

**Duncan Building, 220 Queen Street West**

Inventory Number: 76; Property ID: 21020; TRIM Reference: 21020#002#0007

Report by Sarah Akers & Chris Cochran

Draft: 17 December 2009; Final Report: 26 April 2012

---

## Hastings CBD Heritage Inventory Project



---

### DUNCAN BUILDING

---

**OTHER NAMES:** M>Phosis



**LOCATION:**

*Street and Number:* 220 Queen Street West

*City / Town:* Hastings

*Region:* Hawke's Bay

**LEGAL DESCRIPTION:**

*Legal Description:* Lot 1 DP 6327

*Certificate of Title:* HB93/218

## Duncan Building, 220 Queen Street West

Inventory Number: 76; Property ID: 21020; TRIM Reference: 21020#002#0007

Report by Sarah Akers & Chris Cochran

Draft: 17 December 2009; Final Report: 26 April 2012

---

### SUMMARY OF SIGNIFICANCE:

#### *Architectural Value:*

The Duncan Building is a modest reinforced concrete structure from the mid-1930s, simple in plan shape, logical in its engineering design and restrained in the decoration of the front elevation. It is a good basic example of a commercial building of the period, from the office of an architect who is important locally and nationally, and appears to be little changed.

#### *Historic Value:*

The building has a history typical of many of the retail buildings in the Hastings CBD. It was constructed in the aftermath of the 1931 earthquake, and has had a variety of occupants in the 80 years since.

#### *Aesthetic Value:*

The Duncan Building, although located on a key street in the Hastings CBD and associated with the nearby Las Palmas building, appears isolated so that its townscape value is modest.

### HISTORY:

The building at 220 Queen Street West was constructed in 1935 to the design of Edmund Anscombe and Associates. The building was built for P & D Duncan Limited, although the details of this company are unknown. There is also no evidence in the Wisers Directories of P & D Duncan occupying the building. In 1940 and 1946, Pidgeon & Co (rubber merchants) and Alex Wilkie are listed as occupying 220 Queen Street East.<sup>1</sup> The 200 block of Queen Street West, on which this building is located, is also the site of the Hawke's Bay Farmers Co-operative building and garage, so much of the Wisers entries are focused on these buildings. In more modern times, the building has been occupied by Phillip Hunt Hair Designers and presently M'Phosis Hair Design. The building is owned by Cedric John Heard and Mr Jeremy Gresson, who purchased the property in 2009 from Phillip Hunt Limited.

### PHYSICAL DESCRIPTION:

*Architect:* Edmund Anscombe and Associates

*Builder:* Not presently known.

*Date of construction:* 1935

*Construction details:* The building consists of a reinforced concrete frame (columns and beams) on concrete foundations, with brick infill panels to the side and rear walls; the floor is a concrete slab on the ground. There is a timber truss roof, the trusses spanning the width of the building, with corrugated iron cladding, while the joinery is timber.

*Description:* The Duncan Building is a rectangular shape in plan, originally laid out as a showroom at the front with a small office and a workshop at the back, both large open spaces. The front elevation consists of a central door flanked by large shop front windows

---

<sup>1</sup> Wisers Street Directories 1940-46

**Duncan Building, 220 Queen Street West**

Inventory Number: 76; Property ID: 21020; TRIM Reference: 21020#002#0007

Report by Sarah Akers & Chris Cochran

Draft: 17 December 2009; Final Report: 26 April 2012

---

with tile work below the sills; above the verandah (which is hung from three steel rods) the building is quite plain, although it has a band of fluting along the parapet, and a small decorative panel on either side. All the concrete here was plastered, with the ornamental work done in coloured plaster. Today the whole of the facade is painted.

**ELEMENTS OF ARCHITECTURAL IMPORTANCE:**

Element	Significance
Front elevation, form and detail.	Architectural, aesthetic.

**MAJOR BIBLIOGRAPHIC REFERENCES:**

*Wises Street Directories* 1940-46

LHT Design, 220 Queen Street West - Structural Report, 29/03/07. TRIM reference: 21020#002#0004

**OTHER RELEVANT INFORMATION:**

*NZHPT Register:* Not registered.

*District Plan:* The building is not specifically listed in the Hastings District Plan as a Heritage item, but is located within the Central Character Precinct.

*New Zealand Historic Places Act 1993:* This site has not been identified as a potential archaeological site under Section 2 of the New Zealand Historic Places Act 1993.

