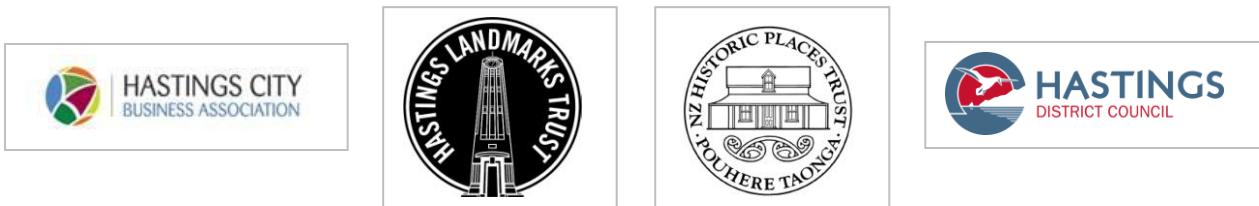


Hastings CBD Heritage Inventory Project



BISTRO 103 & ELECTRICIAN



Photo: R. Murray, 2012

LOCATION:

Street and Number: 103 & 103A Nelson Street North (Included as 355 Heretaunga Street West in the Council property system)

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Lot 158 Deeds Plan 29

Certificates of Title (includes Registry): C3/153, Hawke's Bay Registry

SUMMARY OF SIGNIFICANCE:

Architectural Value:

The building has architectural value in the two main elements of its design. The main building is a good example of an early drive-through structure, and has a high level of physical integrity, particularly the old timber shop-front that remains. The existing garage is made as a well-formed extension of the elegant Art Deco Wade Building.

Historic Value:

The building, with a variety of tenants over the years, has a typical commercial history that can be likened to a number of similar relatively small retail buildings in Hastings. It is of some modest note for its long association with the motor trade.

Aesthetic Value:

The building is located at a key entry point to the Hastings CBD, within a group of contemporaneous old buildings of architectural interest. In this context its Art Deco appearance helps to introduce the architectural character of Hastings.

HISTORY:

The Bistro 103/Electrician Building (103 and 103A Nelson Street North) was built in two parts in the late 1930s. The earliest portion of the Bistro 103/Electrician Building was built by contractor H.W. Abbott between 1936 and 1938; this appears to be the garage part that is attached to the adjacent Wade Building, and is likely to have been originally designed by Anscombe in conjunction with that building.¹ Soon after, an entire new building was soon built to the eastern side of the original structure.² This portion of the building is recorded as having been designed by W. Dickson and built by R.J. Potts in 1939.

Plans and specifications prepared by Anscombe for the adjacent Wade Building in 1932³ clearly show the garage as it now exists, identified as a "battery bay" and two garages in the location of the present building, in very much the same scale and style as exists today, and with the same street frontage design. It would seem this part of the plan had been left in abeyance for some years before being constructed, with design alterations and elaborations made by Dickson, although it is also possible that Dickson's work was simply a modification of the building as built to Anscombe's plans.

Interestingly, a specification exists (but unfortunately no plans), prepared by local architect A Garnett, that appears to describe this building, although it is not dated. The specification identifies the site as "at the back of Duff & Johnston's Battery Service", which would seem to have been the initial use of the garage, as noted on Anscombe's drawings.

¹ Hastings City Council file information.

² Hastings City Council file information.

³ Hastings District Council file information

It appears that the property was the site of an earlier building that had been used as an automotive repair shop.⁴ For many years, the Bistro103 /Electrician Building also seems to have been used for automotive purposes. Throughout the 1940s and 1950s, it was occupied by Kelt & Coy, who sold and repaired cars.⁵ It seems that the building was divided into two separate shops in about 1960, when part of it was leased to Thomson Suits Limited.⁶ In 1993, a building consent was issued for the eastern part of the building to be altered to a bar.⁷ Today, the building is occupied by Bistro 103 and The Stove Shop.

The property has been held in private ownership since it was constructed. The first owner was Mary Emma Wade, proprietor of the adjacent Wade Building.⁸ It is currently owned by Michael John Thomson, Pamela Judith Thomson, and Ian McGregor Robertson.⁹

PHYSICAL DESCRIPTION:

Architect: most likely Edmund Anscombe (garage/battery bay c.1936) and W. Dickson (present building, 1939). The design of the present building seems likely to have been based on the plans prepared by Anscombe (see Wade Building).

Builder: H.W. Abbott (c.1936) and R.J. Potts (1939)

Abbott was a prominent local builder and had been involved in considerable reconstruction work following the Napier earthquake.¹⁰

Date of construction: c.1936 (103a) and 1939 (103)

Construction details: Reinforced concrete structure, timber-framed roofs clad in corrugated steel, original timber shop-front joinery, steel windows (garage)

Description: This is a building of three distinct parts – the garage, on the west side of the group and the pair of commercial tenancies. While the Bistro 103 shop-front is modern, the other parts of the building are largely original with a high level of physical authenticity and have high visual interest.

The garage is built to marry directly in with the adjacent Wade Building, following the details of the window surrounds and steel window joinery, and striking a parapet height off the decoration of the latter; the façade is lined out in imitation stone blocks, a finishing detail common to all the related buildings. It has a single panelled timber door on the left of the elevation and a 6-leaf folding garage door, with glass panels cut into the tops of four of the leafs.

The main building is today in two separate parts. However, remaining fabric – driveway, kerbing and the alignment of the main shop-fronts – clearly shows these two tenancies shared a common drive-through, subsequently closed off. The common façade is divided into two bays, each with a large opening to the drive-through. The piers have shallow vertical steps that lead in to the openings; above the head of the openings is a simple Victorian-style frieze of scrolled flowers in shallow relief. The façade is lined out in imitation of stonework, but is otherwise plain up to the flat parapet.

⁴ Wises Street Directory 1934.

⁵ Wises Street Directory 1940, 1946, 1950-51, 1955, 1959-60.

⁶ CT 27/99, Hawke's Bay Registry.

⁷ Hastings City Council file information.

⁸ CT 27/99, Hawke's Bay Registry.

⁹ CT C3/153, Hawke's Bay Registry.

¹⁰ M.B. Boyd, *City of the Plains: A History of Hastings*, Wellington, 1984, p 269.

The shop-front of The Stove Shop is old, if not original, featuring slender timber joinery with large display windows and obscure glass lights above. The soffit above the drive-through area is battened. At the ground level, the original drive-through kerbing is visible. The shopfront of Bistro 103 is, within the frame of the old façade, entirely modern, although the entry doors are set back on the original wall line, and part of the original concrete drive-through kerbing remains visible.

ELEMENTS OF ARCHITECTURAL SIGNIFICANCE:

Element	Significance
Form and detail of the garage	Townscape, architectural, aesthetic
Form and detail of the street frontage	Townscape, architectural, aesthetic
Timber shop front	Architectural, aesthetic

MAJOR BIBLIOGRAPHIC REFERENCES:

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

van Zijl de Jong, Madelon, Historic Overview of Buildings & Houses in Hawke's Bay, Hastings Central Library.

Certificates of Title, Hawke's Bay Registry: 27/99, C3/153.

Wises Street Directories, 1934 to 1959-60.

OTHER INFORMATION:

NZHPT Register: Not registered

District Plan: The building is not specifically listed in the Hastings District Plan as a Heritage item, 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.

OTHER PHOTOS:



Garage building, 2012. This is designed and constructed to blend into the adjacent Wade Building and follows Anscombe's design.



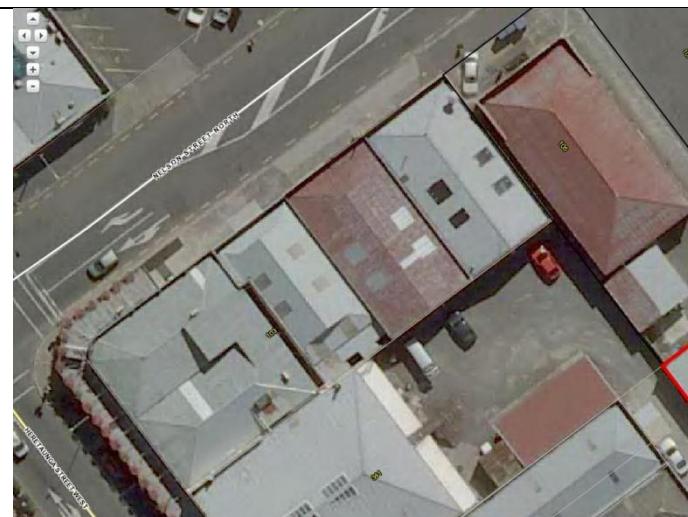
The Stove Shop – old timber shop-front, lined plaster finish and old concrete drive surface and kerbing, 2012

Bistro 103/Electrician, 103 and 103A Nelson Street North

Inventory Number: 49; Property ID: 21013; TRIM Reference: 21012#002#0004

Initial Report by Phillip Cleaver

Updated : 9 December 2009, updated July 2012 (Cochran & Murray); Final Report: November 2012



Aerial view (HDC GIS, 2012). Wade Building to the left of the image, followed by garage building, Electrician, Bistro 103 and the Nelson Street Hall to the right. Note the clearly defined party walls separating each tenancy.



Nelson Street North view of Northern side of building (Sarah Akers, 2009).



Nelson Street North view of Southern side of building (Sarah Akers, 2009).

Bistro 103/Electrician, 103 and 103A Nelson Street North

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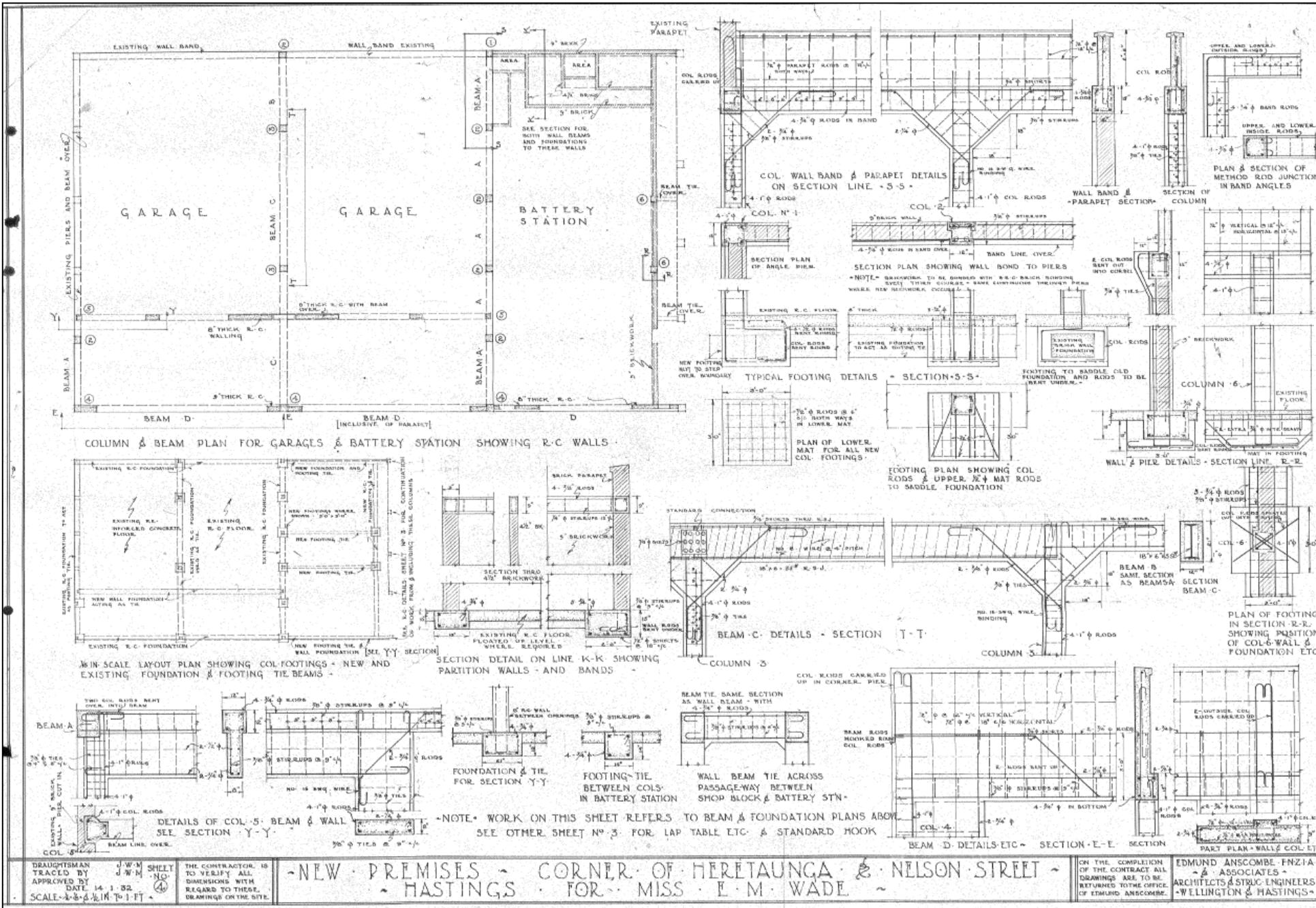
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ARCHIVE PLAN(S):

The original drawings for the Wade Building (No. 54) show two garages which appear to have been the basis for the existing Bistro 103/Electrician building. The Wade Building Plan is therefore shown here.

New Premises, Corner Heretaunga St and Nelson Street, for Miss E.M. Wade by Edmund Anscombe & Associates (1932) (TRIM Ref: 21013#010)



Bistro 103/Electrician, 103 and 103A Nelson Street North

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