

Bank of New South Wales Building, 129 Heretaunga Street West

Inventory Number: 45; Property ID: 21303; TRIM Reference: 21303#002#0011

Report by Warwick Johnston

Draft: 9 August 2007, updated 5 January 2010, updated July 2012 (Cochran & Murray); Final Report: November 2012; Audited and Updated October 2014.

Hastings CBD Heritage Inventory Project



BANK OF NEW SOUTH WALES BUILDING

OTHER NAMES: Westpac



Photo: R. Murray, 2012

LOCATION:

Street and Number: 129 Heretaunga Street West (On some Council Consents it is shown as 101 Market Street North).

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Lot 1 Deposited Plan 8872

Certificates of Title (includes Registry): HB148/5 (1954), HB99/284 (1937), B38/299 (1887), Register Book 22/15, Hawke's Bay Registry

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SUMMARY OF SIGNIFICANCE:

Architectural Value:

The Bank of New South Wales building is a strong piece of 1930s commercial architecture. Although minimally decorated, it has an accomplished design with tall vertical proportions, well-considered balance and a striking sense of rhythm.

Historic Value:

The Bank of New South Wales building has historic value for its continuous use as a site for banking for over 100 years.

Aesthetic Value:

The building enjoys a prominent corner site at Market and Heretaunga Streets, where its strong and forthright form dominates the local streetscape. It makes a very positive contribution to the heritage character of the nearby area, particularly in the context of the undistinguished modern immediate neighbours.

HISTORY:

The Bank of New South Wales began operations in Hastings, on this site, in December 1884¹ (both Boyd and Wright suggest it opened in 1881²). In 1893 a fire in the Hastings business district destroyed the building³.

By April 1894 a new wooden two-storied building was ready for business⁴. In 1912, with a brick bylaw now in place, a brick banking chamber was built next to the 1894 bank building on Heretaunga Street West⁵. The 1931 earthquake destroyed all Hastings banks except for the wooden New South Wales Bank, although it did lose its brick extension⁶. In a spirit of cooperation, the Bank of New South Wales allowed the Bank of New Zealand to move into its building, and a temporary banking building was constructed and shared by the Union Bank, Bank of Australasia, National Bank and Commercial Bank of Australia⁷. The temporary 'Community Banks' building was constructed by Fletcher Construction Company Ltd. in the backyard of the Bank of New South Wales.⁸

After this period, the bank commissioned a new building from Wellington architects Crichton, McKay and Haughton in 1934. This was constructed by W M Angus Ltd. In late 1935 the newly built Heretaunga Street premises of the Bank was completed and it opened for business in July 1936. The cost of construction was £14,463.18.6⁹.

Alterations (mainly internal) occurred to the building in 1955, 1966, 1973 and 1976. All alterations were designed by architects Davies, Phillips and Chaplin and contracted by the Wilson Construction Company¹⁰. In 1982, the Bank of New South Wales and the

¹ Dawe.C. Westpac Banking Corporation in Hastings. 1984. pg.4

² Boyd.M.B. City of the Plains. p. 54. & Wright.M. Town & Country. 2001. p. 207.

³ Dawe.C. Westpac Banking Corporation in Hastings. 1984. pg.4

⁴ *Ibid.* p. 6

⁵ Verified by Michael Fowler, October 2014

⁶ Dawe.C. Westpac Banking Corporation in Hastings. 1984. p. 12

⁷ Verified by Michael Fowler, October 2014

⁸ Dawe.C. Westpac Banking Corporation in Hastings. 1984. p. 14

⁹ *Ibid.* p. 17

¹⁰ *Ibid.* p. 24

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Commercial Bank of Australia Limited merged to become the Westpac Banking Corporation.¹¹ The building continued to be occupied by Westpac until the late 1980s when Westpac built another bank building in Queen Street East¹².

In 1989 ownership changed hands to A.C.W. Reilly who then sold it to Multiform Holdings in 1999¹³. Presently, it is owned by John Borsboom. It has also been owned by Jancliff Holdings.

There have been a wide variety of occupants in the Bank of New South Wales building since it ceased housing Westpac. Occupants have included Mclvor Butcher, Vault 129 Café, Panache Hair Design, BJ's Café, Icehouse Bar and Grill, NZ Post, Mad Max Restaurant, Temptations Massage Parlour and Gym, East Bay Finance and Pagani. The building is currently vacant.

PHYSICAL DESCRIPTION:

Architect: Crichton, McKay and Haughton.

Builder: W.M. Angus Ltd.

Date of construction: 1935

Construction details: Concrete-encased structural steel frame, steel window joinery, granite facings.

Description: The Bank of New South Wales building is a large and imposing commercial building, of a scale and finished quality commensurate with the aspirations of the bank, a very successful business. It occupies a prominent corner site in the core of the Hastings CBD area.

The building is a tall three-storey structure, with a double-height banking chamber. It is a well mannered and accomplished piece of architecture. The design is best characterised as a severe version of Stripped Classical, with very little ornament but traditional vertical proportions and a well-considered and balanced composition. The building is clearly articulated; its chamfered form neatly addresses the street corner and marries the two main elevations, which are quite unequal in length. The main elevations are fairly austere with simple planar surfaces. The building rises off a granite-faced plinth at the base straight to the flat parapet, which is distinguished only by a small cornice.

Overall, the building retains a high level of authenticity, particularly above the verandah. The façade below the verandah retains original features, such as the paneled timber service door and granite-faced plinth, although the latter has been heavily cut into for the modern shop windows. The main visible changes include the ground level doors, the large aluminium-framed shop windows and the raised verandah (if not all the verandah).

The secondary façade, to Market Street, is composed with solid “bookends” at either end (two columns of windows on the northern end, one column of windows on the south end, balanced with a second column on the chamfered face), with a central recessed panel containing five columns of tall steel windows separated by tall fluted pilasters, finished at the second floor window head with stylised fern-frond and flower capitals¹⁴ in an Art Deco

¹¹ *Ibid.* p. 22

¹² Verified by Michael Fowler, October 2014.

¹³ Certificate of Title. HB148/5 (1955)

¹⁴ Hastings Central Business District Heritage Study Item Identification Sheet – National Australia Bank Building, 1996.

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manner, imparting a striking visual rhythm to the elevation. The window heads are trimmed with a simplified dentil moulding.

The principal façade is to Heretaunga Street and contains the main entrance to the building and the former banking chamber, a large double-height space. It is symmetrically arranged about the centre with the primary emphasis on the main door location. The entry is recessed into the plan of the building, framed by a pair of fluted pilasters that are angled in plan and rise up to the second floor window head, with decorative capitals and dentil mouldings above the windows matching the Market Street elevation.

It is not known when the present verandah was added to the building – while it is possibly original, it does not appear on the original design drawings, which show a verandah-less building, all the more imposing for the lack of visual interruption to its tall vertical lines. The verandah has an elegant panelled soffit trimmed with a small step mould, and is stayed off the spandrel line of the second floor via large octagonal bosses at the spandrels and small bosses elsewhere. It steps up dramatically at the Heretaunga Street entrance¹⁵, but in doing so obscures the original neat lines of the building and somewhat reduces its visual impact.

It is also not known how much, if any, of the original interior spaces survive in recognisable form.

ELEMENTS OF ARCHITECTURAL SIGNIFICANCE:

Element	Significance
Form and detail of the main elevations, including granite plinth and steel windows	Townscape, architectural, aesthetic, historic
Verandah, excluding raised section	Townscape

MAJOR BIBLIOGRAPHIC REFERENCES:

Boyd. M.B. *City of the Plains*. Hastings City Council. 1984.

Dawe. C. *Westpac Banking Corporation in Hastings*. Wellington. 1984.

Wises Streets Directories.

Wright. M. *Town & Country. The History of Hastings And District*. Hastings. 2001.

Hastings District Council Notes.

Certificates of Title.

Hastings Central Business District Heritage Study Item Identification Sheet – National Australia Bank Building, 1996.

Proposal to alter an existing building to create a beauty salon within the Central Character Precinct, 2006

HDC Permit records:

¹⁵ Proposal to alter an existing building to create a beauty salon within the Central Character Precinct, 2006

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“Bank of New South Wales Hastings”, 12.1934, Crichton, McKay and Haughton Architects

OTHER INFORMATION:

NZHPT Register: Not registered

District Plan: The Bank of New South Wales Building is not specifically listed as a Heritage item in the Hastings District Plan, but is located within the Central Character Precinct.

New Zealand Historic Places Act 1993: This site has not been identified as a potential archaeological site under Section 2 of the New Zealand Historic Places Act 1993.

OTHER PHOTOS:



Main entrance, 2012

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Heretaunga Street elevation, 2012

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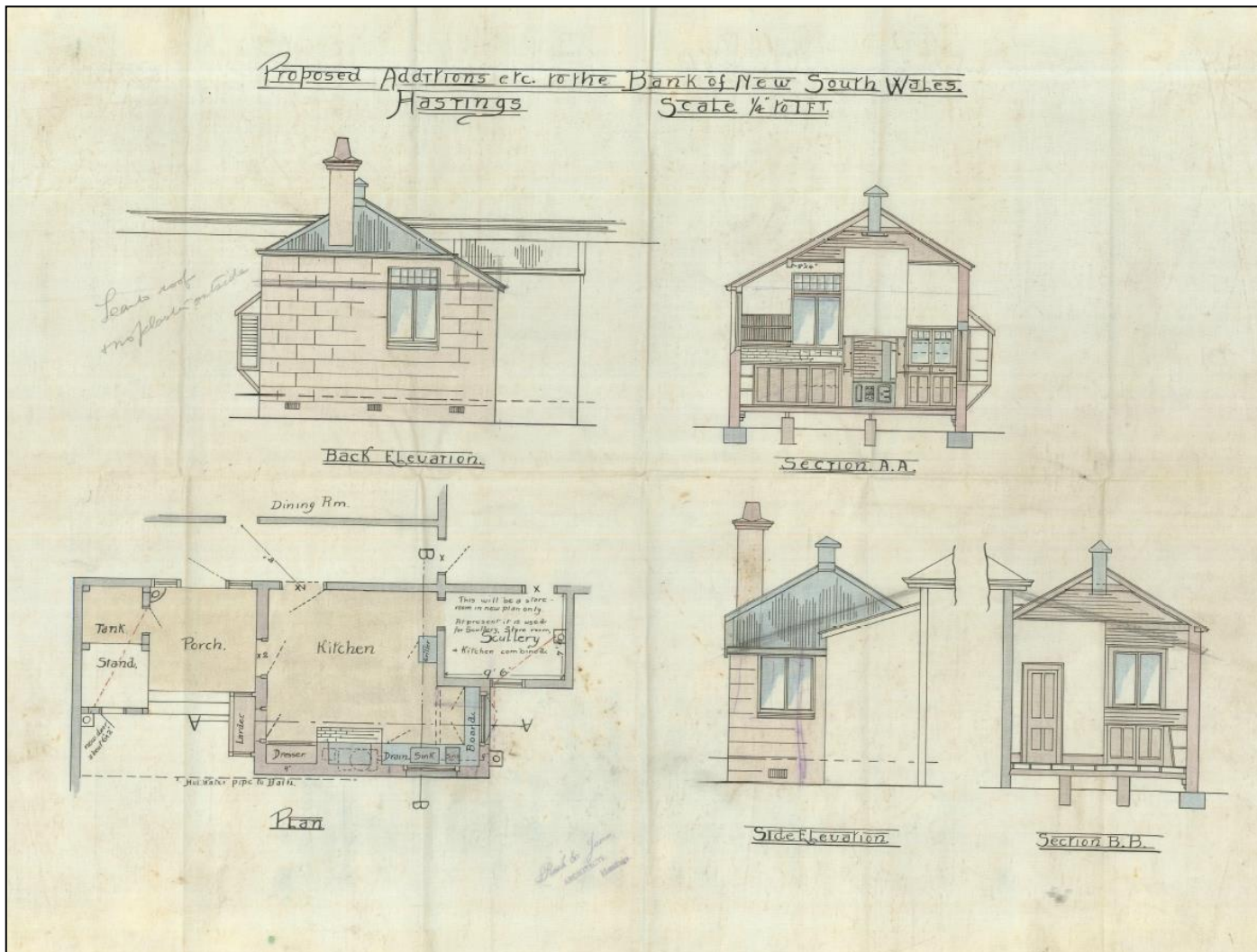
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ARCHIVE PLAN(S):

Proposed Additions etc to the Bank of New South Wales, Hastings by Rush & James Architects (undated) (TRIM Ref: 21303#0017)



Alterations & additions to Bank N.S.W, Hastings, Rush & James Architects (1912) (TRIM Ref: 21303#0018)

