

New Grand Hotel, 110-120 Heretaunga Street East

Inventory Number: 48; Property ID: 21334; TRIM Reference: 21334#002#0002

Report by Chris Cochran & Michael Kelly

Draft: 10 August 2007, updated December 2009, updated July 2012 (Cochran & Murray); Final Report: November 2012

Hastings CBD Heritage Inventory Project



NEW GRAND HOTEL



Photo: K Pascall, August 2012

LOCATION:

Street and Number: 110-120 Heretaunga Street East (Council), 110-124 Heretaunga Street East (Business)

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

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Legal Description: Lot 7 DP 2575 and Part Lot 1-2, DP 1466

Certificates of Title (includes Registry): HB 146/113, Hawke's Bay Registry

SUMMARY OF SIGNIFICANCE:

Architectural Value:

The New Grand Hotel is an example of a large but sparsely decorated 1930s Stripped Classical commercial building. It has architectural value mainly for its well-balanced composition.

Historic Value:

The building's historic significance rests partly on the association that hotels have had with this site since 1874, a substantial length of time. A Grand Hotel has stood on this site for over 90 years. The present hotel has remained in constant use, and for much the same purpose, since it was built.

Aesthetic Value:

The New Grand Hotel is located in a prominent position in a block of contemporaneous buildings of similar height and scale on Heretaunga Street, where it adds visually to the overall architectural character of the Hastings CBD.

HISTORY:

The New Grand Hotel that stands today was built in 1933 but occupies a site with a very long association with hotels. The first to occupy the site was the Railway Hotel, built of timber in 1874 by F. Sutton and almost certainly the earliest of Hastings' hostelries.¹ It was managed by W.A. Beecroft, and was named because of its proximity to the railway, which had only just reached Hastings and soon provided the biggest initial spur to the town's growth.

The Railway Hotel survived until destroyed by fire in 1912. A new hotel was built on the site and named the Grand Hotel. Designed by C.A. Vauntier, it was a magnificent masonry building and, at four storeys, reputedly the tallest in the town.² At one stage the hotel was owned by the Napier Brewery Company. Inevitably, it fell during the Napier earthquake in 1931. The present building, initially known (for obvious reasons) as the New Grand Hotel, was completed in 1933 to a design by architects Prouse and Wilson.³ William Prouse was a Wellington-based architect who formed the successful partnership of Hoggard and Prouse (later Hoggard Prouse and Gummer) in 1907. The hotel's builder was H.W. Abbott, a well-known local contractor.

At the time of its destruction, the old hotel had been owned by hotel-broker Thomas Dwan of Wellington. He leased the building to Grand Hotel Ltd in 1929 for seven years. When the new hotel was built, Grand Hotel (1933) Ltd became its first owners.⁴ The company, made up of a number of individual investors, owned the building until 1973, when it was sold to Glenfinn Holdings. In 1979 the hotel was bought by Bedford Buildings, which had just been incorporated. They in turn sold the building to the

¹ Boyd M. 1984, *City of the Plains: A History of Hastings*, Hastings City Council p.51

² McGregor R. 1998, *The Hawke's Bay Earthquake*, Art Deco Trust, Napier p.10

³ Original plans on file (no permit no.)

⁴ CT HB 33/147, LINZ, Napier

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Wairarapa Finance and Development Co. Ltd. in 1989.⁵ Since then it has been taken over by Alp Investment Corporation Limited who own it today.

During its history the hotel also provided accommodation to store owners fronting Heretaunga Street East, including drapers, hairdressers, grocers, boot retailers, fruiterers, women's fashion shops, to name but a few.⁶

The building has undergone many minor changes over the years, most notably to the street level shops. The first significant change, although undated, was a two-storey addition to the rear of the hotel at the southern end.⁷ The main entrance was originally near the middle of the ground floor with a bar on the north side, and four shops to the south. In 1966 this arrangement (now with a bottle store opposite the bar) was converted into five shops, with a new entrance to the first floor built on the northern end.⁸ This had the obvious but significant effect of ending the hotel's public bar patronage. The hotel once catered for general patronage, but since 1999 has been used as backpackers' accommodation (Rotten Apple Backpackers). Some of the ground floor retail outlets remain in use, and are currently occupied by Flight Centre, Osushi, MAFFS All Day Breakfast, and Adelphi Cash Solutions.

It was noted in 2008, when the building was gifted a façade enhancement grant, that the original façade was still in relatively good condition, perhaps a result of its previous involvement with the Façade Enhancement Scheme.⁹

PHYSICAL DESCRIPTION:

Architect: Prouse and Wilson

Builder: H. W Abbott

Date of construction: 1933

Construction details: The New Grand Hotel is a two-storey reinforced concrete construction with a smooth plaster finish and metal window joinery.¹⁰

Description: The New Grand Hotel is a prominent building in the townscape, occupying a long frontage in the Heretaunga Street East block close to the heart of the Hastings CBD. While its rather plain Stripped Classical façade is free of the Art Deco influences of the nearby buildings, it is nevertheless very compatible with its neighbours in terms of scale and finish, and it makes a positive contribution to the townscape values of the area.

The two-storey building has a straightforward symmetrical composition in five bays. The central bay has a shallow gabled parapet, with semi-circular arches over the three steel windows below. The steel windows are finely divided into multiple lights. The next bays have a plain flat parapet; a short distance below this a shallow rebated line serves as a "cornice"; unusually, the verandah stays spring from this line. Above the "cornice", the legend "Grand Hotel" is distributed on either side of the centre. Four evenly spaced flagpoles incline out over the verandah at the same height. The two outside bays have three evenly spaced windows each and a plain parapet, rebated at the top to contrast with the adjoining bay.

⁵ CT HB 146/113, LINZ, Napier

⁶ Wises Street Directories, 1933-1960

⁷ Plans on file (no permit no.). The architect was A. Garnett.

⁸ Plans on file (no permit no.). The architect was J. C. Mackersey Ltd.

⁹ Façade enhancement scheme – New Grand Hotel report, 2008.

¹⁰ Hastings Central Business District Heritage Study Item Identification Sheet – New Grand Hotel, 1996.

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Below the verandah, there is no sign of the original façade or shop fronts.

ELEMENTS OF ARCHITECTURAL SIGNIFICANCE:

Element	Significance
Form and detail of the façade above verandah	Townscape, architectural, aesthetic
Stayed verandah	Townscape, architectural

MAJOR BIBLIOGRAPHIC REFERENCES:

Boyd M. 1984, *City of the Plains: A History of Hastings*, Hastings City Council

CT HB 33/147, LINZ, Napier

CT HB 146/113, LINZ, Napier

Façade enhancement scheme – New Grand Hotel report, 2008.

McGregor R. 1998, *The Hawke's Bay Earthquake*, Art Deco Trust, Napier

Wises Street Directories, 1933-1960

OTHER INFORMATION:

NZHPT Register: Not registered

District Plan: The 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 been identified as a potential archaeological site under Section 2 of the New Zealand Historic Places Act 1993.

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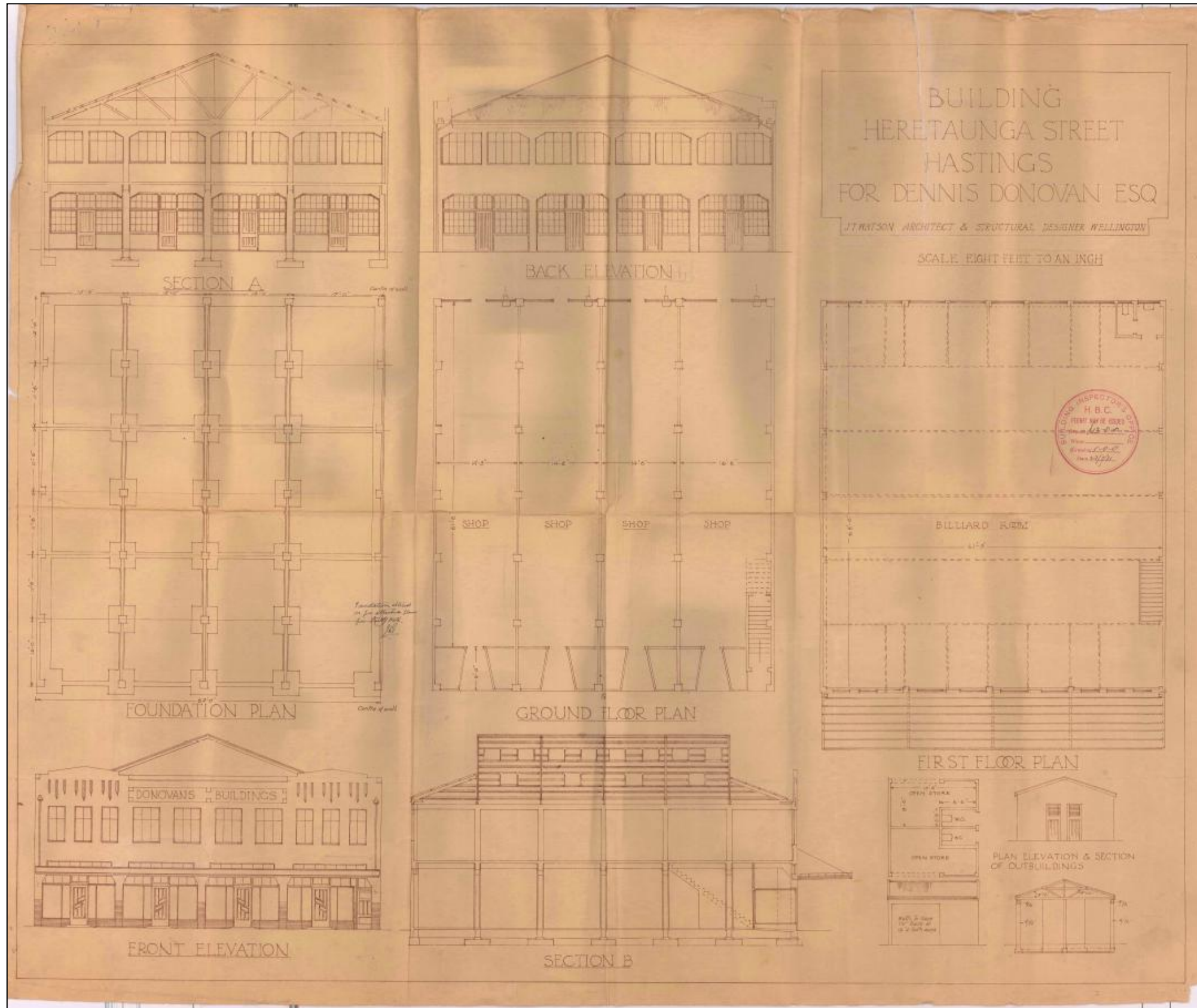
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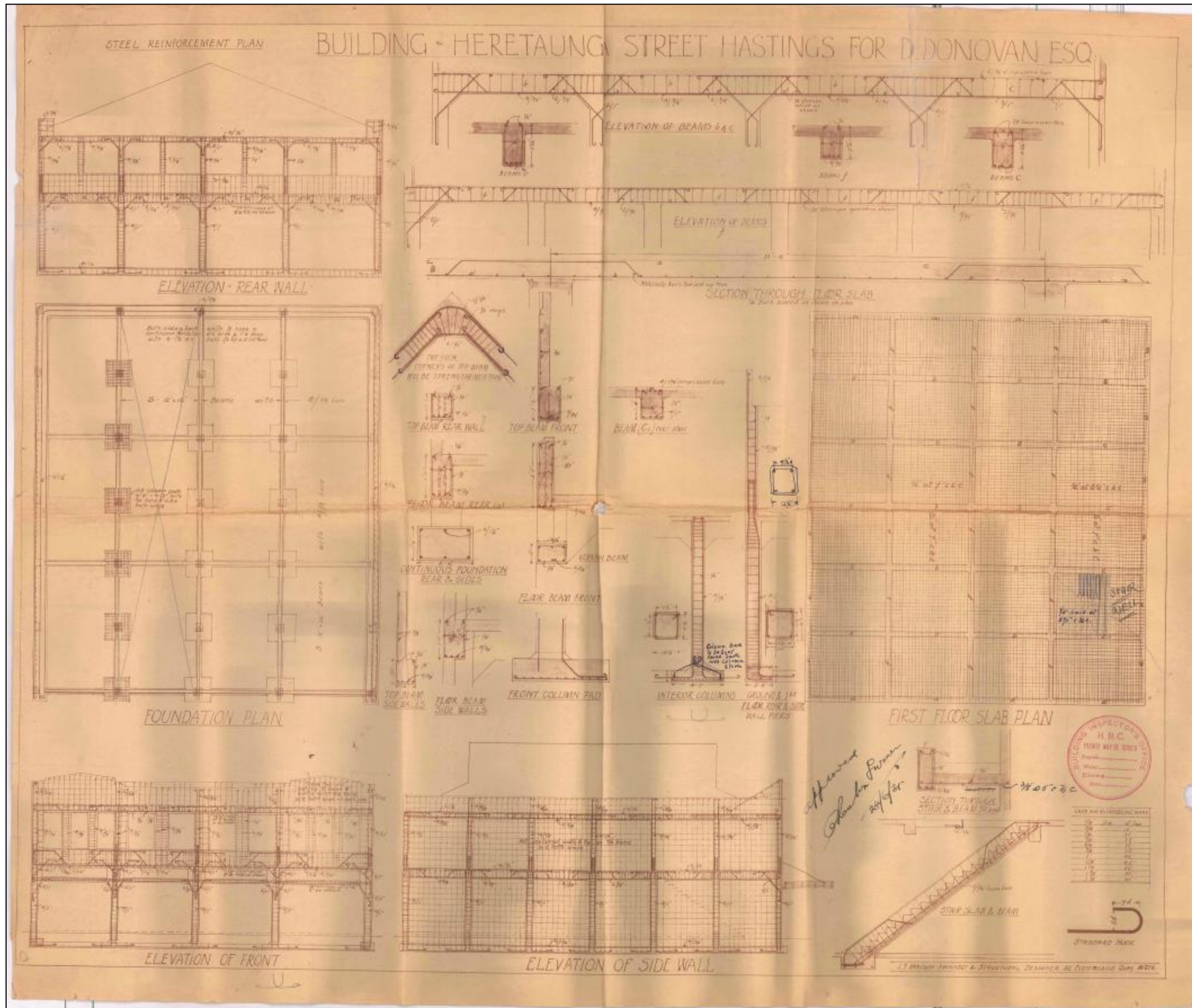
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ARCHIVE PLAN(S):

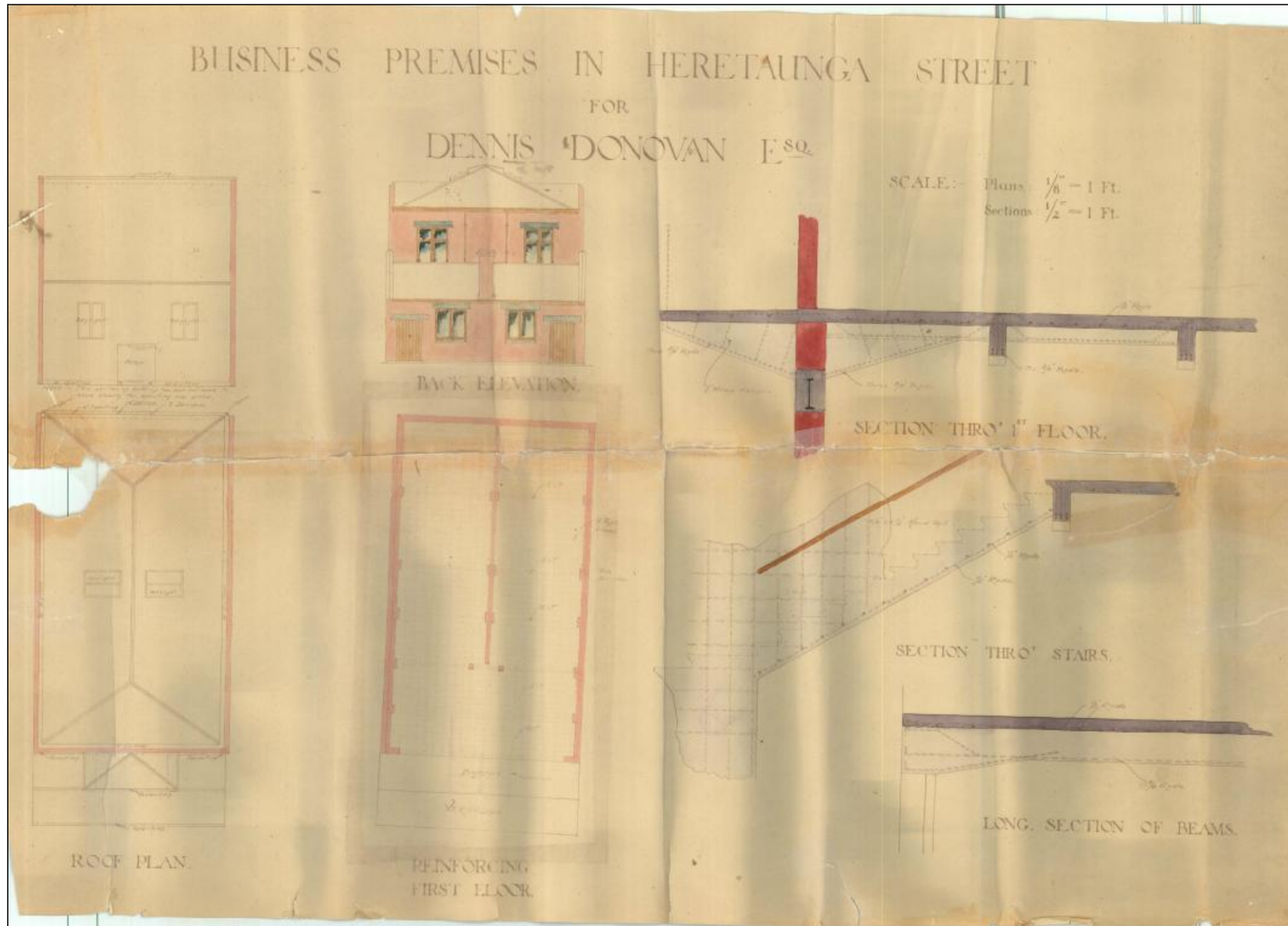
Reconditioning of Mr Dennis Donovan Esq.'s Rialto Buildings, by Davies Garnett & Phillips (Sheet 1) (1931) (TRIM Ref: 21334#0038)



Reconditioning of Mr Dennis Donovan Esq.'s Rialto Buildings, by Davies Garnett & Phillips (Sheet 2) (1931) (TRIM Ref: 21334#0038)



Business premises in Heretaunga Street for Dennis Donovan Esq. (Sheet 1) (1932) (TRIM Ref: 21334#0037)



Business premises in Heretaunga Street for Dennis Donovan Esq. (Sheet 2) (1932) (TRIM Ref: 21334#0037)

