

**Queen's Chambers, 102-104 Queen Street East**

Inventory Number: 77; Property ID: 99903; TRIM Reference: 99903#002#0009

Report by Sarah Akers & Chris Cochran

Final Report: August 2012

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## Hastings CBD Heritage Inventory Project



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### QUEEN'S CHAMBERS

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#### LOCATION:

*Street and Number:* 102-104 Queen Street East

*City / Town:* Hastings

*Region:* Hawke's Bay

#### LEGAL DESCRIPTION:

*Legal Description:* Lot 2 DP 375148

*Certificate of Title:* HBJ1/1289

## **SUMMARY OF SIGNIFICANCE:**

### *Architectural Value:*

The Queen's Chambers building is an accomplished design in the Stripped Classical tradition, with some unusual features (such as the tall fluted columns and the roundels above) arranged in an original and visually interesting way. It is a high quality building of the immediate post-earthquake period, with carefully detailed reinforced concrete structure and special finishing materials such as mahogany paneling. It is the work of the important local architectural practice of Davies Garnett and Phillips.

### *Historic Value:*

The Queen's Chambers building has housed a variety of businesses over its lifetime, including James Faulkner (dentist) and L. A. Denton (accountant), both of whom ran longstanding Hastings practices. It has played a valuable role in the commercial life of the city, reflecting its history and growth.

### *Aesthetic Value:*

The Queen's Chambers is an important building in one of the finest streetscapes in the Hastings CBD, that along the western-most block of Queen Street East. Here its scale, dignified Classical architecture and high level of finish give it an important presence in the street. In conjunction with the Commercial Bank of Australia building, it strengthens the nodal corner with Russell Street North.

## **HISTORY:**

This building was constructed for James Faulkner, a dentist, who both owned and had premises in the old Queen's Chambers (on the corner of Queen Street East and Russell Street North).<sup>1</sup> This building was severely damaged in the earthquake, and as it was not insured, Faulkner sold part of his property to the Commercial Bank of Australia.<sup>2</sup> The money received from this sale allowed him to purchase the site at 102-104 Queen Street East, where he commissioned Harold Davies and Eric Phillips to design the present Queen's Chambers, which were subsequently constructed by H. W Abbott in 1932.<sup>3</sup>

Faulkner's practice was sold to Foote and Lawson (also dentists who occupied the building) in the early 1950's.<sup>4</sup> L. A Denton (later Denton & Denton) was a longstanding occupant of the Queen's Chambers. Denton, a public accountant, was forced to move from his office that he rented on the first floor of the Herald Tribune Buildings after the 1931 earthquake resulted in the removal of the first floor.<sup>5</sup> Denton & Denton still exists today, under the name of Markham's MRI.<sup>6</sup> Other occupants of the Queen's Chambers have included T.S Roulston, J. P Farrell and H.S Mitchell (all land agents), the Mutual Life and Citizens Assurance Company Limited and the Dominion Life Assurance Office of New Zealand Limited.<sup>7</sup>

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<sup>1</sup> Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North p. 139.

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

<sup>3</sup> *Ibid.*

<sup>4</sup> Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North p. 139.

<sup>5</sup> Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North p. 68.

<sup>6</sup> *Ibid.*

<sup>7</sup> *Wises Street Directories, 1934-1959-60.*

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In recent times, the building has been occupied by Estate Realties, Alpha Finances and Internet World Cyber Café. The ground floor of the Queen's Chambers is currently occupied by the Mash Trust Board Hawke's Bay Branch and the first floor is unoccupied. It is owned by D. G Daniel, M. Town-Treweek, P. Nathan and B. Nathan.

**PHYSICAL DESCRIPTION:**

*Architect:* Davies Garnett and Phillips

*Builder:* H. W Abbott

*Date of construction:* 1932

*Construction details:* This is a two storey reinforced concrete structure, with concrete ground and first floors. It has a timber truss roof, clad in corrugated iron, and steel window joinery. The concrete of the front elevation is plastered and painted.

*Description:* Queen's Chambers is a handsome building in the Stripped Classical style. The most prominent Classical features are four tall fluted pilasters which rise up through both stories; they support a plain horizontal band with four prominent roundels. Above this is discreet lettering with the building's name. The main entrance is in the central bay, with timber doors still in place, and there is a window either side with three windows above; there is a perforated spandrel panel separating the ground and first floor windows.

This was a quality building for the time, with the original documents showing a high level of finish; special features included the base of the main elevation finished in black terrazzo (now painted), and inside a dome over the stairwell, heart rimu joinery, and mahogany panelling (which according to the specification was to be supplied by the owner) to the stairs and first floor rooms. The original plan layout had offices on the ground floor with dental rooms on the first floor, the front two rooms being the dental surgeries.

The building is in authentic condition, the exterior matching very closely what is shown on the original drawings.

**ELEMENTS OF ARCHITECTURAL IMPORTANCE:**

Element	Significance
Whole of the front elevation, form and detail	Architectural, aesthetic

**MAJOR BIBLIOGRAPHIC REFERENCES:**

Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North p. 139.

**OTHER RELEVANT INFORMATION:**

*NZHPT Register:* Not registered.

*District Plan:* The Queen's Chambers is not specifically listed as a Heritage item in the Hastings District Plan, but is located within the Central Character Precinct.

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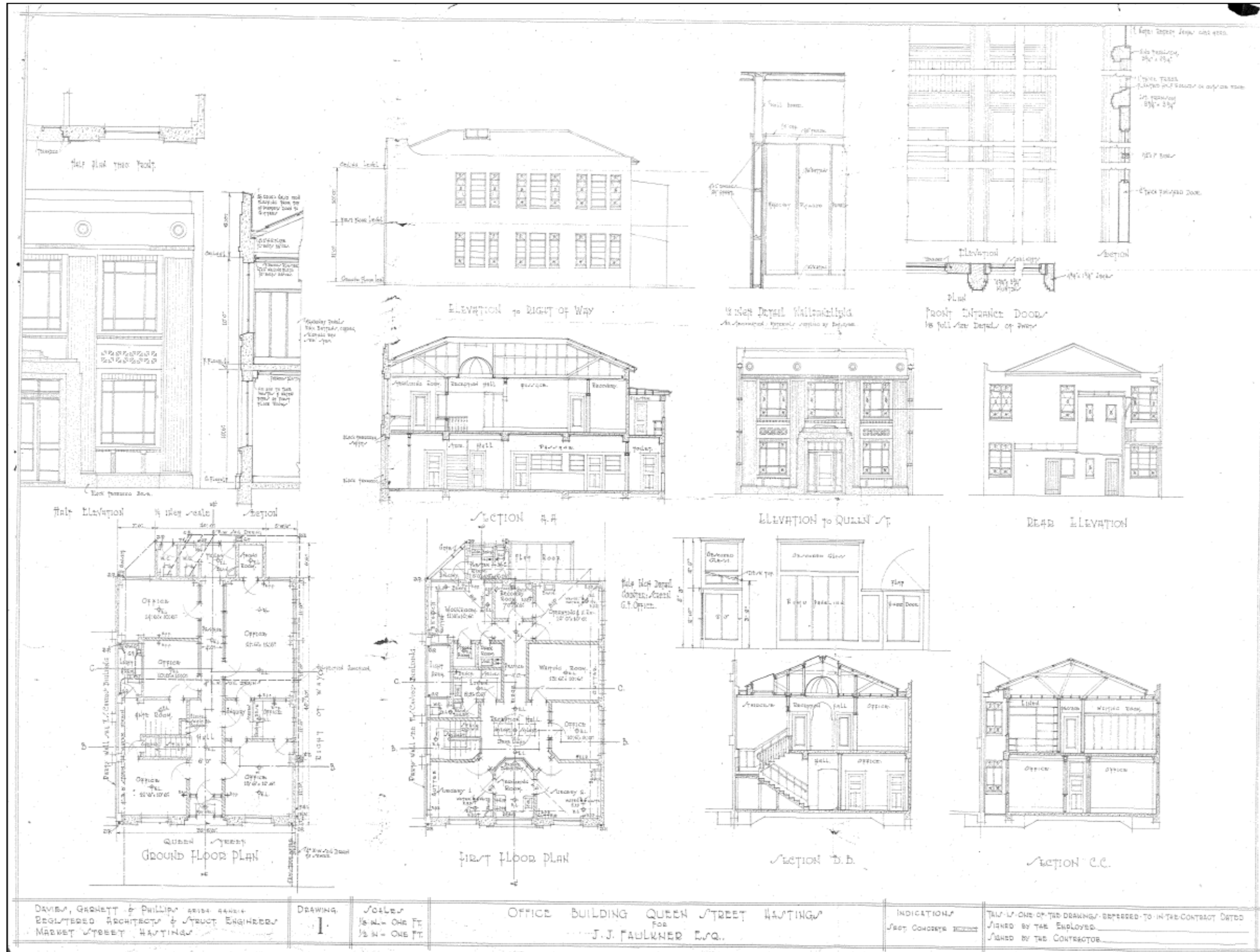
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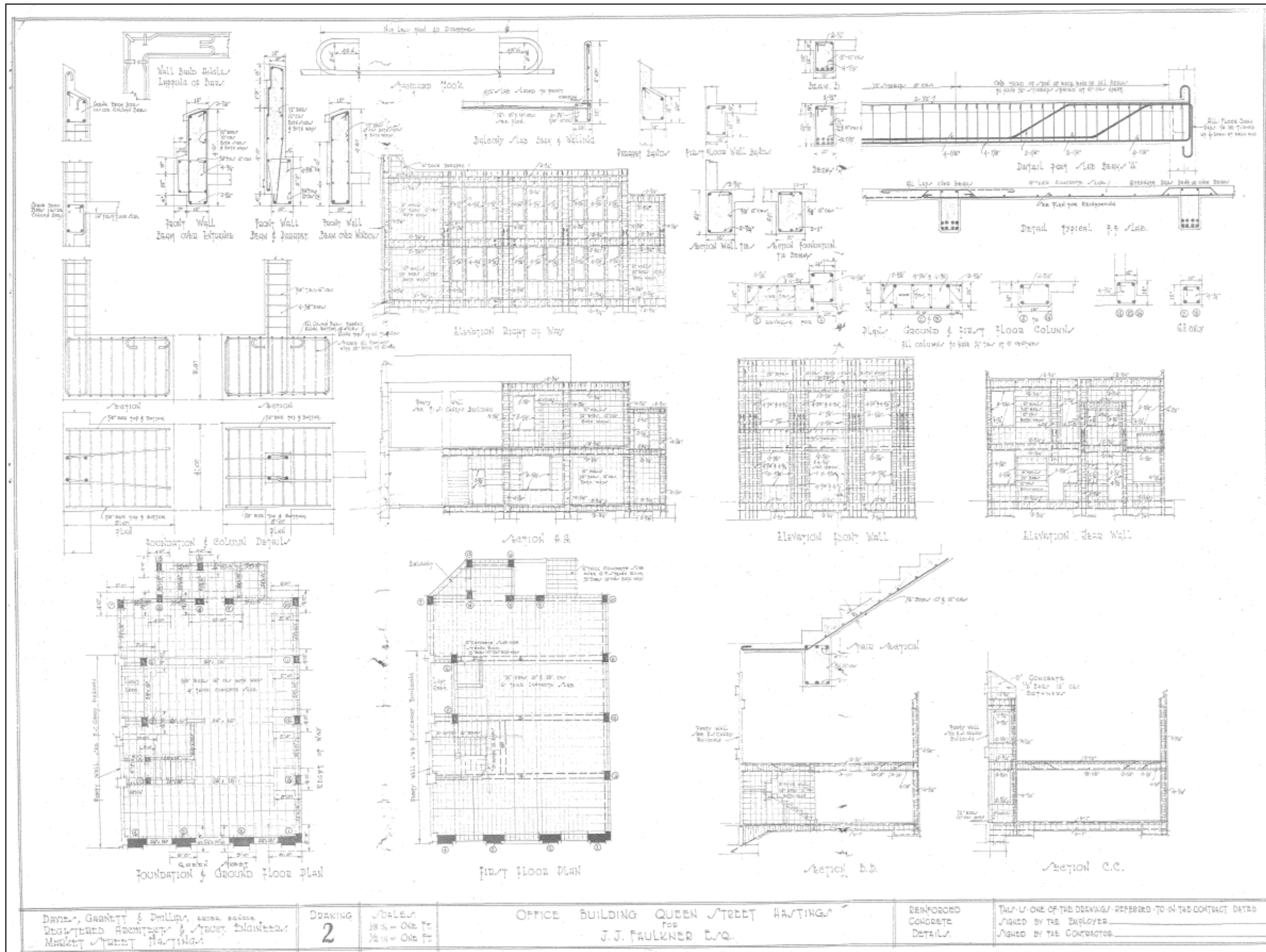
*New Zealand Historic Places Act 1993:* This site has been identified as a potential archaeological site under Section 2 of the New Zealand Historic Places Act 1993.

ARCHIVE PLAN(S):

Office building Queen Street, Hastings for J.J Faulkner Esq., by Davies, Garnett & Phillips Architects, Sheet 1 (undated) (TRIM Ref: 99903#0008)



DAVIES, GARNETT & PHILLIPS ARCHT. ENGRS. REGISTERED ARCHITECTS & STRUCT. ENGINEERS MARKET STREET HASTINGS	DRAWING I	SCALES 1/8" = 1' 0" 1/4" = 1' 0"	OFFICE BUILDING QUEEN STREET HASTINGS FOR J. J. FAULKNER ESQ.	INDICATIONS See GENERAL NOTES	THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT DATED SIGNED BY THE EMPLOYER SIGNED BY THE CONTRACTOR
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DAVID, GASKETT & PHILLIPS, ARCHT. ENGRS.  
 REGISTERED ARCHT. & CIVIL ENGINEERS  
 MARKET STREET HASTINGS

DRIVING  
**2**

SCALE  
 1/8" = ONE FT  
 1/4" = ONE FT

OFFICE BUILDING QUEEN STREET HASTINGS  
 FOR  
 J.J. FAULKNER ESQ.

REINFORCED  
 CONCRETE  
 DETAILS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT DATED  
 SIGNED BY THE EMPLOYER  
 SIGNED BY THE CONTRACTOR