



Broadway Chambers, Princes Street

1923

Jse	Offices	Historic Value	2 out of 5
Materials	Reinforced concrete, timber floors, corrugated iron roof	Architectural Value	1 out of 4
NZHPT Registered	Not registered	Technical Value	1 out of 2
Valuation No	12340-218-00	Symbolic Value	- out of 3
Legal Description	All DP 271	Rarity	- out of 2
		Townscape Value	1 out of 2
		Group Value	- out of 2
		Overall Cultural Heritage Value	5 out of 20
Map Reference	PE6		

Description

Broadway Chambers is a two storey reinforced concrete building; the first floor covered the front third of the building, which allowed skylights to be fixed in the roof of the back portion to light the large ground floor billiard room. Originally there was a dining room and kitchen to service the billiard patrons. Timber and steel trusses spanned the billiard room, with corrugated iron on the roof. The building is in a plain almost modernist style, although it has a curved hood and a cornice over the front elevation windows, making an asymmetrical composition of some geometric interest. The shop fronts below the verandah have been altered.

History

Broadway Chambers was built for Messrs Casserly and Corcoran. Downstairs, the right-hand side (looking from street) operated as a billiard hall until 1959; this was run by Mr Sid Fache. After his death this part of the building became an Auction Mart operated by Les Whalen and Larry Rolands, who ceased business (perhaps) in the late 1960s. Upstairs has always been offices. Tenants included two accountants, Tommy McKenzie from the 1920s to 1954, and Bruce Murray, who moved from Halliwells. Murray and Norm Ihle leased the building from Corcoran and Casserly and then bought it in 1959 (under the name of Little Miss Modern Limited).

With the closure of the billiards hall in the early 1970s, the whole of the ground floor was converted to offices. Ihle and Murray's offices then occupied the whole building. Bruce Murray sold his share to Bruce McCallum in 1983 and Norm Ihle sold his share to Dallas in 1985.

Past occupants of the lower left hand side of the building included a florist with a 'bookie' behind; present occupants are Hugh Gilberd, lower left and McCallum and Dallas, lower right.

Architect

Duffill and Gibson, 1922

Builder

John G Grant, Contractor

Statement of Significance

This building has a history probably typical of many central commercial buildings - a mix of owners and tenants over time, with alterations made to suit it to new circumstances. Broadway Chambers is somewhat unusual in having been built principally as a billiard saloon, and as billiards lost popularity the space was converted for offices. The scale and composition of Broadway Chambers makes it a good building in the townscape, compatible with its neighbours.

Sources

Conversations with Mr Norm Ihle (former owner) and Mr Hugh Gilberd
Cowie Rockell Chong, Hawera

Date

June 1997