

## Hastings CBD Heritage Inventory Project



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### E & K BUILDING

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Photo: R. Murray, 2012

#### **LOCATION:**

*Street and Number:* 300 Heretaunga Street East

*Location:* Corner Heretaunga Street East and Warren Street North

*City / Town:* Hastings

*Region:* Hawke's Bay

#### **LEGAL DESCRIPTION:**

*Legal Description:* Lot 1 DP 405851

*Certificate of Title:* 425960

## **SUMMARY OF SIGNIFICANCE:**

### *Architectural Value:*

This is a good example of a modest Art Deco commercial building, typical of many of the era that contribute to the character of the Hastings CBD. The design makes good use of the corner site. The façade above the verandah is particularly authentic and of interest for the subtle but carefully-worked decoration in the plaster, including the monogrammed “EK” and small acroteria.

### *Aesthetic Value:*

The E and K building has a prominent corner site that gives it high townscape value despite its relatively small size and low-key design. Its townscape value is enhanced by its relationship with the nearby commercial buildings, most of similar scale and style.

### *Historical Value:*

The E and K Building has had a relatively unremarkable history. The main historical interest lies in it having been built as an investment property for two farmers – who took sufficient pride in the building to put their initials on it – and a lengthy period as a grocery.

### *Social Value:*

This building was a grocery for many years and so may retain a modest social value for Hastings.

## **HISTORY:**

The E and K Building was designed by well-known architect A. Garnett, ca. 1932, and was built by Williams Timber Company Limited. It was named for the two men responsible for its construction, William Ebbett, of Hastings, and William Kilford, of Wanganui, both farmers.<sup>1</sup> They owned the land on the eastern corner of Warren and Heretaunga Streets.

Kilford died in 1934 and his share passed to Charles Newton, a Hastings accountant, and Henry Kilford of Takapau, also a farmer. Elliott died in 1941 and his share passed to his wife, Mary, and Leslie Ebbett as executors. The same year, Charles Newton died and Henry Kilford acquired the half share, which was immediately passed to the Public Trustee. In 1947 the property was sold to Khouri Ltd, a Wellington company.<sup>2</sup>

Khouri Ltd began selling off sections of its land, and sections 1 and 2 of its holdings, occupied by E & K Building, were sold to Bon Marche Holdings Ltd., a company incorporated in 1955<sup>3</sup> and presumably closely connected to the long-standing drapery of that name on Heretaunga Street.

In 1960, the building and associated sections were sold to retired sheep farmer Water Hailes of Hastings. After his death in 1990 the property was passed to the Public Trustee. After 13 years in the Public Trustee’s hands, the property was sold to Triangle Developments Ltd. in November 2003, and a month later to Mackersey Development Ltd.<sup>4</sup> The building is currently owned by Caillet and Hanger Limited.

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<sup>1</sup> CT HB 52/128, LINZ

<sup>2</sup> *Ibid.*

<sup>3</sup> CT HB 164/82, LINZ

<sup>4</sup> *Ibid.*

The first occupant after the building's completion was New Humphries Cash Groceries, which leased the building for about 20 years. It was replaced by Marr's Food Market in the late 1950s,<sup>5</sup> and the building continued in a grocery use until relatively recent times. Contemporary lessees included The Habby Shop and Café Zigliotto. The building is presently occupied by Ya-Bon, Artisan Baker.

## **PHYSICAL DESCRIPTION:**

*Architect:* A. Garnett

*Builder:* Williams Timber Company Limited

*Date of construction:* c. 1932

*Construction details:* Reinforced concrete construction, corrugated steel roof on timber framing.

*Description:* The E and K Building is a compact Art Deco-style single-storey building that has a forthright presence on its prominent corner site at the intersection of Heretaunga Street East and Warren Street. It serves as the visual termination of the long group of single storey shops that runs south along Heretaunga Street. The building is given additional emphasis in the streetscape by the open space of the car-park area at the rear.

The building contains two principal tenancies, a small shop on Heretaunga Street and the main shop entered from the corner. The building extends further along Warren Street than Heretaunga, to accommodate what appears to have been a separate tenancy, marked by a low and undecorated parapet stepped down from the main parapet line, and consequently the composition, although well balanced, is somewhat asymmetrical. This quality is accentuated by the stayed verandah that wraps around the corner to the centreline of the Warren Street elevation.

The exterior decoration follows Art Deco themes. The corner entry features a deeply set entry door above the verandah with a series of gently stepped plain vertical bands, rising slightly in the centre panel. The parapets are of equal length on either flank, stepping down at the Warren Street end of the building. The facades are finished in smooth plaster lined out in imitation of stonework. The main decorative features are confined to the area above the parapet, where the emphasis is horizontal with stripes and bands of fluted patterning at the top of the parapet. The centre of each façade is marked with a small neo-Classical acroterion atop the parapet, surmounting a precisely-worked monogram with "EK" surrounded by faceted geometric decoration.

The soffit of the verandah is battered over what appears to be fibrous plaster. Above the verandah, small windows on either flank provide light to the shops – although these are painted over on Warren Street. The rear elevation appears reasonably authentic, with old timber windows and doors and plain unpainted plastered walls.

The visible exterior joinery on the main elevations is all modern aluminium; new openings have appeared along Warren Street since 2009. In 2004, the small shop on Heretaunga Street was described as remaining in authentic condition, with its original shop door complete with chromium push rail, and lead-light glass – this has since been lost. The interior of this shop features a coffered ceiling and a skylight.

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<sup>5</sup> *Wises Street Directories, 1934-1960*

**E & K Building, 300 Heretaunga Street East**

Inventory Number: 58; Property ID: 100881; TRIM Reference: 21374#002#0005

Draft: 2004, updated 6 January 2010, updated June 2012 (Cochran & Murray); Final Report: November 2012

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**ELEMENTS OF ARCHITECTURAL IMPORTANCE:**

<b>Element</b>	<b>Significance</b>
Form and detail of the façades, including acroteria and verandah	Townscape, architectural, aesthetic

**MAJOR BIBLIOGRAPHIC REFERENCES:**

*Wises Street Directories*, 1934-1960

Certificate of Title HB 52/128, LINZ

**OTHER RELEVANT INFORMATION:**

*NZHPT Register*: Not registered.

*District Plan*: The E & K 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.

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**OTHER PHOTOGRAPHS:**



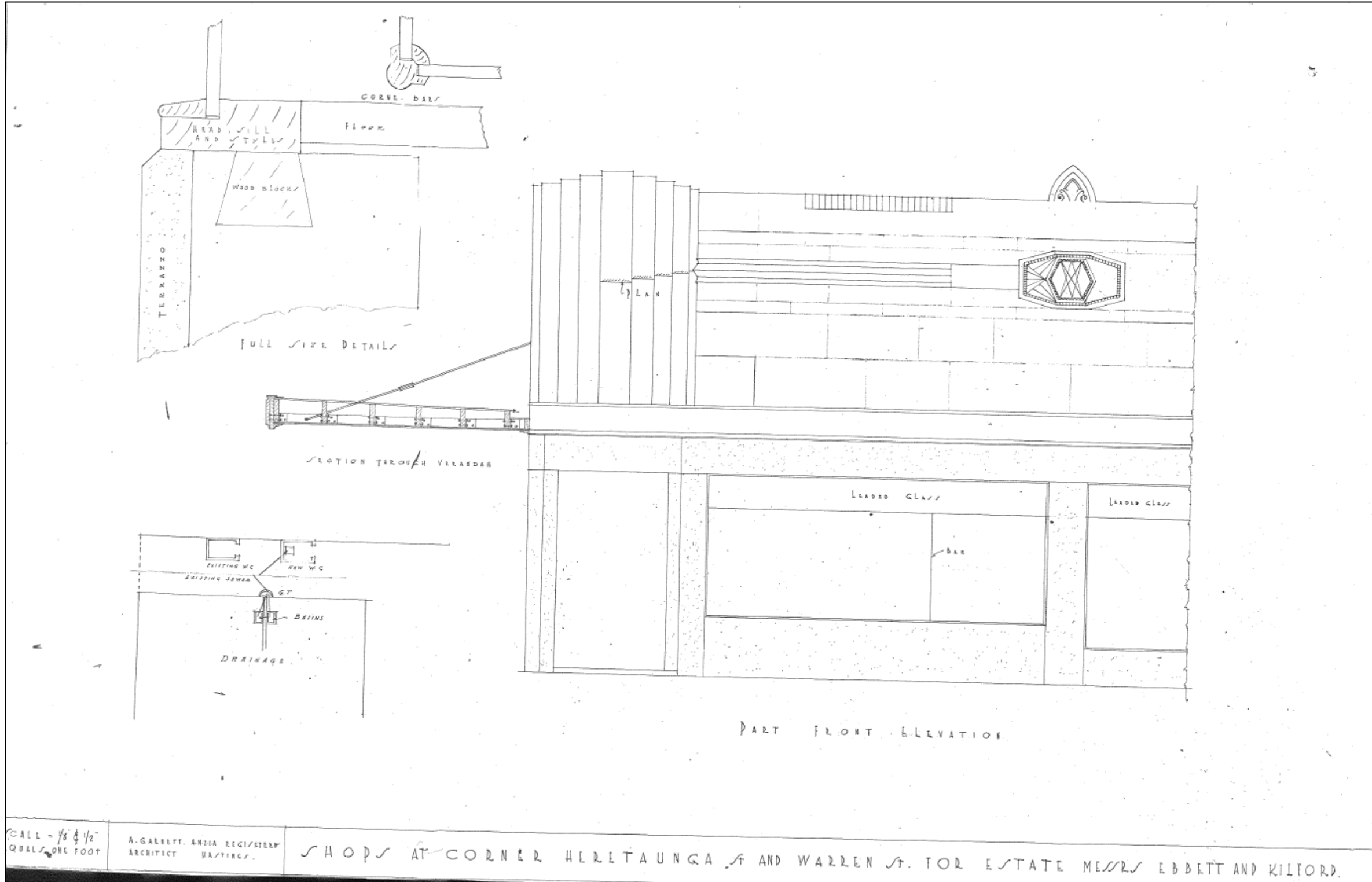
E & K Building, Heretaunga Street East view (Sarah Akers, 2009)



E & K Building, Warren Street North view (Sarah Akers 2009)

ARCHIVE PLAN(S):

Shops at Corner of Heretaunga St & Warren St for the Estate of Messrs Ebbett and Kilford by A. Garnett Architects (1935) (TRIM Ref: 100881#0063)



SCALE - 1/8" = 1/2"  
QUALS ONE FOOT

A. GARNETT, ANZSA REGD/STEEP  
ARCHITECT HASTINGS.

SHOPS AT CORNER HERETAUNGA ST AND WARREN ST. FOR ESTATE MESSRS EBBETT AND KILFORD.

