

## Hastings CBD Heritage Inventory Project



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### DOMINION RESTAURANT

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Photo: S. Akers, 2010

#### LOCATION:

*Street and Number:* 227-229 Heretaunga Street East  
*City / Town:* Hastings  
*Region:* Hawke's Bay

#### LEGAL DESCRIPTION:

*Legal Description:* Lot 3 DP 6303  
*Certificate of Title (including Registry):* HB 93/192, Hawke's Bay Registry

## **Dominion Restaurant, 227 - 229 Heretaunga Street East**

Inventory Number: 34; Property ID: 21427; TRIM Reference: 21427#002#0003

Report by Marguerite Hill

Draft: 3 August 2007, updated June 2012 (Cochran & Murray)

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### **SUMMARY OF SIGNIFICANCE:**

#### *Architectural Value:*

The Dominion Restaurant is most distinctive for its surviving original shop-front, the only remaining example of the use of curved glass on Heretaunga Street. The shop-front also retains the original terrazzo exterior wall cladding, Art Deco signage and lettering. It is a good example of high-quality Art Deco commercial design.

#### *Historic Value:*

The present building has historical importance for its association with the long-running Dominion Restaurant, and also for its association with the prominent New Zealand architect Edmund Anscombe.

#### *Aesthetic Value:*

The building is situated in a central Heretaunga Street location, where its distinctive Art Deco appearance compliments that of the surrounding buildings.

#### *Social Value:*

As the building has operated as a restaurant for most of its history, it is likely to have been visited by many Hastings residents over the years. The community is likely to regard the building as important in the Hastings townscape.

### **HISTORY:**

Lot 3 DP 6303, 227 to 229 Heretaunga St East, was purchased in June 1927 by Edward Heathcote Williams. The site does not appear as occupied in *Wises Street Directory* until 1925.<sup>1</sup> Prior to William's purchase in 1927, two tenants had leased the property, including B. Lahood (dining rooms) and a butchery.<sup>2</sup>

At the time of the 1931 earthquake, the Lahood family dining rooms operated in 227-229 Heretaunga Street East.<sup>3</sup> The original building was destroyed as a result of the earthquake and the present building, known as the Dominion Restaurant was designed by Edmund Anscombe in 1935, and constructed in the same year by local contractor H.W. Abbot. Mrs Mabel Ellen Owen was the owner at this time. Although the building appears to have been constructed to a fairly modest budget, little expense was spared on the frontage, with one piece of glass alone costing £50, a considerable sum at the time.<sup>4</sup>

Long term tenants of No. 227 included B. Lahood (and later Joseph Lahood) dining rooms/restaurant, from 1925 to 1950-1. The Lahoods were replaced by the Dominion Fish and Grill Rooms around 1950.<sup>5</sup> In 1976 the title was transferred to Spiros Haliciopoulos, Ekaterina Haliciopoulos and Evangelos Haliciopoulos as tenants in common. The Haliciopoulos family are the current owners. The current occupiers are the Little Red Bookshop (no. 227) and Nutrients N.Z. Ltd. (no. 229), The building is still known as the Dominion Restaurant.

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<sup>1</sup> Wises Street Directory. 1916, 1920, 1921 and 1925

<sup>2</sup> Wises Street Directory 1925.

<sup>3</sup> Fowler, M. 2007 *From Disaster to Recovery: The Hastings CBD 1931-35*. Michael Fowler Publishing Limited, Havelock North p. 88

<sup>4</sup> Fowler, M. 2007 *From Disaster to Recovery: The Hastings CBD 1931-35*. Michael Fowler Publishing Limited, Havelock North p. 88

<sup>5</sup> Wises Street Directory 1950-51.

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In 2002, an application for a grant to upgrade the façade of the Dominion Restaurant was accepted as part of the Façade Enhancement Scheme. Reasons for the application being granted included the enhancement of the Art Deco style of the façade and the prominent location of the building in a key central CBD block.<sup>6</sup>

### PHYSICAL DESCRIPTION:

*Architect:* Edmund Anscombe (1874-1948) was a significant New Zealand architect who studied in the United States. After a lengthy spell practicing in Dunedin, he moved to Wellington in 1929, eventually establishing a satellite office in Hastings. His work was influenced by the *beaux arts* and the Spanish Mission style, but he became best known for his later work which featured a distinctive blend of Art Deco and Moderne design. Prominent examples of his work in Hawke's Bay include the Hawke's Bay Farmers Building and the Westerman's & Company building. Anscombe is perhaps best known for the New Zealand Centennial Exhibition buildings in Wellington, built in 1939-40.<sup>7</sup>

*Builder:* H.W. Abbott

*Date of construction:* 1935

*Construction details:* Reinforced concrete structural frame, timber framed roof, terrazzo and polished timber shop-fronts, bronze signage.

*Description:* The Dominion Restaurant building is set back one shop from the corner of Warren Street, in a group of buildings of comparable scale and vintage. It is a long and narrow single-storey building of reinforced concrete construction in a relatively restrained Art Deco style, divided into two tenancies that are both presently in retail use. The site includes a small rear yard, and backs on to a larger car-park and service area.

The main elevation is on Heretaunga Street. Above the stayed verandah, the façade is a symmetrical composition of simple Art Deco-style decorative features with a predominant vertical emphasis, balanced about a prominent central vertical element; there is a flagpole on the left-hand side of the façade and two sets of small windows positioned just above the verandah to cast light into the shops beneath. Below the verandah, the pair of shop-fronts illustrates both the evident original beauty of the building in the surviving original restaurant shop-front and a history of poorly considered change in the other.

Despite its small scale and relative simplicity, the original restaurant frontage – on the left-hand side of the building – is an assured and noteworthy piece of shop-front design. The layout is asymmetric, with a faceted and stepped display window on the left side, a deeply recessed entry door, and an elegantly curved display window on the right-hand side (now made of faceted glass, although the original is likely to have had curved glass). The shop-front joinery is timber, set in elaborate green terrazzo surrounds, decorated with zig-zag geometric patterns, reflecting the trim at the top of the parapet above. A singular feature is the surviving original "restaurant" sign above the door, bronze Deco lettering on three horizontal bars, set against a black glass background. The floor in front of the entry is also formed in terrazzo, ochre with a black and white border, and this extends into the shop itself. One interesting element of the original interior is the terrazzo shop counter inside the entrance.

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<sup>6</sup> Façade Enhancement Scheme – Dominion Restaurant report 2002.

<sup>7</sup> Drawn from: Greg Bowron, 'Anscombe, Edmund 1874-1948', *Dictionary of New Zealand Biography*, updated 16 December 2003  
URL: <http://www.dnzb.govt.nz/>

The present bookshop tenancy, on the right-hand side of the façade, features plain aluminium shop-front joinery flat across the front. While the original terrazzo panel survives at the head of this unit, the original signage has long since been lost.

#### **ELEMENTS OF ARCHITECTURAL IMPORTANCE:**

<b>Element</b>	<b>Significance</b>
Form and detail of façade above verandah	Architectural, aesthetic and townscape
Verandah	Townscape, architectural
Former restaurant façade	Architectural, aesthetic

#### **MAJOR BIBLIOGRAPHIC REFERENCES:**

Bowron, Greg, 'Anscombe, Edmund 1874-1948', *Dictionary of New Zealand Biography*, updated 16 December 2003 URL: <http://www.dnzb.govt.nz/>

Stewart, Di and Associates, *Hastings Central Business District Heritage Study, Volume II – Heritage Register*, 1997, register item no. 20.

C.T. HB 93/192 Lot 3 DP 6303, Hawke's Bay Registry.

*Wises Street Directories*, 1916-1959-60.

Fowler, M. 2007 *From Disaster to Recovery: The Hastings CBD 1931-35*. Michael Fowler Publishing Limited, Havelock North p. 88

*Heritage of Hastings: a guide to the Earthquake Heritage of Central Hastings* brochure

Façade Enhancement Scheme – Dominion Restaurant report 2002.

*HDC Permit Records:*

Original drawing 14.3.1935, Edmund Anscombe & Associates

#### **OTHER RELEVANT INFORMATION:**

*NZHPT Register:* Not registered

*District Plan:* This building is located within the Central Character Precinct of the Operative Hasting District Plan.

*New Zealand Historic Places Act 1993:* This site has been identified as a potential archaeological site under Section 2 of the New Zealand Historic Places Act 1993.

**OTHER PHOTOGRAPHS:**



Photo 1 - Dominion Restaurant facade 2009 (book-shop tenancy)



Photo 2 - Dominion Restaurant facade 2009

ARCHIVE PLAN(S):

Business premises for Mrs A. Owen (1935) (TRIM Ref: 21427#0002)

