

Hastings CBD Heritage Inventory Project



HASTINGS PERMANENT BUILDING SOCIETY



LOCATION:

Street and Number: 105 Market Street North
City / Town: Hastings
Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Lot 1 DP 6556
Certificate of Title: HB99/283

SUMMARY OF SIGNIFICANCE:

Architectural Value:

The Hastings Permanent Building Society has slight architectural value, with a modified ground floor and a very simple composition of two windows to the first floor. Nevertheless, its scale and its minimal decoration means that it fits in its heritage context (being close to Heretaunga Street West) reasonably well.

Historic Value:

The building has historic value for its pre-dating the Hawke's Bay Earthquake, and for its original ownership by an organisation that has played a part in the commercial life of the city over a long time.

Aesthetic Value:

The aesthetic value of the building is limited to its modest streetscape qualities, which derive from its compatible scale and its decorative elements, slight though they are, and somewhat blurred by the near monochrome colour scheme.

HISTORY:

The Hastings Permanent Building Society purchased the site (at 107 Market Street North) in 1893 for £130 cash. In 1899 it was decided that a three roomed office should be erected for the society on their section on Market Street. The resultant building survived the earthquake of 1931. It was noted, however, that the inspector of buildings had to be asked whether their building could be classed as safe, so that the necessary repairs could be affected to enable the society to carry on. In 1933 the society resolved that a new building be constructed as a replacement for the existing building. A tender from O'Brien and T. A Hill was accepted for the reconstruction of the new building, including a new first floor. The Hastings Permanent Building Society continued to occupy this building until 1980, when the society moved from 107 to 105 Market Street North after purchasing the adjacent National Mutual Building. The building is currently owned by the Solt Family Trust. The ground floor is occupied by Quality Engravers while the first floor is unoccupied. Previous occupiers include The Hastings Savings Centre and Adecco.

PHYSICAL DESCRIPTION:

Architect: Original building, A Garnett; reconstruction, H. W Abbott.

Builder: Reconstruction, O'Brien and T A Hill

Date of construction: Original building, not known at present; reconstruction, 1933

Construction details: Reinforced concrete with brick infill panels.

Description: The original drawings exist for a new building for the Hastings Permanent Building Society. These were drawn by architect A Garnett, they are undated, and they show a single storey structure of reinforced concrete with brick infill panels and steel windows. The arrangement of the ground floor openings matches what is seen in the building today, with the main entrance in the right hand bay, windows in the centre (now including a door), with a blank bay at the left.

Although there are no drawn records to confirm this, it appears that after the Hawke's Bay earthquake the top floor was added. The new design neatly followed the old in having three broad stripes up the centre of the main elevation, with the central one rising between the two first floor windows. It is a plain design, enlivened with small bands of fluting

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
n/a	n/a

MAJOR BIBLIOGRAPHIC REFERENCES:

Of Pecuniary Interest: The first hundred years of the Hastings Building Society, 1985.

OTHER RELEVANT INFORMATION:

NZHPT Register: Not registered.

District Plan: The Hastings Permanent Building Society 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):

Offices in Market St Hastings, Hastings Permanent Building Society, by A Garnett (undated) (TRIM Ref: 25016#0003)



