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New International Selection
Full Documentation Fiche 2003

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composed by national/regional working party of: New Zealand

International working party for
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of buildings, sites and neighbourhoods of the
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0. Picture of building/ group of buildings/ urban scheme/ landscape/ garden



depicted item: Gordon Wilson Flats

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source: Photographed by Julia Gatley
date: 6 April 2017

1. Identity of building/ group of buildings/ group of buildings/ landscape/ garden

1.1 Data for identification

current name: Gordon Wilson Flats

former/original/variant name: The Terrace Flats

number(s) and name(s) of street(s): 314-320 The Terrace

town: Wellington

province/state: Wellington

post code: 6011

lot: Lot 1 DP 363050, Wellington Land District

country: New Zealand

national topographical grid reference: Easting/Northing: 1748250/5427637

current typology: Vacant since May 2012

former/original/variant typology: State rental flats

comments on typology: This was the last of the high-rise, tower-block style social housing projects commissioned by the New Zealand Government.

1.2 Status of protection

protected by: Wellington City Council [district plan scheduled item # 299 until scheduling revoked in February 2016]

grade: n/a

date: 1995 – 2016

valid for: exterior of the building

remarks: The Gordon Wilson Flats may also be an archaeological site in terms of the Heritage New Zealand Pouhere Taonga Act 2014.¹ An 1892 survey plan of the city indicates that there were structures on this property before 1900. The flats were nominated as a historic place for listing by Heritage New Zealand Pouhere Taonga in December 2015. The nomination has yet to be progressed.

1.3 Visually or functionally related building(s)/site(s)

name(s) of surrounding area/building(s): McLean Flats; Victoria University of Wellington campus; Te Aro Primary School and Te Aro inner-city suburban residential development; State Highway 1.

visual relations: The McLean Flats (314 The Terrace, 1943-1944) are located immediately south of the Gordon Wilson Flats (see Fig. 3), beyond which is a medium-density residential property occupied by the Church of Jesus Christ of the Latter-Day Saints. Neighbouring residential buildings are either single-family homes, duplexes or medium-density apartments. Although they are set back towards the rear of the property, the flats are easily seen from the surrounding area due to their size and scale. The Gordon Wilson Flats are prominent when viewed from the intersection of Ghuznee and Willis Streets. Here, the horizontal lines of the building are echoed by the mid-20th century buildings of Victoria University behind. When viewed from Mt Victoria, the bush behind the flats emphasises their slab structure within the

¹ Archifact Ltd. "Gordon Wilson Flats, 314 The Terrace, Wellington – Heritage Assessment" (Auckland, May 2015) p. 5.

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cityscape. The Gordon Wilson Flats are particularly related, both visually and historically, to the Dixon Street Flats.

functional relations: The Gordon Wilson Flats were built in a second wave of medium- and high-density state rental flats, coming after the six blocks built by the first Labour Government in the period 1935 to 1949. The first of the state's higher density developments was the two- and three-storey Centennial Flats in Berhampore, Wellington (1939-40). These were followed by the Dixon Street Flats (1940-44), McLean Flats (1943-44) and Hanson Street Flats (1943-44), all in Wellington, and the Greys Avenue Flats and Symonds Street Flats (both 1945-47) in Auckland. All six buildings are important milestones in the development of New Zealand's modern architecture. They were followed in the mid-to-late 1950s by the Gordon Wilson Flats and the Upper Greys Avenue Flats (completed 1958) in Auckland.

other relations: n/a

2. History of building(s) etc.

2.1 Chronology

commission or competition date: 1943 indicative designs / 1952 subdivision of site approved / 1954 tower block commissioned

design period(s): 1943 concept sketch / July-August 1954 working drawings²

start of site work: 1956 / Honourable Dean J. Eyre, as Minister for Housing, laid the foundation stone on 6 August 1957³

completion/inauguration: early 1959. The Flats were named after Government Architect F Gordon Wilson, who died suddenly on 23 February 1959 during the late stages of construction.

2.2 Summary of development

commission brief: Following its election to power in 1935, New Zealand's first Labour Government established a Department of Housing Construction to develop state rental housing schemes throughout the country.⁴ This was in response to a severe nationwide shortage of housing, especially in the urban centres of Auckland and Wellington, which accounted for 80% of shortfall.⁵ The state's housing schemes were largely intended to provide single-storey, detached housing in the outer suburbs of cities. However, F Gordon Wilson, chief architect of the Department of Housing Construction, and John A Lee, the Minister of Housing, agreed that there were distinct advantages to including multi-unit blocks of flats in the inner-city areas of both Auckland and Wellington.⁶ In line with this thinking, the Centennial Flats in Berhampore,

² "The Gordon Wilson Flats, Wellington: The Work of the Architectural Division, Ministry of Works." *The Journal of the New Zealand Institute of Architects*, Vol 28, No 1 (February 1961): p. 1.

³ Archifact Ltd "Gordon Wilson Flats, 314 The Terrace, Wellington – Heritage Assessment" (Auckland, May 2015) p. 10.

⁴ Julia Gatley, 'Going Up Rather Than Out: State Rental Flats in New Zealand, 1935-1949', in Barbara Brookes (ed.), *At Home in New Zealand: Houses History People* (Wellington: Bridget Williams Books, 2000), p. 140.

⁵ Julia Gatley, 'Early Flats in Auckland', *New Zealand Historic Places*, May 1995, p. 13.

⁶ Lewis Martin, *Built for Us: The Work of Government and Colonial Architects, 1860's to 1960's* (Dunedin: University of Otago Press, 2004), p. 166.

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Wellington (1939-1940), designed by Wilson, were the first of the higher density, multi-storey state residential developments to be constructed in this country.⁷

The large and rapid population growth of Wellington in the early 1940s was caused by the influx of labour into the capital to work in essential industries associated with World War II. The extreme housing shortage that resulted has been described thus: 'At Wellington, where sites were limited, building costs were high and where government employees had multiplied rapidly during the past few years, the demand was particularly strong'.⁸ The provision of state housing on the periphery of the city to meet this housing shortage was contributing to the city's urban sprawl. To assist in mitigating this effect, the Department of Housing Construction developed state rental housing schemes for Wellington's inner-city.

The Gordon Wilson Flats demonstrate an ongoing commitment by central government to inner-city rental apartments in Wellington during the post-war period, despite the first National government's preference for supporting home ownership over rental housing. The 1954 Annual Report of the Director of Housing Construction included the following:

A site on Wellington Terrace is planned to accommodate a ten-story block containing 81 flats, and a similar building is planned for erection in Grey's Avenue, Auckland. Working drawings for these flats are now in the course of preparation, and it is expected that tenders will be called in September or October this year.⁹

design brief: Although an artist's impression of the flats was published in 1943, it was not until August 1954 that working drawings were prepared for the tower block, which was called The Terrace Flats until Wilson's premature death brought about the decision to name the flats in his honour. A model of the proposed building was shown at a housing exhibition held in Wellington in 1955.

building/construction: Construction commenced in 1956 and was well advanced by February 1958. The contractors were Downer & Co. Ltd and McKenzie, Thomson & Hoskins Ltd.

completed situation: The flats are orientated along a north-south axis to maximise light and sun into each flat and the view across the city. The tower block is situated 40 metres back from the street in the centre of the site. The flats are accessed via a driveway off The Terrace with a residents' carpark at the front of the site. Mature trees line the boundary of the site and at the rear a steep hillside is covered with vegetation. The flats are located next to the earlier McLean Flats. From the 1950s the Terrace and its surrounds became a comparatively densely built-up area.

original situation or character of site: The Terrace dates back to Wellington's colonial settlement in the 1840s. Robert Strang, a solicitor, built his home on The Terrace in the 1840s and after his daughter married Sir Donald McLean in 1852 the estate was home to the McLeans until c.1930. In February 1943 the Labour Government took ownership of 0.7 hectares of the former McLean estate for social housing.

2.3 Relevant persons/organisations

original owner(s)/patron(s): Housing Division of the Ministry of Works on behalf of the New Zealand Government

⁷ Gatley, 'Early Flats in Auckland', p. 13.

⁸ Nancy M. Taylor, *The Home Front, Official History of New Zealand in the Second World War 1939-45, The New Zealand People at War*, Vol. II (Wellington: Historical Publications Branch, Department of Internal Affairs, 1986), p. 799.

⁹ "Report of the Director of Housing Construction" *Appendices to the Journals of the House of Representatives* 1954, V.II, D1 p. 53.

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architect(s): Francis Gordon Wilson, Government Architect

landscape/garden designer(s): n/a

other designer(s): staff architects in the Housing Division of the Ministry of Works and Development

consulting engineer(s): Ministry of Works and Development

building contractor(s): Downer and Company Ltd. and McKenzie, Thomson Hoskins Ltd. supervised by the Wellington District Office of the Ministry of Works and Development¹⁰

Francis Gordon Wilson (1900-1959) was born in Perth, Australia. His family moved to Wellington when he was three years old and he attended the Terrace School and Wellington Technical School. Wilson studied architecture at Auckland University College in 1920, at the same time working for the firm of Hoggard, Prouse & Gummer (1920-21). Gordon Wilson then worked for Gummer & Ford from 1923 until 1936. In 1928 he became a partner in the firm, which is known for such notable projects as the Auckland Railway Station, the National Art Gallery and National War Memorial Carillion, Wellington Central Library, and the New Zealand Insurance Building.¹¹

Gordon Wilson was appointed Chief Architect in the Department of Housing Construction (later the Housing Division) of the Ministry of Works in 1936. He remained in the role until 1948, when he was promoted to assistant Government Architect. In 1952 Wilson was appointed Government Architect, a position he held until his death in 1959. In his role as Chief Architect of the Department/Division, Wilson is best known for the medium- and high-density buildings that embody the social ideals and housing reforms of the first Labour Government combined with the International Style of modern architecture. The state rental blocks of flats, notably the Centennial Flats in Berhampore, Wellington (1939-40), Dixon Street Flats, Wellington (1940-44) and Greys Avenue Flats, Auckland (1945-47) are the best examples of this work built under Gordon Wilson.

In his later years, Wilson was also involved with the New Zealand Institute of Architects and was chairman of the Wellington Branch from 1955 to 1956. He was actively involved in the National Historic Places Trust and the Association of New Zealand Art Societies and gained registration with the Royal Institute of British Architects. Today, Wilson is remembered for his 'outstanding contribution not only to New Zealand's building stock but also to the development of modern architecture in this country'.¹²

2.4 Other persons or events associated with the building(s)/site

name(s): Ernst Plischke, architect

association: There is a 1942 sketch of the proposed flats that has been attributed to Ernst Plischke (1903-92), who worked under Gordon Wilson.¹³ Plischke may also have had input in to the design of the Dixon Street Flats (1940-44).¹⁴

¹⁰ *The Journal of the New Zealand Institute of Architects*, Vol, 28, No. 1, February 1961.

¹¹ F. E. Greenish, 'Obituary: Francis Gordon Wilson, A.R.I.B.A.', *New Zealand Institute of Architects Journal*, March 1959, p. 56.

¹² Julia Gatley, 'Wilson, Francis Gordon', from the *Dictionary of New Zealand Biography*. Accessed January 15, 2014, <http://www.TeAra.govt.nz/en/biographies/5w36/wilson-francis-gordon>

¹³ Robin Skinner, "Further Investigations into an Authorship: Reassessing the Dixon Street Flats Archive", *Interstices: A Journal of Architecture and Related Arts*, no. 9 (2008), pp. 60-73.

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event(s): n/a

period: early 1940s

2.5 Summary of important changes after completion

type of change: External and internal repainting, upgrading of bathrooms and removal of gas hot water system. The communal laundry on the rooftop was modernised, replacing the old coppers with automatic washing machines, and the open, stepped-back crib (retaining) wall at the rear of the property was in-filled with concrete.

date: 1960s

circumstances/ reasons for change: The original hot water heaters powered by gas were inadequately ventilated and resulted in carbon monoxide build-up in the flats. One gas powered hot water system exploded in 1966 and finally the government replaced them all with electric ones.

effects of changes: Minimal

persons/organisations involved: State Advances Corporation

type of change: Fire protection system was installed, including fire alarms and sprinklers, fire doors and the enclosure of the base of all balconies.

date: 1994

circumstances/ reasons for change: Tenant safety

effects of changes: Minimal

persons/organisations involved: Housing New Zealand Corporation

type of change: Repairs (various)

date: 2011-12

circumstances/ reasons for change: Building maintenance and upgrade

effects of changes: Stairwell glazing replaced with aluminium fenestration; stairwell roofs repaired. Mastic asphalt laundry deck over-coated with a new membrane system and timber perimeter fence repaired.

Repair programme curtailed before completion. (Noted: Housing New Zealand Corporation sold the Gordon Wilson Flats to Victoria University of Wellington in 2014.¹⁵)

persons/organisations involved: Housing New Zealand and Victoria University of Wellington.

3. Description of building(s) etc.

3.1 Site/building character

The Gordon Wilson Flats stand on the west side of The Terrace, just north of its intersection with Ghuznee Street. The flats are elevated above the roadway and located towards the rear of the property, standing at right angles to the adjacent McLean Flats. Trees and parking are situated in front of the building, whilst to the rear is a heavily vegetated hillside, upon which the main campus of Victoria University of Wellington is

¹⁴ This is contested. See Linda Tyler, 'The Architecture of E. A. Plischke', MA Thesis, University of Canterbury, 1986; Ken Davis, 'A Liberal Turn of Mind: The Architectural Work of F. Gordon Wilson, 1936-1959: A Cultural Analysis', BArch research report, Victoria University of Wellington, 1987; Julia Gatley, 'Privacy & Propaganda: The Politics of the Dixon Street Flats', *Fabrications: Journal of the Society of Architectural Historians, Australia and New Zealand*, vol. 7, 1996, pp. 77-98; Skinner, 'Further Investigations into an Authorship; and Christoph Schnoor, "Ernst Plischke and the Dixon Street Flats", in Paul Hogben and Judith O'Callaghan (eds.), *Proceedings of the Society of Architectural Historians, Australia and New Zealand*, no. 32 (2015), pp. 558-70.

¹⁵ "Quake – Prone flats sold to University." *Dominion Post*. 12 September 2014, <http://www.stuff.co.nz/dominion-post/business/commercial-property/10492502/Quake-prone-flats-sold-to-university>.

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located. Originally crib walling stabilised the excavation at the back of the building and was set back every 1.2m horizontally and 2.4m vertically. This was later infilled.

The building is constructed from reinforced concrete and structural steel. 200 mm concrete walls and 135 mm concrete floors separate each of the two-storey maisonette flats, with timber intermediary floors. The flats' innovative foundation system, with piling down to the bedrock, had not been done before in New Zealand.

The use of wood internally reduced the weight of the building. Internal joinery is native matai and heart rimu, the floors are made from tawa. Downpipes and canopies are copper. Fibrous plaster lining the interior is either wallpapered or painted.

Glazed stairwells are positioned opposite each other on the north-western and south-eastern corners. Georgian-wire glass (6.25 mm) was originally fixed within timber frames. The glass is set between spans of steel girt that run horizontally at each level. Concrete runners in the stairwells have a small gap at the edges that allow views up and down the stairwell. Handrails are made from steel and coated in plastic mounted on square balusters. At the rear of the building an external lift tower, containing two elevators, is connected to the building via pedestrian bridges.

The multi-unit tower block's style and maisonette plan demonstrates the international influence of European modernism during the post-war period. "The use of the elongated slab form, the red and blue coloured balconies, the expression of structure, the articulation of the glazed stairwells and even the sculpted steel exhaust flue to the roof, appeared directly influenced by Le Corbusier's Unité d'habitation."¹⁶

The 11-storey block accommodated 75 maisonette flats in the final design; of these, five have a double and a single bedroom, the other 70 flats all having two double bedrooms. Lift access to the rooftop provides access to communal laundry and drying facilities. On the ground floor, the original plan allowed for 12 bed-sitting rooms, a flat and office for the caretaker, extra storage rooms and a pram room. However, in December 1958 it was decided that there was no need for a caretaker on site, and the flat and office were converted into two more bed-sitting rooms.

Entry into the building is via an understated recessed porch that leads straight into the lift hall past the mailboxes. The lift tower is detached from the main block and the two elevators still have their original stainless steel doors. The two stairwells are accessed separately from the ground floor and only at the first-floor gallery area is there a connection with the lifts. Horizontal circulation is via balcony walkways on each level. The communal laundry and covered and open drying areas were situated on the rooftop.

There are two different layouts for the two-bedroomed maisonettes. The majority (Type 'A') were 64 m² and had a recessed entry accessed from the open gallery space. A short entrance hall, kitchen and lounge (5 x 3.6m) were on the lower level, with two double bedrooms and the bathroom on the upper floor accessed via an open timber staircase. A small balcony opened off the lounge and the centrally located bathroom was ventilated to the roof. Each flat was fitted with a rubbish chute to collect rubbish on the ground floor. The Type 'B' flat has a smaller second bedroom and a slightly different lounge configuration. All of the maisonettes are aligned east to west to receive plenty of morning sun.

3.2 Current use

¹⁶ Davis, Ken. "A Liberal Turn of Mind – The Architectural Work of F. Gordon Wilson 1936-1959 A Cultural Analysis." *VUW*: 1987, p. 69.

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of whole building/site: Vacant since May 2012.

3.3 Present (physical) condition

of whole building/site: Currently the Gordon Wilson Flats are not maintained. The owner wishes to demolish the building and redevelop the site.

of principal components:

Gallery balustrading and flooring is in a deteriorated state. Plants have grown into the prefabricated concrete elements of the facade. Urgent repair is needed to address spalling concrete and visible loose chunks of concrete attached to the building. The ground floor flats and entrance are now boarded up.

3.4 Note(s) on context, indicating potential developments

The revocation of the building's status as a heritage item in the Wellington District Plan (map 16, item 299) is currently under appeal to the Environment Court. The building was proposed for listing by Heritage New Zealand Pouhere Toanga by the Wellington Architectural Centre in December 2015. Victoria University of Wellington, as the current owner, wishes to demolish the building and redevelop the site.

4. Evaluation

Intrinsic value

4.1 technical evaluation:

The Gordon Wilson Flats are of significant technical value for their reinforced concrete construction and unique piling system. Piles at the outer edges were bored to 6 metres, with central piles deeper at 14.5 metres. Reinforced bored pile holes were filled with a dry-mix concrete aggregate before a fluid grout mixture was injected and then left to set over a period of several months; this method of piling to the bedrock had not been done in New Zealand previously.

The building is also technically significant because the Department of Scientific and Industrial Research (DSIR) obtained ground motion data from an accelegraph installed in the building at the time of its completion. The machine was later removed following complaints about the noise it made.¹⁷

4.2. social evaluation:

The Gordon Wilson Flats are of social significance as the last high-rise block of state rental housing built in New Zealand. The building was commissioned by the first National Government (elected in 1949) and became its most significant high-rise social housing project, in tandem with the Upper Greys Avenue Flats in Auckland.

The first tenants who moved in during 1959 were generally positive about their experience, appreciating the views afforded from the higher floors. There were complaints, however, that the view was lost once you sat down as the windows were placed too high. Other complaints included the lack of space in the kitchen to accommodate a fridge and personal washing machine and the communal rubbish ducting

¹⁷ Archifact Ltd "Gordon Wilson Flats, 314 The Terrace, Wellington – Heritage Assessment" (Auckland, May 2015) p. 38. Shepherd, R. and Wood, J. H. "The Dynamic Design of Earthquake-Resistant Structures." April 1963.

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system. The innovative hot water system powered by gas was a continuing source of complaints and, after ten years, it was replaced.

4.3. cultural and aesthetic evaluation:

The flats have cultural significance as they commemorate Government Architect Gordon Wilson and architectural and aesthetic significance as a Modernist landmark in central Wellington. The architect's intensive use of glazing in the stairwells, the elongated slab form of the flats, the vertical circulation via the lift shafts, the maisonette planning and the sculptural roof-scape all embody important facets of modernism.

The Gordon Wilson Flats were designed under Government Architect Francis Gordon Wilson. Wilson was an important architect in New Zealand during the 1930s, 1940s and 1950s. He had a strong interest in modernist architecture, particularly the International Style, and was heavily influenced by European modernist ideologies and design in his buildings.¹⁸ This is evident in the design, structure and detailing of the Gordon Wilson Flats, which demonstrate the development of the international style in New Zealand.

Comparative significance

4.4 canonical status (local, national, international)

The Gordon Wilson Flats are of national significance as the last high-rise tower block of state rental flats built by the New Zealand government. The building is significant for its architectural design, contribution to urban form and its realisation of contemporary socio-political policy. Together with the other blocks of state rental flats built in the 1940s and 1950s, the Gordon Wilson Flats represent the social ideals and reforms initiated by the progressive 1935 Labour Government and continued, with modifications, by the first National government.

4.5 historic and reference values:

The building was scheduled as a significant built heritage item by Wellington City Council from 1995 until 2016, when the scheduling was revoked as the result of a private plan change. The flats have been the subject of several heritage reports and assessments and their significance has been strongly argued by the Architectural Centre, which has appealed the revocation of scheduling to the Environment Court. The matter will be heard in mid-2017.

Heritage New Zealand Pouhere Taonga has considered the Architectural Centre's proposal for listing the flats as a historic place, but to date the building has only been placed on the HNZPT heritage database and the proposal has not been notified.

¹⁸ FE Greenish, 'Obituary: Francis Gordon Wilson (F.), A.R.I.B.A', *New Zealand Institute of Architects Journal*, March 1959, pp. 56-57.

5. Documentation

5.1 archives/written records/correspondence etc. (state location/ address):

Archives New Zealand, Wellington Office.

5.2 principal publications (in chronological order):

'Gordon Wilson Flats' (accessed 4 April 2017) <http://architecture.org.nz/gordon-wilson-flats/>

Dixon Street Flats, "List number 7395." *List Entry Record*: Heritage New Zealand (accessed 20 February 2017). <http://www.heritage.org.nz/the-list/details/7395>

Archifact Ltd "Gordon Wilson Flats, 314 The Terrace, Wellington – Heritage Assessment" on behalf of Wareham Cameron & Co. (Auckland, May 2015). Available at: http://wellington.govt.nz/~media/your-council/plans-policies-and-bylaws/district-plan/changes/active-changes-variations/files/plan_change_81/A3_2.pdf

"Quake – Prone flats sold to University." *Dominion Post*. 12 September 2014, (accessed 20 February 2017). <http://www.stuff.co.nz/dominion-post/business/commercial-property/10492502/Quake-prone-flats-sold-to-university>

Gatley, Julia, "The heritage identification of modern public housing: The New Zealand example" *The Journal of Architecture*, 15:5, 2010, pp. 683-696:
<http://www.tandfonline.com/doi/abs/10.1080/13602365.2010.519960>

Gatley, Julia (ed.). *Long Live the Modern, New Zealand's New Architecture 1904-1984* (Auckland: Auckland University Press, 2008).

Wellington City Council 'Gordon Wilson Flats, 320 The Terrace' WCC Heritage Inventory, Wellington City Council, 1995.

Davis, Ken. "'A Liberal Turn of Mind' – The Architectural Work of F. Gordon Wilson - 1936-1959 - A Cultural Analysis." Victoria University of Wellington, 1987.

Fowler, Michael. *Wellington, Wellington A History* (Wellington: M. Rendell, 1981).

Shepherd, R. "The dynamic design of earthquake-resistant structures [online]." *New Zealand Engineering*, Vol. 19, No. 5 (May 1964: pp. 183-187)
Availability:<<http://search.informit.com.au/documentSummary;dn=163531197966973;res=IELENG>> IS
SN: 0028-808X. [sighted 24 Mar 17].

"The Gordon Wilson Flats, Wellington: The Work of the Architectural Division, Ministry of Works." *The Journal of the New Zealand Institute of Architects*, Vol 28, No 1 (February: 1961) pp. 1-8.

"Report of the Director of Housing Construction" *Appendix to the Journals of the House of*

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Representatives 1954, V.II, D1 p. 53.

Firth, Cedric. Wilson, F.G. *State Housing in New Zealand* (Wellington: Ministry of Works, 1949).

5.3 visual material (state location/ address)

Archives New Zealand, Wellington Office, New Zealand.

Alexander Turnbull Library, Wellington, New Zealand.



Fig 1. Francis Gordon Wilson, F.N.Z.I.A., A.R.I.B.A. (1900-1959) Source: *The Journal of the New Zealand Institute of Architects.*, Vol. 26, No. 1, February 1959.

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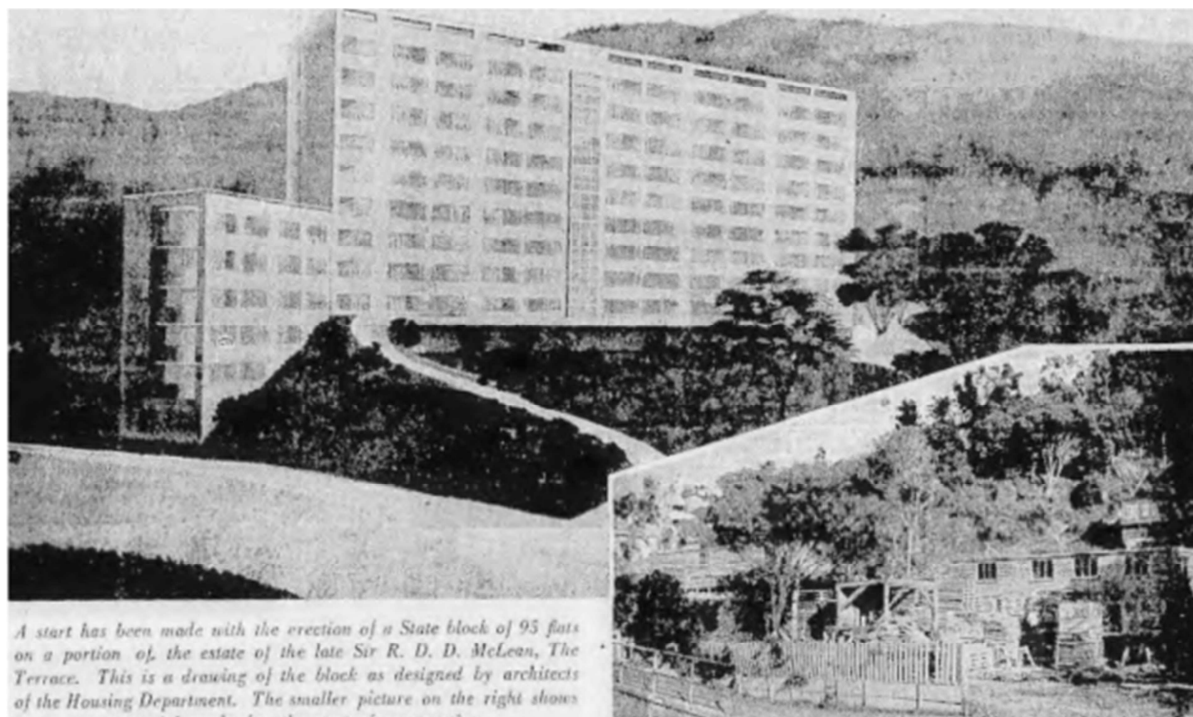


Fig. 2. Perspective drawing of the proposed State block of 95 flats, which is attributed to Ernst Plischke. The smaller block is the McLean State Flats, which constituted the first phase of the development and was built between 1943 and 1944. Note the design of the principal block encompasses design cues like those incorporated in the Dixon Street Flats (constructed 1943). (Source: <https://paperspast.natlib.govt.nz/newspapers/EP19430505.2.17.1?query=mclean%20state%20flats> *Evening Post*, 5 May 1943, p.3).

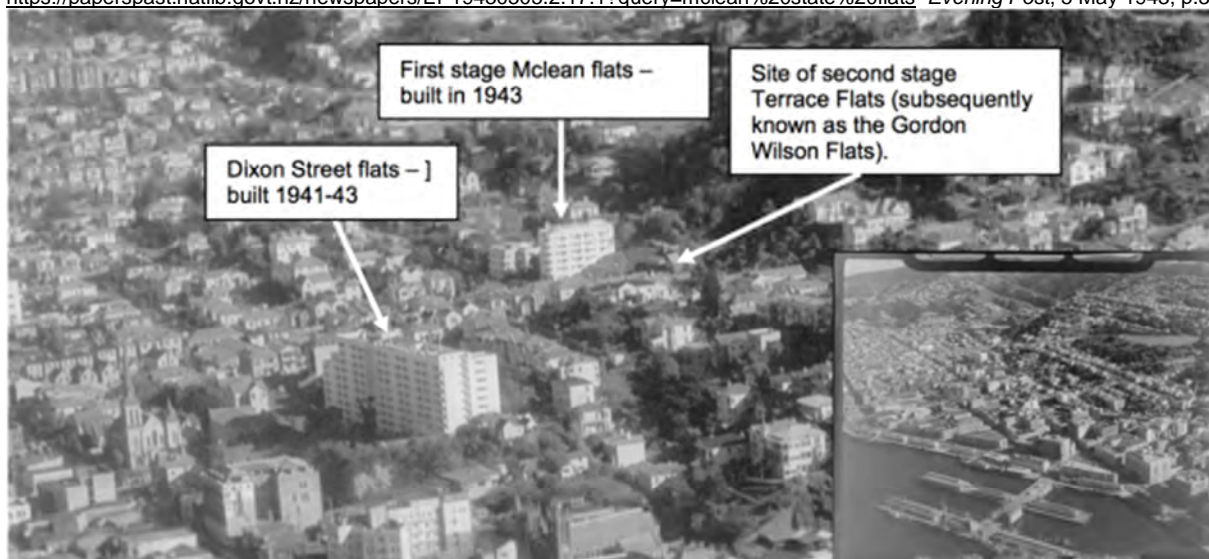


Fig 3. Detail from aerial (inset at right) showing the future site of the Gordon Wilson Flats in April 1947 with Stage 1 Mclean State Flats completed. Source: WA-07187- F, Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/30662143>

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Fig 4. 'Unidentified man with architectural model of Gordon Wilson Flats, a State Advances Corporation housing block, at housing exhibition, Drapery and General Importing Company of New Zealand Ltd gallery. Negatives of the *Evening Post* newspaper. Source: EP/1955/2193-F, Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23023267>



Fig 5. Gordon Wilson Flats under construction, The Terrace, Wellington. C. 11 February 1957. Source: EP/1957/0397-F, Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23171607>



Fig 6. Terrace flats under construction, The Terrace, Wellington. 14 November 1957. Source: EP/1957/4364-1-F, Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23246983>

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Fig 7. 'Gordon Wilson Flats under construction on The Terrace, Wellington'. *Evening Post* 4 February 1958. Source: EP Industry-Housing-State-02. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22299856>
recent photographs and survey drawings: refer to http://wellington.govt.nz/~media/your-council/plans-policies-and-bylaws/district-plan/changes/active-changes-variations/files/plan_change_81/A3_2.pdf

film/video/other sources: n/a

5.4 list documents included in supplementary dossier

n/a

6. Fiche report

name of reporter: Gina Hochstein

address: c/o School of Architecture and Planning, University of Auckland, 26 Symonds St, Auckland, 1010

telephone: +64 (9) 6309059

fax: n/a

email: gina@monowai.com

date of report: 27 February 2017

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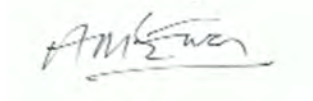
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examination by DOCOMOMO national/regional section

approval by wp co-ordinator/registers correspondent (name): Dr Ann McEwan



sign and date:

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name of ISC member in charge of the evaluation:

comment(s):

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International working party for
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of buildings, sites and neighbourhoods of the
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