

108 Market Street South

Inventory Number: 84; Property ID:21395; TRIM Reference: 21395#002#0005

Report by Sarah Akers & Chris Cochran

Draft: 9 December 2009; Final Report: 3 May 2012

Hastings CBD Heritage Inventory Project



108 MARKET STREET SOUTH

OTHER NAMES: St Vines's Wine Bar



LOCATION:

Street and Number: 108 Market Street South

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

108 Market Street South

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Legal Description: Lot 4 DP 393

Certificate of Title: H. B L3/338

SUMMARY OF SIGNIFICANCE:

Architectural Value:

The architectural value of the building derives from its main elevation to Market Street South, which (at least above verandah level), is a well proportioned and visually interesting composition. Otherwise, architectural values are low.

Historic Value:

The building at 108 Market Street South has a varied history of occupants – beginning with two different hairdressers and more recently the building has been tenanted by a succession of cafes.

Aesthetic Value:

The building is located within the core character area of the Hastings CBD, albeit on one of the less busy streets and a little detached from the main concentration of period buildings. Its scale and architectural interest nevertheless give it a townscape value in this context, so that it makes a modest contribution to the overall character of the CBD.

HISTORY:

In the Wises Directories, there is no evidence of a building at 108 Market Street South prior to 1940, when H .C Naylor (a hairdresser) was listed as the occupant.¹ This suggests that the building was constructed sometime in the late 1930's. Naylor occupied the building until at least 1951, when he was last listed.² In the 1955 and 1959 Directories another hairdresser, Ron Beswick was listed at the address.³ In more recent times, a variety of cafes have occupied the ground floor of the building, including St Vines Wine Bar, Café@108, Crave, the CBD café and currently Bay Espresso. Souness Stone Lawyers occupy the first floor.

In terms of ownership, complete historical certificates of title are currently unavailable, but it is known that in 1986 the building was owned by Whakatu Investment Society Limited and transferred to Wayne Lindsay Bradshaw and Andrew Maclean Morrison in 1989.⁴ Rebecca Tareka Wikitoria Keil and Herbert Twain Desmond Keil then became owners, and ownership was transferred to Richard Desmond Stone, Alison Claire Souness and Michael Colin Pullar in 2006.

PHYSICAL DESCRIPTION:

Architect: Not presently known.

Builder: Not presently known.

Date of construction: Not presently known.

¹ Wises Street Directory, 1940

² Wises Street Directory, 1950-51

³ Wises Street Directory, 1959-60

⁴ H. B L3/338

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Construction details: Reinforced concrete with brick infill panels; corrugated iron roof.

Description: Arcades and colonnades were a strong feature of the Spanish Mission style of architecture. Colonnades involve a roof supported on columns or a series of arches. 108 Market Street South is an excellent example of a building with a colonnade.⁵

The verandah is certainly the dominant feature of this building, supported as it is on large square columns; these are however are not likely to be original, and the existence of steel tie rods above suggest that the original verandah was hung from the building. The shop frontage is certainly altered with wide modern doors opening into the café space, which takes up most of the front of the building; there is also a door and stairs to the offices on the first floor. In the absence of early documents relating to this building, an assessment of its authenticity is difficult to make.

Above the verandah the façade consists of four first floor windows, the central two decorated with roundels and bands of geometric patterning in a nicely balanced and abstracted Classical design.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
Form and detail above verandah level.	Architectural, aesthetic.

MAJOR BIBLIOGRAPHIC REFERENCES:

Galloway, A. *Hastings Design Guide* p. 10

H. B L3/338

Wises Street Directory, 1940

Wises Street Directory, 1950-51

Wises Street Directory, 1959-60

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.

ARCHIVE PLAN(S):

Hastings District Council does not hold the original plan for this building.

⁵ Galloway, A. *Hastings Design Guide* p. 10