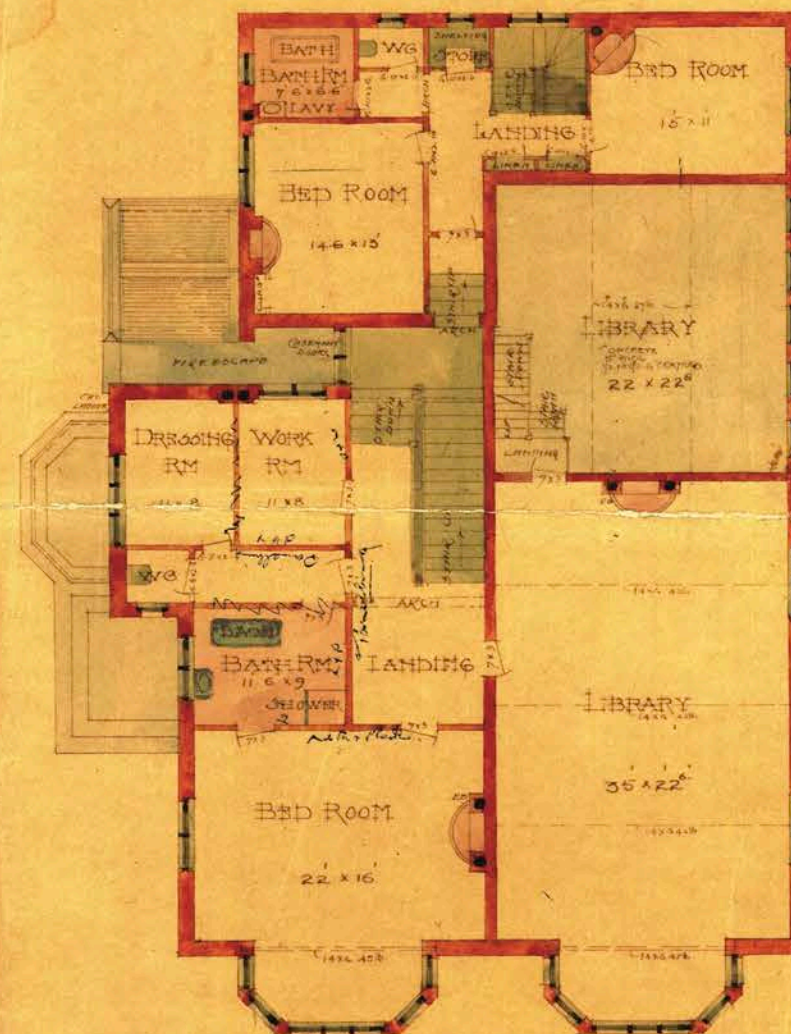
# # RESIDENCE BOWEN STREET #

# FOR A H TURNBULL ESQ. #



# GROUND FLOOR PLAN #

# SCALE 8 FEET - 1 INCH #



# FIRST FLOOR PLAN #

# THOS TURNBULL & SON FRIDA #

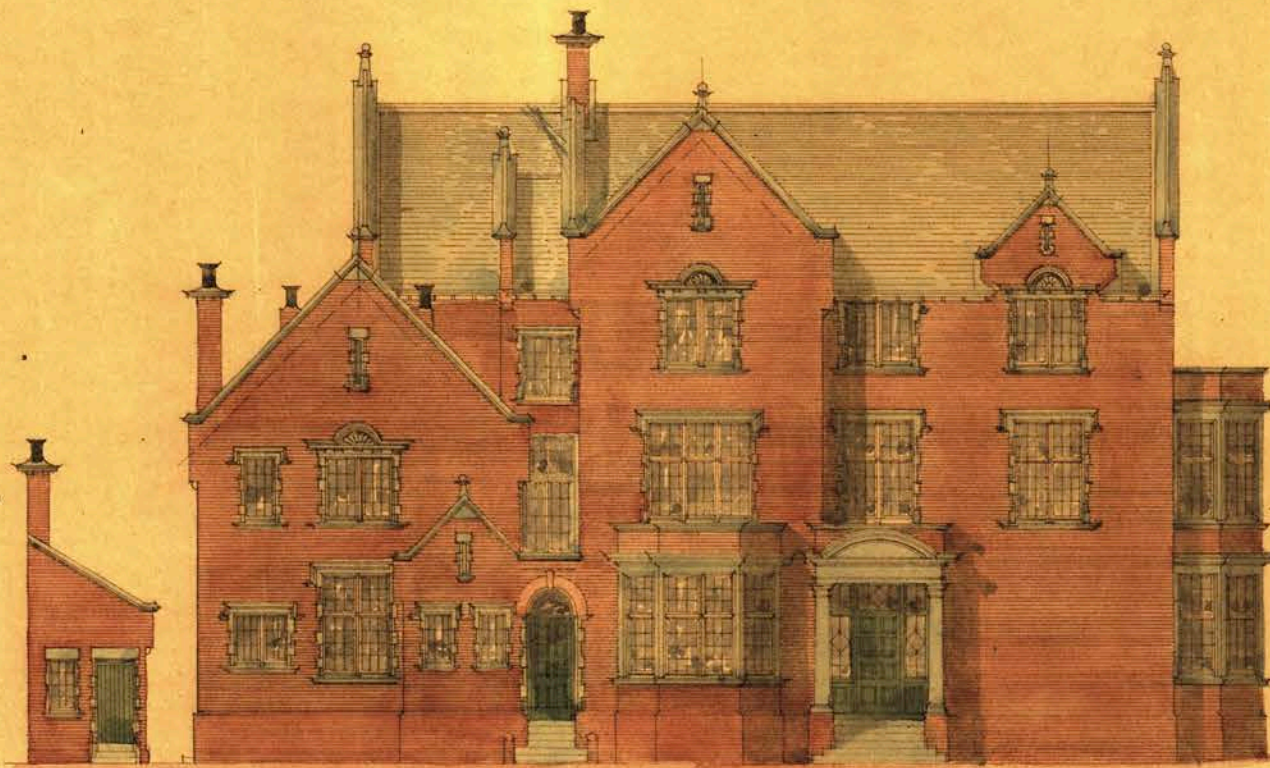
# ARCHITECTS #





# RESIDENCE BOWEN STREET #

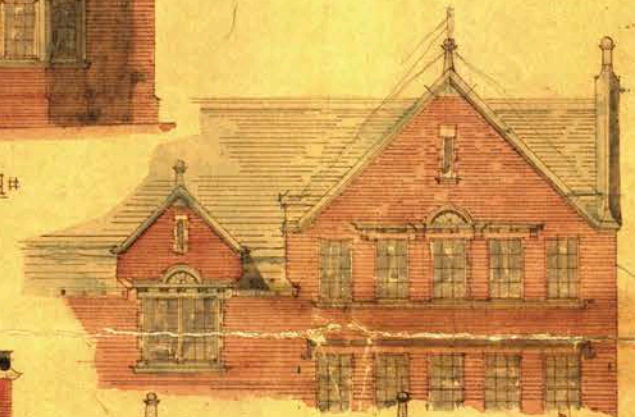
# FOR A. H. TURNBULL ESQ<sup>R</sup> #



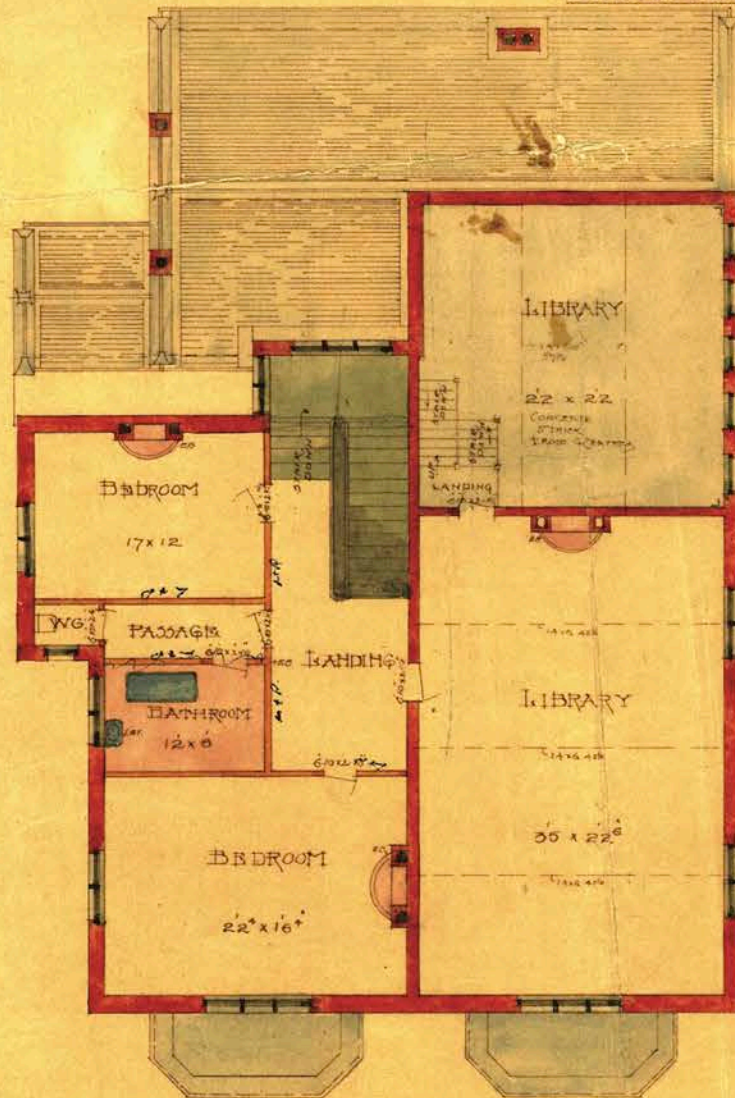
# SIDE ELEVATION #



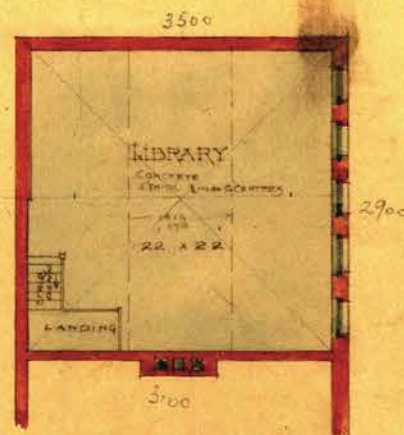
# FRONT ELEVATION #



# SIDE ELEVATION  
OF LIBRARY #



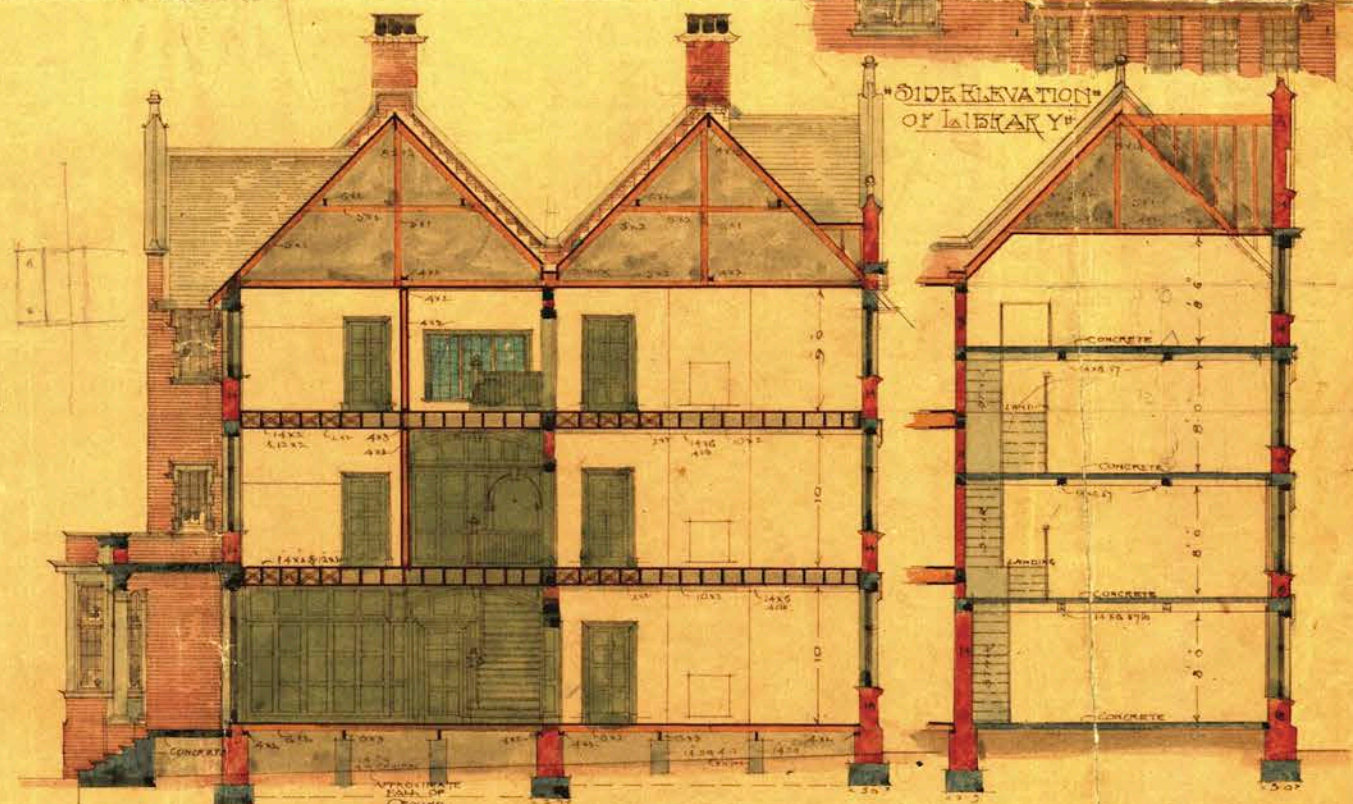
# SECOND FLOOR PLAN #



# THIRD FLOOR PLAN  
# OF LIBRARY #

# SCALE 1/4" = 1' #

# THOS TURNBULL & SON ARCHT<sup>S</sup> #  
# ARCHT<sup>S</sup> #



# CROSS SECTION #

# SECTION THRO'  
# BACK LIBRARY #

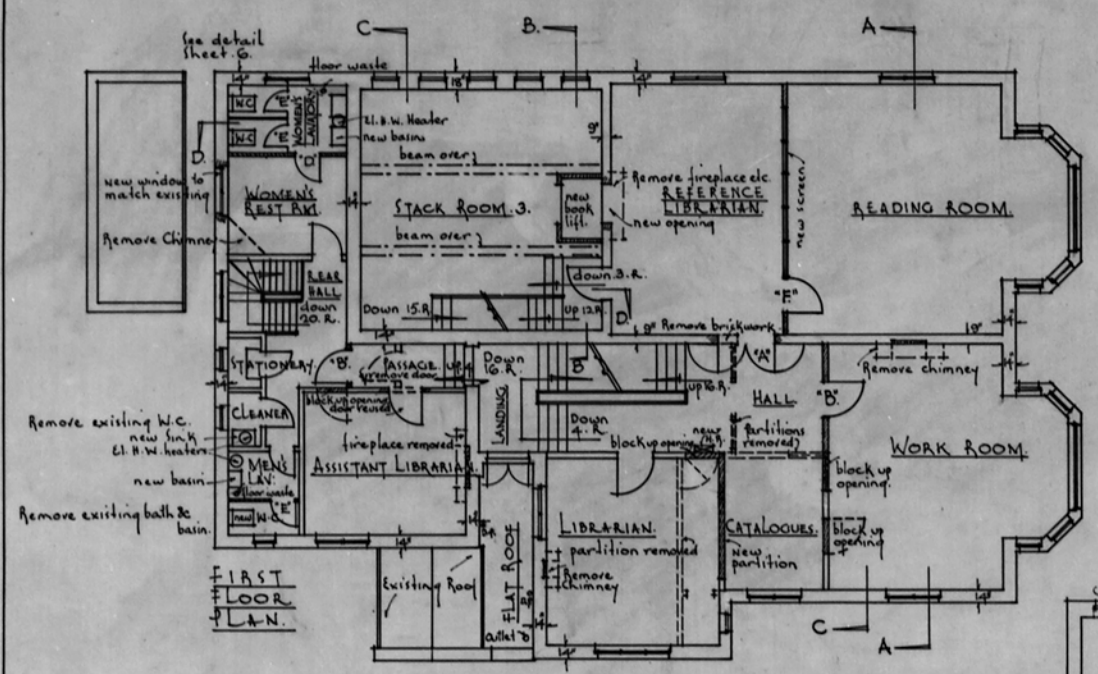


## **Appendix II – Strengthening and Upgrading, 1954**

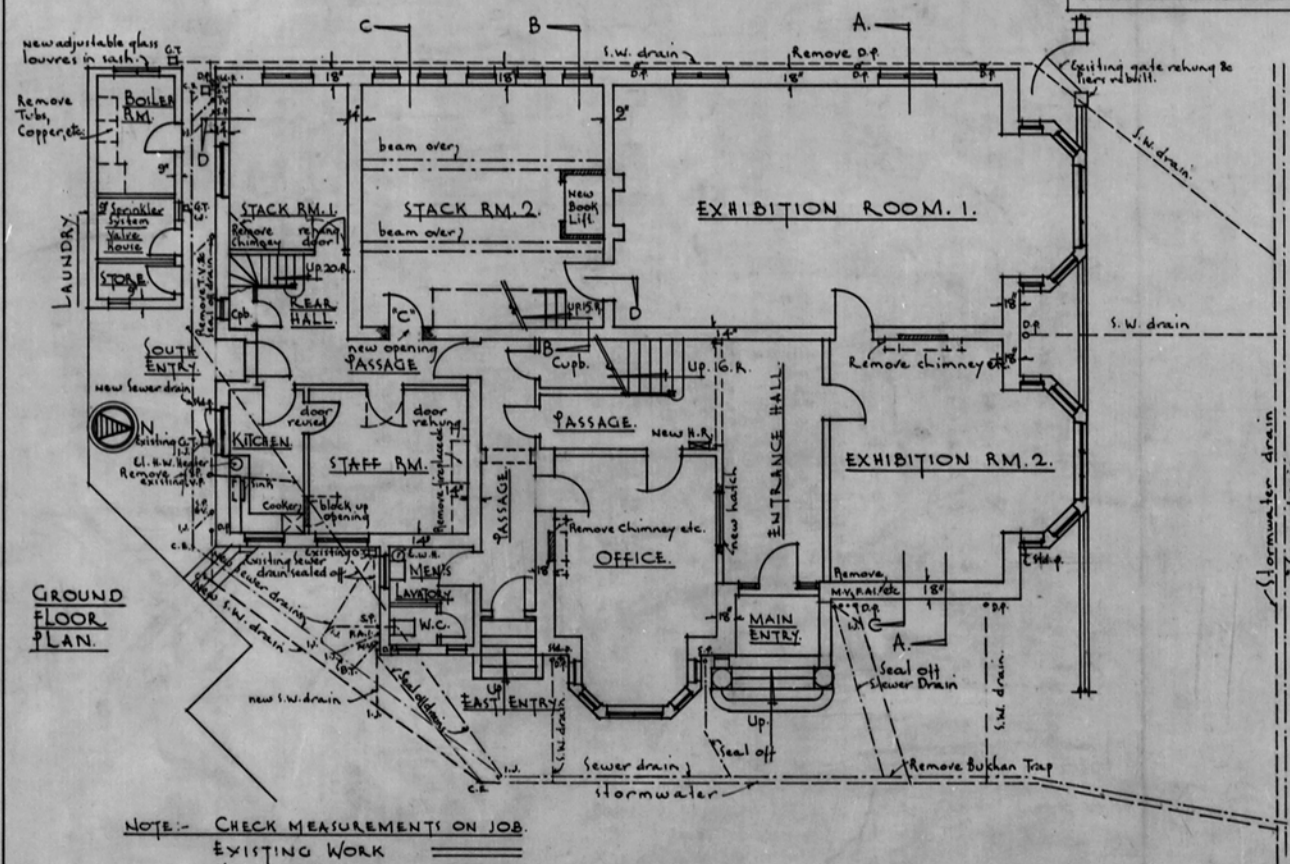
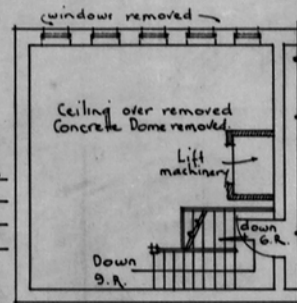
The plans and elevations of the 1950s work, prepared by the Ministry of Works Architectural Division, are reproduced at reduced scale. The originals are held at Archives New Zealand, record number AWDO 2218. The complete set of archived documents comprises 16 sheets of drawings and a specification:

- 1 Plans
- 2 Elevations
- 3 Setting-out of Fittings
- 4 Roof Sections
- 5 Details of Splints to Stack Room Block
- 6 Kitchen Details, Women's Lavatories
- 7 Details of Shelving, Miscellaneous Fittings
- 8 Exhibition Room, Joinery Details
- 9 Fittings in Entrance Hall & Librarian
- 10 Screen for Reference Librarian
- 11 Details of Gables etc.
- 12 Electrical Services Alterations
- 13 Detail of Distribution Boards
- 14 Heating Services
- 15 Heating Services – Pipework
- 16 Heating Services – Boiler Room

INCHES  
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
METRIC  
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

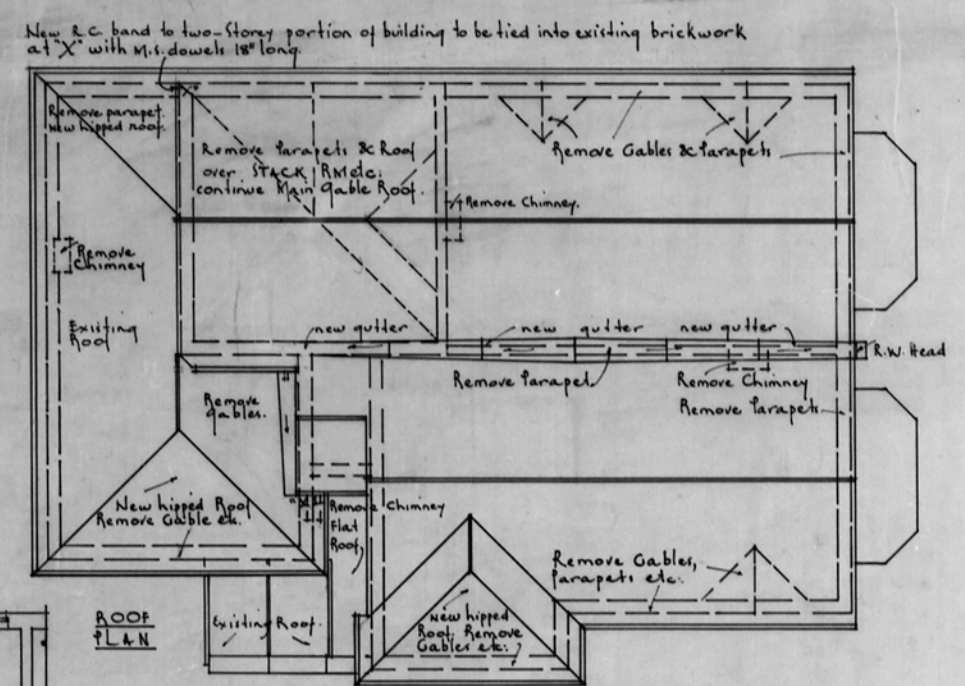


THIRD FLOOR  
PLAN.  
STACK ROOM  
BLOCK

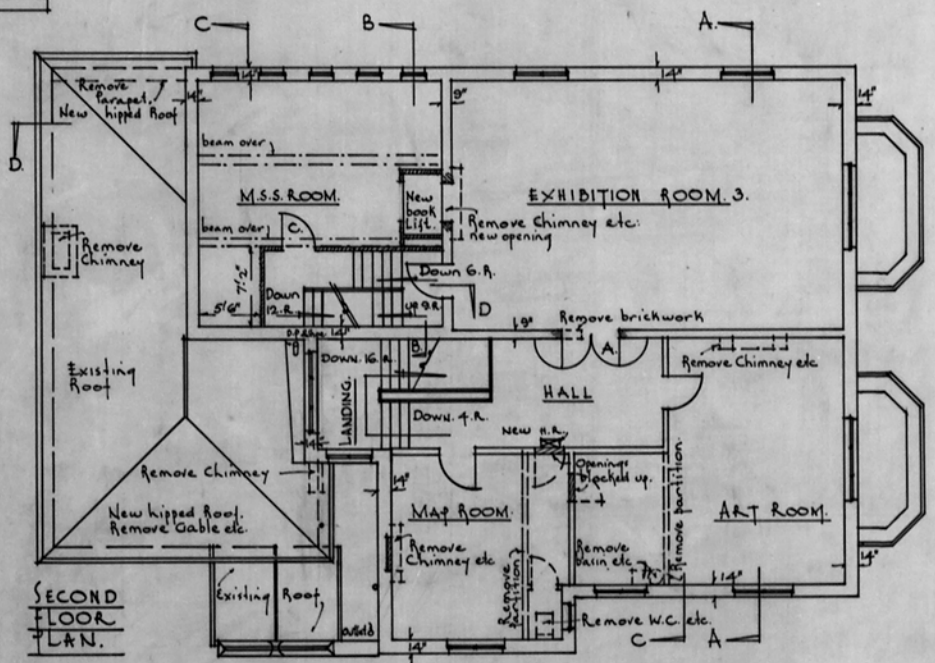


NOTE - CHECK MEASUREMENTS ON JOB.  
EXISTING WORK  
NEW WORK  
NEW FIRE HOSE REEL.  
SEWER DRAINS.  
STORMWATER DRAINS.

PHOTOFILE



ROOF  
PLAN



SECOND  
FLOOR  
PLAN.

TURNBULL LIBRARY; WELLINGTON.  
STRENGTHENING & ALTERATIONS.  
PLANS.

SCALES: 1/8"=1'		MINISTRY OF WORKS ARCHITECTURAL DIV'N		JOB No. 54/89.	SHEET No.
DRAWN	R.B.G. 30.11.54	F. GORDON WILSON IN ZIA		FILE No. 94/5/12.	1.
TRACED	" 14.2.55	GOVERNMENT ARCHITECT		A.W.D.O. 22818.	16. SH. 13
ADDITIONS		J. BLAKE-KELLY B. ARCH. A.R.I.B.A. A.N.Z.I.A.			
CHECKED	1/10/55	DISTRICT ARCHITECT			
APPROVED	1/10/55 146	WELLINGTON, N.Z.			

W.U.0.22818







### Appendix III – Reconstruction, 1993

A small selection of the 1993 drawings is reproduced here, at reduced scale. Copies of some of the sheets are held at WCC Archives, consent no. SR1467. The full set of architectural drawings includes the following sheets, all titled *Strengthening of Turnbull House*:

- A1 Ground Floor Plan as Altered
- A2 First Floor Plan as Altered
- A3 Roof Plan
- A4 Gable Ends to North Elevation
- A5 Gable Ends to West Elevation
- A6 Gable Ends to South Elevation
- A7 Gable Ends to North Elevation
- A8 Sections
- A9 Details
- A10 Details
- A11 Window Hoods
- A12 Parapets
- A13 Doors and Details
- A14 New Toilets and Kitchen









## **Appendix IV – Measured Drawings, 2017**

Measured floor plans have been prepared by R&D Architects Ltd. These currently comprise:

MD02    Ground floor plan

MD03    First floor plan

MD04    Second floor plan

Other drawings will be completed after this Conservation Plan. These will include

Site plan and roof plan

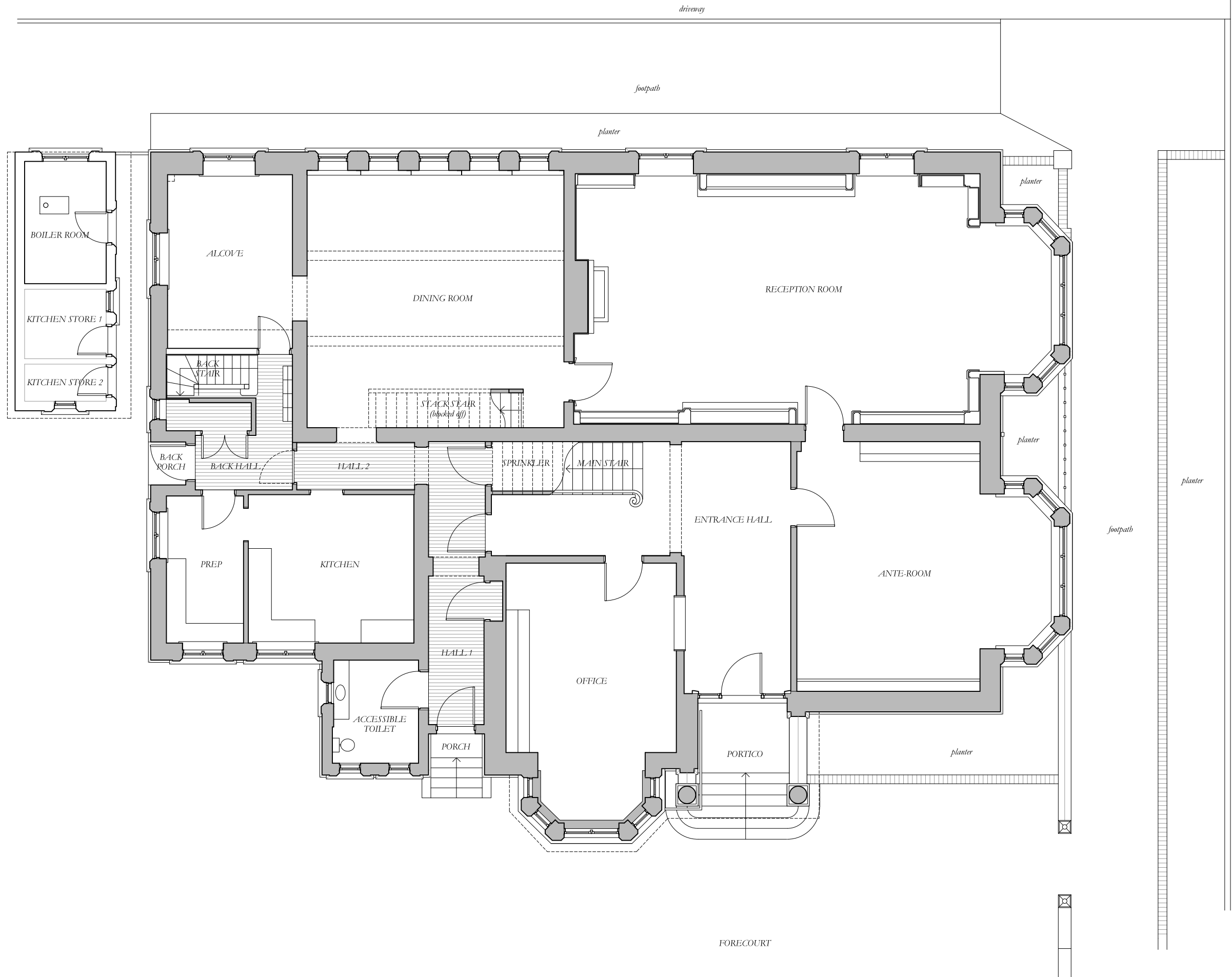
Longitudinal section

Transverse section

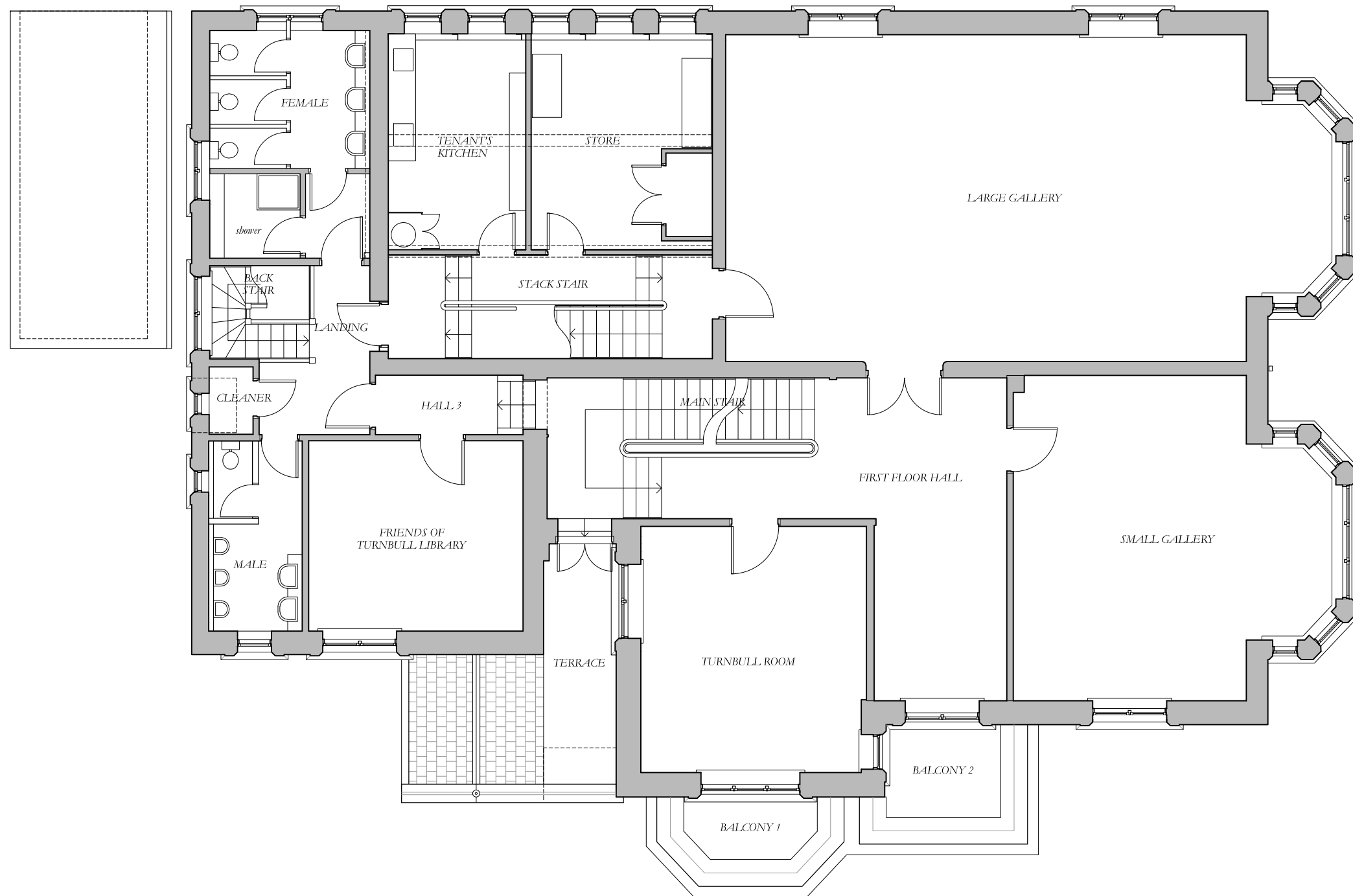
Elevations

25,000  
original scale  
1:50 at A1 size  
1:100 at A3 size

20,000  
15,000  
10,000  
5,000  
2,000  
1,000



BOWEN STREET





25,000  
original scale  
1:50 at A1 size  
1:100 at A3 size

20,000

15,000

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