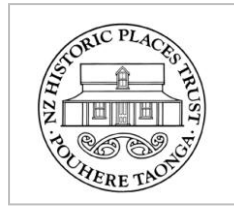


Hastings CBD Heritage Inventory Project



ROSS, DYSART & MCLEAN BUILDING



LOCATION:

Street and Number: 120 Karamu Road South
Location: Corner Karamu Road South and Eastbourne Street East
City / Town: Hastings
Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Lot 1 DP 4068 and Lot 145 DDP 83
Certificate of Title: HB23/146

SUMMARY OF SIGNIFICANCE:

Architectural Value:

The architectural values of the Ross Dysart and Mclean building derive from its Art Deco form and decoration, and although its decorative qualities are relatively modest, it is a large building in plan and it occupies a prominent corner site, so that it becomes a strong presence to the area. Although it contrasts in its use with its neighbours (being a light industrial building originally), its scale and design means that it fits well in its context.

Historic Value:

This building was initially associated with the motor trade business Ross, Dysart and McLean, who were the occupants for over 40 years. This firm is an important and historic Hastings business, having been established in 1912.

Aesthetic Value:

The townscape value of this building is high as it is located on a highly visible corner and, extending for some length along both streets, it defines the corner strongly. This is an open part of the city, and the building is well seen from adjoining streets and from the treed spaces around the Hastings Public Library and Civic Square opposite.

HISTORY:

Ross, Dysart and McLean were well known names in the motor trade industry for most of the 20th century. The business was established in 1912, on the corner of Karamu Road and Eastbourne Street (opposite to 120 Karamu Road South).¹ After the 1931 earthquake, the majority of their building survived and was able to be restored.² In the months following the earthquake, the business took possession of the property across the road, and constructed the existing showrooms on the site in 1935/36.³ They moved into these premises in 1958, when Hastings City Council wished to build a new library on their site, as it was adjacent to the Civic Square.⁴

The Certificates of Title for the two properties on which the Ross, Dysart & McLean building is located reflect this history. By 1946 both properties were owned by Ross, Dysart and McLean Limited.⁵ In 1977, both properties were transferred into the ownership of the Mayor, Councillors and Citizens of the City of Hastings.⁶ This began the first of a number of changes of use to the Ross, Dysart and McLean building. Tenants over the years have included the New Zealand Army, Las Vegas Video Games (family entertainment centre and disco), the Department of Social Welfare Weekly Benefit Bureau and Health Haven Gym (as of 1996). The building is currently owned by K2 Investment Group Limited and tenanted by Health Haven Metro Gym.

PHYSICAL DESCRIPTION:

Architect: Not presently known.

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

² *Ibid.*

³ *Ibid.*

⁴ *Ibid.*

⁵ H. B 23/146 and H. B 68/31

⁶ H. B 23/146 and H. B 68/31

Builder: H. W Abbott

Date of construction: 1935/36

Construction details: Reinforced concrete structure.

Description: This building is single storey and yet prominent in the townscape as it has long elevations to Karamu Road South and Eastbourne Street East. The façade curves around the corner, and steps up and down to give an interesting profile to the parapet; there are also bands of vertical fluting and the name 'Ross Dysart & McLean' worked in plaster (on both street elevations) that add decorative interest. The main entrance is on Karamu Road South, and is neatly emphasized by a rise in the fascia of the verandah. Window joinery is in steel, while the whole of the exterior has been sprayed in a modern textured plaster.

The inside of the building is open and industrial in character, somewhat in contrast to the retail / commercial character of the exterior.

Original documents have not been located for this building, so its level of authenticity is difficult to establish; the fabric above verandah level at least appears to be completely original. According to a later permit application, the verandah may have been added in 1965.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

| Element | Significance |
|--|---------------------------|
| Exterior form and decoration above verandah level. | Architectural, aesthetic. |

MAJOR BIBLIOGRAPHIC REFERENCES:

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

H. B 23/146 and H. B 68/31

OTHER RELEVANT INFORMATION:

NZHPT Register: Not registered.

District Plan: The building is not specifically listed as 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):

Reconstruct Ross, Dysart & McLean Building, (undated) (TRIM Ref: 21435#025)

