

Garnett Building, 123 Queen Street East

Inventory Number: 85; Property ID: 21313; TRIM Reference: 21313#002#0004

Report by Sarah Akers & Chris Cochran

Draft: December 2009; Final Report August 2012

Hastings CBD Heritage Inventory Project



GARNETT BUILDING

OTHER NAMES: Stepping Out Restaurant



LOCATION:

Street and Number: 123 Queen Street East

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Lot 12 DP 2795

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Certificate of Title: H. B D1/886

SUMMARY OF SIGNIFICANCE:

Architectural Value:

The building at 123 Queen Street has high architectural value as a unique composition of the architectural styles of two distinct periods – Edwardian of the first decades of the 20th century and Art Deco of the 1930s. The building has added significance as an early design of Alfred Garnett, an important architect locally, also as a rare surviving example of the pre-earthquake architecture of the city.

Historic Value:

The historic value of the building derives from the range of commercial tenants that have occupied it, but more particularly it is important for the sequence of construction that dates back approximately 100 years. It has value as having (partially) survived the earthquake.

Aesthetic Value:

This building is located in a key part of the Hastings CBD, a main entry point to the central city. It is part of an impressive row of buildings on the south side of Queen Street that has very high townscape value because of their compatible scale, their design and their individual visual interest. No. 123 has the added interest of displaying two distinct period styles of architecture in its main façade.

HISTORY:

In 1913 ownership of 123 Queen Street East was held by Albert Garnett.¹ He was listed as the occupant in both the 1916 and 1920 Wisers Directories.² As Garnett was an architect, it could be assumed that he designed the building. In 1920 ownership was transferred to Cecil Duff, a solicitor.³ In 1924, additions were made to the building. Duff and Averill were listed as occupants of the building in 1925, 1934, 1940 and 1946.⁴ This means that they were the occupants at the time of the 1931 earthquake. The building was badly damaged in the earthquake as the second storey brick walls collapsed and were subsequently demolished. Duff and Averill moved back into 123 Queen Street East in late February 1931. In 1932, work began to rebuild the second storey. The ground floor was also strengthened with the use of reinforced concrete columns.⁵ Following Cecil Duff's death in 1938, ownership was transferred to Florence Duff, his widow.⁶ From 1950 to at least 1960 the building was occupied by Bannister and Von Dadelszen (solicitors).⁷ In 1970 ownership was transferred to Florence Fraser Duff and Muriel Tennyson Duff.⁸ In 1977 ownership shifted out of the Duff family, with H. W Larmer (insurance agent), B. N Flippard (chartered accountant), N. J Stewart (insurance agent) and P. H Jackson (chartered accountant) becoming owners and tenants of the building.⁹ They maintained ownership until 1987, when it was transferred to Timoleon and Katerene Giannoutsos.¹⁰ In 1992 ownership was transferred to Taheke Buildings Limited (also known as Blue Cod

¹ H. B 26/105

² *Wises Street Directory*, 1916, 1920

³ H. B 26/105

⁴ *Wises Street Directory*, 1925, 1934, 1940, 1946.

⁵ Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North p. 45.

⁶ H. B 26/105

⁷ *Wises Street Directory*, 1950-51, 1955, 1959-60.

⁸ *Ibid.*

⁹ H. B D1/886

¹⁰ *Ibid.*

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Holdings) and again in 2003 to Mackerson Future Limited.¹¹ In 2010, ownership was transferred to David Mark Chaplin and Rochelle Anne Horne.¹²

In 1992 an application was made to convert the building to a restaurant (later named Stepping Out) by Taheke Buildings Limited. In 1997 a resource consent was issued to converted the then vacant premises into a residential unit. However, by at least 2001 the building was occupied by Cre@tive Design Advertising Limited, when they were given a façade enhancement grant to upgrade their Edwardian Commercial style building. The building is currently unoccupied.

PHYSICAL DESCRIPTION:

Architect: A Garnett (1913?); Davies, Garnett and Phillips (1932 reconstruction)

Builder: Original building, builder not presently known; Totterdell Limited (1932 reconstruction)

Date of construction: 1913 (?); 1924 (additions); 1932 (reconstruction).

Construction details: Reinforced concrete, including concrete floorsbrick infill panels.

Description: This building has a very interesting history, dating back to 1913 (probably), when a single storey building was constructed for A Garnett. As mentioned in the history, as Garnett himself was an architect, it is almost certain that he designed the building, even though there is no attribution on the drawing. The ground floor today stands exactly as shown on the drawing, an Edwardian design with a flamboyant central bay with round-headed window, flanked by two porthole windows, a door on the left and window on the right. The timber joinery is still intact.

A first floor addition was built in 1924. Then following the Hawke’s Bay earthquake, Davies Garnett and Phillips drew plans for the ‘Reconstruction of Office Building’ in Queen Street for C Duff. Thus the first floor we see today dates from 1932 (the permit is dated 27 June 1932) and it stands in contrast to the ground floor. It has a very plain façade, with a central sunken window and two narrow ones flanking it, with discreet panels of fluting to each side and a long band of zig-zag patterning to the top of the parapet.

The building is part of an important group on the south side of Queen Street East, where its scale and design means it integrates well in its setting.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
The whole of the front elevation, form and detail, including joinery.	Architectural, aesthetic, historic.

MAJOR BIBLIOGRAPHIC REFERENCES:

H. B 26/105

H. B D1/886

¹¹ *Ibid.*

¹² *Ibid*

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Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North p. 45.

Wises Street Directory, 1916-1959-69.

OTHER RELEVANT INFORMATION:

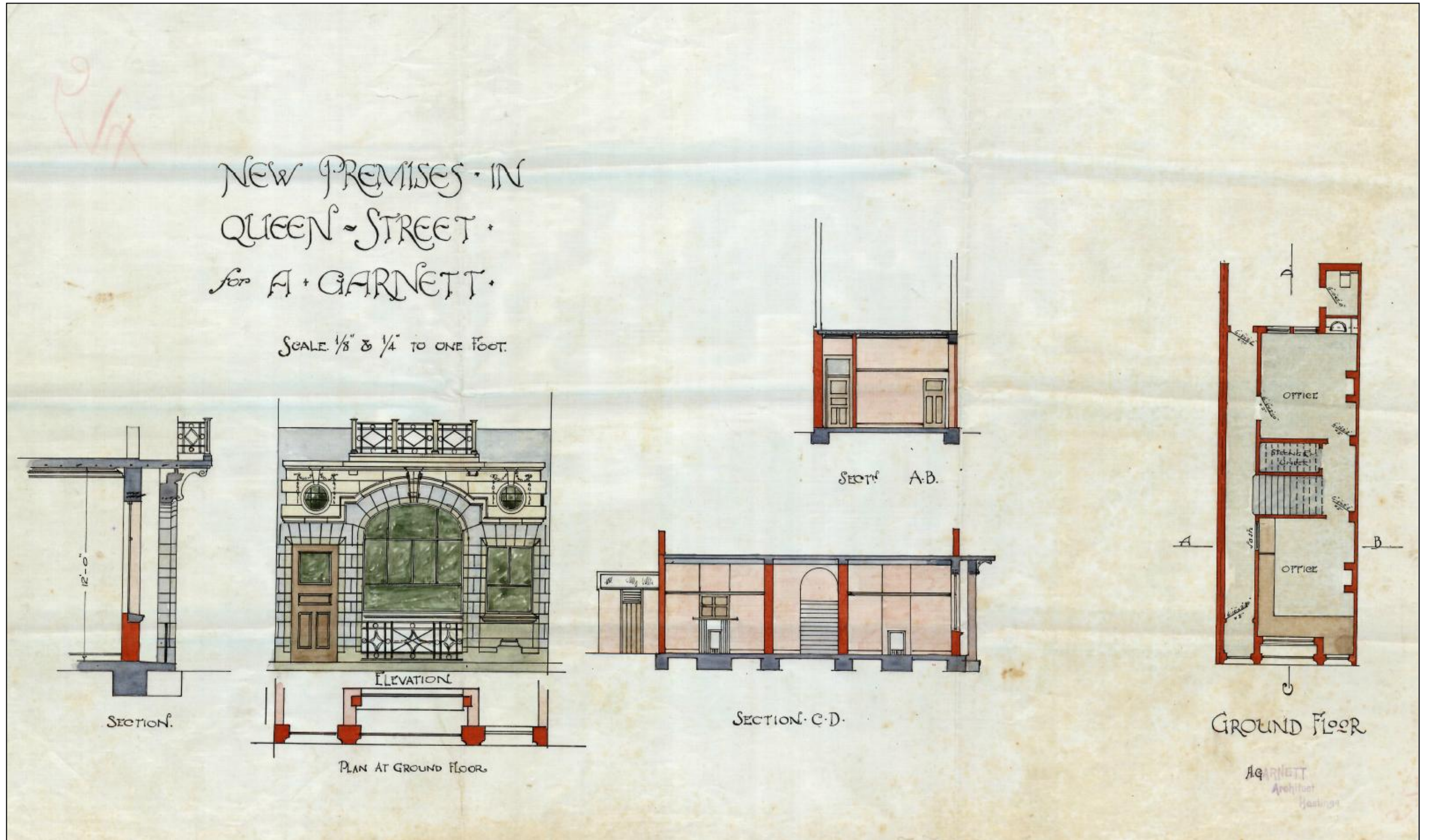
NZHPT Register: Not registered.

District Plan: The building is not specifically listed in the Hastings District Plan, but is located within the Central Character Precinct.

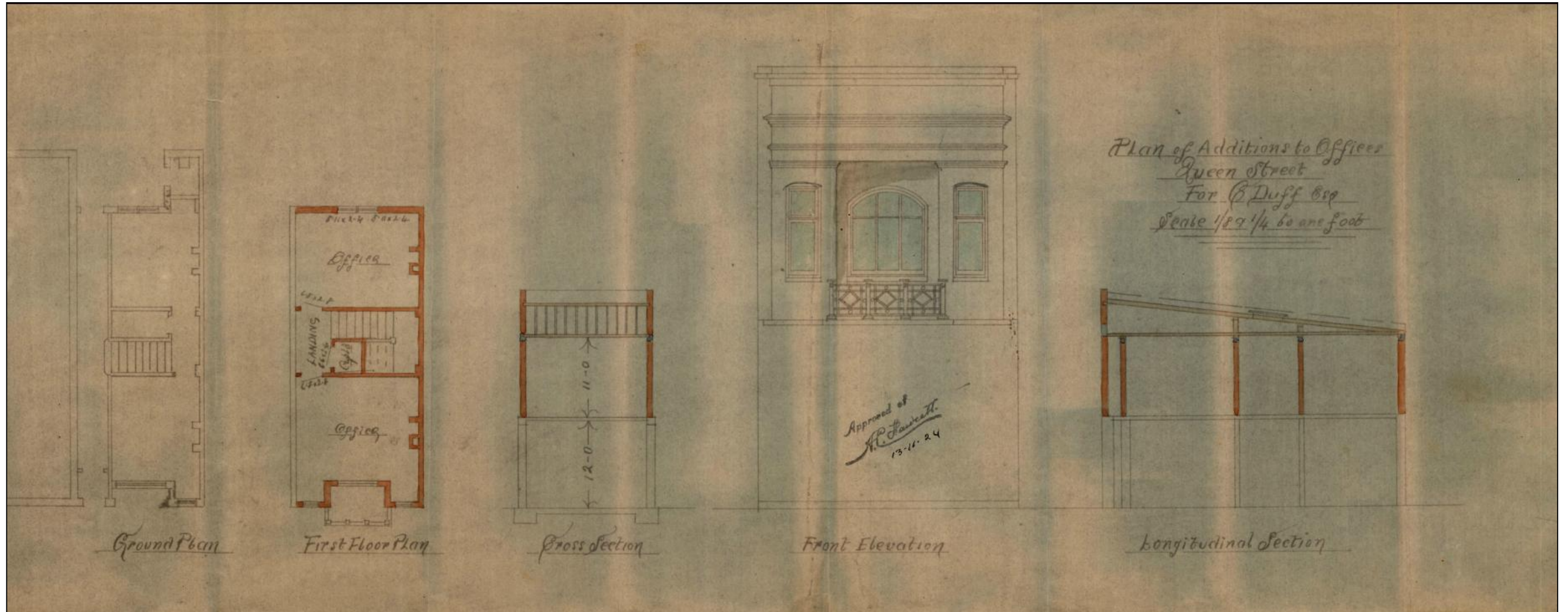
New Zealand Historic Places Act 1993: This site has been identified as a potential archaeological site under Section 2 of the New Zealand Historic Places Act 1993.

ARCHIVE PLAN(S):

New Premises in Queen St, (1924) (TRIM Ref: 21313#014)



Plan of Additions to Offices, Queen Street for C Duff Esq. (1924) (TRIM Ref21313#014)



Reconstruction of Offices, Queen St, Hastings, by Davies, Garnett & Philips (1932) (TRIM Ref: 21313#0006)

