



New Zealand Historic Places Trust Pouhere Taonga

Section 37A Review Report

NZ Trust and Loan Building (Former)

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1. REVIEW INFORMATION

1.1. Information Relating to the Original Registration

Refer to Appendix 5 for further information.

1.2. Reason for Review

The review is to remove the registration as the place has been demolished or destroyed.

1.3. Nature of Demolition or Destruction

The place was demolished following damage caused to the building in the Christchurch Earthquake of 22 February 2011.

1.4. NZHPT Involvement

NZHPT has been aware that the building suffered some damage in the 7.1 magnitude earthquake in Canterbury on 4 September 2010. It was observed by NZHPT as having suffered more severe damage during the Boxing Day earthquake in Christchurch of 26 December 2010 and has subsequently been recorded by NZHPT as having large props stabilising its Hereford Street frontage. Direct site observations and images viewed by NZHPT of the building immediately following the earthquake in Lyttelton/Christchurch on 22 February 2011 note that the building had partially collapsed. By late February or early March 2011 it was demolished in its entirety. The site and rubble of the building has been recorded in photographs by NZHPT in March 2011.

2. IDENTIFICATION¹

2.1. Name of Registration

Registered Name: NZ Trust and Loan Building (Former)

2.2. Location Information

Current Registered Address

84-86 Hereford St
Christchurch

[Note this is incorrect: the actual address of the building is only 84 Hereford Street]

2.3. Legal Description

Pt Section 859 TN of Christchurch (CT CB19F/993), Canterbury Land District

¹ This section is supplemented by visual aids in Appendix 1 of the report.

2.4. Summary

The New Zealand Trust and Loan Building was a two storeyed brick building constructed in 1866 to the designs of renowned colonial architect, Benjamin Woolfield Mountfort.

The building fronted the southern side of Hereford Street, near the intersection with Oxford Terrace. This two storeyed commercial building was constructed of brick and stone with its Hereford Street frontage comprising decorative brickwork, hood moulds, and string course and cornice. Its constructional polychromy of the Hereford Street façade was concealed by paint. The rear northern façade comprised exposed stonework. It was adjoined at its eastern side by a later two storeyed brick building known as the Olympia Building, which had a separate function and does not appear to have been part of the registration.

The building was considered to have architectural significance as it was designed by leading Christchurch architect, Benjamin Mountfort, and is believed to be the earliest and oldest surviving example of Venetian Gothic Revival architecture in Christchurch. Together with the Olympia building and Shands Emporium, the former New Zealand Trust and Loan building formed part of a precinct of buildings that dates back to an early phase of European built commercial history in Christchurch.

Following the Canterbury earthquakes of 4 September and 26 December 2010 the building had been damaged and this was dramatically exacerbated by the devastating earthquake in Christchurch of 22 February 2011 wherein the building partially collapsed. It was subsequently deemed a severe safety risk and has been demolished by mid March 2011. Unfortunately the adjoining Olympia building was inadvertently demolished at the same time, evidently because it was painted the same colour as the New Zealand Trust and Loan Building (Former), despite it having been earthquake strengthened and not assessed as being structurally unsound.²

² 'Breach of cordon 'essential' by Olivia Carville, *Press*, 17 March 2011 (press.co.nz)

3. SUPPORTING INFORMATION

3.1. Confirmation of Registration and Demolition

Board minutes confirm the place was registered on 26 November 1981 (Refer to Section 5.2 of this registration review report).

3.2. Evidence of Demolition or Destruction

Evidence of demolition is through media reports and a site visit by NZHPT staff member, Mike Vincent, in March 2011. (Refer to Section 5.2 of this registration review report).

4. OTHER INFORMATION

4.1. Key Physical Dates

1866	Construction of Building
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4.2. Team Review and Response

The Christchurch office of the NZHPT Southern Regional team was informed on 2 May 2011 of the proposal to remove this registration as the place or area has been demolished or destroyed in its entirety.

The Christchurch office agreed that there is sufficient evidence to indicate that the place or area has been demolished in its entirety and should therefore be removed from the Register.

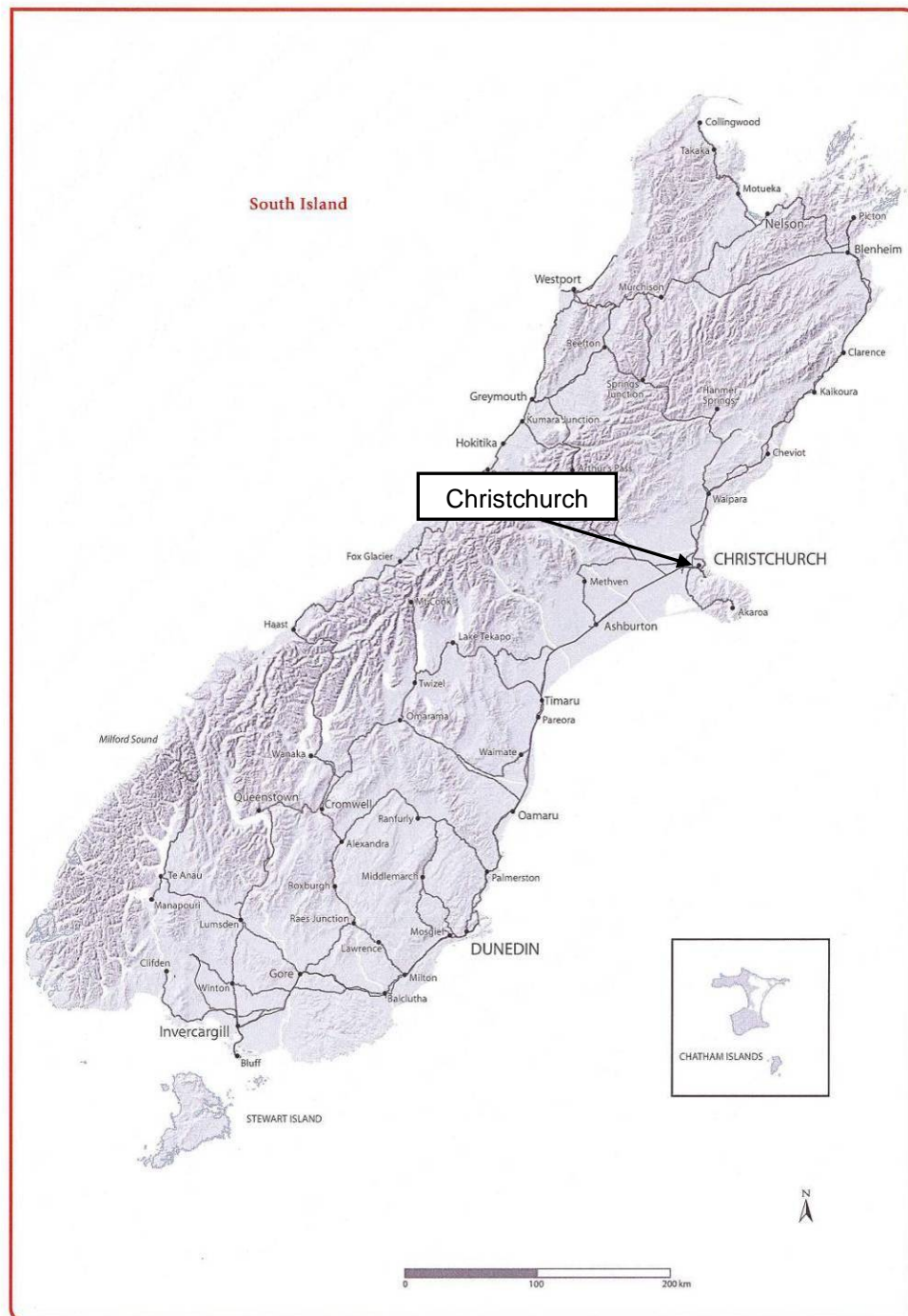
4.3. NZHPT Regional File Number

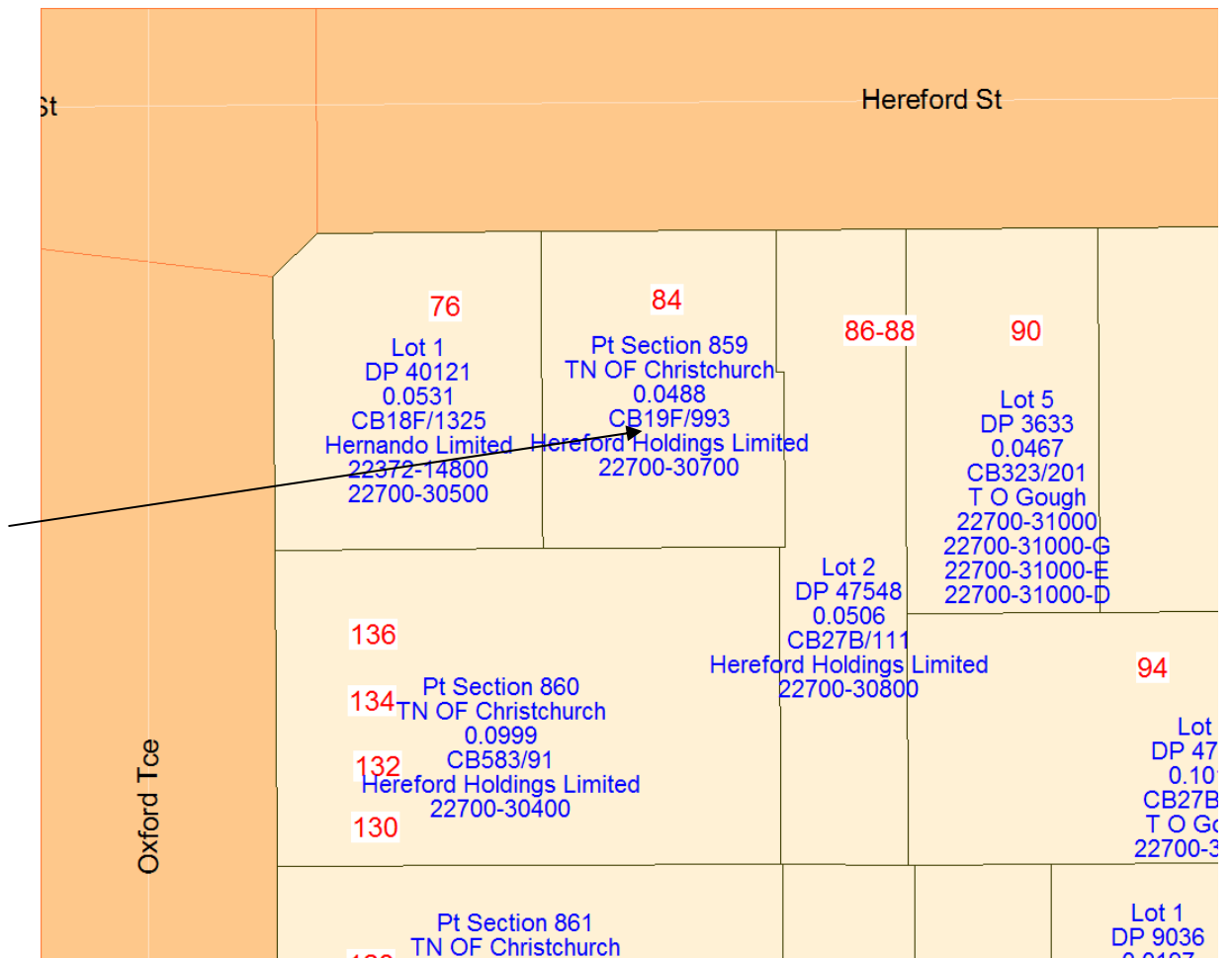
12009-447

5. APPENDICES

5.1. Appendix 1: Visual Identification Aids

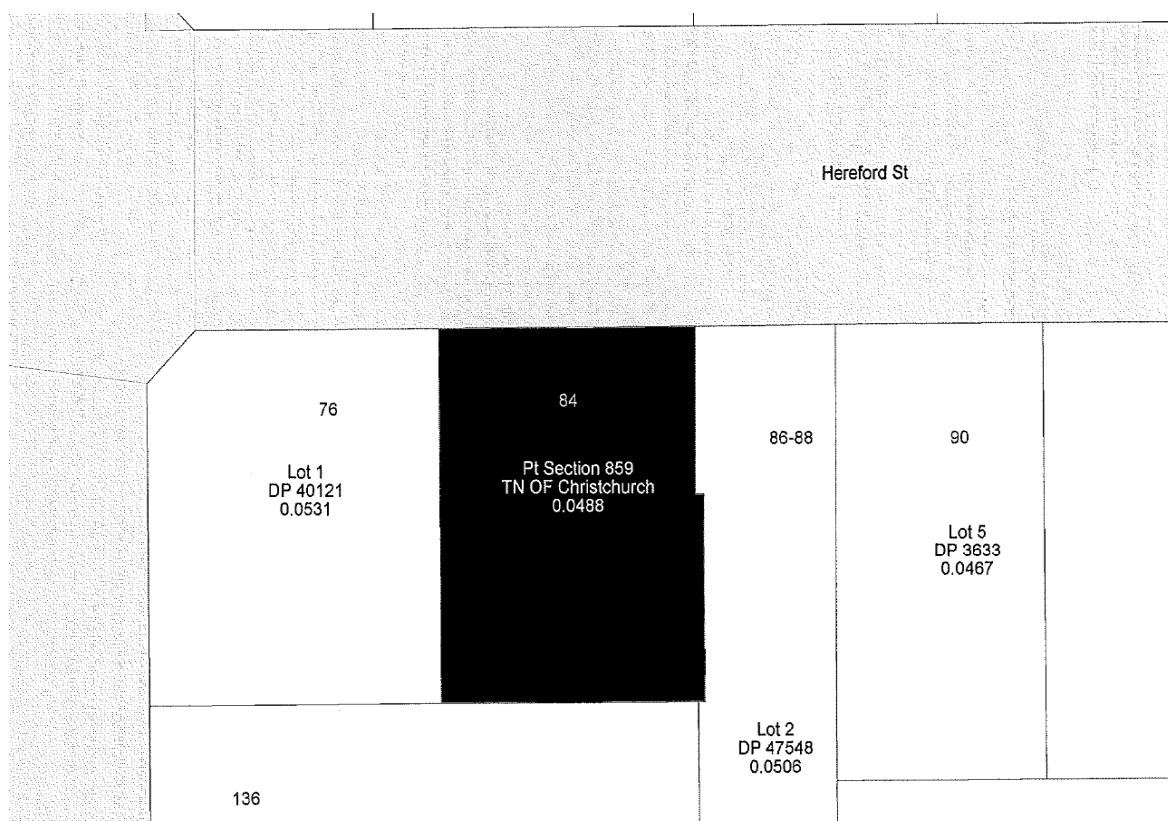
Location Maps





Location of 84 Hereford Street, Christchurch

Map of Physical Extent of Registration



Approximate extent of registration is the area of the legal land parcel for 84 Hereford Street, as marked in black above.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier CB19F/993
Land Registration District Canterbury
Date Issued 10 May 1979

Prior References
CB203/286

Estate	Fee Simple
Area	488 square metres more or less
Legal Description	Part Section 859 Town of Christchurch
Proprietors	
Hereford Holdings Limited	

Interests

HEKEFORD 20 STREET

OXFORD TCE

20.12

17.84

18.74

11.29

Pt Sec. 859

25.21

488 m²

0.60

13.92

19.29

5.2. Appendix 2: Information Relating to the Registration



N.Z. HISTORIC PLACES TRUST BUILDINGS RECORD FORM

COMPUTER No.: 3725

HP FILE No.: 12009-447



TAKEN BY: M. Emberson Feb 93

Negative held by:

Neg. Ref. No.

BUILDING TYPE: Commercial

OWNER Name Hereford Holdings Ltd.
Address P. O Box 1330
Christchurch.

OCCUPIER Name
Address

RECOMMENDED CLASSIFICATION

Research by M. Emberson

Inspected by RCC 2/6/84

APPROVED CLASSIFICATION C

Board Minutes 28/6/84

NAME of Building/Structure

NZ Trust and Loan Building

REGION Canterbury

LOCAL BODY Christchurch City Council

CITY/TOWN Christchurch

STREET AND No. 84-86 Hereford St

DISTRICT SCHEME DETAILS Appendix J, CCC

IF BUILDING IS PART OF AN HISTORIC AREA,
ENTER NAME OF PRECINCT OR CONSERVATION AREA

ARCHITECTURAL INFORMATION:

Style Venetian Gothic

Construction Brick and stone (original)
Brick and concrete (addition)

Materials

Architect/s B. W. Mantfort.

Engineer/s

Builder/s

Date of Construction 1866 (addition 1870's).

Associated Buildings

Use/s

Condition of Building

Both bricks and mortar are in poor condition.

legal description - Lot 2 DP 47548.

HISTORICAL INFORMATION

HISTORY

The NZ Trust and Loan building is probably the earliest (and oldest surviving) example of the Venetian Gothic style in Christchurch. It was designed by Canterbury's first provincial architect, B. W. Mountfort, in 1866. Mountfort trained as an architect in England and arrived in Canterbury in 1850. An earnest churchman, Mountfort was devoted to the Gothic style of architecture. His notable buildings in Christchurch include the Provincial Council Buildings (1858-65), Canterbury Museum (1869-82), Twentymen and Cousins store (1875) and many Anglican churches - large & small. He introduced a number of high Victorian elements to New Zealand architecture such as the use of constructional polychromy.

The NZ Trust and Loan building, now painted, had a brick facade in a polychromatic style with patterns in the brickwork and arched windows and doors with stripes of alternating colours.

The building originally housed the NZ Trust and Loan Society and a series of small firm's mainly solicitors, barristers and architects.

CRITERIA FOR CLASSIFICATION

Social/historical

1.1 ☒ Early commercial bldg (1860s)

1.2

1.3

1.4

Traditional/Cultural

2.1

2.2

Archaeological

3.1 ☒

Technological

4.1

Aesthetic

5.1

5.2

5.3

5.4

5.5 ☒

Architectural

6.1 ☒ Venetian Gothic - earliest surviving example

6.2

6.3 ☒ B. W. Mountfort

Rarity

7.1 ☒

REFERENCES (Write on separate sheets as necessary)

Primary Sources

W. ses

Stones

Secondary Sources

The Architectural Heritage of Christchurch

Emporium ... City Council Town Planning Division.



NZ Trust and Loan Building (Former)

Location: 84-86 Hereford St, CHRISTCHURCH

Other Names: N.Z. Trust & Loan Building, N.Z. Trust & Loan Building (Former), NZ Trust & Loan Building (Former)

Record Number: 3725

Registration Type: Historic Place Category II

National File No:

Local Authority: Christchurch City Council

Date Registered: 26 Nov 1981

Local Authority Listing: Christchurch City District Plan Operative (in part) 21 November 2005. Item listed in Appendix 1: List of Protected Buildings, Places and Objects

Heritage Protection Mechanisms:

Legal Description: Lot 2 DP 47548

Location Description:

NZAA Site No:

Extent of Registration:

Chattels/Objects:

Registration Status: As at Registration

Brief Description:

Weblinks:

Current Uses:

Former Uses: Office building/Offices [Retail and Commercial]

Notable Features:

Historical Narrative:

Construction Professionals: Architect - Mountfort, Benjamin Woolfield

Dates: Original Construction - 1866

Physical Description:

Construction Details:

Assessment under Section 23 of the Historic Places Act 1993

Assessment by: Section 23(1) Registered under previous legislation (HPA 1980)

Trust Board: Section 23(2) Registered under previous legislation (HPA 1980).

Section 23(1) Assessment

Historical Significance:

Physical Significance:

*Cultural
Significance:*

Section 23(2) Assessment

*Other
Information:*

*Associated
NZHPT*

Registrations:

DOC Managed:

Reserve:

VNZ Number: 22700 30800

Iwi:

GPS: Easting: 2,480,458.40 **Northing:** 5,741,628.39 **Taken From:** Mapping co-ordinates taken from Quickmap

Other NZHPT Information: Technical Change 11 December 2009. BD2009/12/14. Change name: NZ Trust and Loan Building (Former)

First listed in HP 191/1981 as "Buildings, (19th century), 84 and 86 Hereford Street" This duplicate record 1836 was deleted BD1994/5/6
Listed in again HP 188/1984 as 'NZ Trust & Loan Building'.

Information from Previous Database (6 August 2001):
Previous Classification: C

NZHPT Branch: Canterbury Branch

File No National:

NZHPT Team: Canterbury/West Coast Office (Sout

File No Regional: 12009-447

Region: Canterbury Region

Web Page Status: Basic information

Entry Written By:

Date Entry Completed:

Nomination

Date Owner Notified:

Received:

Owners, occupiers, nominators of registered place:

Owner - Hereford Holdings Ltd, (Person ID: 876) As At: 21 May 2003

Information Sources:

PAPER HP 188/1984
FILE HP 6/1/4

CANTERBURY REGION

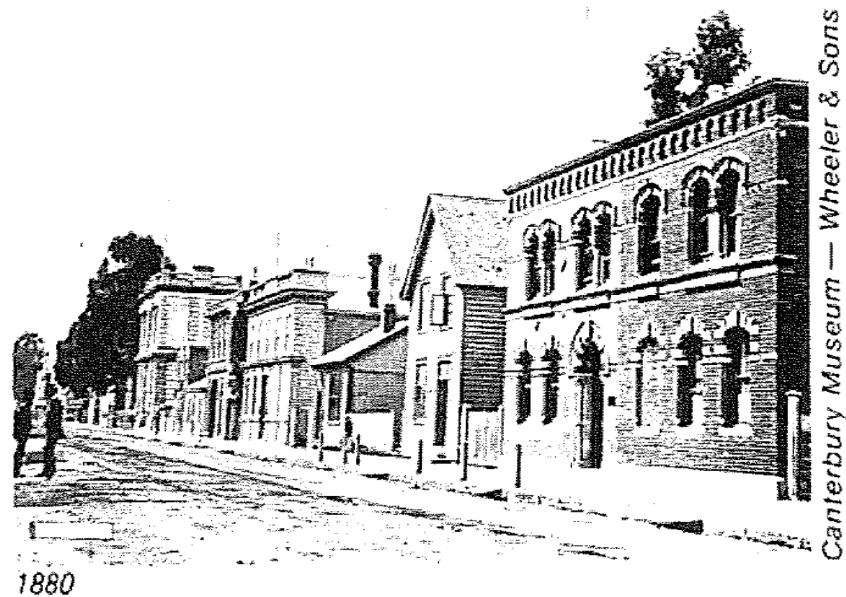
CLASSIFICATION C

8-11 June 1984

N.Z. Trust & Loan Building, 84 & 84a Hereford Street.

Extracts from the Board minutes HP 188/1984

5.3. Appendix 3: Evidence of Demolition



Photograph of Hereford Street including the New Zealand Trust and Loan building at right, 1880, Canterbury Museum: Wheeler & Sons (in *The Architectural Heritage of Christchurch: Shand's Emporium*, Christchurch City Council, 1982, p8)



New Zealand Trust and Loan building, with slightly taller Olympia building at left and the timber Shands building at far left (Andrea McHarg, 27 December 2010, NZHPT). [Note the building was cordoned off following the Boxing Day earthquake of 26 December 2010].



New Zealand Trust and Loan building following 22 February 2011 earthquake (NZHPT)



Rear of New Zealand Trust and Loan building following 22 February 2011 earthquake (NZHPT).



Hereford Street following 22 February 2011 earthquake showing, from left to right, Gough House at 90 Hereford Street, Shands building at 88 Hereford Street, the Olympia building at 86 Hereford Street and the propped up former New Zealand Trust and Loan building at 84 Hereford Street. The multi-storeyed building at the far right is Vero House, on the corner of Hereford Street and Oxford Terrace. (NZHPT).



Hereford Street from Oxford Terrace intersection, showing demolished New Zealand Trust and Loan building (and Olympia building) at 84-86 Hereford Street. (Lynda Wallace, 22 March 2011, Christchurch City Council). [Note Vero building at centre right and compare with photographs above].



Site of demolished buildings at 84 and 86 Hereford Street (Nicola Jackson, 6 April 2011, NZHPT)