

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH063
HERITAGE ITEM NAME former Junction Hotel facade
ADDRESS 112 High Street, Rangiora
PHOTOGRAPH



(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO. H073 **HNZ LIST NO. & CATEGORY** 3783 / 2
(at time of assessment)

LEGAL DESCRIPTION Pt Lot 3 DP 1569

VALUATION NUMBER 2166113100

DATE OF CONSTRUCTION 1879-80

**ARCHITECT/DESIGNER/
BUILDER** TS Lambert, architect; WJ Williams, contractor

STYLE Renaissance palazzo

PHYSICAL DESCRIPTION

Two-storey facade with symmetrical design. Six-bay façade; second and fifth project forward slightly and feature openings on both levels. Dentil cornice with solid parapet above. Balcony is carried on consoles and has wrought iron balustrading. Pairs of arched windows at bays 1, 3, 4 and 6 on the first floor and 3rd and 4th bays on the ground floor. First floor door and window openings have decorative semi-circular heads, keystones and pilasters. Ends bays on the ground floor have wide arched window openings and a rusticated wall surface. Ground floor entrances are framed by colonettes.

MATERIALS/STRUCTURE

Oamaru stone, wrought iron.

ADDITIONS/ALTERATIONS

Loss/removal of parapet and first floor balcony caused by earthquake damage (25 December 1922). Partial demolition, façade retention and new building development (2014/2016).

SETTING

The building stands on the north side of High Street in the Rangiora town centre. Good Street is to the west of the site and Ashley Street is to the east. Johnston's Building (H072) stands on the opposite side of High Street, on the corner of Victoria Street. The extent of scheduling is limited to the façade of the building.

HISTORY

The first Junction Hotel opened in the autumn of 1868. It was a timber building and was replaced by a brick and stone masonry structure in 1879-80. J Oram Sheppard was the owner and as it neared completion in July 1880 the hotel was reported as costing between £4000 and £5000; evidently the expense bankrupted Sheppard. On Christmas Day 1925 a magnitude 7 earthquake struck North Canterbury and resulted in the loss of the elaborate parapet and the first-floor balcony of the hotel. The Junction was soon back in business, however, and it was still in hospitality use when it was closed in January 2012 due to its earthquake-prone status in the wake of the 2010/11 Canterbury earthquakes. The façade was retained when the building was demolished in 2014 and in 2016 a new building on the site reopened for commercial use with the historic façade having been restored, with support from the Canterbury Earthquake Heritage Buildings Fund.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Junction Hotel façade has historical and social significance for its association with the colonial development of Rangiora, for the role that the hotel played in the life of the community, and as the survivor of major earthquakes in 1922 and 2010/11.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Junction Hotel façade has cultural value as a demonstration of heritage conservation beliefs; it is esteemed by the community as a Rangiora landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Junction Hotel façade has architectural significance as an ornate Victorian commercial classical design by noted Christchurch architect TS Lambert. Thomas Lambert (1840-1915) 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 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 second Theatre Royal in Christchurch (1876), the Lincoln Presbyterian Church (1881-82), and the Bank of New Zealand in Kaiapoi (H012, 1883). Lambert was contracted to the North Canterbury Education Board between 1878 and 1882, during which time he developed a standardised design for the board, some examples of which still survive.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Junction Hotel façade has technological and craftsmanship significance for its stone construction and ornamental detailing. WJ Williams was a Christchurch contractor with premises in Gloucester Street in 1880.

CONTEXTUAL SIGNIFICANCE

The former Junction Hotel façade has contextual significance for its relationship with Johnston's Building across the street and as a notable historic feature within the Rangiora town centre. The façade is a rare survivor of the historic streetscape that has largely been transformed by the redevelopment that has occurred since 2011.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the façade dates to 1880, and there has been development on this site since 1859, the site is likely to have little potential archaeological value given its redevelopment in 2016.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Junction Hotel façade has overall heritage significance to Rangiora and Waimakariri district as a whole. The facade has historical and social significance for its association with the social and commercial development of the town centre since 1880 and cultural value as a heritage feature held in esteem by members of the community. The former Junction Hotel façade has architectural significance as a Renaissance palazzo design by Christchurch architect TS Lambert and technological and craftsmanship significance for its stone construction and ornamental detailing. The former Junction Hotel façade has contextual significance for the contribution it makes to the Rangiora town centre streetscape but limited potential archaeological values in light of the recent redevelopment of the site.

HERITAGE CATEGORY

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REFERENCES

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Extent of setting, limited to the façade of the building, 112 High Street, Rangiora.



The façade before the 25 December 1922 earthquake. www.rangiora.com