

Jubilee Building 1937, 107 Karamu Road North

Inventory Number: 73; Property ID:21357; TRIM Reference: 21357#002#0003

Report by Sarah Akers & Chris Cochran

Draft: December 2009; Final Report: August 2012; Amended November 2012

Hastings CBD Heritage Inventory Project



JUBILEE BUILDING 1937



LOCATION:

Street and Number: 107 Karamu Road North

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Part Lot 1 DP 1348 Lot 1 DP 4459

Certificate of Title: HB45981, HB45980, HBE4/157 & HBE4/156

Jubilee Building 1937, 107 Karamu Road North

Inventory Number: 73; Property ID:21357; TRIM Reference: 21357#002#0003

Report by Sarah Akers & Chris Cochran

Draft: December 2009; Final Report: August 2012; Amended November 2012

SUMMARY OF SIGNIFICANCE:

Architectural Value:

The Jubilee Building is a good example of the Stripped Classical style, with Classical motifs arranged in an unusual, indeed idiosyncratic manner; these give the building a strong visual interest. It is otherwise a straightforward design, typical of many in the Hastings CBD of the 1930s.

Historic Value:

This building has historic value for the mix of commercial tenancies, and as a well designed concrete building from the immediate post-earthquake period.

Aesthetic Value:

The building is clearly visible from a variety of busy CBD streets, including Karamu Road, Heretaunga Street and Queen Street; it contributes to the character and townscape qualities of a part of the city that has a high concentration of heritage buildings.

HISTORY:

The Stripped Classical and Art Deco style Jubilee Building was constructed in 1937 for H. H. Mossman.¹ The original building, which had a dance hall upstairs which extended over the present alleyway, forming a 'carport' underneath, was destroyed in the 1931 Hawke's Bay earthquake². The ground floor was used as a retail outlet. After the earthquake, the building remains were cleared, and a temporary building was built for E.C. McDermott to use, where he started a saddlery business³. In 1937, the existing Jubilee Building was built, with much of the material being second hand material (bricks, as well as timber for the upstairs flooring)⁴. While the building was being built, E.C. McDermott occupied part of the Holden's Building next door⁵. Some years later, McDermott purchased the building from Mossman⁶.

McDermott occupied the building for many years, with a small portion of the downstairs shop being occupied by several businesses. By 1946 it was occupied by Ms A. G Grant (dressmaker).⁷ Other occupants include a hairdresser, Mick Johnson, and later photographer Keith Wilson⁸. Following Wilson's retirement, the small shop was occupied by Milnes, who ran a craft shop⁹. Meanwhile, the McDermott saddle business was being run by McDermott's son, J.C. McDermott, and upon his retirement, in about 1994, the building was sold to B. Forbes, with the small shop being incorporated back into the main building.

Records show that in 1994 the building, now owned by D.B and C.U. Forbes, was occupied by Forbes & Co (saddler, camping and outdoor equipment). In 2004, it was occupied by Humanity Books and Fine Art Supplies who remain the occupants today. It is

¹ Hastings Central Business District Heritage Study Item Identification Sheet – Jubilee Building

² Personal communication, H McDermott, 7 November 2012, TRIM Ref: ENV-9-11-1-12-52

³ *Ibid*

⁴ Personal Communication, H McDermott, 8 November 2012, TRIM Ref: ENV-9-11-1-12-54

⁵ *Ibid*

⁶ *Ibid*

⁷ *Wise's New Zealand post office directory*, H Wises & Co, Dunedin, Queen Street, volume 1946.

⁸ Personal communication, H McDermott, 2012, TRIM Ref: ENV-9-11-1-12-52

⁹ *Ibid*

Jubilee Building 1937, 107 Karamu Road North

Inventory Number: 73; Property ID:21357; TRIM Reference: 21357#002#0003

Report by Sarah Akers & Chris Cochran

Draft: December 2009; Final Report: August 2012; Amended November 2012

presently owned by Eric Jan de Vries and Alan Charles Gooch. The artwork above the verandah is that of Ricks Verstappen.

PHYSICAL DESCRIPTION:

Architect: A. Garnett

Builder: W. Abbott

Date of construction: 1937

Construction details: Reinforced concrete.

Description: The Jubilee Building is a two storey concrete structure, notable for its unusual Classical details on the front elevation to Karamu Road North. These consist of two pilasters supporting a row of triglyphs, in turn holding a cornice with the name and date of the building. This spans the wide central section of the façade, enclosing a three-part window, while out to either side is a single (unornamented) window.

The building is plastered, with stone coursing marked out on the otherwise plain surfaces, with timber joinery, and a timber paneled ceiling inside. It is in reasonably authentic condition, much less altered than many equivalent buildings of its age and use.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
Form and detail above verandah level, especially the Classical detail	Architectural, aesthetic

MAJOR BIBLIOGRAPHIC REFERENCES:

Hastings Central Business District Heritage Study Item Identification Sheet – Jubilee Building

Wises Street Directories, 1940-1955

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):

Hastings District Council does not hold the original plan for this building