

Carlsson House, 201/201A Warren Street North

Inventory Number: 61 Property ID: 25130, 25132; TRIM Reference: 25130#002#0003

Report by Chris Cochran

Final Report: 18 April 2012

Hastings CBD Heritage Inventory Project



CARLSSON HOUSE



C. Cochran, 2012

LOCATION:

Street and Number: 201/201A Warren Street North

Location: Corner Warren Street North and Queen Street East

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Flat 1 DP 19926, Flat 2 DP 19926 on Lot 1 DP 19925

Certificate of Title: HBL4/434 & HB L/435

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SUMMARY OF SIGNIFICANCE:

Architectural Value:

Carlsson House is one of Hastings' most accomplished Art Deco buildings, modest in its decoration but interesting in its form and detail. It is unusual in a CBD building in being residential in its original use and design, and this shows in the design of the entrances for example, and in the fenestration.

Historic Value:

Carlsson House has a history associated with its residential occupants from the time of construction up until the late 1980's. Since this time, a number of businesses have occupied the building.

Aesthetic Value:

The aesthetic value of the building derives from its townscape qualities in a highly visible location on the corner site of Warren Street North and Queen Street East. It clearly defines the corner, and is visually interesting for its form and detail.

HISTORY:

Carlsson House was designed in 1933 by Alfred Garnett in Art Deco Style. The two storey building originally contained four flats, as supported by a building consent issued in 1933. Judging by the listings in Wises Street Directories from 1938 to 1950-51, the building was used for residential units, having between six and eight tenants each listing. From 1987 onwards, there have been a number of building consents issued to convert the four residential units to office or commercial use.¹ Flat 1 was subsequently occupied by Geenty Walsh & Partners Accountants and Flat 2 by Mosley Real Estate. In 1989 the proprietors name changed from Neil Montague Mosely to Carlsson House Limited.² In 1993 Flat 2 was owned by Euston Buildings Limited and building consent was granted to alter accountancy offices. In 2004 Flat 2 was occupied by Money Managers and owned by Euston Buildings Limited, while Flat 1 was still occupied by Geenty Walsh & Partners and owned by Carlsson House Limited. In 2008 there was a change of ownership from Carlsson House Limited to Carlsson Properties Limited.³ From October 2010 to October 2011 the building was occupied by Nuview Wealth Solutions. Presently, Flats 1 and 2 are owned by Carlsson Properties Limited and occupied by AgFirst. There is also some office space for lease.

PHYSICAL DESCRIPTION:

Architect: A. Garnett

Builder: Brugh

Date of construction: 1933

Construction details: Timber framed building with solid lime/cement plaster finish on concrete foundations. The framing is rimu, the flooring heart matai, the exterior joinery is heart totara (or redwood) and the interior joinery heart rimu.

¹ Hastings Central Business District Heritage Study Item Identification Sheet – Carlsson House, Register Item No. 69.

² C/T L4/431

³ Notice of change of ownership, 201 Warren Street North, 2008

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Description: Carlsson House stands firmly on the corner of Warren Street North and Queen Street East, two stories high and built right on the street edges. It is finished in rough cast solid plaster, plain but with horizontal bandings at first floor and parapet level. The Warren Street North elevation has two porches at ground floor level, matched by two small balconies with projecting balustrades to the flats above; centrally between them is a modest stepped parapet, and an unusual stepped motif marks the corner of the building. The long horizontal banding is reflected in the horizontal subdivision of the windows on the Warren Street elevation. Along with the inscribed name of the building, and its date, these features add visual interest to an otherwise plain form. Being on the edge of the CBD, and originally in residential use, the building does not have a verandah.

Major alterations were carried out in 1987 to convert some of the spaces for use as professional offices, and these were made with very little alteration to the exterior. In 2007 the building won an excellence award for Façade Enhancement.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
Exterior form	Architectural, aesthetic.
Two parapet motifs	Aesthetic.

MAJOR BIBLIOGRAPHIC REFERENCES:

C/T L4/431

Hastings Central Business District Heritage Study Item Identification Sheet – Carlsson House, Register Item No. 69.

Notice of change of ownership, 201 Warren Street North, 2008

Wises Street Directories, 1938 – 1950-51.

OTHER RELEVANT INFORMATION:

NZHPT Register: Not registered

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

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.

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OTHER PHOTOGRAPHS:



Warren Street North
Carlsson House
façade (S. Akers,
2009).

ARCHIVE PLAN(S):

Hastings District Council does not hold the original plans for this building.