

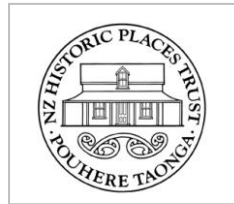
134 Queen Street East

Inventory Number: 87; Property ID: 21247; TRIM Reference: 21247#002#0005

Report by Sarah Akers & Chris Cochran

Draft: 15 December 2009; Final Report: August 2012

Hastings CBD Heritage Inventory Project



134 QUEEN STREET EAST

OTHER NAMES: The Dominion Post Building



LOCATION:

Street and Number: 134 Queen St East

Location: Corner Queen Street East and Karamu Road North

City / Town: Hastings

Region: Hawke's Bay

LEGAL DESCRIPTION:

Legal Description: Part Lot 4 DP 4721

Certificate of Title: HBB1/1103

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SUMMARY OF SIGNIFICANCE:

Architectural Value:

The Dominion Post Building has architectural value as a commercial building, typical of its time (possibly mid-1920s), and serving a useful purpose through a long life. It appears to pre-date the Hawke's Bay earthquake, as indicated by the reconstruction drawings and specification, with some materials recycled into the present building from the destroyed first floor. This gives the structure a distinct technical value.

Historic Value:

The Dominion Post Building has had a typical retail building history, having been occupied by a variety of businesses over perhaps 90 years. It has historical value too for its having survived the earthquake, albeit badly damaged, and for being rebuilt shortly afterwards.

Aesthetic Value:

The building is located on a busy intersection in a key part of the Hastings CBD, a main entry point to the central city. It is a restrained building, a fitting one to anchor the long line of period buildings that fill the whole block of Queens Street East up to Russell Street North. These buildings form an important townscape because of their compatible scale, their design and their individual visual interest.

HISTORY:

The date of construction of this building is not known, but Davies Garnett and Phillips carried out major repair and remodeling work in 1932, when the property was owned by John Robert Tipping and Algernon Rainbow.¹ In 1940, the building at the corner of Karamu Road North and Queen Street East was occupied by Traill & Fryer, land agents.² They remained the occupants until at least 1950, when the building was occupied by C. J. Cox (real estate agent) and the Standard Insurance Company.³ These businesses remained in the building until at least 1960.⁴ In 1956, consent was granted for the building to undergo alterations, as designed by Davies, Phillips and Chaplin. In 1965, ownership was transferred to J. R. Tipping and P. A. Tipping, again in 1974 to Blue Ribbon Holdings, again in 1983 to Queenkar Investments and finally in 1991 to R. H. and C. A. Geor (Raphael Holdings).⁵ The building has been occupied in the past by the Dominion Post and Kelt Finance/South Canterbury Finance. Today the building is occupied by Consult Plus and GHD.

PHYSICAL DESCRIPTION:

Architect: Davies Garnett and Phillips for reconstruction in 1932

Builder: Not presently known.

Date of construction: Not presently known; reconstruction carried out in 1932.

¹ H. B 99/173

² *Wises Street Directory*, 1940.

³ *Wises Street Directory*, 1950-51.

⁴ *Wises Street Directory*, 1959-60.

⁵ H. B 99/173

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Construction details: Reinforced concrete, some structural steel; timber framed roof.

Description: The building is a single storey structure, sited on the busy corner of Queen Street East and Karamu Road North; it has three bays to each of these elevations, with a faceted bay on the corner. It is a very ordered arrangement, with a large recessed window to each bay (these are aluminium framed and relatively modern), with the main entrance in the middle bay on Queen Street. There is a fluted panel above each window, but otherwise the facades are undecorated. A hipped roof clad in corrugated iron is partially hidden by the straight edged parapet.

This building pre-dates, and was badly damaged by, the Hawke's Bay earthquake. Davies Garnett and Phillips drew plans for the 'Reconstruction (of) Office Building' and tenders were to close on 14 April 1932; a permit was issued on 5 May 1932. The documents called for the existing stairs to be removed; sound timbers could be re-used in the new work, and the drawings show existing first floor joists becoming the bottom chords of the new roof trusses. A strong room door 'that is lying on the ceiling of the building' was to remain the property of the owner (clearly this is the first floor safe door), while the ground floor safe door was to be re-fixed. Even existing ¼ inch plate glass was allowed to be re-cut for use in the windows. Concrete foundations were strengthened, and some new structural steel members were built in too.

Today the building is in very good condition and in use as professional offices.

ELEMENTS OF ARCHITECTURAL IMPORTANCE:

Element	Significance
Form and detail of both street elevations.	Architectural, aesthetic.

MAJOR BIBLIOGRAPHIC REFERENCES:

H. B 99/173

Wises Street Directory, 1940-1959-60.

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.

