

Commercial Group #5, 237-249 Heretaunga Street West

Inventory Number: 65 Property ID: Building 1: 24556, Building 2: 99719, Building 3: 21037, Building 4: 21035; TRIM Reference: 24556#002#0005

Report by Sarah Akers & Chris Cochran

Final Report: August 2012, Updated 2015 by the HDC Environmental Policy Team

Hastings CBD Heritage Inventory Project



237-249 HERETAUNGA STREET WEST (COMMERCIAL GROUP #5)



Building 1,
Commercial Group
#5 (Sarah Akers,
2009)



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Building 2,
Commercial Group
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Building 3,
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Building 4,
Commercial Group
#5 (Sarah Akers,
2009)

LOCATION:

Street and Number: Building 1: 103 King Street North, Building 2: 245 Heretaunga Street West, Building 3: 243 Heretaunga Street West, Building 4: 239 Heretaunga Street West

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Building 1: Lot 1 DP 14092, Building 2: Lot 1 DP 370142, Building 3: Part Lots 75, 76 Deeds Plan 29, Building 4: Lot 1 DP 16426

Certificate of Title: Building 1: HBH2/239, Building 2: HB 284456, Building 3: HB44/64 & HB 44/65 , Building 4: HB146/276

SUMMARY OF SIGNIFICANCE:

Architectural Value:

This group of four buildings has modest architectural value, the main distinguishing feature being the long band of fluting on Building 1 on either side of the square corner tower. The pressed metal lining to the soffit of Building 4 is an original feature of note. The buildings form a compatible group and they provide a general streetscape of 1930s commercial architecture.

Historic Value:

Building 1 has historic significance as dating from before the Hawke's Bay earthquake, being repaired after the earthquake, and as the former site of the Napier Gas Company, which occupied the building from 1928 until the 1980's. Buildings 1 and 2 also had long term tenants in Thompson Brothers Butchers and the Olympic Grill Room respectively, while Building 4 has a history of housing a variety of different retail occupants. This

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building also has historic value as one designed (and possibly completed) before the Hawke's Bay earthquake.

Aesthetic Value:

The buildings that form Commercial Group # 5 are located on a key CBD intersection, which is marked very neatly by the square tower of Building 1. Together they form a consistent group in the Heretaunga and King Streets townscape.

HISTORY:

Building 1: The original building was constructed in 1928 by J. H Ballard to the design of architect Henry Hyland. It was constructed for the Napier Gas Company and owned by the Waiapu Board of Diocesan Trustees.¹ The building contained a gas appliance showroom, offices and a tenanted store, which was originally Land's For Bags.² The earthquake of 1931 severely damaged the Napier Gas Company building but it was able to be repaired and reopened by the 28 March.³ Documents for 'Reconditioning of Premises for the Napier Gas Co Ltd' were prepared by Henry Hyland. The Napier Gas Company continued to occupy the building until 1983, when the lease was transferred to C.M Cowley, B. T Logan and J. C Durney.⁴ It was again transferred in 1984 to Byte Shop Limited, and again in 1990 to James and Roujinia Lee, who are the current owners of the building.⁵ The building is presently occupied by Sutto Café and Specsavers. Other previous occupants have included Camera House, Smith's Sports Shoes and the Columbus Radio Centre.

Building 2: This building was originally occupied by the Thompson Brothers Butchers. The company was founded in 1879, when Thomas J Thompson purchased Foreman's Butchery.⁶ The original building was destroyed in the 1931 earthquake, and the business re-opened in temporary premises first in Warren Street and then in King Street on the 10th of March, while the existing building was constructed in Heretaunga Street.⁷ The King Street temporary building existed until 2007, when it was destroyed to make way for a car park.⁸ The Thompson Brothers Butchers occupied the Heretaunga Street Building building until 1989, when it closed due to increased competition from supermarkets.⁹ The building is currently owned by Richard Hugh Blyth and occupied by Shanton.

Building 3: The site of building 3 was occupied by Peters & Co (drapers) in 1925.¹⁰ By the late 1930's, it was occupied by the Olympic Grill Room, which offered fresh and smoked fish, whitebait, oysters, rabbits and poultry.¹¹ It was claimed that the Olympic Grill Room could provide you with the best meal in town.¹² The Olympic Grill Room was an occupant of the building until at least 1960.¹³ The building is currently owned by Gherasimos Nickholaos Razos and Irene Razos, and is currently occupied by EB Games and Urban Retreat.

¹ Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North pp. 2-5.

² *Ibid.*

³ *Ibid.*

⁴ H2/239

⁵ H2/239

⁶ Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North pp. 6-7.

⁷ *Ibid.*

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ Block Map created by the Council of Fire and Accidents Underwriters Associations of New Zealand, April 1925

¹¹ Wright, M 2001 *Town and Country: the History of Hastings and District*, Hastings District Council, Hastings p. 508.

¹² *Ibid.*

¹³ *Wises Street Directories*, 1959-1960.

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Building 4: This building was constructed in 1930 for Millar and Giorgi. Millar and Giorgi were presumably the landlords of the building only as they occupied a building at 125 Heretaunga Street East at the time.¹⁴ According to Wisers Street Directories from 1934 to 1950-51, possible tenants of the building include Kessell (jeweler), Yates Cash Stres Ltd and D. V Ross (shoe retailer). It is currently owned by the Carol Jennifer Barnes and occupied by Russell Holland and Alexanders Menswear.

PHYSICAL DESCRIPTION:

Architect: Building 1: Henry Hyland, also for repairs to the building after the earthquake; Building 2, not presently known; Building 3, Architect: C.T Natusch – original shops in 1932, alterations to shop front in 1945, A Garnett; Building 4: Davies, Garnett and Phillips.

Builder: Building 1: J. H Ballard, Building 2: not presently known; Building 3: Paynter & Co; Building 4: Fletcher Construction.

Date of construction: Building 1: 1928, reconstruction in 1931, Building 2: 1931; Building 3: 1932; Building 4: 1930.

Construction details: All four buildings, reinforced concrete.

Description: This group of four buildings defines the major CBD intersection of Heretaunga Street West and King Street. Building 1 has a long elevation to King Street and a shorter one to Heretaunga Street East, and is prominent in the streetscape for its chunky square tower on the corner and its long bands of vertical fluting either side. This is an unusual decorative feature not seen on this scale elsewhere in the city. The buildings are otherwise quite severely plain, with straight or stepped parapets, and horizontal bands to Building 3. The pressed metal lining to the soffit of the verandah of Building 4 is an original feature of note; otherwise the shop fronts have been altered over time, with the shop front joinery of Building 1 now all in aluminium.

Buildings 1 and 4 are of interest for their date of construction. Building 1 dates from 1928 with repairs carried out after it suffered damage in the earthquake. Tenders for the construction of Building 4 closed on 2 September 1930, so it is possible that it was largely completed by the time of the Hawke's Bay earthquake. It is of reinforced concrete construction for all elements – floors, internal and external walls, and roof; windows were specified as steel, with bronze for the shop front, and the plaster of the front elevation was to be coloured. The pressed metal lining to the soffit of the verandah was specified as Wunderlich and this material remains in place today.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
All four buildings, form and detail above verandah level	Architectural, aesthetic
Building 1, band of fluting.	Architectural, aesthetic
Building 4, pressed metal lining to soffit of verandah.	Aesthetic

MAJOR BIBLIOGRAPHIC REFERENCES:

¹⁴ Fowler, M 2007 *From Disaster to Recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North p. 102.

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

Wises Street Directories, 1934-1950-51.

Wright, M 2001 *Town and Country: the History of Hastings and District*, Hastings District Council, Hastings p. 508

OTHER RELEVANT INFORMATION:

NZHPT Register: Not registered.

District Plan: These buildings 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 all buildings in Commercial Group #5 have been identified as potential archaeological sites under Section 2 of the New Zealand Historic Places Act 1993.

ARCHIVE PLAN(S):

Building 1 – Reconditioning of Premises at Hastings for the Napier Gas Company Limited, by Henry Hyland (ca. 1931) (TRIM Ref: 24556#009)

Building 3 – Original Plans for shop by C.T. Natusch 1932

Building 3 – Alterations to shop front in Heretaunga St for Mr Peter Razos, by A Garnett (undated) (TRIM Ref: 21037#005)

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Building 4 – The Erection of Two Reinforced Concrete Shops Heretaunga St Hastings for Millar & Giorgi by Davies, Garnett & Phillips Architects (1930) (TRIM Ref: 21035#0004)