



HAWERA

TOWN CENTRE

Heritage Inventory



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Cover: Hawera Water Tower

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HAWERA TOWN CENTRE

Heritage Inventory

Introduction

This Heritage Inventory was commissioned by the South Taranaki District Council as the result of a recommendation in the Hawera Town Centre Concept Plan prepared by John Achari, Urban Design Consultants.

The purpose of the study is to identify buildings and objects that have cultural heritage value to the Hawera. This document is an information resource recognising and providing information on the identified buildings and objects.

Methodology

All the buildings in the Hawera Town Centre were inspected, and as a result of this survey and the combined knowledge of the Working Party members, an initial list of over 100 buildings was prepared. Research was then carried out on all these buildings, and the list was progressively reduced as evaluation established whether or not the individual buildings met the criteria for selection.

Research was carried out by Tanya Parker, graduate student at Massey University. Evaluation and writing up of the inventory sheets was by Chris Cochran, with input and review by members of the Working Party. This group provided general oversight and detailed local knowledge, and the Hawera Historical Society (through Clive Cullen) provided their list of historic places of the area.

The Working Party was made up of :

Clive Cullen, Architect, representing the Hawera Historical Society;

Arthur Fryer, Historian;

Hugh Gilberd, Surveyor representing Progress Hawera, and

Nigel Ogle, Curator, Tawhiti Museum.

Others who assisted were:

John Achari, Urban Design Consultants who provided general oversight and co-ordination with the Town Centre Concept Plan;

Bruce Rockell, of Cowie Rockell Chong, architects and engineers, Hawera, who helped source a number of architectural drawings from the firm's collection; and

Vicki Jones, Policy Planner, who led the process on behalf of the South Taranaki District Council.

Bronwyn Allerby saw the final stages through for the District Council, as she had replaced Vicki Jones as Policy Planner.

General updating was completed in January 1999.

Study Area

The study area includes the main commercial part of the town, bordered by Wellington and Grey Streets to the north, Albion Street to the east, Furlong and Rowe Streets to the south, and Victoria Street to the west.

Criteria for Selection and Assessment

Account has been taken whilst compiling the inventory of the need to be as representative as possible of all aspects of history of the area, of all buildings and object types, and of all periods from first settlement up to the present day.

The Historic Places Act 1993, Section 23 lists 13 criteria for the assessment of historic places, and although these are not individually listed here, they are all (in slightly modified form) included in the criteria below.

Buildings and objects of cultural heritage value have been selected for inclusion (with expert assistance from Chris Cochran, Conservation Architect) in the inventory on the basis of the following criteria.

Historic

Whether the building reflects aspects of New Zealand or local history, and in respect to local history, whether it illustrates any of the themes of the development of the town, such as settlement history, farming, transport, trade, civic, cultural and social life.

Whether the building is associated with events, people or ideas of importance in national or local history.

Whether the building has potential for public education.

Architectural

Whether the building has architectural or artistic value, or is representative of a particular style of architecture or period.

Whether the style of the building contributes to the general character and sense of place of the town of Hawera.

Technical

Whether the building has technical value for its structure, or for the choice or use of materials, or is representative of a particular building technique.

Symbolic

Whether the building is held in high public esteem, or has symbolic, commemorative or spiritual value.

Rarity

Whether the building has rarity value as a particular building type, or for its age or style.

Townscape

Whether the building has townscape value, not for its intrinsic architectural value but for the part it plays in defining a space or street, in providing visual interest, or for its role as a landmark.

Group Value

Whether the building is part of a group of buildings that taken together have a coherence because of their age, history, style, scale, materials, proximity or use.

Rather than simply listing whether a building has any value under each of these headings, an attempt has been made to quality that value. The criteria have been weighted, with maximum values for each of the criteria as shown below:

Historic Value	out of 5
Architectural Value	out of 4
Technical Value	out of 2
Symbolic Value	out of 3
Rarity	out of 2
Townscape Value	out of 2
Group Value	out of 2
Overall	
Cultural Heritage Value	out of 20

There is no cut-off date for buildings included in the inventory. Modern buildings can contribute to townscape values and sense of place, and they are identified in the inventory for these formal qualities, as well as for architectural or technical excellence, rather than for historic value, this being difficult to assess from a close time perspective.

Note that the land on which a building stands is taken as being integral with the building. This is particularly important where a garden setting, fences, gates, graves or other associated structures contribute to the heritage values.

Site Assessment

All buildings were inspected from the outside. Interiors were inspected where possible and interior qualities were taken into account in assessing historical, technical and architectural values as appropriate. It is possible that important interiors exist in buildings that were unable to be inspected inside.

Naming of Buildings/Objects in Inventory

The various buildings and objects included in the inventory are referenced according to information supplied by the Working Party members. It is accepted that entries in the inventory may also be known by other names.

Limits to the Study

The inventory does not include a formal assessment of condition. However, if a building is in very good or very poor condition, this is noted in the description. Similarly, no account is taken of compliance with the Building Act 1991 or the ability of a building to resist earthquake forces.

Sites of significance to the Tangata Whenua, whether of archaeological or traditional value, or wahi tapu, are not included in this study.

Sources

Sources are listed on each register sheet. Particular use in compiling the inventory was made of the holdings of the Hawera Library and Genealogy Society Room; Hawera Star archives; the South Taranaki District Council archive, photo collection and building files, and finally Arthur Fryer's photo collection.

Copies of architectural drawings, newspaper articles, certificates of title, historical notes etc used in preparing the inventory have been collated and can be consulted in the District Council's files. This resource can be added to as further information comes to light.

This inventory was amended and reprinted in June 2003 as a result of the review of the set of heritage inventories. New information and amendment may have been made to existing entries and new buildings and objects may have been added to this document.

Continual Updating of the Inventory

The inventory includes buildings and objects that are assessed today to be of significant cultural heritage value to the town. Such an assessment will change with time as different criteria assume different values in the community, as the town changes, and as new buildings and objects of value are created. The inventory may be updated from time to time to include new information that comes to light.



The Warehouse, corner High and Regent Streets no date

Use	Retail	Historic Value	2 out of 5
Materials	Plastered masonry	Architectural Value	3 out of 4
		Technical Value	1 out of 2
NZHPT Registered	Category II Register Number 850	Symbolic Value	1 out of 3
Valuation No	12340-369-00	Rarity	- out of 2
Legal Description	Lots 1-9 DP 2632 Lots 10-14 DP 2658	Townscape Value	2 out of 2
		Group Value	1 out of 2
		Overall Cultural Heritage Value	10 out of 20
Map Reference	HiS5		

Description

The Warehouse building is a strong piece of classical design, with the facades to High Street and Regent Street elaborately ornamented with a stepped and curved profile to the parapet, a heavy moulded cornice that arches over the windows, and prominent triangular pediments to the round-headed timber windows. The bays are divided by fluted pilasters with Ionic capitals. The verandah fascia is now closed in, but underneath the original cast iron verandah is completely intact. The ground floor retail area has been modernised.

History

This building was built for Mr R Nolan, who had his office on the corner of the second floor. The date of construction of this building is unknown but is believed to be around the 1900s.

Three generations of the Gerrand family occupied the Jeweller and Watchmaking shop on this corner. The main premises was occupied by the Taranaki Farmers Co-op from the mid 1950s. Although the ground floor retail area has been modernised, the elaborately ornamented facades to High Street and Regent Street remain. The original cast-iron veranda is intact but closed in. The Warehouse presently occupies the building.

Architect

Not known.

Builder

Not known.

Statement of Significance

The value of The Warehouse building relates to its architecture, a vigorous piece of classical design and in authentic condition including the cast iron verandah. It stands on a prominent corner in the centre of Hawera, making a positive contribution to the townscape quality of the area by its decorative finish, scale and silhouette. Further research would no doubt establish an interesting history of retail and commercial use.

Sources**Date**

June 1997

Information added in November 2002.