

Newbiggin Building, 116-118 Market Street North

Inventory Number: 69; Property ID: 21024; TRIM Reference: 21024#002#0005

Report by Sarah Akers & Chris Cochran

Draft: 20 January 2010; Final Report: August 2012

Hastings CBD Heritage Inventory Project



NEWBIGGIN BUILDING

OTHER NAMES: Duckworth's Building



LOCATION:

Street and Number: 116-118 Market Street North

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Lot 1 DP 4655, Lot 5 DP 745

Certificate of Title: HB149/93 & HB 149/94

SUMMARY OF SIGNIFICANCE:

Architectural Value:

Duckworth's Building is a handsome art deco structure, distinguished by a prominent central feature that includes koru and fluting. It makes a nice play of strong vertical elements against the horizontal divisions of the windows, and provides a focus of some visual interest in the area.

Historic Value:

Duckworth's Building has the type of history that can be attributed to many of the buildings in the Hastings CBD. That is, it has housed a variety of retail/commercial businesses in the years since it was constructed following the earthquake of 1931.

Aesthetic Value:

The building is located in a central area of Hastings, just off Heretaunga Street West, and contributes to the townscape qualities and architectural character of this part of the CBD.

HISTORY:

Originally this building was the premises of Scoullar and Co (furniture store) on the ground floor and the County Club on the first floor. The 1931 earthquake badly damaged the building, leading to its demolition. Scoullar and Co and the County Club did not return to this building, but were relocated to Heretaunga Street West and Queen Street West respectively.¹ The replacement for the Market Street North building was constructed around 1936 for E. Newbiggin. Wisers Street Directories from around this time indicate that the building was occupied by Gill & Fenton Ltd (furnishers) and the Heretaunga Club. These tenancies continued until 1963, when J. E Beatson and M. J Gilfillan and The Farmer's Trading Company (the new name for Gill & Fenton Ltd) were listed as tenants.² By 1983 Beatson and Gilfillan had been replaced as tenants by Elsie Webber and Denise Marian Irvine.³ Since the 1990's (approximately) tenants have included Duckworth's (appliance retailers), Cheers (night club), Hacienda (restaurant), a kickboxing studio and Tony's Good Stuff (second hand dealer). Presently the ground floor of the building is occupied by the \$2 Shop and the first floor is up for lease. In terms of ownership, the building remained in the Newbiggin family until the late 1990's. Other long standing owners have included Elsie Beatson, then J. E Beatson from at least 1955 until 1983⁴ and M. J Gilfillan from 1963 until 1983⁵. Presently the building is owned by Marjen Properties Limited.

PHYSICAL DESCRIPTION:

Architect: Not presently known.

Builder: H. W Abbott

Date of construction: 1936

¹ Fowler, M 2007 *From disaster to recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North p. 9.

² H. B 149/94

³ H. B 149/94

⁴ H. B 149/94 and H. B 149/93

⁵ H. B 149/94

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Construction details: Two storied building, concrete frame (including parapet) with brick infill; plastered finish to front façade and elsewhere.

Description: Duckworth's Building is of concrete framed construction with brick infill panels; these materials are visible on the side elevations, while the front façade is fully plastered with decorative features. The windows are steel framed.

The style of the building is art deco, with a strong central element to the main façade forming a focus to the composition. This has tall koru motifs supported by fluting, and it protrudes well above the line of the parapet where it finishes as a chimney with a single chimney pot. (This is a most unusual incorporation of function with decoration.) On either side the parapet steps down, and the windows (one on either side) have strong horizontal glazing. The composition is not symmetrical, as there is a small bay on the right side giving the additional space needed for access to the first floor.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
Form and detail above verandah level, especially central feature	Architectural, aesthetic

MAJOR BIBLIOGRAPHIC REFERENCES:

Fowler, M 2007 *From disaster to recovery: the Hastings CBD 1931-35*, Michael Fowler Publishing Limited, Havelock North p. 9.

H. B 149/94

H. B 149/93

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 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):

The original building, built in 1913, and demolished following the 1931 Earthquake (TRIM Ref: 21024#024)

