

Kelly McNeil Building, 113 Queen Street East

Inventory Number: 88; Property ID: 21310; TRIM Reference: 21310#002#0004

Report by Sarah Akers & Chris Cochran

Draft: 15 December 2009; Final Report: August 2012

Hastings CBD Heritage Inventory Project



KELLY McNEIL BUILDING



LOCATION:

Street and Number: 113 Queen Street East

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Lot 2, 3 DP 3101 and Part Lot 5 DP 2795

Certificate of Title: HBA4/1158, HB50/61

SUMMARY OF SIGNIFICANCE:

Architectural Value:

The Kelly McNeil Building is an accomplished example of Stripped Classical design, with a strong presence in the street that belies its size. Its distinguishing feature is the pair of tall narrow columns, and the whole composition is well-ordered and visually interesting. It is the work of the important local architectural practice of Davies Garnett and Phillips.

Historic Value:

The building has historic value as one from the pre-earthquake period, and which underwent quite extensive reconstruction in 1931. Its long list of commercial owners and occupiers gives the place a social value in the life of the city.

Aesthetic Value:

The Kelly McNeil Building is an important structure 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.

HISTORY:

The Kelly McNeil Building was repaired after the earthquake in 1931 by Fletcher Construction/A. W Abbott, the work being designed by Davies, Garnett and Phillips; the cost of the work was £1,504.¹ At the time of the earthquake, the building was occupied by Kelly and McNeil (solicitors). They relocated to a temporary office next to the court house while their premises in Queen Street were repaired; they were one of the only businesses in Hastings to have earthquake insurance.² In 1934 the occupiers of the building alongside Kelly & McNeil were Colonial Mutual Life Assurance Society, Ms M. D Giles (typist) and G. H Lloyd (valuer).³ By 1946 the building had only two occupants; Kelly and McNeil and S. L Luxford, a chiropractor.⁴ This arrangement remained until at least 1955, and by 1959 Kelmec Buildings Limited replaced Luxford as an occupier.⁵ Kelmec Buildings Limited became the owner of the building in 1956 and were succeeded by C. F Simkin (land salesman), L. Milne Smith (solicitor), P. M MacCallum (solicitor), J. G Perry (medical practitioner) and T. P Donovan (chartered accountant) in 1978.⁶ These owners were assumed to be the occupants. The building has changed hands a number of times since 1978, beginning with ownership being transferred to J. L and J. M Raikes.⁷ In 1992 it was transferred to Queenkar Investments Limited, in 1994 to P. R Cooper and T. P Donovan (chartered accountants), in 1998 L. T Cooper replaced P. R Cooper, in 2002 ownership was transferred to M. V Hill and J. A McAru and B. L Cooper were added to the title in 2003.⁸ The building is currently owned by Actual Enterprises Limited, who obtained the property in 2009. It has recently become occupied by Attn! Marketing PR,

¹ *Ibid.*

² *Ibid.*

³ *Wise's Street Directory*, 1934.

⁴ *Wise's Street Directory*, 1946.

⁵ *Wise's Street Directory*, 1955, 1959-60.

⁶ H. B 7/266 and H. B 50/61

⁷ *Ibid.*

⁸ *Ibid.*

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after being unoccupied for a period of time following the end of Radio Kidnappers tenancy.

PHYSICAL DESCRIPTION:

Architect: For reconstruction (1931), Davies, Garnett and Phillips

Builder: For reconstruction (1931), Fletcher Construction/H. W Abbott

Date of construction: Note presently known.

Construction details: Reinforced concrete, structural steel.

Description: The Kelly McNeil Building is a two storey structure, mainly in reinforced concrete but with a structural steel frame that strengthens the mid-portion of the building. The building pre-dates the Hawke's Bay earthquake, and post the earthquake it was strengthened and repaired; tenders for the work closed on 2 May 1931, and the contract period was seven weeks. The steel frame was put in at this time, the reinforced concrete of the front wall to Queen Street was built, and various repairs were carried out – the specification calls for the ground floor windows to be taken out and refixed; for new windows to be built for the first floor (in heart totara), and for the staircase to be 'overhauled and repaired'.

The building has elements of the Stripped Classical style, the most prominent being the two tall thin columns that rise the full height of the building to support a parapet ornamented with roundels; these, and the narrow windows on either side of the main central bay, emphasise the tall narrow proportions of the front elevation. Art Deco makes a minor appearance in a geometric panel at either end of the parapet.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
Form and detail of the main elevation.	Architectural, aesthetic
Concrete and steel structure	Technical

MAJOR BIBLIOGRAPHIC REFERENCES:

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

Wise's Street Directory, 1934, 1946, 1955, 1959-60.

H. B 7/266 and H. B 50/61

OTHER RELEVANT INFORMATION:

NZHPT Register: Not registered.

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

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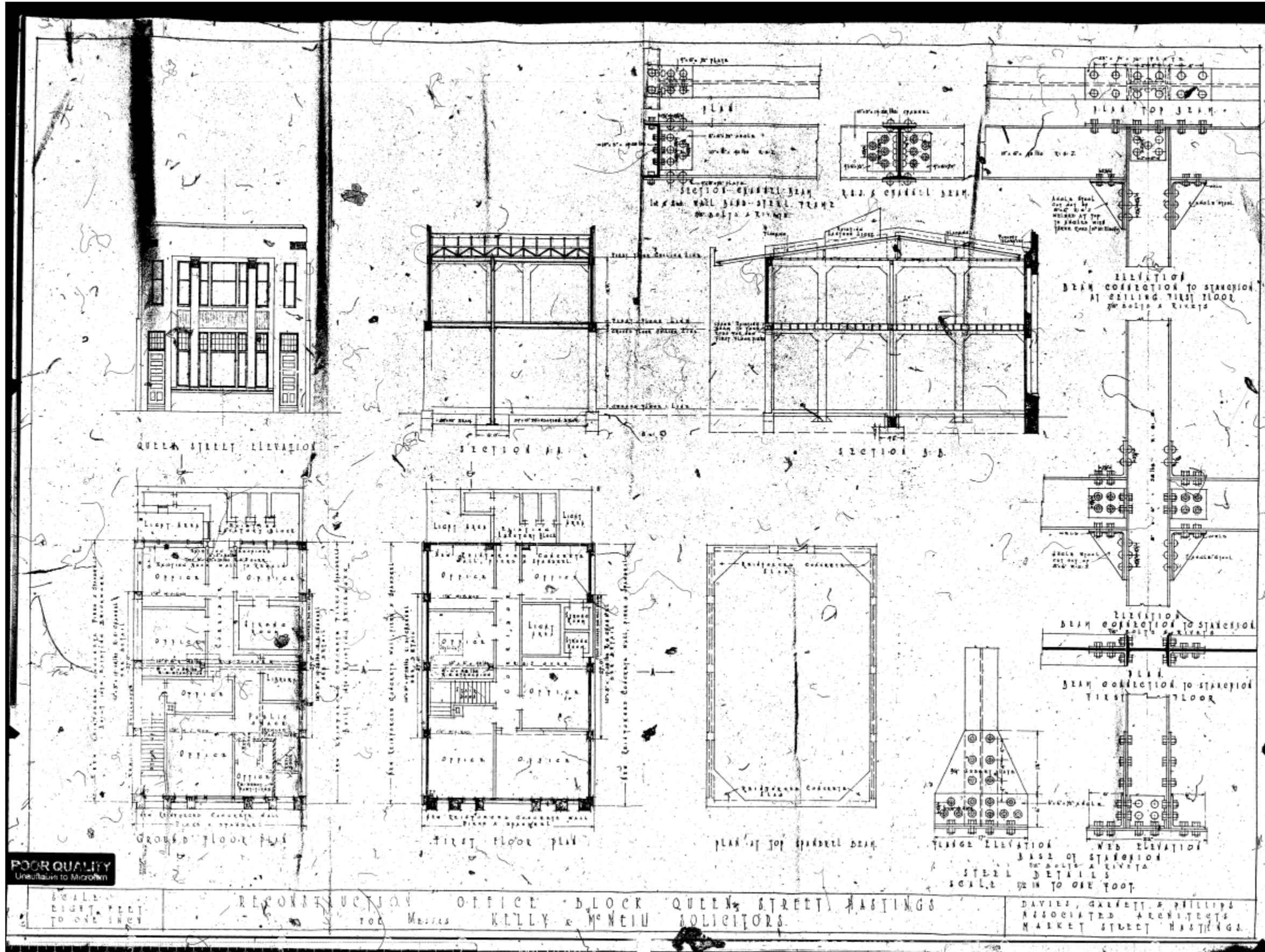
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New Zealand Historic Places Act 1993: This site has been identified as a potential archaeological site under Section 2 of the New Zealand Historic Places Act 1993.

ARCHIVE PLAN(S):

Reconstruction of Office Block, Queen St Hastings, for Kelly McNeil Solicitors, by Davies, Garnett & Philips (1931) (TRIM Ref: 21301#0005)



POOR QUALITY
 Uncertain to Microfilm

SCALE
 EIGHT FEET
 TO ONE INCH

RECONSTRUCTION OFFICE BLOCK QUEEN STREET HASTINGS
 FOR MESSRS KELLY & McNEIL SOLICITORS.

DAVIES, GARNETT & PHILIPS
 ASSOCIATED ARCHITECTS
 MARKET STREET HASTINGS.