

**WAIMAKARIRI DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**2021 District Plan Item No.**

**HH041**

**HERITAGE ITEM NAME**

former Morgan / Sims house

**ADDRESS**

232 Williams Street, Kaiapoi

**PHOTOGRAPH**



(www)

**DISTRICT PLAN ITEM NO.**  
(at time of assessment)

New

**HNZ LIST NO. & CATEGORY**

3758 / 2

**LEGAL DESCRIPTION**

Lot 1 DP 27664

**VALUATION NUMBER**

2175234504

**DATE OF CONSTRUCTION**

c.1870?

**ARCHITECT/DESIGNER/  
BUILDER**

Unknown (Thomas Ayers & Sons, bricklayers?)

**STYLE**

Square plan villa

**PHYSICAL DESCRIPTION**

Single-storey dwelling with rectangular footprint and centre gutter hipped roof. Principal, west-facing elevation has an enclosed, cross-gabled entrance porch flanked by straight veranda with turned balusters, posts with capitals and a decorative, wave-pattern frieze. Veranda returns along north and south sides and is broken by a hipped bay on the latter. Bracketed eaves, corbelled chimneys, double-hung sash windows.

**MATERIALS/STRUCTURE**

Brick, cement plaster, timber and tile roofing.

**ADDITIONS/ALTERATIONS**

Earthquake damage (2010/11).

**SETTING**

The dwelling stands on the east side of Williams Street; midway between Cass Street in the south and Smith Street in the north and just south of the intersection with Davie Street. Neighbouring residential buildings are a mix of 19<sup>th</sup> and 20<sup>th</sup> century dwellings. The extent of scheduling is the land parcel on which the house is located.

## **HISTORY**

This house appears to have been built by Captain William Morgan in c.1870. Morgan (1804-71) had emigrated to New Zealand with his wife and three daughters in 1855. The Morgans lived in the Heathcote Valley until the later 1860s, when they relocated to Kaiapoi. Captain Morgan laid the foundation stone for the Kaiapoi Methodist Church in 1870 and owned a number of residential properties in Kaiapoi. The Morgan villa was purchased from Mary Ann Morgan, Captain Morgan's eldest daughter, by John Sims in May 1881. Sims (1831-1919) was a timber merchant, sawmiller and ship owner and had emigrated to New Zealand from Birmingham, England in 1856. He settled in Kaiapoi in the following year and married Amelia Leigh (c.1828-1915) in 1872. Two years earlier Sims had been declared bankrupt after the failure of his flax milling business. He then returned to carting and went on to develop a successful shipping business based at Kaiapoi's port. The Sims' only child Emma married Herbert Meadowcroft, the stationmaster of the Kaiapoi Railway Station, in December 1899. John Sims retired in 1907 and died at his home in 1919; he was predeceased by his wife. On behalf of John Sims' estate, Meadowcroft subdivided the property in 1922. The house lot was further subdivided to its current extent in 1969; it remains in private residential use.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

The former Morgan / Sims house has historical significance for its association with the Morgan and Sims families and, more generally, the early 20<sup>th</sup> century residential development of Kaiapoi.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The former Morgan / Sims house has cultural value as a demonstration of the way of life of its early owner/occupiers.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The former Morgan / Sims house has architectural significance as a Victorian square plan villa that may have been designed and built by Thomas Ayers & Sons. Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The former Morgan / Sims house has technological and craftsmanship significance for its brick construction and timber detailing. Three generations of Ayers bricklayers made a notable contribution to the North Canterbury construction industry in the second half of the 19<sup>th</sup> century and the early 20<sup>th</sup> century.

## **CONTEXTUAL SIGNIFICANCE**

The former Morgan / Sims house has contextual significance as a local historic feature and it may also relate to buildings erected by the Ayers family, including Samuel and Sarah Ayers' 'Turvey House' in King Street, Rangiora (H047) and Ohoka homestead (H040).

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the house pre-dates 1900 its site may have potential archaeological values relating to its colonial use and development.

## **SUMMARY OF HERITAGE SIGNIFICANCE**

The former Morgan / Sims house has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Morgan

and Sims families, as well as the residential development of Kaiapoi, and cultural value as a demonstration of the way of life of its early residents. The former Morgan / Sims house has architectural significance as a Victorian square plan villa that may have been designed and built by Thomas Ayers & Sons and technological and craftsmanship significance for its brick construction and timber detailing. The former Morgan / Sims house has contextual significance as a local historic feature; its site may have potential archaeological values in view of the dwelling's age.

## HERITAGE CATEGORY

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## REFERENCES

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**REPORT COMPLETED**

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**AUTHOR**

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Extent of scheduling, former Morgan / Sims house, 232 Williams Street, Kaiapoi.