

## Hastings CBD Heritage Inventory Project



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### SDJ COHEN MANUFACTURER'S AGENT & IMPORTER

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#### LOCATION:

*Street and Number:* 102 Warren Street North

*City / Town:* Hastings

*Region:* Hawke's Bay

#### LEGAL DESCRIPTION:

*Legal Description:* PT Lot 2 DP 11756

*Certificate of Title:* HBC2/1430

## **SUMMARY OF SIGNIFICANCE:**

### *Architectural Value:*

The architectural value of this building is slight, with its most interesting feature being the timber verandah, rare in Hastings. It is otherwise very plain and of little visual interest. The structure has significant technical interest however, for its steel and reinforced concrete framing, again rare in the city, integrated into an earlier structure.

### *Historic Value:*

The building was occupied, as the name suggests, by SDJ Cohen Manufacturer's Agent & Importer from the time of construction up until the 1980's. The building has since housed a number of other businesses. For a period the building also contained flats (known as the Begley Flats) on the first floor.

### *Aesthetic Value:*

The building has modest aesthetic value for the part it plays in the townscape.

## **HISTORY:**

This building was constructed in 1931 according to the designs of Davies, Garnett and Phillips. It was built as a block of four shops and owned by Mrs Begley. The original building was two storeys, with the second storey being badly damaged in the earthquake. Specifications and plans for the reinstatement of the building suggest that it was intended for the second storey to be reconstructed at a later date<sup>1</sup>. As the name suggests, this building had the long standing tenant of SDJ Cohen Manufacturer's Agent & Importer. The business occupied the building from the time of construction through to approximately the 1980's. The second storey of the building had been reconstructed by the 1940s, as people were living in this part of the building by this stage and by 1943 names began to appear alongside Cohen in the Wisers Street Directories<sup>2</sup>. The second storey of the building (containing two tenancies) was occupied by a variety of businesses over the years. In some editions of Wisers Street Directories tenants were listed under the title Begley Flats, indicating the space may have been used for residential purposes. In more recent times, the building has been occupied by a bookshop and a phototypesetting business. It is presently owned by K. R Bristow and occupied by TC Computers, Happy Crafts and Keys, Everybody's Books, Models and Cars.

## **PHYSICAL DESCRIPTION:**

*Architect:* Davies, Garnett and Phillips

*Builder:* Not presently known.

*Date of construction:* 1931

*Construction details:* This building is unusual in Hastings in having a structural steel and reinforced concrete frame, with brick infill panels.

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<sup>1</sup> Council Building Permit Records (TRIM Ref: 21352#011)

*Description:* The S D J Cohen building is a two-storey brick structure, divided into two shops each of two main rooms, with a space for a staircase between; it had a simple lean-to roof. Architects Davies Garnett and Phillips prepared drawings titled 'Reconditioning and Alterations to Brick Premises' which shows the insertion of steel stanchions encased in concrete to the front wall, and reinforced concrete columns to the rear wall. They also show a 'Plan for Proposed Future Second Storey', which was constructed by the 1940s.

This is a severely plain building, the façade above the verandah having pediments over the two central windows (of a total of four windows) and two small panels of decoration in each corner of the parapet. Most rare for Hastings, there is a verandah along the street frontage that is supported on timber posts.

#### **ELEMENTS OF ARCHITECTURAL IMPORTANCE:**

| <b>Element</b>  | <b>Significance</b>  |
|-----------------|----------------------|
| Steel structure | Technical value.     |
| Verandah        | Architectural value. |

#### **MAJOR BIBLIOGRAPHIC REFERENCES:**

Archive plans recondition building (Trim reference 21352#003)

Specifications, reconstruction building 1931 (Trim reference 21352#011)

*Wises Street Directories*, 1933-1955

#### **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.

**SDJ Cohen Manufacturer's Agent & Importer, 102 Warren Street North**

Inventory Number: 80; Property ID: 21352; TRIM Reference: 21352#002#0002

Report by Sarah Akers & Chris Cochran

Draft: 8 January 2010; Final Report: October 2012

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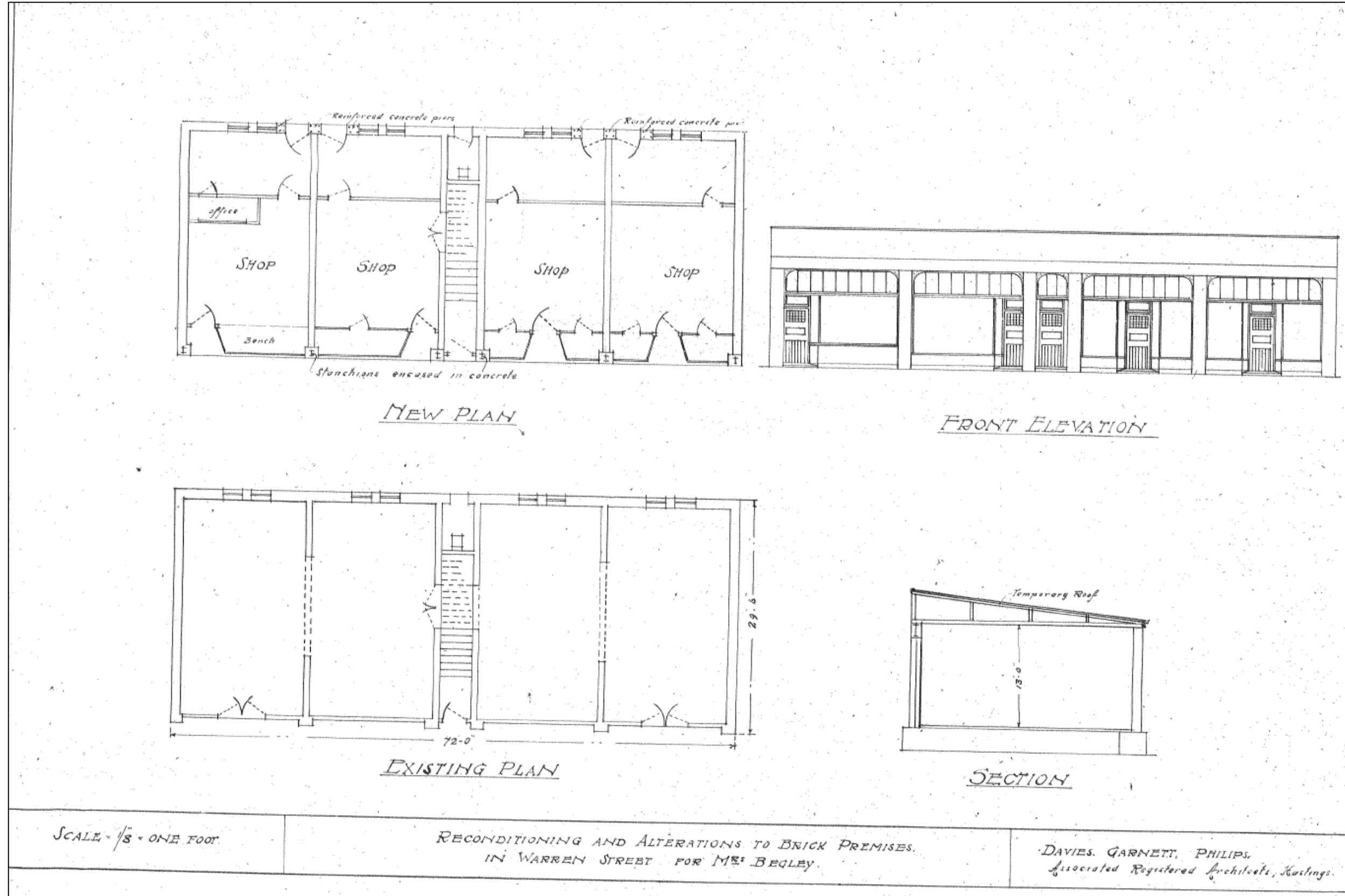
**OTHER PHOTOGRAPHS:**

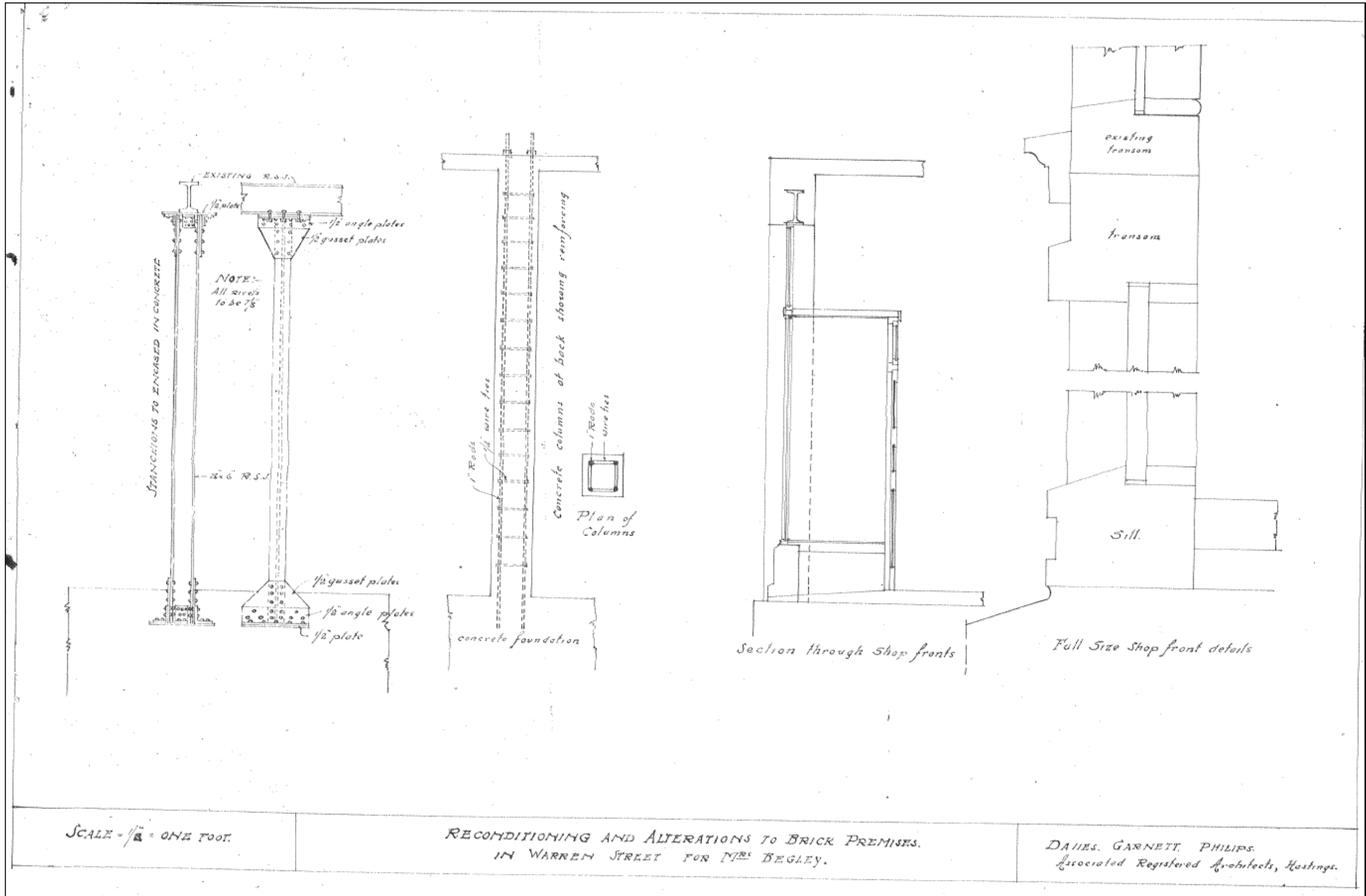


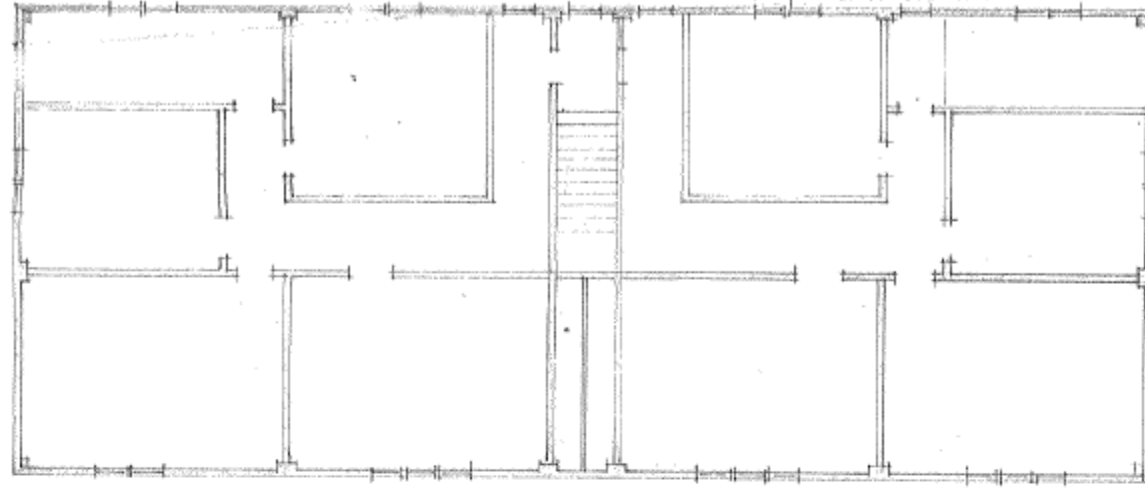
Close up of the SDJ Cohen building's façade.  
(S. Akers, 2010).

ARCHIVE PLAN(S):

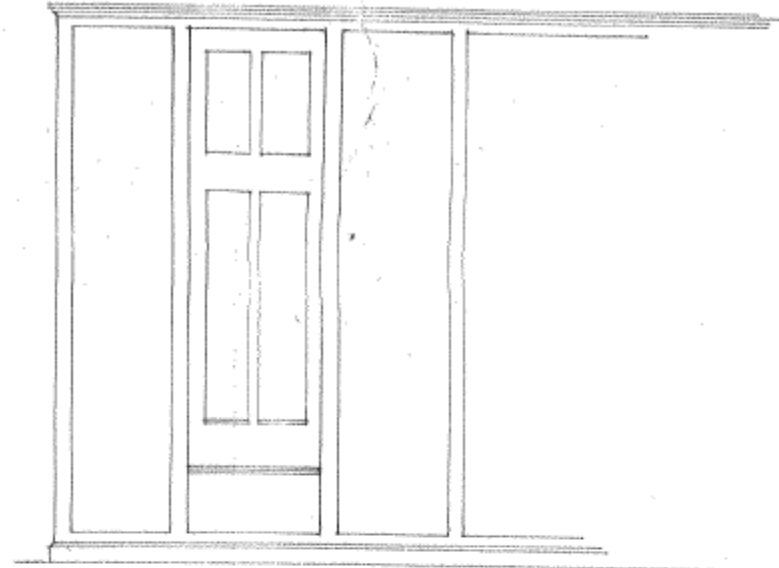
Reconditioning and Alterations to Brick Premises in Warren Street for Mrs Begley, by Davies, Garnett & Philips, (undated) (TRIM Ref: 21352#003)



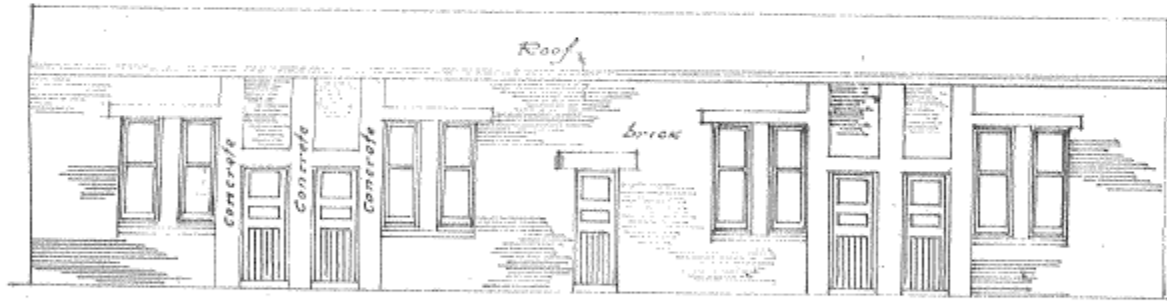




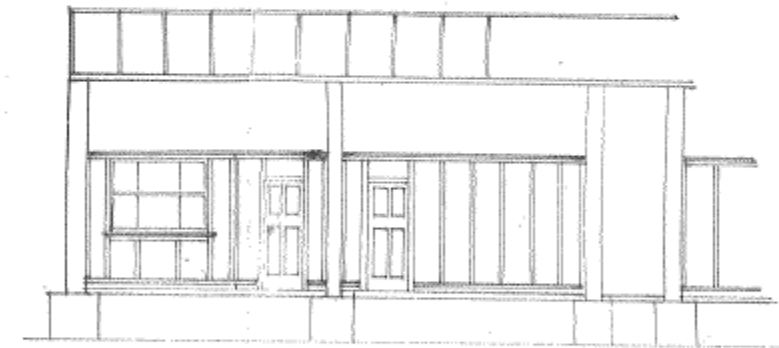
PLAN OF PROPOSED FUTURE 2<sup>nd</sup> STOREY



WINDOW BACKS.  $\frac{1}{8}$  scale



BACK ELEVATION



LONGITUDINAL SECTION THROUGH SHOPS.

SCALE =  $\frac{1}{8}$ " = ONE FOOT

RECONDITIONING AND ALTERATIONS TO BRICK PREMISES  
IN WARREN STREET FOR MRS BEGLEY.

DAVIES, GARNETT, & PHILIPS,  
Associated Registered Architects, Hastings