

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

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**2021 District Plan Item No.** HH038

**HERITAGE ITEM NAME** former Kaiapoi Post & Telegraph Office / former Wilson/Partridge dwelling

**ADDRESS** 73 Sneyd Street, Kaiapoi

**PHOTOGRAPH**



(www)

**DISTRICT PLAN ITEM NO.** H018      **HNZ LIST NO. & CATEGORY** 3753 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** Pt RS 366

**VALUATION NUMBER** 2172012400

**DATE OF CONSTRUCTION** 1868

**ARCHITECT/DESIGNER/  
BUILDER** Unknown

**STYLE** Colonial vernacular

**PHYSICAL DESCRIPTION**

Two-storey dwelling with squat rectangular footprint and gabled roof. Principal, west-facing elevation is largely symmetrical with a concave veranda across its width carried on simple posts with timber frieze. Mixture of double-hung sash and casement windows. Small gabled extension at rear (east elevation).

**MATERIALS/STRUCTURE**

Timber framing and weatherboard cladding, corrugated metal roofing.

**ADDITIONS/ALTERATIONS**

Relocated from Charles Street to current site; converted for wholly residential use (c.1905). Ground floor of west elevation altered: central entry removed, French doors installed, veranda brackets replaced by 'post and rail' style frieze (post-1984).

**SETTING**

The dwelling stands on the east side of Sneyd Street, on that portion of the road between Murray Place in the north and Kynnersley Street in the south. Hedging defines the street boundary and the house is located close to the northern boundary at the centre of the lot. The wider suburban residential setting contains a mix of later 19<sup>th</sup> and 20<sup>th</sup> century housing stock, including a scheduled cottage at 65 Sneyd Street (H017). The extent of scheduling is the land parcel on which the house is located.

## **HISTORY**

Postal services in Kaiapoi date to the mid-1850s. After being housed in a number of buildings in Charles and Williams Streets, the Kaiapoi Post & Telegraph Office took over a new two-storey commercial/residential building in Charles Street beside Charles Oram's Pier Hotel (1864) on 3 May 1869. Oram had called tenders for the building in June 1868 and applied to the borough council, of which he was a member, to erect a veranda on the façade in February 1869. This veranda was removed in 1875 to allow for improvements to the post office. At the turn of the 20<sup>th</sup> century the building accommodated a public office, postmaster's room, a combined operating and sorting room, and a private box lobby. Telephone communication was provided between Kaiapoi and Woodend and the exchange in Christchurch. A new post office was erected further to the west on Charles Street, overlooking its intersection with Williams Street, in 1904. Thereafter tenders were called for the removal of the former post office in April 1905. The site on which the building was relocated had been part of the Village of Keel subdivision of Rural Section 366 that was developed by Dryden Sneyd from the mid-1850s. Lot 19 of Deed 2947 was transferred to (?) Dickson in 1897; the northern portion (# 73) was then conveyed to John William Wilson in June 1906. This ownership history suggests that either Dickson or Wilson had purchased the former post office, removed it from Charles Street, and converted it to residential use in Sneyd Street. Members of the Wilson/Partridge family held the property until at least the mid-1960s; it remains in residential use today.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

The former Kaiapoi Post & Telegraph Office has historical significance for its association with the commercial and governmental development of colonial Kaiapoi. The original location of the building represents the history of Charles Street as Kaiapoi's main business thoroughfare in the 19<sup>th</sup> century, due to its proximity to the river and its port facilities. Typically, a residence for the postmaster was provided in 19<sup>th</sup> and early 20<sup>th</sup> century post offices, as was the case in Kaiapoi. The building therefore maintains its historic residential use, albeit on a different site.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The former Kaiapoi Post & Telegraph Office has cultural value as a demonstration of the way of life of the postal workers who staffed the building from 1869 until 1904 and its later residential owner/occupiers.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The former Kaiapoi Post & Telegraph Office has architectural significance as a colonial vernacular building that demonstrates the similarities between commercial and residential design in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries. The designer of the building is currently unknown.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The former Kaiapoi Post & Telegraph Office has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder is currently unknown.

## **CONTEXTUAL SIGNIFICANCE**

The former Kaiapoi Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the commercial development of colonial Kaiapoi. It stands to the north of another scheduled cottage at 65 Sneyd Street (H017) and also relates to the surviving heritage features on Charles Street.

## ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the former Kaiapoi Post & Telegraph Office pre-dates 1900 its site may have limited archaeological values in view of the relocation of the building to Sneyd Street in c.1905.

## SUMMARY OF HERITAGE SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office / former Wilson/Partridge dwelling has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance as the former Kaiapoi Post and Telegraph Office and cultural value as a demonstration of the way of life of the postal workers who staffed it between 1869 and 1904. The former Kaiapoi Post & Telegraph Office has architectural significance as a colonial vernacular commercial/residential building and technological and craftsmanship value for its Victorian construction methods and materials. The former Kaiapoi Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of Sneyd Street. Its site may have limited archaeological values in view of the dwelling's erection on the site in c.1905.

## HERITAGE CATEGORY

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## REFERENCES

- *Press* 4 February 1904, p. 5.
- *Lyttelton Times* 27 June 1868, p. 3; 18 February 1869, p. 2; 20 April 1905, p. 9.
- <http://www.heritage.org.nz/the-list/details/3753>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d1-d1.html>
- Archives New Zealand.
- C Brocklebank *Old Kaiapoi – A collection of memoirs* Rangiora, 1941; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001.
- <http://www.peelingbackhistory.co.nz/the-oram-brothers/>

**REPORT COMPLETED**

2 March 2019

**AUTHOR**

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Extent of scheduling, former Kaiapoi P&T office / Wilson/Partridge dwelling, 73 Sneyd Street, Kaiapoi.



**2. Kaiapoi – First Departmental Building – Charles Street c1900**  
*(Kaiapoi Historical Society)*

WDC file.