

Appendix I

Assessment Criteria

The following criteria were used for the assessment of the cultural heritage value of the buildings in the Inventory. They are based on the criteria for registration of historic places and areas that are included in Section 23 of the Historic Places Act, and they have been grouped under four headings - historic, social, aesthetic and scientific - as set out in *Guidelines for Preparing Conservation Plans* (New Zealand Historic Places Trust, 1994).

However, the wording of individual criteria has been adapted to make clear distinctions within the four headings. In each case the criteria is posed as a question which invites a *yes* or *no* answer. No specific weighting has been given to the criteria, although the four categories are judged to be of broadly equal value. Note that the word "building" is taken to encompass a structure, object or place as appropriate.

The criteria are:

Historic Value

Is the building associated with important or **representative** aspects of national, regional or local history?

Is the building associated with events, people, groups of people or institutions which are of importance in national, regional or local history?

Does the building have **rarity** value as a particular building type, or for its age or style?

Social Value

Is the building held in high **public esteem**?

Does the building have **symbolic**, commemorative, traditional, **spiritual** or other **cultural** value for groups within the community?

Does the building have **amenity** value, either for its use, or for the role it plays in defining the identity of the community.

Aesthetic Value

Does the building have **architectural** or artistic value because of its design, form, scale, materials, colours, patina or quality of space?

Is the building a good **representative** example of a particular style of architecture or period?

Does the building have **townscape** value for the part it plays in defining a space or street, in providing visual interest, for its role as a **landmark**, or for the contribution it makes to the character and sense of place of Wellington?

Is the building part of a **group** of buildings, structures or sites that, taken together, have a coherence because of their age, history, style, scale, materials or use?

Scientific Value

Does the building have **technical** value in its structure, or for the choice or use of materials, or is it a good **representative** example of a particular building technique?

Is the building **authentic**, retaining significant fabric from the time of its construction, or from later periods when important additions or modifications were carried out?

Does the building have archaeological value for its ability to provide scientific information about past human activity or life style?

Appendix I

Thematic Framework

The following thematic framework for the development of Wellington was used to identify aspects of the city's history that were not represented in the 1995 Inventory. It provided a guide to the identification of further buildings for inclusion in the 1999 Inventory that, taken together, provide a more balanced view of Wellington's built heritage.

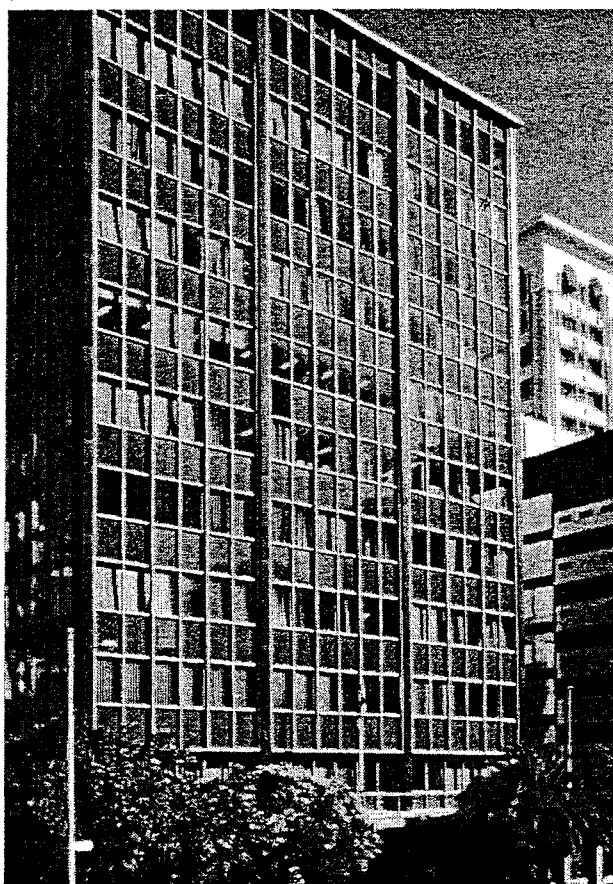
The framework includes all built non-residential buildings which are the subject of this Inventory. It is anticipated that with further development of this Inventory, the thematic framework can continue to provide a useful basis for Inventory selections to be made.

THEMES	CATEGORIES OF PLACES
1. Pre-contact with European culture	Maori settlement sites
2. European settlement (1840-1876)	Early European sites
3. Housing	a Houses, ancillary domestic buildings b Planned subdivisions c High density housing d Inner city
4. Primary Industry	a Farm buildings b Wool, meat, dairy industry c Timber industry
5. Manufacturing & Industry	a Factories, workshops b Processing plants, breweries c Assembly plants
6. Transport & Communications	a Warehouses b Wharves, roads, tunnels, bridges c Buildings associated with horse transport, trams, bus services, cable cars and ferries d Garages, motor transport buildings e Railway buildings f Airport buildings g Wharf buildings, lighthouses h Radio, telephone, television, media buildings i Post offices
7. Trade & Commerce	a Wholesaling, retailing buildings b Banking, finance, legal, insurance buildings c General office buildings d Trade union buildings
8. Education, Science & Technology	a Kindergartens, schools, tertiary education buildings b Observatories, laboratories c Libraries, museums
9. Local Governance	a Town halls b Council offices c Utility buildings d Fire stations

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|------------------------------|----------------------------|---|
| 10. National Governance | a
b
c | Parliament
Government department buildings
Political parties' buildings |
| 11. Religion & Commemoration | a
b
c
d | Churches, monasteries
Church halls, vicarages, presbyteries
Cemeteries, mausoleums
War memorials |
| 12. Recreation | a
b
c
d
e
f | Social and sports halls, gymnasium
Grandstands, pavilions
Club buildings
Swimming, beach facilities
Gazebos, rotundas, garden buildings
Hotels, bars, restaurants, cafes |
| 13. Art & Culture | a
b
c
d
e | Theatres, cinemas
Galleries
Concert halls
Publishing houses/printers
Buildings associated with artists |
| 14. Health | a
b
c | Public hospitals, clinics
Private hospitals, clinics, surgeries
Ancillary health buildings - pharmacies, etc |

96-102 The Terrace

Shell House



Architect:	Stephenson and Turner	NZHPT Register:	Not registered
Date of Construction:	1958-60	District Plan:	Map 17 reference 291
Material:	Concrete	Legal Description:	Pt Lots 1 and 2 DP 12193

Statement of Significance

Shell House is a landmark building in the history of modern architecture in New Zealand. Although built later than Massey House, Shell House stood out at the time of its construction for the well-detailed curtain wall that wrapped around all four sides; for its air-conditioning (this being the first fully air-conditioned building in New Zealand); for its extensive use of prefabrication techniques; and for its seismic design. The building has significant **architectural** and **technical** value for these reasons. It contributes to the **townscape** quality of The Terrace, partly for the colour and pattern of its cladding, and partly for its set-back from site boundaries so that it is seen in its three-dimensional form. Shell House set a standard in the design of modern high-rise buildings in Wellington that has not often been matched.

The building has **historic** value as it was built and occupied by Shell New Zealand Ltd, a major multi national company that has been a significant commercial force in New Zealand.

96-102 The Terrace

Shell House

History

The Terrace was still emerging from its long period as one of the city's pre-eminent residential streets when Shell House was completed in 1960. As a tall glass tower on an elevated site and, in the manner of its nearby predecessor Massey House (1955-57), which also has a facade on The Terrace, Shell House was a landmark in the central city.

The building was erected for the Shell Company's New Zealand office. It had been occupying offices in the AMP building, Customhouse Quay. The architects were the Wellington branch of the Australian firm of Stephenson and Turner and the permit was granted on 10 July 1958.¹ The principal contractors were Wilkins and Davies Construction and the estimated price was £920,000.²

Shell New Zealand shifted its head office to Queens Wharf in 1999.

Description

Shell House remains a landmark commercial building in Wellington. In the building's construction extensive use was made of prefabricated elements. It has a steel frame and a reinforced-concrete core for seismic loading, the structural engineering design being carried out by Rankine and Hill, consulting engineers. The building's main feature of note is its curtain wall, one of the first in New Zealand. This wall is structurally independent of the concrete shell and consists of aluminum frames glazed with units of heat-absorbing glass and green opaque glass spandrels. The clean-lined quality of the curtain wall, also seen in Massey House, was revolutionary at the time and brought to New Zealand "a scaled-down Kiwi version of the glass skyscraper of America", as architect David Mitchell put it.³ It was also the first fully air-conditioned building in New Zealand.

The interior preserves the open-plan movable-partition format that was also a novel feature in 1960 but seems dated today. A contemporary mural in the main entrance foyer helps to establish this space as one of some aesthetic merit, and one typical of its time. The international style of Shell House became the keynote style in the 1960s, and the building is not as readily-distinguishable in its Terrace context as it once was. It does stand out, however, as a quality building of its time, setting a standard that many of its later high-rise neighbours failed to reach.

References

1. Permit C3780, Office Building for Shell Co. of New Zealand, WCC Archives
2. Ibid.
3. Shaw, P., Norman and Morrison, R., 1991, New Zealand Architecture, Hodder and Stoughton, Auckland, p. 169

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