

## Heritage Buildings Report

**Site ID**

**Building/Site Name**

Queen Street Takeaways

**Address**

34 Queen Street, Waitara



### Statement of Significance

The Queen Street Takeaways building was probably constructed by influential early Waitara settler Joseph Pennington during late-1879 and was almost certainly in existence by mid-1880. It is likely Waitara's oldest surviving commercial building on its original site, and probably the oldest building in the town centre. The building has considerable significance for its use as commercial premises occupied by a wide range of Waitara businesses for 140 years. The building has architectural interest as an uncommon example of a commercial building designed in the Saltbox cottage style, which was generally reserved for domestic buildings. The remodelled façade also has significance as belonging to the Kiwi modern style popular during the middle decades of the twentieth century and which became a defining element of shopfronts in small-town New Zealand. Positioned on the street frontage, this building is highly visible and makes a strong positive contribution to both the historic character of the streetscape and to Waitara's small town aesthetic.

# Heritage Buildings Report

## Legal Information and Heritage Status

<b>Legal Description</b>	PT Section 11 Block XC Town of Waitara West
<b>District Plan Item/ Map No.</b>	
<b>Heritage New Zealand List</b>	Not listed

## Construction Information

<b>Date of Construction</b>	Circa 1879-80
<b>Principal Materials</b>	Wooden framing, weatherboard, corrugated steel
<b>Construction Professionals</b>	Joseph Pennington (presumed builder)

## History

Section 11 of Block 90 Raleigh West was purchased by Charles Waller Jnr at an auction of Waitara Crown Lands in 1873; he paid £32 for the section.<sup>1</sup> Waller doesn't seem to have ever occupied the section himself, and in November 1876 leased the property to auctioneer and general commission agent Joseph Pennington.<sup>2</sup> Soon after acquiring the lease, Pennington erected a large store and two dwellings on the southern portion of the section. The first mention of these buildings is in late-December 1876, when T. E. Hamerton announced that he had "secured the large and convenient mart lately erected by Mr J. Pennington" and intended to hold monthly auction sales in the building.<sup>3</sup> It is presumed Hamerton rented the building from Pennington, who had by this time returned to New Plymouth and opened a butchery store in partnership with Richard Rundle.<sup>4</sup>

During September and October 1877 Pennington attempted to dispose of his interests in the property, with "the lease (20 years unexpired) of Allotment 11 Block 90 Raleigh West, with a large store, two dwelling houses, and butchers shop" advertised for sale by solicitor Robert Clinton Hughes, presumably acting on behalf of Pennington.<sup>5</sup> Unable to dispose of the lease, the property appears to have been rented for a time by Webster Bros, who by March 1878 advertised that they had disposed of their interest in the 'Waitara Stores' (as the building was known) to Messrs Pennington & Baker (Joseph Pennington and Joseph D. Baker).<sup>6</sup> A true general store, Pennington & Baker were not only wholesale and retail storekeepers, but also general commission and shipping agents.<sup>7</sup> As one of the largest buildings in Waitara at the time, the building was also used for various public functions such as the 1878 Waitara Regatta Ball, and as a meeting place during the June 1878 Waitara Hui.<sup>8</sup>

Not content with one business partnership, during May 1878 Pennington established a second partnership with T. Leedom as auctioneers and general commission agents.<sup>9</sup> Both partnerships were dissolved during May-June 1879, with the auction and commission business wound-up, and the general store business carried on by Pennington as a sole proprietor.<sup>10</sup> In early-June 1879 New

<sup>1</sup> *Taranaki Herald*, 5 July 1873, page 2

<sup>2</sup> CT TN1/100, Land Information New Zealand (LINZ)

<sup>3</sup> *Taranaki Herald*, 30 December 1876, page 3

<sup>4</sup> *Taranaki Herald*, 3 July 1875, page 3

<sup>5</sup> *Taranaki Herald*, 10 October 1877, page 3

<sup>6</sup> *Taranaki Herald*, 8 March 1878, page 3

<sup>7</sup> *Ibid.*

<sup>8</sup> *Taranaki Herald*, 13 April 1878, page 3; *Taranaki Herald*, 1 July 1878, page 2

<sup>9</sup> *Taranaki Herald*, 20 May 1878, page 3

<sup>10</sup> *Taranaki Herald*, 5 June 1879, page 1

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Plymouth businessman William Courtney announced that he had taken over Pennington's Store and was prepared to receive goods for storage on the most moderate terms.<sup>11</sup> It is clear that the buildings on the southern portion of the property were occupied by Courtney, as later in June a ball celebrating the first anniversary of the opening of the Sir Donald McLean Lodge of Freemason's at Waitara was held in "Mr Courtney's large store".<sup>12</sup> However, despite Courtney taking over the large store, advertisements seem to indicate that Pennington continued to operate his general store business 'Pennington's' from Waitara.<sup>13</sup> Although not certain, it seems Pennington may have operated his general store business from the present building at 34 Queen Street, and would thus date the building to before this time. From May 1<sup>st</sup> 1880, Pennington announced that he was to resume business as an auctioneer and general agent.<sup>14</sup> At this time he seems to have taken over the large southern building from Courtney, with the name 'Pennington's Store' again in use by late-May 1880 when a Troupe performed at "Pennington's store".<sup>15</sup>



Waitara Hui, 1878 [Detail from June 1878 view of Waitara taken at time of Waitara Hui. The empty section between the row of three buildings erected by Pennington in 1876 (centre) and the original Waitara Bank of New Zealand erected in 1877 <sup>16</sup> (right) is the present site of 34 Queen Street. The rather primitive long structure on the opposite side of Queen Street was erected to house visitors for the hui.] Pho 2015-004, Puke Ariki Collection

<sup>11</sup> *Taranaki Herald*, 4 June 1879, page 4

<sup>12</sup> *Taranaki Herald*, 27 June 1879, page 2

<sup>13</sup> *Taranaki Herald*, 23 August 1879, page 4

<sup>14</sup> *Taranaki Herald*, 1 April 1880, page 1

<sup>15</sup> *Taranaki Herald*, 22 May 1880, page 2

<sup>16</sup> Erected in late-1877 as Waitara's first Bank of New Zealand, the building was relocated to 45 Parris Street in 1906 to enable the construction of new banking premises (since demolished). The 1877 bank building still survives at 45 Parris Street, although is almost unrecognisable owing to it being 'modernised' in the 1960s-70s.

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Not one to settle, Pennington seems to have relocated to Opunake later in 1880. It seems he may have seen a lucrative business opportunity supplying government troops, and from September 1881, in partnership with Frederick Crowther, were the successful tenderers for supplying the Armed Constabulary with provisions.<sup>17</sup> During October 1881 Pennington also erected a canteen and billiard room at the Pungarehu Armed Constabulary camp.<sup>18</sup> Following Pennington's departure, the large southern store building appears to have been rented by shipping, forwarding, land and commission agent Frederick Bluck, who was also authorised to collect debts owing to Pennington.<sup>19</sup> By late-June 1880 the annual Masonic Ball was held in "Mr Bluck's large room (late Pennington's)".<sup>20</sup>

By mid-1880 it seems almost certain that the present building 34 Queen Street had been erected on the northern portion of Section 11, with Waitara's most influential nineteenth century architect Edward (Ed) Wickham advertising that he had taken premises "Next Bank of New Zealand, Waitara".<sup>21</sup> It is almost certain that Wickham was occupying this building, as photographs reveal that at the time there were no structures erected on the northern side of the BNZ.<sup>22</sup> This confirms a pre mid-1880 construction date and very likely makes this the oldest commercial building in Waitara to survive on its original site, pre-dating the Masonic Hotel (erected 1881), by at least a year.<sup>23</sup>

Pennington returned to Waitara in May 1882 and again commenced business as auctioneer, commission, land and estate agent.<sup>24</sup> It seems he again occupied the buildings on the southern side of the section, with the large building again referred to as 'Pennington's Hall' by late-August 1882.<sup>25</sup> In late-September 1882 the lease of Section 11 Block 90 was transferred from Pennington to New Plymouth settler Richard Rundle, although it seems Pennington continued to occupy the large buildings until at least late-1883, before returning to Opunake once again.<sup>26</sup> Little is known about Rundle's period of ownership, except that in February 1886 there was mention of a rates refund for R. Rundle on Section 11, Block 90.<sup>27</sup>

In September 1892 the lease was transferred from Richard Rundle to pharmacist Arthur Ogle, although it is unclear which, if any buildings on the property he occupied.<sup>28</sup> In December 1897 Mrs A. Wills announced that she had commenced business as a dressmaker and milliner "next Bank of New Zealand, Waitara".<sup>29</sup> In February 1898, at the expiration of the original 21 year lease, a new lease was issued by Waller to auctioneers John Wylie and Joseph Hignett.<sup>30</sup> In January 1899 Hignett's interests in the lease were transferred to Charles Hugh Stott, who had entered into partnership with Wylie on Hignett's departure; In March 1899 Wylie and Stott mortgaged their lease.<sup>31</sup> It is unclear if either of these partnerships actually occupied any of the buildings on the section.

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<sup>17</sup> *Taranaki Herald*, 23 September 1881, page 2

<sup>18</sup> *Taranaki Herald*, 24 October 1881, page 2

<sup>19</sup> *Taranaki Herald*, 25 June 1880, page 3

<sup>20</sup> *Taranaki Herald*, 28 June 1880, page 2

<sup>21</sup> *Taranaki Herald*, 31 August 1880, page 3

<sup>22</sup> William Andrew Collis, Waitara from Manukorihi pā. PHO2007-287, Puke Ariki Collection

<sup>23</sup> Gooch, Mike, 'Masonic Hotel (1881)', *Kete New Plymouth*, <http://ketenewplymouth.peoplesnetworknz.info/en/site>; accessed 25 May 2019.

<sup>24</sup> *Taranaki Herald*, 31 May 1882, page 2

<sup>25</sup> *Taranaki Herald*, 25 August 1882, page 2

<sup>26</sup> CT TN1/100, LINZ

<sup>27</sup> *Taranaki Herald*, 4 February 1886, page 2

<sup>28</sup> CT TN1/100, LINZ

<sup>29</sup> *Taranaki Herald*, 13 December 1897, page 4

<sup>30</sup> CT TN1/100, LINZ

<sup>31</sup> *Ibid.*

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Property owner Charles Waller passed away on July 6th 1903 at his Fitzroy residence.<sup>32</sup> As per his will, his wife Eliza and son William were appointed executors of his deceased estate.<sup>33</sup> All Waller's real and personal estate was to be held in trust until sold, with the proceeds to be divided between Eliza and Charles' two sons, William and Charles, his daughter Ellen 'already being provided for'.<sup>34</sup> Section 11 Block 90 of Waitara West was subsequently subdivided and sold in two lots during September 1904.<sup>35</sup> The southern portion with buildings was purchased by Waitara auctioneers Frederick Jenkins, Harry Mathews and Robert Pigott (who had taken over Wyllie & Stott's business), whilst the smaller northern portion with the present building at 34 Queen Street was purchased by Awakino farmer Frederick Iredale.<sup>36</sup>



William Andrew Collis, Waitara from Manukorihi pā [Detail from view of Waitara taken between circa December 1882 and June 1883, showing rear of present 40A Queen Street (centre-left), with neighbouring BNZ further right]. PHO2007-287, Puke Ariki Collection

It is unclear who occupied the property during the 1900s, but Iredale retained ownership until November 1910, when the shop and section was purchased by New Plymouth solicitors John Edward Wilson and George Grey as tenants in common.<sup>37</sup> Messrs Wilson & Grey don't appear to have occupied the building themselves and it probably continued to be rented. Wilson & Grey sold the property to Ellis Lee Adamson during January 1912.<sup>38</sup> Soon after purchasing the property Ellis and his wife opened a dry-cleaning business and general store in the building. For unknown reasons, ownership of the property was transferred from Ellis to his daughter Sarah Jane Adamson during July

<sup>32</sup> *Taranaki Herald*, 8 July 1903, page 2

<sup>33</sup> Charles Waller, 1903, probate file including will, New Plymouth Probate Files, 1867-1981, Archives New Zealand (21954); Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

<sup>34</sup> Ibid.

<sup>35</sup> DP2168, LINZ

<sup>36</sup> CT TN54/52, LINZ

<sup>37</sup> Ibid.

<sup>38</sup> Ibid.



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1919, although the business seems to have continued to operate as usual from the premises.<sup>39</sup> Ellis was highly regarded as an authority on wool cleaning and dyeing, and in March 1920 was offered the job as manager of the dyeing department of the Queensland Woollen Manufacturing Company.<sup>40</sup> Ellis promptly accepted the lucrative job offer and departed for Queensland soon after, leaving his wife in charge of the Queen Street business.<sup>41</sup>

However, Mrs Adamson only continued to operate the Queen Street business for a few months, deciding to join her husband at Ipswich, Queensland during May 1920.<sup>42</sup> Ownership was transferred from Sarah Jane Adamson to Louisa Caldwell, wife of meat preserver Robert William Caldwell, on May 19<sup>th</sup>.<sup>43</sup> Mrs Caldwell seems to have operated a store from the building until February 1928, when a five year lease was granted to Annie Grant Aubrey.<sup>44</sup> It is unclear who occupied the store following the end of Aubrey's lease, however, it is thought to have been rented out by Mrs Caldwell for the remainder of her ownership, with confectioner K. M. Keith noted as the occupier on a fire insurance map dated 1934.<sup>45</sup> Mrs Caldwell retained ownership until March 1950, when the property was purchased by Gertrude Augusta Rahira Pennington.<sup>46</sup>

It is again unclear who rented the store during Pennington's period of ownership, which lasted until February 1974 when ownership was transferred to electrician Bruce Eric Pengally of Gunnedah, New South Wales.<sup>47</sup> It is thought that the building was both Pengally's home and business premises. During the 1990s Spence and Annette Robertson operated takeaway restaurant 'The BBQ' from the building; they later sold the property to Trevor Downes and his wife. The building was acquired by the present owners in 2005. As is evidenced by discussion on the local Waitara history Facebook page 'Waitara Historical', the building appears an important element in the community's consciousness, with many Waitara residents having fond memories of the building from its later decades of occupation.<sup>48</sup>

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<sup>39</sup> Ibid.

<sup>40</sup> *Taranaki Herald*, 13 March 1920, page 7

<sup>41</sup> Ibid.

<sup>42</sup> *Taranaki Daily News*, 15 May 1920, page 7

<sup>43</sup> CT TN54/52, LINZ

<sup>44</sup> Ibid.

<sup>45</sup> Fire and Accident Underwriters [Block Plans], ARC2001-383, Puke Ariki Collection

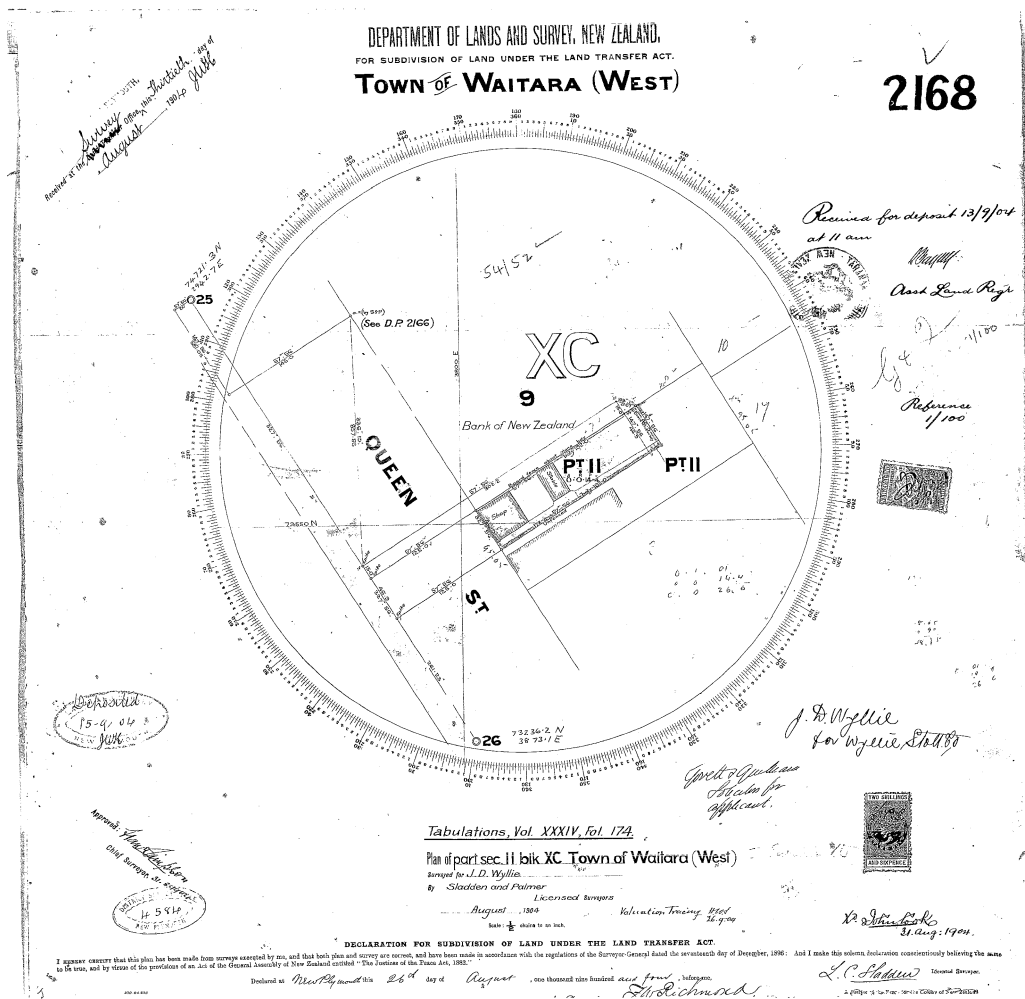
<sup>46</sup> Ibid.

<sup>47</sup> Ibid.

<sup>48</sup> Graeme Duckett. "Did you know the Queen street takeaways is one of the oldest Waitara shops?" Facebook, June 30th, 2017. <https://www.facebook.com/groups/1476086319357415/permalink/1754909264808451/>



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DP2168, LINZ

Reference Sources

See footnotes.

## Description

The Queen Street Takeaways building is located in the North Taranaki town of Waitara, about 15km northeast of New Plymouth. Situated on the east side of Queen Street within the heart of Waitara's town centre, the building is constructed right to the street boundary. Aside from two detached chiller buildings, the remainder of the section is vacant and covered with asphalt contiguous with adjacent Wright's Lane, which now cuts across the original southern portion of Section 11 Block 90.

This building follows the typical form of a 'Saltbox' style cottage with front gable and sloping rear lean-to. The use of this typically domestic design is somewhat unusual given that this building has always been used as commercial premises. The building is timber-framed, clad with wide rough-sawn horizontal weatherboards (likely Kauri), with the roof sheathed in mild corrugated steel. Four steel vents associated with cooking activities within the building rise through the lean-to roof.

The main front elevation faces roughly southwest onto Queen Street and is constructed right up to the property boundary. This elevation has been altered considerably from its original form and is probably best described as belonging to the mid-century Kiwi modern style; a significant New Zealand architectural style in its own right. Symmetrically composed, two central glazed entrance doors are



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flanked by large shop windows either side; the area below the windows is clad in coloured concrete bricks. A row of five top-lights, those above the doors being louvred, extend across the frontage, with a low parapet above. A wide stayed veranda projects across the footpath.

The side elevations are largely unaltered, excepting a small pair of timber casements and louvred window on the south-eastern elevation, and a single timber casement on the north-western elevation. The rear north-eastern elevation incorporates a braced and ledged timber door, along with several timber casement windows.

### Assessment:

<b>Historical</b>	The Queen Street Takeaways building has historic significance as probably Waitara's oldest commercial building to survive on its original site. It has been occupied by a range of businesses in its 140-year history and has strong associations with influential early Waitara settler Joseph Pennington.	✓
<b>Importance to Community</b>	The building and its occupants (especially from the later decades of the twentieth century) are well-remembered by local residents. It is generally well-known that the building is one of the oldest in Waitara's town centre.	✓
<b>Architecture &amp; Construction</b>	The building has architectural interest as an interesting example of a commercial building designed in the Saltbox style generally reserved for domestic buildings. The remodelled façade has significance as belonging to the Kiwi modern style developed during the middle decades of the twentieth century and which came to define the shopfronts of many commercial buildings in small town New Zealand.	✓
<b>Setting and Context</b>	Positioned on the street frontage, this building is highly visible and makes a strong positive contribution to both the historical character of the streetscape and to Waitara's small town aesthetic.	✓
<b>Archaeology</b>	As this dwelling was constructed circa 1879-80, the property likely has archaeological evidence relating to pre-1900 human activity and has the potential to reveal information about the past through archaeological investigation.	✓
<b>Representativeness, rarity and integrity</b>	A rare example of a surviving Waitara commercial building from the nineteenth century. Although the frontage has been considerably altered, the remainder of the building has been little altered and largely retains its original form.	✓
<b>Meets threshold for listing</b> (three or more ticks, or two ticks in one criterion)		✓