

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

2021 District Plan Item No. HH056
HERITAGE ITEM NAME former Rangiora Courthouse
ADDRESS 143 Percival Street, Rangiora
PHOTOGRAPH



(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO. H059 **HNZ LIST NO. & CATEGORY** 3770 / 2
(at time of assessment)

LEGAL DESCRIPTION Section 2 SO 17511

VALUATION NUMBER 2166104300

DATE OF CONSTRUCTION 1893

**ARCHITECT/DESIGNER/
BUILDER** John Campbell, Public Works Department, architect;
George Thompson, builder

STYLE Queen Anne

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and hipped roof forms. Principal, east-facing elevation has cross-gabled bay with rondel bearing building name and side entry off open porch. Windows with segmental heads have multi-pane uppers and keystones on gabled bay. Hip roofed entrance porch to north of gabled bay, enclosed entry to south. String course and keystones in contrasting stone. Modern hip-roofed addition at rear.

MATERIALS/STRUCTURE

Brick, stone, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Extended to rear (1968); storeroom added on south side (c.1989); entrance porch and enclosed secondary entry added to facade (2004). Chimneys removed.

SETTING

The building stands on the west side of Percival Street, south of High Street and on the eastern edge of the Waimakariri District Council precinct. The extent of scheduling is the land parcel on which the building is located.

HISTORY

The first and only purpose-built Rangiora Magistrate's Court opened on 21 November 1893; the court having previously shared the offices of the Mandeville and Rangiora Road Board on High Street since 1865. Magistrate's Courts changed their names to District Courts in 1981. The building was not only a magistrate's/district court but also oversaw civil and family cases, hosted a youth court and disputes tribunal, and functioned as the office of the Registrar of Births, Deaths and Marriages and the Registrar of Electors. The building was recognised as a Waimakariri Landmark in 2003 and, after suffering some damage in the 2010/11 Canterbury earthquakes, it was closed temporarily in November 2011. After reopening for a short time, the decision to close the court permanently and transfer all proceedings to Christchurch was made in late 2013. The court was in session for the last time on 5 March 2014. More recently it has been available for lease for commercial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rangiora Courthouse has historical and social significance for its association with the provision of judicial services in Rangiora between 1893 and 2014.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rangiora Courthouse has cultural significance because it demonstrates the way of life of all those who worked in or were called to the court and is held in esteem as a district landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rangiora Courthouse has architectural significance as a late Victorian government building that demonstrates the standardisation of design that John Campbell promoted throughout his term as architect to the Public Works Department from 1889. Campbell went on to hold the title of Government Architect from 1909 until his retirement in 1922. The Queen Anne and English Domestic Revival styles were favoured for smaller scale government buildings, such as town courthouses and post offices, at the same time as Campbell's office produced major urban buildings in the Edwardian Baroque style. The design of the Rangiora courthouse was said to be similar to the Kaiapoi Courthouse (1890, demolished). Although William Crichton has been credited with both buildings he was made redundant in June 1891 and ultimate responsibility for all government architecture in the 1890s fell to Campbell, no matter which of his staff had worked on any given design.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rangiora Courthouse has technological and craftsmanship value for its masonry construction and classical detailing. George Thompson (died 1906) was a Rangiora contractor and the building works were overseen by Augustus Schwartz of the Inspector of Works office in Christchurch.

CONTEXTUAL SIGNIFICANCE

The former Rangiora Courthouse has contextual significance as a historic feature on Percival Street and within the town centre streetscape. Together with the former Post Office (1936), which is located to the north along Percival Street, and the buildings associated with the Waimakariri District Council, the former courthouse provides evidence of the long-standing governmental hub located in this part of the Rangiora town centre. As Hawkins records the post office, magistrate's court, police station and residence, council chambers and fire station were all once lined up along the west side the Percival Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, its site may have potential archaeological value in relation to the colonial use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rangiora Courthouse has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has historical and social significance for its association with the judicial history of Rangiora and cultural significance as a place of community esteem and local identity. The former Rangiora Courthouse has architectural significance as a late Victorian Queen Anne design produced by the office of government architect John Campbell and technological and craftsmanship value for its original masonry construction and classical detailing. The former Rangiora Courthouse has contextual significance as a historic feature within the civic hub; its site has some potential archaeological value in view of the building's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 28 September 1892, p. 5; 1 February 1893, p. 1; 5 July 1893, p. 4; 6 January 1909, p. 2; 10 December 2013, available online.
- *Star* 30 August 1872, p. 2; 7 May 1892, p. 3; 31 May 1892, p. 3; 30 January 1893, p. 3; 21 February 1893, p. 3; 8 March 1893, p. 3; 21 November 1893, p. 3.
- *NZ Times* 9 March 1893, p. 2.
- *Lyttelton Times* 31 May 1870, p. 2; 9 May 1892, p. 6; 21 May 1892, p. 4; 9 November 1892, p. 6; 21 November 1892, p. 2; 22 September 1893, p. 3; 11 July 1906, p. 7.
- *Northern Outlook* 1 September 2004, np.
- *North Canterbury News* 18 May 2004, np.
- <http://www.heritage.org.nz/the-list/details/3770>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- <https://landmarks.waimakariri.govt.nz/rangiora-heritage/rangiora-courthouse>
- <https://teara.govt.nz/en/biographies/2c3/campbell-john>
- *Canterbury Tales* [newsletter of Canterbury Westland Branch NZ Law Society] March 2014, Vol. 20, No. 2, pp. 1, 6 & 7.
- P Richardson 'An Architecture of Empire: the Government Buildings of John Campbell in New Zealand' MA thesis, University of Canterbury, 1988.

REPORT COMPLETED

8 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

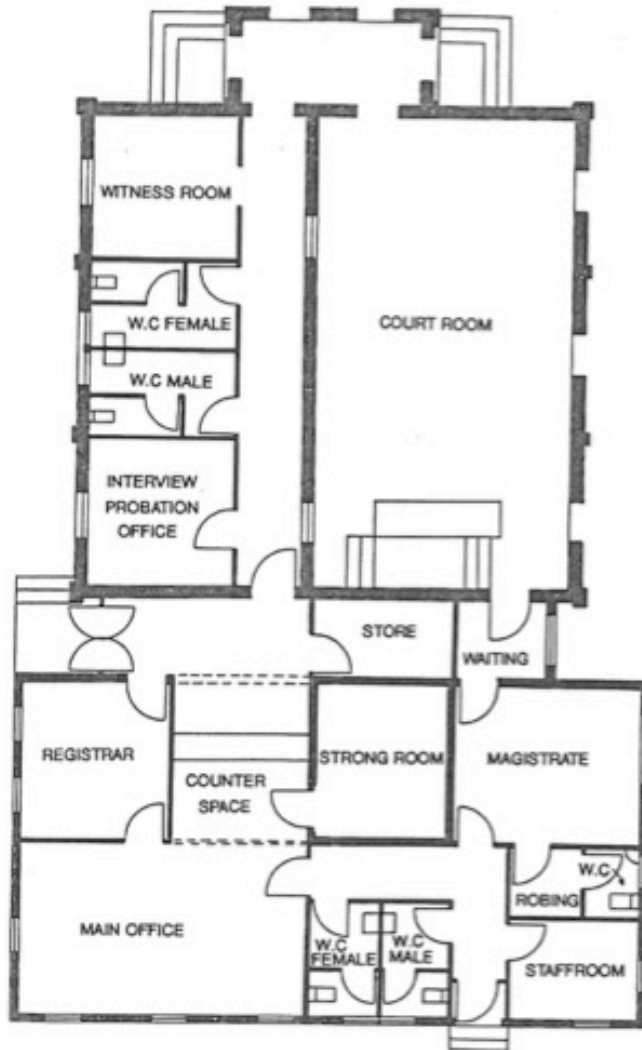


Extent of setting, former Rangiora Courthouse, 143 Percival Street, Rangiora.



As built. www.

PERCIVAL STREET



RANGIORA COURTHOUSE BUILDING

SCALE 1:140 (approx.)



Floor plan in 1989. WDC files.