

226-240 Heretaunga Street West (Commercial Group #2)

Inventory Number: 32; Property ID: 21112 (Building 1), 21110 (Building 2), 21107 (Building 3), 21105 (Building 4); TRIM

Reference: 21105#002#0002

Report by Marguerite Hill

Updated: 10 August 2007 and 5 January 2010, updated July 2012 (Cochran & Murray); Final Report, November 2012

Hastings CBD Heritage Inventory Project



228-240 HERETAUNGA STREET WEST (COMMERCIAL GROUP #2)



Building 1, 226 Heretaunga Street West, 2012 (Photo: R. Murray)

This group of 4 commercial buildings occupies the middle of the Heretaunga Street West block, on the west side between Market Street at the south and King Street at the north.

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Building 2, 232 Heretaunga Street West, 2012 (Photo: R. Murray)



Building 3, 236 Heretaunga Street West, and Building 4, 240 Heretaunga Street West, 2012
(Building 3 on the left) (Photo: R. Murray)

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LOCATION:

Street and Number: 226 Heretaunga Street West (Building 1), 232 Heretaunga Street West (Building 2), 236 Heretaunga Street West (Building 3), 240 Heretaunga Street West (Building 4)

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Lot 2 DDP 532 (Building 1), Lot 3 DP 532 (Building 2), Lot 4 DP 532 (Building 3), Lot 1 DP 9711 (Building 4)

Certificates of Title: HBB4/1425 (Building 2), HBP2/960 (Building 3), HB168/175 (Building 4)

SUMMARY OF SIGNIFICANCE:*Architectural significance:*

This group of commercial buildings, all constructed at different times for different owners, has a considerable and unusual degree of consistency in design and scale. The group shares a spare Stripped Classical style, finishing details and alignments of the main architectural features. Collectively, the buildings can be considered to have reasonably high architectural value.

Aesthetic significance:

The buildings are located on a busy section of the Hastings CBD's main street, and make a positive contribution to the architectural character of the CBD.

Historic significance:

This contiguous group of buildings, dating from 1910 to the early 1920s, is particularly notable for having survived the 1931 earthquake relatively intact. The buildings in this group are otherwise good examples of typical retail buildings in the Hastings CBD area. Three of the buildings in the group (1, 3 and 4) are strongly associated with long-standing businesses of local or national importance, including McKenzies, Grieve Diamond Jewelers and Hannah's Footwear.

Technological significance:

This group of reinforced concrete buildings has some technological significance in that all of the buildings survived the 1931 earthquake. In each case the building's structural design predates the formal adoption of building standards for seismic resistance in New Zealand.

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HISTORY:

The four buildings in this group, although sharing a high degree of commonality in appearance and a similar range of commercial uses, have disparate histories and ownerships. However, all pre-date the 1931 earthquake and it is significant that such a group not only survived the earthquake, but also that it has survived in near to its original form for so long in an earthquake-conscious city".¹

Building 1 (No. 226): The McKenzies chain was founded in Wellington by John McKenzie.² The Hastings branch opened in this location in the 1920's. It appears that the business was able to continue operating immediately after the 1931 earthquake, as little damage was sustained. McKenzies later moved to Heretaunga Street East when department stores replaced their fancy goods stores.³ Over the years the building has been occupied by a variety of retail stores including Noonan's Fabric Centre and Group Rentals NZ Limited (who hired out television sets and other household appliances). It is currently owned by Byron Foster Brook and occupied by Paper Plus.

Building 2 (No. 232): This site was purchased by Dennis Donovan (billiard saloon and later picture-theatre proprietor) in 1927,⁴ although the building predated this purchase as it must have been constructed prior to 1922 when the first set of additions were made.⁵ Subsequent alterations/additions were made in 1928, 1929 and 1930. The building survived the 1931 earthquake, and a variety of alterations were made in the following years.⁶ Ownership passed from Dennis Donovan, on his death, to his son, Dennis Lumley Donovan in 1940 and then to Rangatira Buildings Ltd in 1967. During the 1970s and 1980s it passed through several hands, and was purchased by Alison McMinn-Collard and Marina Johanna Dinsdale in 2003. The current owners are Wallace Properties Limited. It is presently occupied by Cotton On, RSVP Couture, Gioia Boutique and Hillary Pointon Fashion. It has previously been occupied by a variety of tenants including a martial arts training facility, a restaurant known as Viva's and Roland's, Shu Bar, Brides of Hawke's Bay, Pagani and Zachary's.

Building 3 (No. 236): The Certificate of Title for this property begins in 1927, when it was purchased by Henry Williams Compton.⁷ However, there is evidence that the building was occupied prior to this (1925) by W. H Compton (pastrycook and milliner).⁸ Compton received a loan from the Crown after the 1931 earthquake, indicating that the building was damaged as a result of the quake. Ownership of the property remained with Compton until 1937 when it was purchased by Main Street Buildings Limited.⁹ In 1947, the title passed to H.J. Grieve Limited. The property remained in the ownership of the Grieve family until 1991, when it was transferred to Griffiths Properties Limited. Today, the building is occupied by Grieve Diamond Jeweler, who have been the occupants since at least 1946.¹⁰ The building has been altered many times for Grieve's, to designs by Davies & Phillips in 1957 (office alterations), 1960 (reconstruct verandah), and later Davies Phillips & Chaplin in 1971 (mezzanine floor offices). In 1982 a new shop-front, presumably the present one, was constructed by builders S E Morgan & Sons Ltd. In

¹ Di Stewart and Associates, *Hastings Central Business District Heritage Study, Volume II – Heritage Register*, 1997, register item no. 21.

² Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-1935*, Michael Fowler, Havelock North p. 123.

³ *Ibid.*

⁴ HBB4/1425

⁵ LIM 20030045

⁶ *Ibid.*

⁷ HBP2/960

⁸ Block map created by the Council of Fire & Accident Underwriters Associations of New Zealand, April 1925.

⁹ HBP2/960

¹⁰ *Wises Street Directories*, 1946

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1996, as part of the Hastings Façade Enhancement Scheme, the building owner was granted \$1,000 to upgrade the façade of the shop.¹¹

Building 4 (No. 240): This building was originally occupied by Thomas Ritchie & Co (plumbers and electricians).¹² The business was formed in 1905, first using a building in Heretaunga Street East. The present building, one of the first Ferro-concrete buildings in the region, was constructed for the business in 1910.¹³ The building survived the 1931 earthquake, but was badly damaged in the fire that followed.¹⁴ The business received a loan from the Rehabilitation Committee to recondition the building, and the work seems to have been carried out sometime in 1932, involving substantially re-building at least the plumber's workshop at the rear, if not more of the building. This work was carried out by builder C S Palmer, who later installed a new false ceiling to the building in late 1933. Ritchie & Co occupied this building until at least 1958, when ownership was transferred to R Hannah and Company¹⁵ and alterations were made to the building, to the design of Roberts & Mercer Architects and Engineers, of Wellington. By the 1959-60 edition of Wises Directory, Hannah's footwear was listed as the occupants of the building. Hannah's remains the occupiers today, although the building is now owned by Susan Mary McCallum.

PHYSICAL DESCRIPTION:

Architect: Attributed to Harold Davies & Eric Phillips, although direct evidence for this is scant; the early dates would suggest either Davies or Phillips.

Builder: Unknown

Date of construction: ca. early 1920s (Building 1), before 1922 (Building 2), before 1925 (Building 3), 1910 (Building 4)

Construction details: reinforced concrete structural frame, timber framed roof, corrugated roofing, timber windows (double-hung to Building 3)

Description: This group of two-storey reinforced concrete commercial buildings sits in the middle of a block of the Hastings CBD. Although the four buildings are of disparate ages and ownerships, the group has an unusually high level of visual and stylistic consistency, with three of the buildings (1, 3 and 4) exhibiting predominantly the same exterior design and detail, and Building 2 fitting neatly in between. This creates an interesting length of streetscape and gives some weight to the idea that the same architects were involved in each case.

Below the cantilevered verandahs, no evidence of the original shop-fronts survives; aside from Building 3, which has an elaborate 1980s frontage clad in pink marble, the rest have plain aluminium joinery.

Above the verandahs, the buildings collectively have a high degree of authenticity. The prevailing style is a simple Stripped Classical. The buildings share a common alignment – and profile – of both the top cornice, and the cornice just above the verandah, and of window heads and sills. Buildings 1, 3 and 4 have a parapet line (and paneled parapets) in common (whereas the parapet of Building 2 is stepped down). The buildings share

¹¹ Hastings Façade Enhancement Scheme – Grieves Jewellers report, 1996

¹² Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-1935*, Michael Fowler, Havelock North p. 127.

¹³ *Ibid.*

¹⁴ *Ibid.*

¹⁵ HB168/175

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common details, in the heavy rusticated pilasters that mark the primary divisions of the facades, and of the trims around the windows. The main variances between the buildings are the widths, windows and the parapet of Building 2. Building 1 has two 6-light steel windows in the upper wall and four panels in the parapet above, trimmed with a stylised bolection moulding. Buildings 3 and 4 closely follow the style of Building 1 and are more or less identical to each other but for the windows. Each has one centrally-positioned window assembly – Building 3 has a triplet of double-hung windows, which could be original, and Building 4 has a 1930s-style casement window assembly – and three panels in the parapet above.

Building 2 is composed symmetrically in 3 bays, with a narrow centre bay and wider flanking bays. The centre bay is delineated with a pair of pilasters and has a single window; the side bays have a much wider window assembly (the windows are all modern aluminium). The lower of Building 2 appears to be explained by the removal of an ornate pediment and ball decoration, visible in photos until at least the mid '50s.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

| Element | Significance |
|--|---|
| Form and detail of façade above verandah | Townscape, architectural, aesthetic, historic |
| Verandah | Townscape |

MAJOR BIBLIOGRAPHIC REFERENCES:

C.T.s HBP2/960 Lot 4 Deeds Plan 532; HB168/175 Lot 1 Deeds Plan 9711; HB B4/125 Lot 3 Deeds Plan 532.

Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-1935*, Michael Fowler, Havelock North p. 117.

Shaw, Peter, and Peter Hallett, *Spanish Mission Hastings: Styles of Five Decades*

Stewart, Di and Associates, *Hastings Central Business District Heritage Study, Volume II – Heritage Register*, 1997, register item no. 21.

Wises Street Directories, 1916-1959-60.

Wright, Matthew, *Town and Country: the history of Hastings and District*, Hastings: Hastings District Council, 2001

OTHER RELEVANT INFORMATION:

NZHPT Register: Not registered

District Plan: The buildings included in Commercial Group #2 are not specifically listed as Heritage items in the Hastings District Plan, but are located within the Central Character Precinct.

New Zealand Historic Places Act 1993: The sites of buildings 1, 2 and 3 have been identified as potential archaeological sites under Section 2 of the New Zealand Historic Places Act 1993.

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OTHER PHOTOGRAPHS:



Building 1 and 2, Commercial Group #2 (S. Akers, 2009).



Building 2, Commercial Group #2 (S. Akers, 2009).

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Building 3, Commercial Group #2
(S. Akers, 2009).



Building 4, Commercial Group #2
(S. Akers, 2009).



Example of a shop façade (Grieve Jewellers) in Commercial Group 2
(S. Akers, 2009).

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ARCHIVE PLAN(S):

Hastings District Council does not hold the original plans for these buildings.