

## Hastings CBD Heritage Inventory Project



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### RUAHINE BUILDING

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#### **LOCATION:**

*Street and Number:* 106-108 Heretaunga Street West

*City / Town:* Hastings

*Region:* Hawke's Bay

#### **LEGAL DESCRIPTION:**

*Legal Description:* Unit A AUA1 DP 20247 on Lot 1 DP (106) and Unit B AUA1 DP 20247 on Lot 1 DP (108)

*Certificates of Title:* H. B M1/63 (106) and H.B M1/64 (108)

## **SUMMARY OF SIGNIFICANCE:**

### *Architectural Value:*

The Ruahine Building was clearly a commercial structure of some note in Heretaunga Street, with high quality shop display windows and well appointed sales areas. Although now much altered, the elevation to the street above verandah level remains completely authentic, and it is a visually interesting design of a plain geometric pattern and with well considered lettering still proclaiming the original businesses that occupied the building.

### *Historic Value:*

The Ruahine Building has been occupied by two especially significant businesses – Baird's Drapery and Hallensteins Bros Ltd, both of which were long standing occupants of the building from the 1930s.

### *Aesthetic Value:*

The Ruahine Building is the most important period building in this block of Heretaunga Street West, and so makes a significant townscape contribution in connecting the two main parts of Heretaunga Street, that to the west and that to the east over the railway line. Its unusually patterned facade, although plain, provides visual interest in the townscape.

## **HISTORY:**

In 1937 Ruahine Buildings Limited purchased the land between Bairds Drapery and Foster Brook Bookseller and Stationer from Hallenstein Brothers Limited.<sup>1</sup> Plans were subsequently prepared by architects Davies and Phillips for the construction of the Ruahine Buildings. By 1938 the building was leased to Sargood Son & Caram Limited, Hugh Baird Limited and Hallenstein Brothers Limited.<sup>2</sup> This continued until 1972 when the lease changed, making Para Rubber Company and Hallensteins the occupants.<sup>3</sup> In 1987 the building was divided into separate unit titles, Unit A and Unit B.<sup>4</sup> Ownership of Unit A was transferred to Tunwell Corporation Limited in 1988, Jankat No 104 Limited in 2000<sup>5</sup>, Yates Yee, Linda Yee and Peter Frank Ralph Totman in 2003 and finally to the current owners, Migil Holdings Limited in 2003.<sup>6</sup> Ownership of Unit B was transferred to Tunwell Corporation Limited in 1987 and to Yates Yee and Linda Yee in 2001.<sup>7</sup> Peter Frank Ralph Totman became an owner alongside the Yees in 2003.<sup>8</sup> In 2012, ownership transferred to Wallace Property Company. Occupiers since the late 1980's have included Payless Shoes, Whitcoulls and OPSM. OPSM and Whitcoulls are the current occupiers.

The building has undergone numerous renovations, mainly to the interior in order to adapt to the changing uses of the building. It received a grant under the Façade Enhancement Scheme in 1995 in order to upgrade its exterior appearance.

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<sup>1</sup> H. B 75/140

<sup>2</sup> H. B 75/140

<sup>3</sup> H. B 75/140

<sup>4</sup> H. B F1/177

<sup>5</sup> H. B M1/63

<sup>6</sup> H. B M1/63

<sup>7</sup> H. B M1/64

<sup>8</sup> H. B M1/64

**Ruahine Building, 106-108 Heretaunga Street West**

Inventory Number: 79; Property ID: 25008 (106), 25009 (108); TRIM Reference: 25008#002#0004

Report by Chris Cochran

Final Report: 26 April 2012

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**PHYSICAL DESCRIPTION:**

*Architect:* Davies and Phillips

*Builder:* Not presently known.

*Date of construction:* 1937

*Construction details:* This is a single storey, reinforced concrete building, with concrete floor, timber roof trusses and steel window joinery.

*Description:* The Ruahine Building has an unusual configuration in being divided into two unequal parts, that on the east side (Bairds) being approximately 6 metres wide, and on the right (Hallenstein Bros Ltd) being 9 metres. The whole structure, including the party wall is reinforced concrete, with trusses of unequal spans bearing on the party wall, while the window joinery above the verandah is steel.

The front elevation is quite distinctive, being incised with vertical lines in a three-part composition of a wide central bay and two smaller flanking bays; these bays have brackets for flagpoles, and the right one has its flagpole in place. The design of the elevation, in three parts, does not reflect the subdivision of the retail spaces below. All the fabric above the verandah level is exactly as shown on the original architectural drawings, and is a simple but effective decorative treatment in which the lettering plays an important part.

Below the verandah the shop fronts, which originally had an intricate layout of display windows surrounding public space, have undergone several radical alterations and nothing of the original remains today.

**ELEMENTS OF ARCHITECTURAL IMPORTANCE:**

| <b>Element</b>   | <b>Significance</b>       |
|--|---------------------------|
| Form and detail of the elevation above verandah level. | Architectural, aesthetic. |

**MAJOR BIBLIOGRAPHIC REFERENCES:**

Certificates of title: H. B 75/140, H. B F1/177, H. B M1/63, H. B M1/64

Hastings Central Business District Heritage Study Item Identification Sheet – Ruahine Buildings.

**OTHER RELEVANT INFORMATION:**

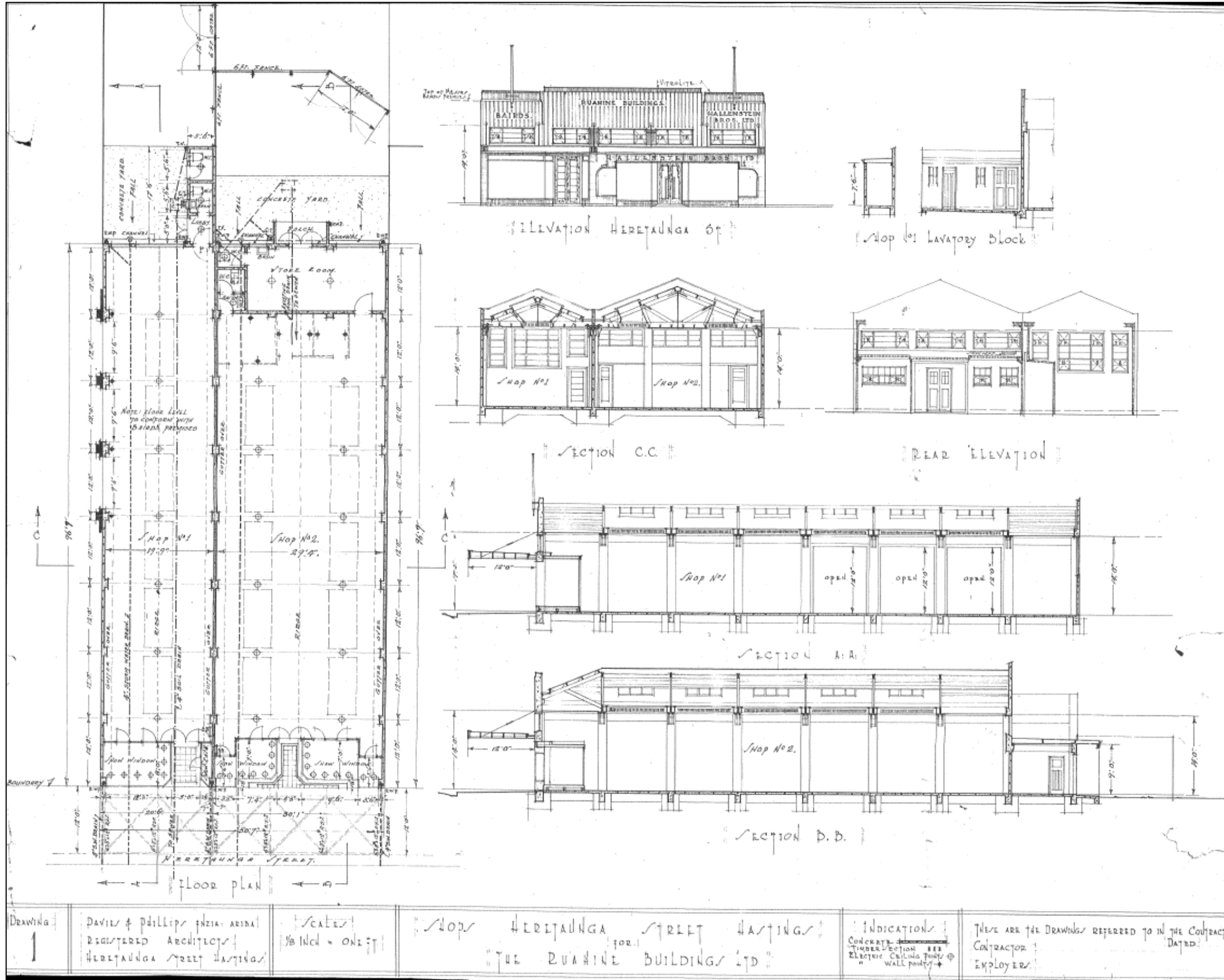
*NZHPT Register:* Not registered.

*District Plan:* The Ruahine 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.

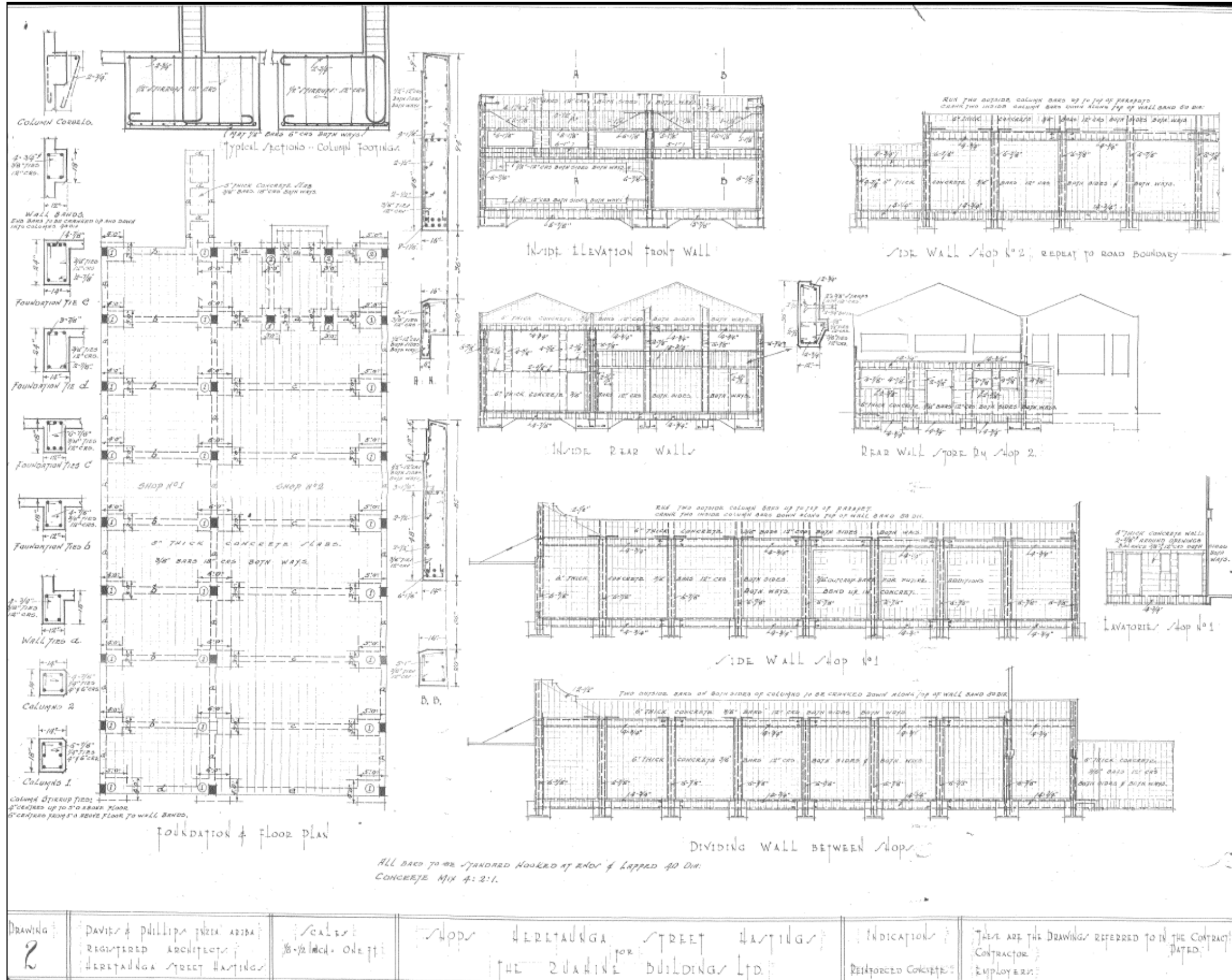
ARCHIVE PLAN(S):

Erect 2 Shops for the Ruahine Buildings Ltd, by Davies & Phillips Architects, Sheet 1 (ca.1937) (TRIM Ref: 25008#023)



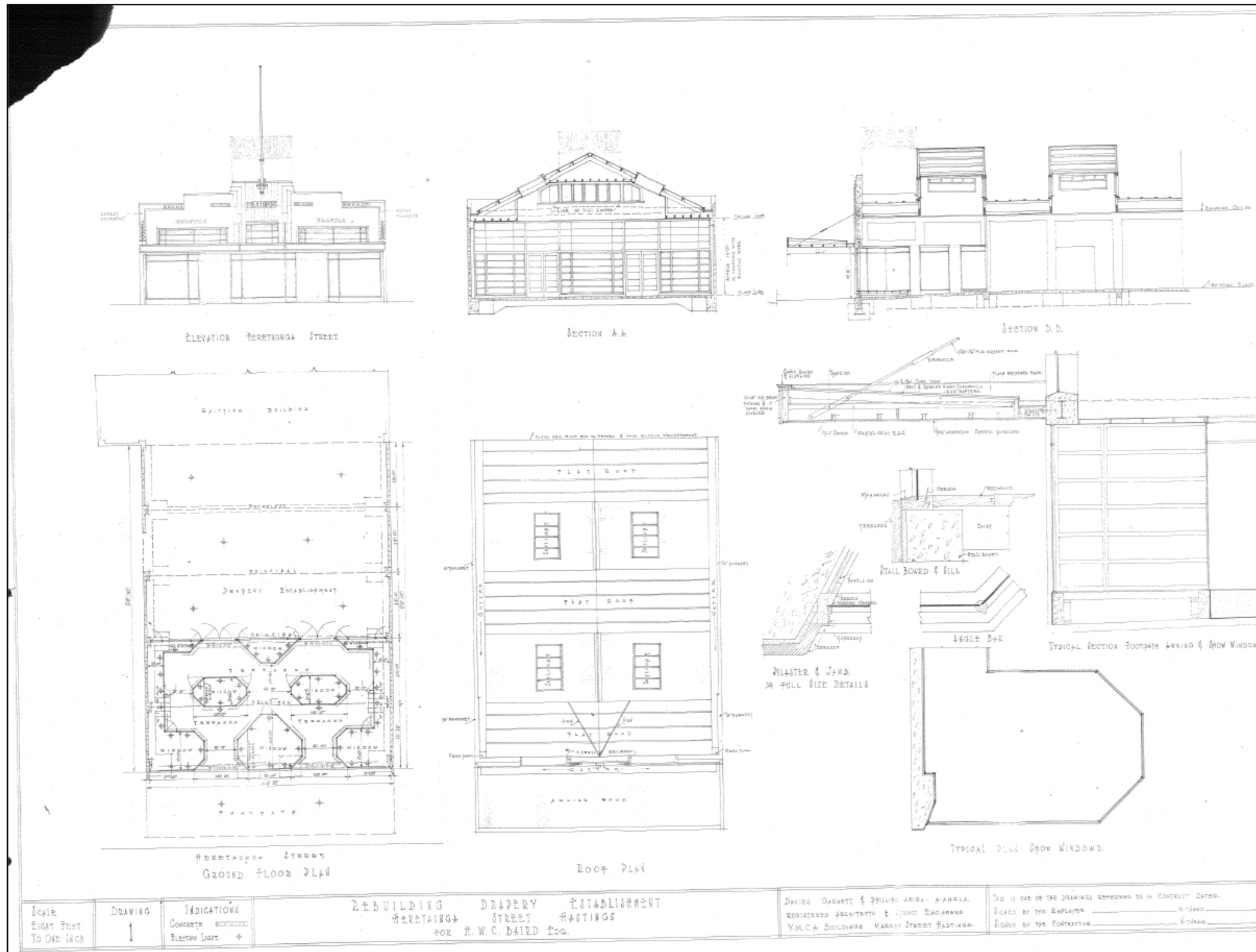
|              |   |                              |   |   |  |
|--------------|---|------------------------------|---|---|--|
| DRAWING<br>1 | DAVIES & PHILLIPS (NZIA) ARCHT<br>REGISTERED ARCHITECTS<br>HERETAUNGA STREET HASTINGS | SCALES<br>1/8" INCH = ONE FT | SHOPS HERETAUNGA STREET HASTINGS<br>FOR THE RUAHINE BUILDINGS LTD | INDICATIONS<br>CONCRETE<br>TIMBER SECTION<br>ELECTRIC CABLES<br>WALL POINTS | THESE ARE THE DRAWINGS REFERRED TO IN THE CONTRACT<br>CONTRACTOR<br>EMPLOYER |
|--------------|---|------------------------------|---|---|--|

Sheet 2



|              |  |                       |  |                                    |  |
|--------------|--|-----------------------|--|------------------------------------|--|
| DRAWING<br>2 | DAVIES & PHILLIPS<br>REGISTERED ARCHITECTS<br>HERETAUNGA STREET HASTINGS | SCALE<br>1/8" = 1'-0" | SHOPS<br>HERETAUNGA STREET HASTINGS<br>THE RUAHINE BUILDINGS LTD | INDICATIONS<br>REINFORCED CONCRETE | THESE ARE THE DRAWINGS REFERRED TO IN THE CONTRACT<br>CONTRACTOR: _____<br>EMPLOYER: _____<br>DATED: _____ |
|--------------|--|-----------------------|--|------------------------------------|--|

Re-building Drapery Establishment, Heretaunga Street, for H.W.C Baird (undated) (TRIM Ref: 25008#019)



|                                    |              |   |   |   |  |
|------------------------------------|--------------|---|---|---|--|
| Scale<br>Eight Feet<br>To One Inch | DRAWING<br>1 | INDICATIONS<br>Concrete<br>Excavate Level | REBUILDING DRAPERY ESTABLISHMENT<br>HERETAUNGA STREET HASTINGS<br>FOR H. W. C. BAIRD Esq. | DAVID GARRETT & PHILIP ARDREY ARCHTS.<br>REGISTERED ARCHITECTS & CIVIL ENGINEERS<br>Y.M.C.A. BUILDING MARKET STREET HASTINGS. | THIS IS ONE OF THE DRAWINGS REFERRED TO IN CONTRACT DATED<br>SIGNED BY THE EMPLOYER<br>SIGNED BY THE ARCHITECT |
|------------------------------------|--------------|---|---|---|--|