

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH003

HERITAGE ITEM NAME former Bank of New Zealand (incl. manager's residence)

ADDRESS 188 Williams Street, Kaiapoi

PHOTOGRAPH



(A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. H012 **HNZ LIST NO. & CATEGORY** 3677 / 1
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 36550

VALUATION NUMBER 2175209100

DATE OF CONSTRUCTION 1883-84

**ARCHITECT/DESIGNER/
BUILDER** TS Lambert, architect; Messrs Boyd & Keir,
contractors

STYLE Victorian commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with rectangular footprint and centre gutter hipped roof. Symmetrical façade overlooking Charles Street has ground floor entry framed by temple front motif. Rusticated quoins on ground floor; paired windows with segmental heads and key stones. First floor windows have hoods supported by consoles. Bracketed eaves, cornice between the floors, pilasters dividing bays. Williams Street elevation has a secondary entry flanked to the north by a bay window with balcony above. Single-storey wing at rear (north-east elevation). Boundary wall with decorative iron railing.

MATERIALS/STRUCTURE

Brick, stone, and slate.

ADDITIONS/ALTERATIONS

Earthquake damage (2010/11). Relevelled (2015).

SETTING

The former bank stands at the west corner of the intersection of Charles and Williams Streets. The Kaiapoi River is to the west/south-west and, until they were demolished after

the 2010/11 Canterbury earthquakes, the town's Post Office and Courthouse stood on the opposite side of Williams Streets. The extent of scheduling, which includes the boundary fencing, is the land parcel on which the building is located.

HISTORY

The Bank of New Zealand, then Kaiapoi's only bank, erected new premises in 1883-84, having had premises in the town since 1862. Leading Christchurch architect WB Armson called tenders for a new bank in June 1882, but it would appear that his death in February 1883 brought about a change of designer. In May 1883 it was reported that the new bank and manager's residence, to the design of Christchurch architect TS Lambert, would be one of the most convenient and largest of the bank's offices in Canterbury and would be almost the only building in the town constructed from brick and stone. The bank emblem above the entry to the banking chambers off Charles Street was copied from the BNZ's banknotes. The manager's residence was accessed off Cookson (later Williams) Street and featured a dining room and kitchen on the ground floor and five bedrooms and a drawing room on the first floor. Lambert called tenders for fitting out the interior of the banking chambers and erecting the necessary fencing and outbuildings in January 1884. The property was subdivided to its current extent in 1974, the bank relocated to other premises in 1988 and the building was recognised as a Waimakariri Landmark in May 2010. Damaged by the 2010/11 Canterbury earthquakes, the building was relevelled in 2015 but remains vacant awaiting further restoration work.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Bank of New Zealand has historical and social significance for its association with the Bank of New Zealand's foundation history, commencing in 1861, and the banking and commercial history of Kaiapoi since 1862.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Bank of New Zealand has cultural significance as a demonstration of the way of life of its former bank managers, their families and customers. Bank managers were typically provided with on-site accommodation in the 19th and early 20th centuries. The esteem in which the building is held by the local community has increased since the 2010/11 earthquakes destroyed a number of other key heritage buildings in the township.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Bank of New Zealand has high architectural significance as the work of the notable Canterbury architect, Thomas Lambert (1840-1915). Lambert was born and trained in Scotland and arrived in New Zealand in 1866. After a period in Wellington, he settled in Christchurch in 1874 and became known for his survey map of the city, which still provides valuable evidence of the city's early colonial development. Lambert designed the buildings for the 1882 Christchurch International Exhibition and was reported to have specialist knowledge of acoustics and ventilation. He also designed the Bank of New Zealand at Oxford (c.1883?), the Junction Hotel at Rangiora (H073, 1879-80), and the second Theatre Royal in Christchurch (1876). Lambert was contracted to the North Canterbury Education Board between 1878 and 1882, had a branch office in Dunedin in the early 1890s, and returned to practise in Wellington in 1893.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Bank of New Zealand has high technological and craftsmanship significance for its brick and stone masonry construction and classical detailing. Although it sustained damage and subsidence as a result of the 2010/11 Canterbury earthquakes, the former bank is a rare masonry survivor of those events in Kaiapoi. The stone came from W Wilson's White Rock quarries in the Ashley district and the bricks were made by Mr Neighbors of Heathcote Valley. Rangiora contractor and politician Thomas Keir (1837-1910) was born in Scotland and

emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. Boyd (1843-1924) was also a Scottish-born carpenter and joiner who emigrated to New Zealand in 1864. He settled in Rangiora where family members were already resident and commenced business in 1865. Boyd had met Keir on the voyage out to New Zealand. He was an inaugural Rangiora Borough councillor, served a term as Mayor of Rangiora, and was prominently involved in local education matters for over 40 years. Boyd and Keir also built Johnston's Buildings in Rangiora (H072, 1896-97). Mr Stratton of Christchurch carved the bank emblem above the main entrance of the Kaiapoi BNZ and C Bailey was the clerk of works.

CONTEXTUAL SIGNIFICANCE

The former Bank of New Zealand has high contextual significance as a landmark historic feature within the Kaiapoi town centre. The former bank is a notable survival of the 2010/11 Canterbury earthquakes and serves as a reminder of the civic and commercial hub that was once located at the intersection of Williams and Charles Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Bank of New Zealand pre-dates 1900, its site has potential archaeological value arising from its commercial use by the Bank of New Zealand between 1862 and 1988. Releveling of the bank in 2015 may have modified, damaged or destroyed some of the archaeological evidence on the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Bank of New Zealand has high overall heritage significance to Kaiapoi and the district of Waimakariri as a whole. The former bank has historical and social significance for its association with the banking and commercial history of Kaiapoi and cultural significance as a place of community esteem that demonstrates the way of life of its former managers, their families, staff and clientele. The former Bank of New Zealand has high architectural significance as the work of noted Christchurch architect TS Lambert and high technological and craftsmanship significance for the quality of its brick construction and classical detailing by leading Rangiora builders Boyd and Keir. The former Bank of New Zealand has high contextual significance for its landmark contribution to the streetscape of the town centre; its site having potential archaeological value in view of the property's commercial use and development since 1862.

HERITAGE CATEGORY

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REFERENCES

- *Press* 26 April 1862, p. 12; 28 June 1882, p. 1; 31 January 1884, p. 3; 9 January 2012 & 1 September 2016; available online.
- *Lyttelton Times* 22 May 1883, p. 3; 4 January 1884, p. 2.
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- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.peelingbackhistory.co.nz/the-b-n-z-bank-opened-1st-march-1862/>
- <https://landmarks.waimakariri.govt.nz/kaiapoi-heritage/bank-of-new-zealand>
- <https://teara.govt.nz/en/biographies/2a13/armson-william-barnett>
- GR Macdonald Dictionary of Canterbury Biography, Canterbury Museum; available online.

REPORT COMPLETED

8 April 2019



Extent of setting, former BNZ and fence, 188 Williams Street, Kaiapoi.