

Commercial Group #3, 207-217 Heretaunga Street East

Inventory Number: 63 Property ID: Building 1: 21425, Building 2: 21424, Building 3: 21422; TRIM Reference: 21425#002#0008

Report by Sarah Akers & Chris Cochran

Final Report: 18 April 2012

Hastings CBD Heritage Inventory Project



213-223 HERETAUNGA STREET WEST (COMMERCIAL GROUP #3)



Eastern side of Building 1,
Commercial Group #3 (S. Akers,
2009).



Western side of Building 1,
Commercial Group #3 (S. Akers,
2009).

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Building 2, Commercial Group #3
(S. Akers, 2009).



Building 3, Commercial Group #3
(S. Akers, 2009).

LOCATION:

Street and Number: 217 Heretaunga Street East (Building 1), 215 Heretaunga Street East (Building 2), 211 Heretaunga Street East (Building 3)

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Lot 142 DDP 83 (Building 1), Part Lot 141 DDP 83 (Building 2), Lot 1 DP 6626 Part Lot 141 DDP (Building 3)

Certificate of Title: HBC4/811 (Building 1), HBP3/1183 (Building 3)

SUMMARY OF SIGNIFICANCE:

Architectural Value:

These three buildings have architectural value for their matching scale, height and compatible Art Deco features. Though modest single storey retail buildings, typical of their time and place, they each have their own visual interest. The three buildings combine seamlessly to make a valuable streetscape in the Hastings CBD.

Historic Value:

Buildings 1 and 3 have a typical retail building history, each having housed a variety of tenants over the years. Building 2 has a strong association with F. L Bone, a prominent and longstanding Hastings business.

Aesthetic Value:

This group of buildings makes up a large part of a Heretaunga Street East block, and is prominent in the streetscape in a busy part of the CBD which is notable for its concentration of period buildings. The group has high townscape value, and it helps to reinforce the predominant architectural character of the city of low-rise Art Deco style buildings.

HISTORY:

Building 1: Rodger's Pharmacy was one of the shops that occupied the site of this building prior to the 1931 earthquake. Sandy Rodgers had only just taken over what was Coldwell's Pharmacy when the earthquake struck, completely destroying the building.¹ It can be assumed that the current building was constructed as a replacement shortly after the earthquake in 1931 (which was when a building consent was granted for a block of 5 shops). Early occupants of the building (as evidenced in Wises Street Directories) included Rodgers Pharmacy, Anne Robinson (needleworker), C. J O'Neill (hairdresser), F. D Wyatt (stationer), P. Hannah (cycle agent) and Leo Cullinan (hairdresser). It is apparent that in the 1970's the building was occupied by a book shop, a hairdresser, The Wool and Handcraft Centre, a chemist and Hastings Cycles Limited.² More recently, the building has housed a succession of cafes, namely Pataka Organics Café, Sabroso Café and Viva Café. Presently the building is occupied by Cornucopia (an organic food shop) and Taste Cornucopia Café, while one of the stores is unoccupied. The property is owned by A. G and K. E Keats.

Building 2: The hardware store business located at 215 Heretaunga Street East was established in 1885 by Mr W. F Burnett and taken over by Frank Bone in 1900.³ The property extended from Heretaunga Street to Eastbourne Street. This was when the business gained the name F. L Bone. Ralph Bone (Frank's son) joined the business in 1921.⁴ The building was destroyed in the 1931 earthquake and temporary buildings facing onto Eastbourne Street were quickly erected.⁵ F. L Bone applied for a rehabilitation loan in order to rebuild permanent premises, which were completed in 1932 at a cost of

¹ Fowler, M. 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited: Havelock North, p. 87.

² Plan, Trim Reference: 21425#020

³ Fowler, M. 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited: Havelock North, p. 86.

⁴ *Ibid.*

⁵ *Ibid.*

£2,995.⁶ The building remains owned by F. L Bone and Son Limited today, and is presently occupied by the business. The building has previously been occupied by the Native Furniture Gallery.

Building 3: This building is also known as the Simmond's Building, named for A. Simmonds Limited (seed, grain and produce merchants) who occupied the building from the early 1900's until the 1980's.⁷ The business was established in 1899 by Arthur Simmonds, after he purchased Cranby and Sidey's seed, grain and produce business based in Napier.⁸ He subsequently opened an additional store in Hastings. The business was taken over by Mr John Common, Mr L. T Bisson and Mr K. Merritt sometime before the 1931 earthquake.⁹ Simmond's Building was completely destroyed as a result of the earthquake. Temporary premises were erected at the rear of the store, facing onto Eastbourne Street. The landlord of the building was George Ebbett, and he received a rehabilitation loan in 1932 in order to rebuild the store.¹⁰ In more recent times, after the building ceased housing A. Simmonds Limited, it occupied a variety of retail shops including Beds R Us and More In Wood. Presently the building is occupied by the Image Trading Centre (second hand store) and owned by Mahanga Trust, Mishelle Ann Ball, John Anthony McAra, and Grant Richard Ball.

PHYSICAL DESCRIPTION:

Architect: Building 1: J. T Watson; Building 2: Davies, Garnett and Phillips; Building 3: Edmund Anscombe and Associates

Builder: Building 1: Edwards Construction Company; Building 2: H. W Abbott; Building 3: not presently known.

Date of construction: Building 1: 1931; Building 2: 1932; Building 3: 1932.

Construction details: Building 2: Single storeyed, reinforced concrete construction, timber truss roof. Buildings 1 and 3 likely to be similar.

Description: These three single storey buildings form a long and impressive row on the south side of Heretaunga Street East; they are of matching height, all with verandahs hung from the structure above. Building 1, while modified below verandah level and now with all aluminium joinery, has a nicely rhythmic pattern of inset panels and bands of decoration above the verandah.

Building 2 forms the focus of the group as it has a strong central motif of fluting with panels on either side, and the plain surface of the facade is raked in imitation of stonework. Below the verandah, this building has some of its original timber joinery still in place, including lead-light windows; the pressed metal soffit to the verandah is also original fabric. Early documents survive for this building; the plan shows a full width 'hardware store' space in the front half of the building, with a 'bulk store' at the rear.

Building 3 is the plainest of the group, with some subtle banding near the top the parapet and a discreet band of rolling waves not seen elsewhere just above the verandah. Some original joinery remains below the verandah too, so that this group has a relatively high level of authenticity.

⁶ *Ibid.*

⁷ *Ibid.*

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ *Ibid.*

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ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
Form and detail above verandah level	Architectural, aesthetic.
Building 2, original joinery and soffit to the verandah	Aesthetic, technical.

MAJOR BIBLIOGRAPHIC REFERENCES:

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

OTHER RELEVANT INFORMATION:

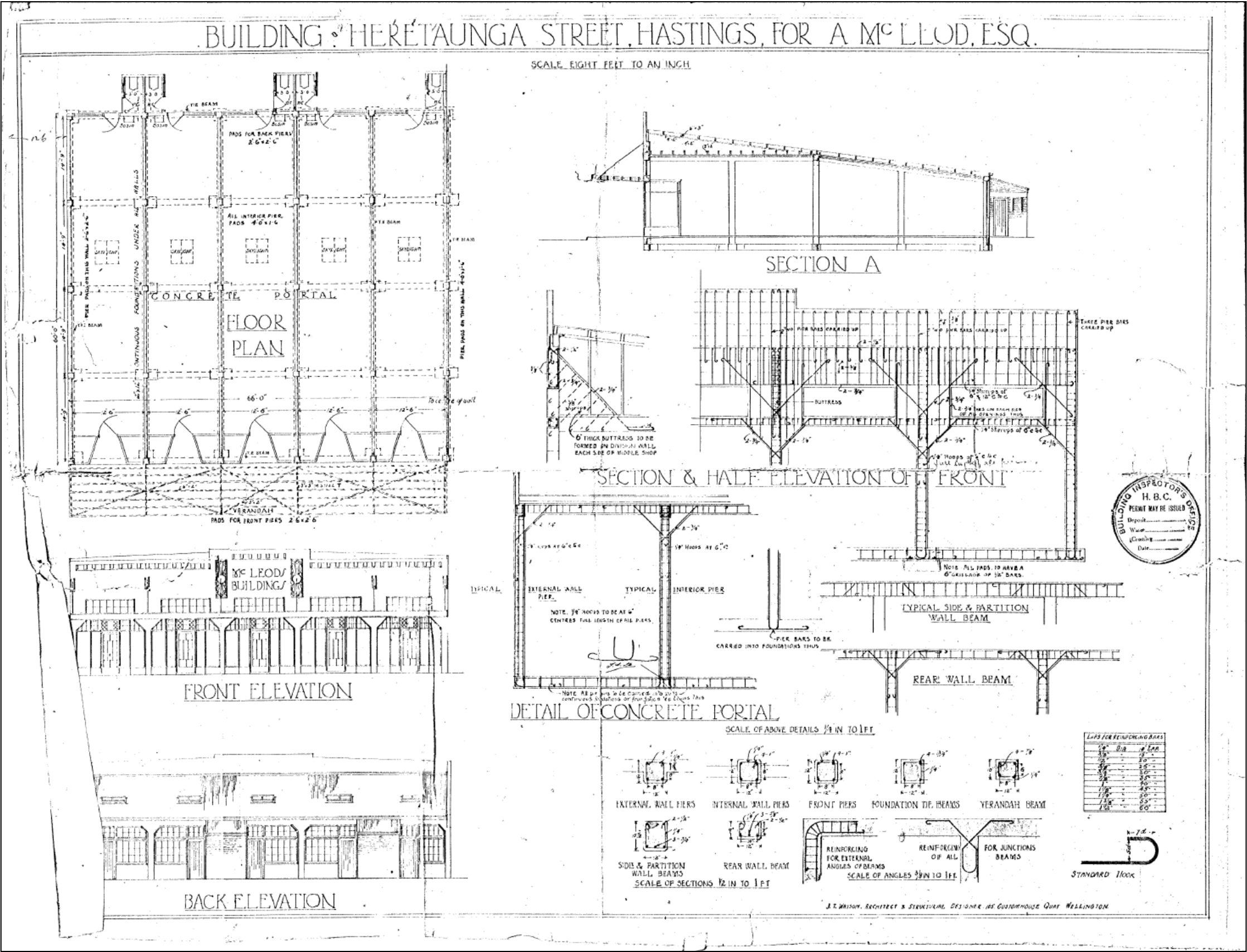
NZHPT Register: Not registered.

District Plan: The buildings included in Commercial Group #3 are not specifically listed as Heritage items in the Hastings District Plan, but are located within the Central Character Precinct.

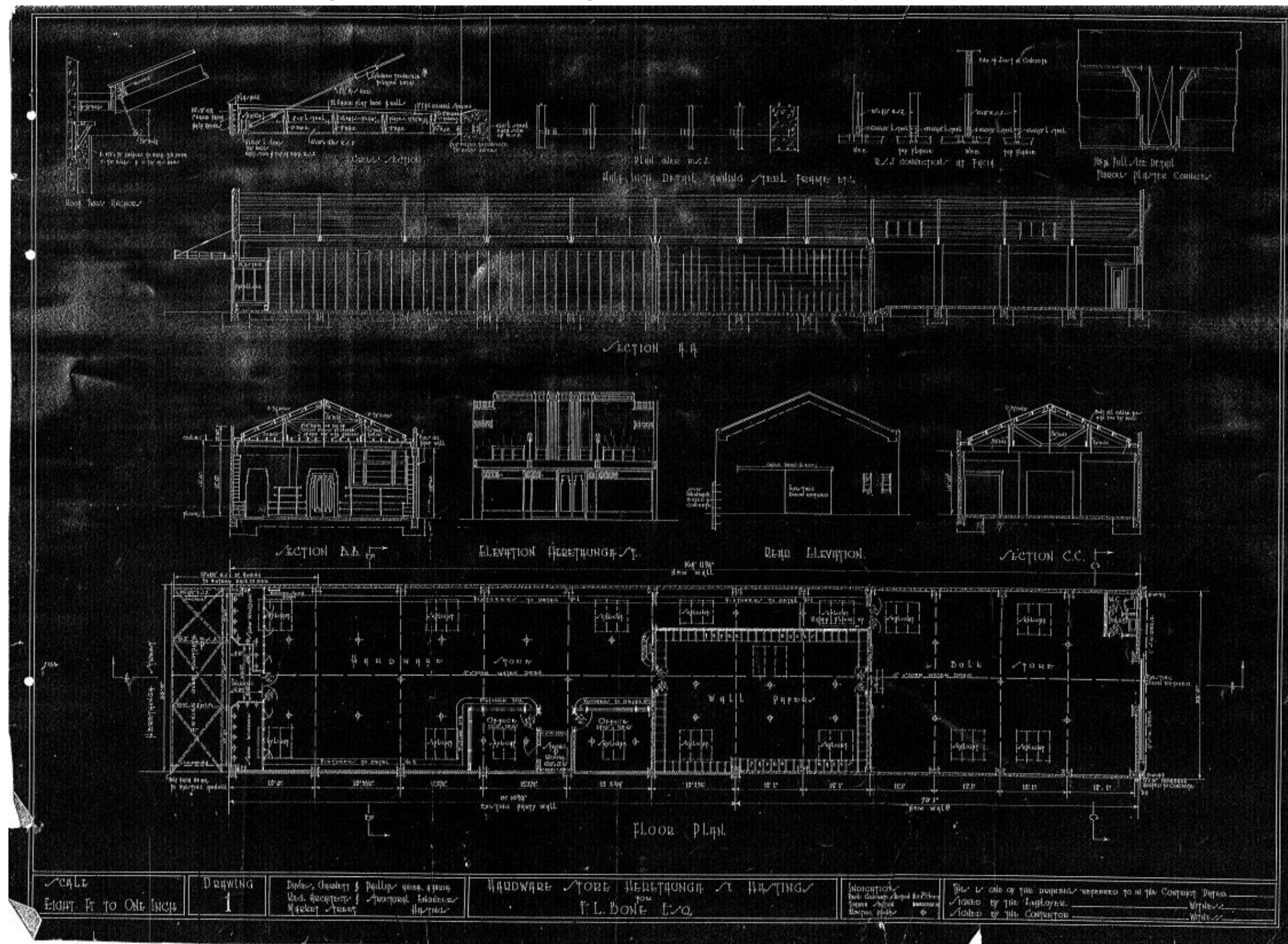
New Zealand Historic Places Act 1993: The sites of Buildings 1 and 3 have been identified as potential archaeological sites under Section 2 of the New Zealand Historic Places Act 1993.

ARCHIVE PLAN(S):

Building 1 – Block of Shops, Heretaunga Street Hastings for A McLeod, Esq. (ca.1931) (TRIM Ref: 21425#042)



Building 2 – Hardware Store Heretaunga St, F.L. Bone Esq. (ca. 1932) (TRIM Ref: 21424#0010)



EXISTING WOODEN BUILDING

SECTION A-B

SECTION C-D

SECTION E-F

SECTION G-H

SECTION J-K

GROUND FLOOR PLAN

ROOF PLAN

NOTE: FOR REINFORCEMENT OF WALLS, PIERS, FOUNDATIONS, FLOORS, ETC. SEE REINFORCEMENT DETAILS.

SCALE: 1" = 10'

NEW SHOP HERETAUNGA STREET HASTINGS FOR G. EBBETT & CO.

EDWARD A. & CONRAD A. / SOCIETY OF ARCHT. / EDWARD W. JOHNSON / & HENRY D. LAND / FRANK A. GAZIA / ASSOCIATED ARCHT. / HASTINGS