

Peacock Building, 132 Queen Street East

Inventory Number: 81; Property ID: 21248; TRIM Reference: 21428#002#0003

Report by Sarah Akers & Chris Cochran

Draft: 8 December 2009; Final Report: August 2012

Hastings CBD Heritage Inventory Project



PEACOCK BUILDING

OTHER NAMES: Snow & Wilkins



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LOCATION:

Street and Number: 132 Queen Street East

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

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Legal Description: Lot 1 DP 6465

Certificate of Title: H. B 99/70

SUMMARY OF SIGNIFICANCE:

Architectural Value:

The Peacock building is a modest structure, yet one with significant architectural interest as an example of the Stripped Classical tradition. Its presence in the street is more important than its size would indicate because of the quiet dignity and balanced geometric design of the Queen Street East facade. Its level of authenticity is high.

Historic Value:

The building has historic value for the range of owners and tenants, typical of similar small and medium sized commercial buildings in the Hastings CBD.

Aesthetic Value:

The building is part of one of the finest streetscapes in the Hastings CBD, that along the western-most block of Queen Street East. Here its small scale, yet dignified Classical architecture, gives it an important presence in the street. It is visually compatible with its neighbours, and it brings a quality of its own to this important collection of buildings.

HISTORY:

In 1937 (presumably when the building was constructed) Samuel Irvine Peacock was the owner of the Queen Street East property.¹ The lease at this time was held by Robert Douglas Brown, an accountant, who occupied the building until 1969 when the Australian Mutual Provident Society began a lease.² In 1971 ownership of the building was transferred to Hawke's Bay and East Coast Mutual Growth Funds Limited and by 1987 this was transferred to Derek Edwin Snow and Graham Leslie Linwood.³ Snow (a valuer) and Linwood (an architectural draughtsman) were also tenants of the building at this time. In 2000 ownership was transferred to Guy Melville Turner, Claire Turner and John Scannell who remained owners until 2006 when Warren Brent Murdoch and Andrew Duncan Murdoch gained ownership. In 2010 ownership was transferred to MP Holder and in 2011 was transferred again to Tree Monkey Holdings Ltd. The building is presently up for lease, after being occupied by Guy Turner Financial GP for a period of time.

PHYSICAL DESCRIPTION:

Architect: Not presently known.

Builder: Not presently known.

Date of construction: 1937 (?)

Construction details: Reinforced concrete.

Description: This small single storey building has a presence that belies its size, as it is a competent example of the Stripped Classical style and has a quietly dignified presence in

¹ H. B 99/70

² *Ibid.*

³ *Ibid.*

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the street. The most prominent Classical features are four tall fluted pilasters which support a plain cornice and a parapet with inset panels; they are arranged to give a wide central bay, with a smaller bay either side, the left one being the entrance door. There is fine fluting under the cap of the parapet, and geometric panels above and below the windows.

The façade, including the steel window joinery, appears to be in its original form. (Note that the original documents for this building have not been found.)

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
Whole of the street façade, form and decoration.	Architectural, aesthetic.

MAJOR BIBLIOGRAPHIC REFERENCES:

H. B 99/70

OTHER RELEVANT INFORMATION:

NZHPT Register: Not registered.

District Plan: This 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 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.