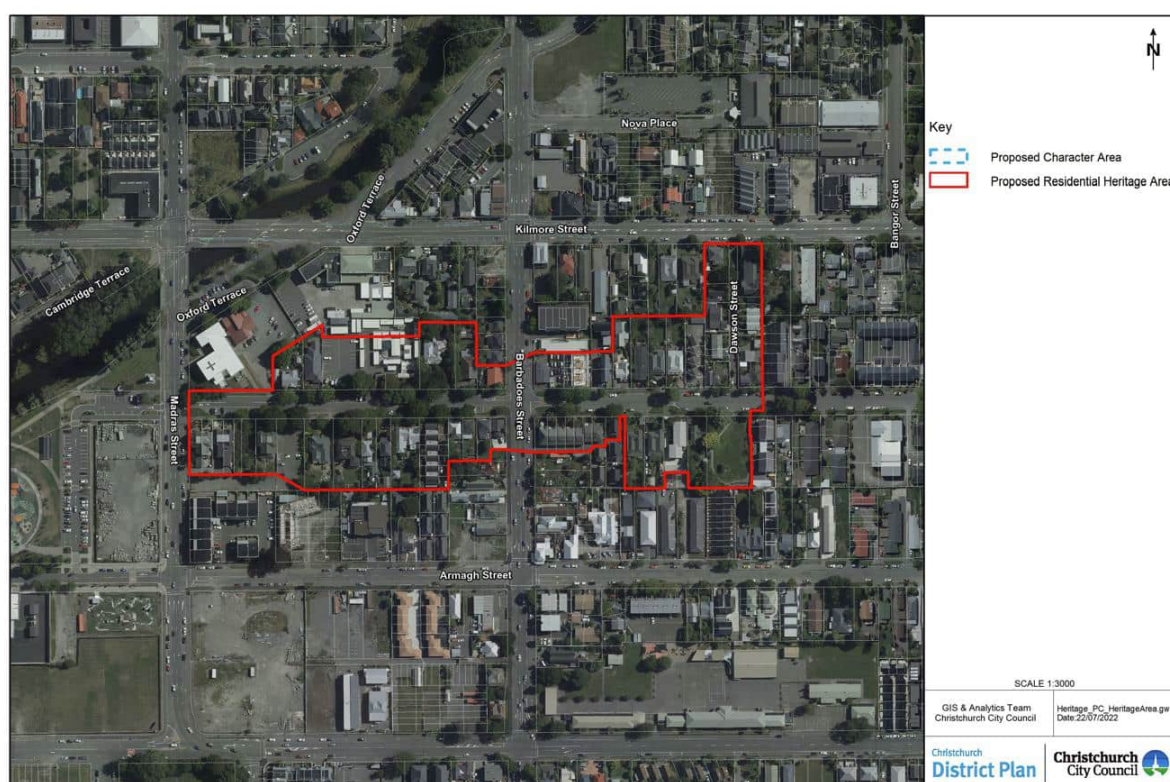


## CHRISTCHURCH DISTRICT PLAN

### CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA RECORD FORM

#### Location



*Date – 22/7/2022. Please refer to the District Plan for the most up to date mapping for the area.*

The Chester Street East / Dawson Street Residential Heritage Area encompasses Dawson Street, including those properties addressing Kilmore Street, and all those properties in the section of Chester Street East bounded by Madras Street in the west and extending to the Chester Street Reserve and 147 Chester Street in the east.

#### Summary of Current Heritage Protection and Recognition

There are three scheduled items within the area: 250 Kilmore Street (scheduled item 319) and the duplex townhouses at 86-88 and 98-100 Chester Street East (scheduled items 115 and 116 respectively). The Chester Street East properties are also listed by Heritage New Zealand Pouhere Taonga (list entries # 1881 & 7323).

There are no significant trees located within the Heritage Area that are scheduled on the district plan.

#### Christchurch District Plan Zoning

The properties within the HA are zoned Residential City Centre; Chester Street East Reserve has an Open Space Community Parks zoning.

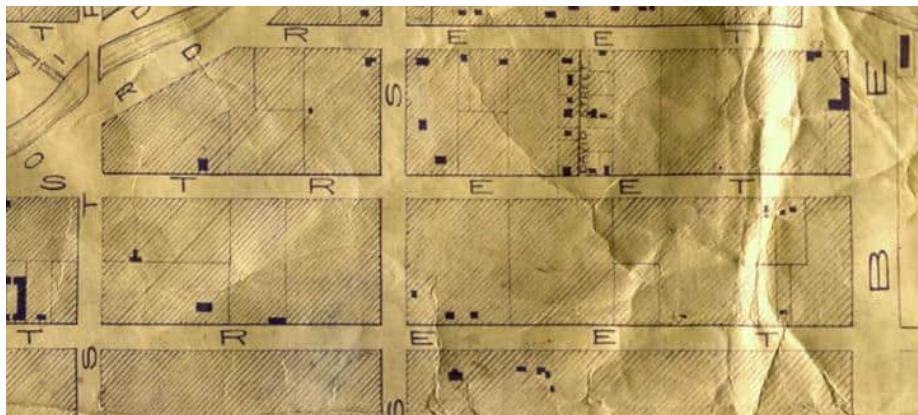
## Summary of Heritage Values:

This Heritage Area is comprised of a recreational reserve, an electricity substation and 50 residential properties, which chronicle the history of development from the mid-19<sup>th</sup> century until the present day. The area embodies historic, architectural and contextual values relating to its historic demographic profile, range of domestic typologies and styles and its central city location.

The area is located within the north-eastern sector of the inner-city, south of both the Ōtākaro Avon River and a site of great importance to Ngāi Tahu, the kāinga of Ōtautahi. The original 1850 colonial survey of Christchurch laid out the path of Chester Street and by 1858 a private road, known as David Street and then Carter's Lane before it was given its current name in 1915, had been formed on Town Reserve 170 between Kilmore Street and Chester Street. Within the area houses date from the mid-19<sup>th</sup> century onwards and represent a range of domestic typologies and styles, including the colonial vernacular cottage, Victorian and Edwardian villas, and over a century of townhouse design.

The dwellings within this area are a mixture of single-family homes and townhouses, the latter dating to the early 1890s, later 20<sup>th</sup> and early 21<sup>st</sup> centuries. They address the street, typically occupy rectangular lots, and represent a diverse population of early residents; from labourers and warehousemen to architects and lawyers.

Although there are six vacant lots within the area, five of which were cleared following the 2010/2011 Canterbury earthquakes, the area retains a good level of integrity and authenticity. The intimate scale and character of Dawson Street is particularly notable in comparison to the small inner-city streets north of Salisbury Street, which have largely been transformed by redevelopment and intensification over the last ten years.



Detail from CE Fooks' survey plan of Christchurch, 1862: showing the development of Dawson Street (then David) by this time. CCLMaps 212667.

## History of Subdivision and Development:

'Although Ōtautahi is the general Māori name used nowadays for Christchurch, it is specifically a kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place) on the banks of the Ōtākaro (Avon River). There are numerous references to the location of the kāinga nohoanga, but all place it within the same general area: the junction of the now-disappeared Free's Creek and the Ōtākaro, or St Mary's Creek and the Ōtākaro, or near Kilmore St close to the present-day Christchurch City Fire Station. The settlement was established by Tautahi, the son of the Ngāi Tahu rangatira (chief) Huikai. Tautahi and his people stayed here during their frequent food-gathering expeditions to the extensive

wetlands that once existed throughout Christchurch. In 1868 Hakopa Te Ata-o-Tū from Ngāi Tūāhuriri claimed Ōtautahi as a mahinga kai in the Native Land Court, which the Court dismissed on the basis that the land had already been sold. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tūāhuriri kaumātua recorded Ōtautahi as a kāinga nohoanga, he kāinga tūturu, and kāinga mahinga kai. The foods gathered here included tuna (eels), inaka (whitebait), mata (juvenile whitebait), kōkopu (native trout), koukoupāra (giant kōkopu), pārerā (grey duck), pūtakitaki (paradise duck), raipo (New Zealand scaup), tataa (brown duck), pāteke (brown teal), pora ('Māori turnip') and aruhe (bracken fernroot).<sup>1</sup>

The colonial survey of 1850 established the grid pattern of central Christchurch. In 1858 the parcel of land bounded by Kilmore Street, Barbadoes Street, Chester Street East and the Town Belt (Fitzgerald Avenue), which had been set aside for an abattoir and slaughterhouses, was offered for sale by the provincial government. This block included Town Reserve 170, on which Dawson Street was subsequently developed. By 1862, when CE Fooks mapped the city (see above), there were very few buildings located on that portion of Chester Street East which is within the Heritage Area; by contrast David Street was already well-developed. In 1877 there was only one building on the south side of Chester Street East between Madras and Barbadoes Streets but the north side boasted a handful of buildings and east of Barbadoes Street was already quite built up. The dwellings erected in the later 19<sup>th</sup> century on lots between Madras and Barbadoes Streets tended to be larger in scale and typically became the homes of higher-class families.

#### SALE OF TOWN RESERVES.

#### PUBLIC NOTICE.

**N**OTICE is hereby given, that the several Sections of LAND specified in the subjoined list (comprising all the unsold portions of the Town Reserves of Christchurch) will be put up to Sale by Public Auction, at the White Hart Hotel, Christchurch, on **TUESDAY** the Fourth day of May next (subject to the usual conditions of sale), in addition to those already notified.

Sale to commence at Twelve o'clock.

By order of His Honor the Superintendent,

T. B. KEELE,

For the Provincial Secretary.

Provincial Secretary's Office, Christchurch, April 20, 1858.

LOT.	SECTIONS.	AREA.	PRICE.
		A. B. P.	£ S. D.
154.	No. 48 ...	1 0 17	57 10 6
155	" 66, 67, 68 ...	3 1 11	172 11 6
156	" 204, 205, 206 ...	3 3 30	204 15 0
157	" 384, 385, 393A, 394A ...	2 0 32	114 8 0
158	" 395A, 396, 398 ...	2 3 26	151 9 0
159	" 400, 401, 402, 403 ...	4 1 30	230 15 0
160	" 395, 397, 399 ...	3 1 12	172 18 0
161	" 393, 394 ...	2 0 35	115 7 6
162	" 391, 392 ...	0 3 8	41 12 0
163	" 415, 417 ...	2 0 35	115 7 6
164	" 425, 427 ...	2 0 35	115 7 6
The following lots are situate between Kilmore Street East, Chester Street East, Barbadoes Street, and the Town Belt, and comprise the sites originally reserved for an Abattoir and Slaughter Houses.		28 2 31	£1492 1 6
165	No. 571 ...	1 0 0	52 0 0
166	" 572 ...	1 0 0	52 0 0
167	" 573 ...	1 0 0	52 0 0
168	" 574 ...	1 0 0	52 0 0
169	" 575 ...	1 0 0	52 0 0
170	" 576 ...	1 0 0	52 0 0
171	" 577 ...	1 0 0	52 0 0
172	" 578 ...	1 0 0	52 0 0
173	" 579 ...	1 0 0	52 0 0
		37 2 31	£1960 1 6

*Lyttelton Times* 24 April 1858, p. 5. PapersPast.

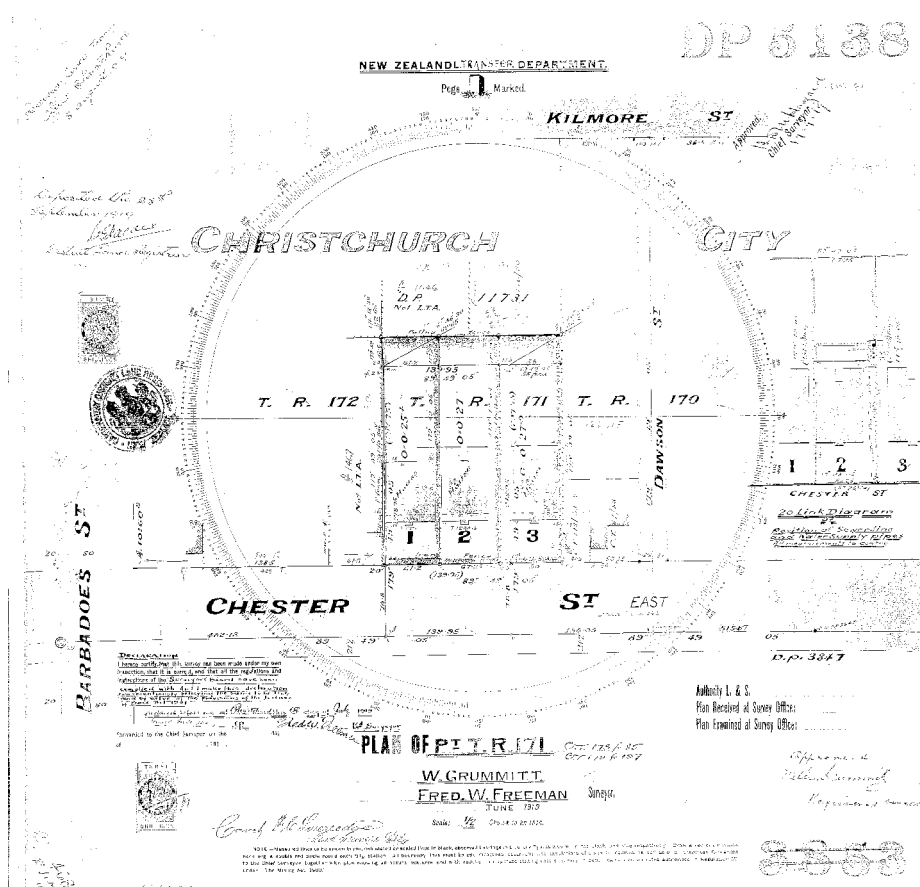
Small cottages at the east end of the Heritage Area, including those in Dawson Street, were typically rental properties in which lived tradesmen and artisans. As tenants

<sup>1</sup> Ōtautahi: Kā Hura Manu; <https://www.kahurumanu.co.nz/atlas>.

(eventually owners), Joseph and Mary Scarlett lived in No. 6 Dawson Street between the mid-1890s and mid-1910s; Joseph was a builder, as was William Gladden who owned the property between 1860 and 1913. Further west, even a large-scale villa such as that at 154 Chester Street East could be a rental property; in this case a Mrs Hunter owned the house between 1895 and c.1920 but it was occupied in the early 20<sup>th</sup> century by Henry Heilyer, a warehouseman, and Arthur Peverill, a photographer.

In November 1877 a petition, which asked that the city council take over Carter's Lane, was presented by six Dawson Street owners and occupiers; it was accepted in November 1878. Already, in January of that year, the council had laid concrete kerbing in Carter's Lane, suggesting that the private status of the roadway was in name only by that time. A second petition from local residents seeking a name change to Dawson Street was accepted by the council in September 1915; at that time it was felt that the small street had come to be thought of as undesirable and the petitioners wanted to improve things in the neighbourhood.

The cluster of four square-plan cottages on the south side of Chester Street East immediately west of Barbadoes Street appear to have been built in c.1880. No. 128 was offered for rent in November of 1882 and was initially the home of Alfred Thornton, an upholsterer. On the north side of Chester Street East Walter Grummitt, a draper, built three houses in c.1900, one for himself, one for his business partner and another for rental. Two of the three Grummitt square-plan villas survive (Nos. 131 and 133).



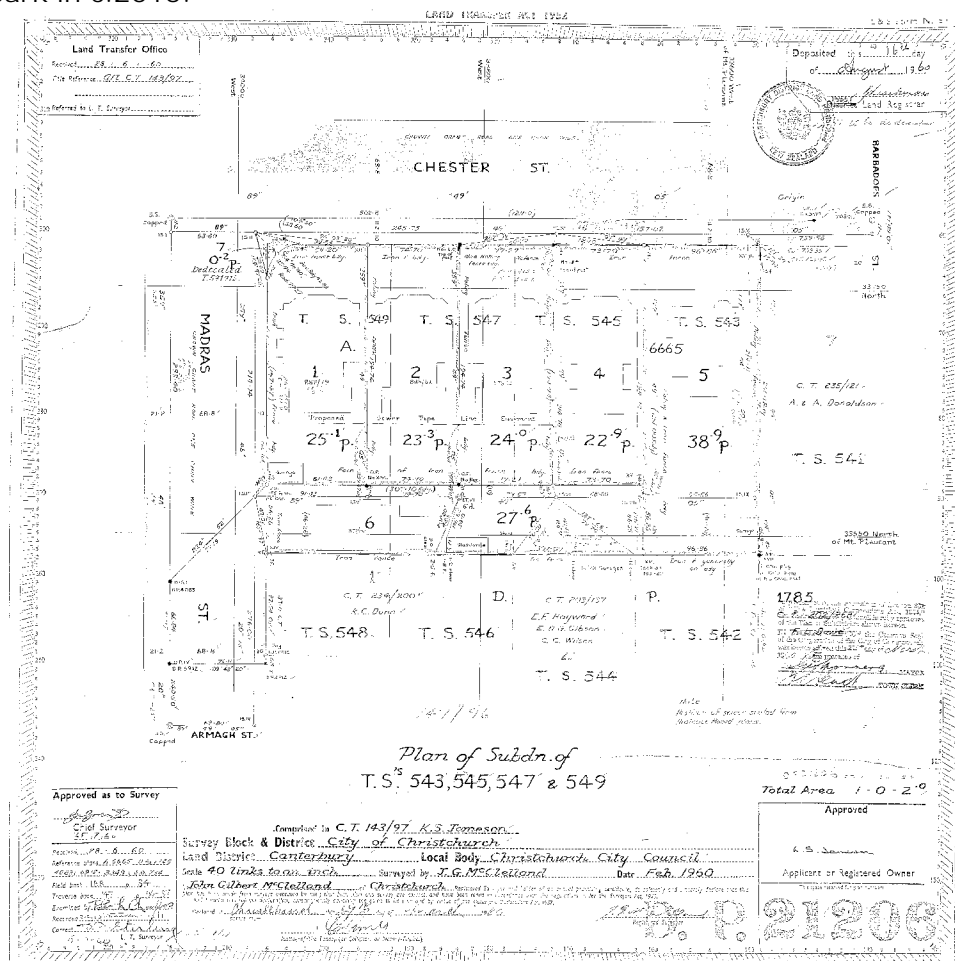
DP 5138, dated June 1919, showing houses at 131, 133 and 137 Chester Street East that had been built by Walter Grummitt. QuickMap.

Of the fourteen townhouse or apartment buildings within the Heritage Area, the oldest were built in the early 1890s by William Widdowson on a large property he owned at the corner of Madras Street and Chester Street East. These townhouses (two of the four built by Widdowson were demolished after the Canterbury earthquakes) represent an early

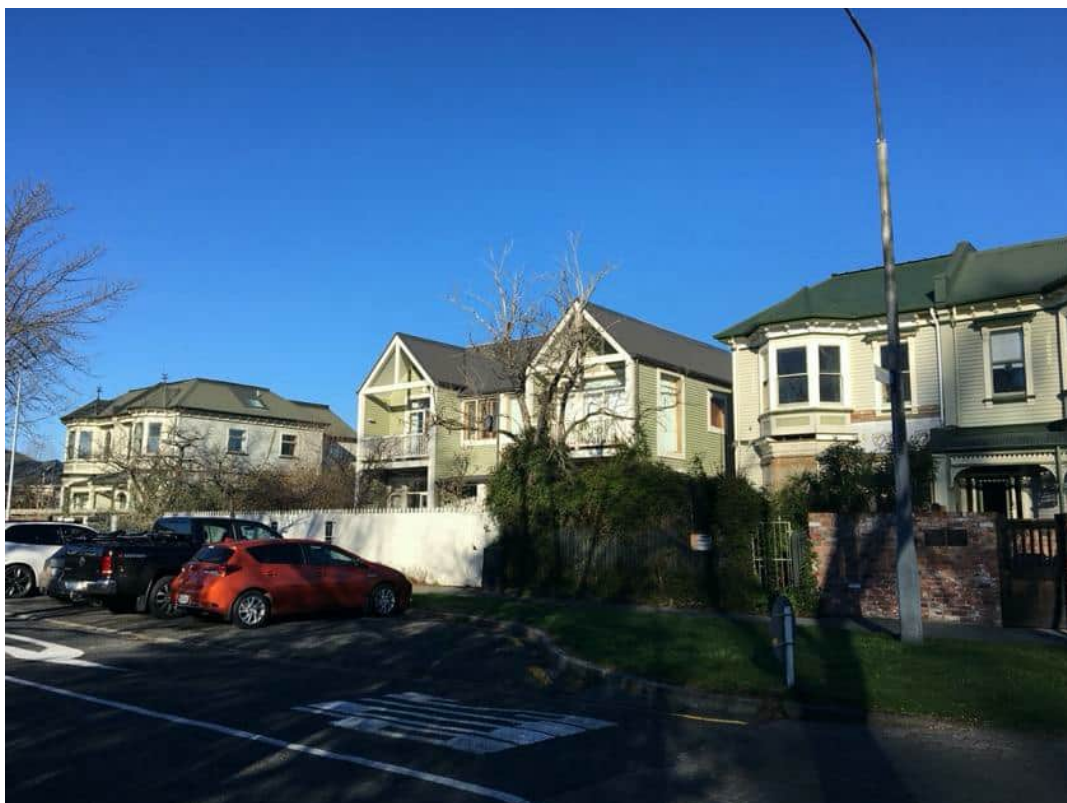


instance of medium-density housing in the inner-city. After the turn of the 20<sup>th</sup> century a number of houses in Chester Street East and the hospital that once stood at 254 Kilmore Street were offering board or bed and breakfast accommodation; this would likely have increased the number of people living within the Heritage Area. Between c.1970 and 2000 seven apartment buildings were erected in Dawson Street and Chester Street East, thus continuing the pattern established by Widdowson. The five townhouse developments undertaken since 2011 attest to the ongoing desirability of living in the central city. With a couple of exceptions the 30 stand-alone dwellings in the area were all built before the Great Depression.

After the 2011 Canterbury earthquake the section of Chester Street East west of Barbadoes Street was red zoned, the remainder of the Heritage Area being located within Zone 2 of the CBD cordon. A number of buildings within the area were subsequently demolished and some sites remain vacant, while others have been redeveloped. Having acquired the Chester Street East Reserve in 2010, Christchurch City Council upgraded the pocket park in c.2015.



DP 21206, dated February 1960, showing footprint of the four Widdowson duplex townhouses. QuickMap.



West end of Chester Street East in July 2021. A McEwan.

#### Historic names and uses

Chester Street East was named, as were a number of streets within the central city, after an Anglican bishopric in the United Kingdom. Chester is in the north-west of England, south of Liverpool. Separated by the Ōtākaro Avon River, the east and west portions of Chester Street were being distinguished from one another as early as 1858 (CCL Street Names Index).

Dawson Street was initially a private road called David Street; by 1876 it had become known as Carter's Lane, named after a local resident. (James Carter's house in Dawson Street is no longer extant). In September 1915 the name of the street was changed to Dawson Street at the behest of its residents; the origin of the name 'Dawson' is unknown at this time (CCL Street Names Index).

<b>Chester street, east.</b>	
<i>Right hand side from east Town Belt.</i>	
Davidson, Mrs.	
Flavel, sen., Henry	
Flavel, jun., Henry	
McNeish, James	
Allard, Mrs.	
Goodman, James	
Mitchell, William	
Burn, Thomas	
Savage, John	
Nelson, William	
Macey, James	
Walker, William George	
Robison, Miss E. A.	
Gill, Lewis	
Trepanze, Lewis	
Mazey, Charles	
	<i>Barbadoes street intersects.</i>
	<i>Oxford terrace intersects.</i>
	<i>Madrna street intersects.</i>
	<i>Manchester street intersects.</i>
Fire Brigade station—W. Harris, captain	
	<i>Colombo street intersects.</i>
	<i>Victoria street intersects.</i>
	<i>Durham street intersects.</i>
Buckley, Alfred	
Quinn, Thomas	
Wood, Joseph	
	<i>Cranmer square.</i>
<b>Chester street, east.</b>	
<i>Left hand side from East Town Belt.</i>	
Caterer, Frederick	
McDonald, John	
Blyth, William	
Calvert, William	
Maed, P.	
Wiggins, Francis	
Walkden, Charles	
Dixon, John James	
Shoolbraid, James, storekeeper	
Thorn, James, butcher	
Harrington, Dennis	
Whitmore, Tamerlane Vitruvius	
Davis, Mrs.	
Ablett, John Webb	
Tanden, Mrs.	
Hill, William	
Hewitt, Walter	
Rankin, Mrs.	
	<i>Barbadoes street intersects.</i>
Senger, John	
Wason, Mrs. F.	
	<i>Madrna street intersects.</i>

Residents of Chester Street East: *Wises's Post Office Directory*, 1878-1879.

#### Distinctive Physical Characteristics:

- Chester Street East conforms to the standard dimensions of the city's colonial grid pattern, while Dawson Street reflects the ad hoc development of a single Town Reserve from 1858 onwards.
- Dawson Street is of an intimate scale reflecting its origins as a private road.
- The style of dwellings varies according to their genesis as either working-class vernacular homes, crafted by builders into colonial cottages or modest villas, or middle-class houses and townhouses, which exhibit Italianate, bay, villa or bungalow stylings.
- The houses and townhouses within the area are one or two storeys in height; the latter are either townhouses or single-family homes largely concentrated at the

western end of the area where they denote the higher socio-economic status of their original owner-occupiers.

- Timber and corrugated metal are the predominant building materials.
- Standard footpaths extend along both sides of Chester Street East; Dawson Street lacks footpaths but has concrete edged planters positioned along its length to calm traffic and offer pedestrian refuges at intervals.
- From the west end of Chester Street East can be seen the Edmonds Clock Tower (1929), the open space associated with the Ōtākaro Avon River and the urban environment of the central city. Street trees and berms along the length of Chester Street East create the sense of a suburban residential neighbourhood.
- The Chester Street East Reserve provides an open space recreational amenity where once stood a number of houses stood.



An aerial view of the area in 1940-44. Canterbury Maps.

### The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its historical and social value as a place of mixed-class residence that dates from the earliest years of colonial Christchurch. Cultural values are associated with the proximity of the area to the Ōtākaro Avon River and the kāinga of Ōtautahi, as well as the changing demographics of the area since the European settlement of Christchurch. The area's architectural and aesthetic value resides in its housing designs and typologies, which date predominantly from c.1860 until the 1920s. The craftsmanship value of the houses is generally typical of the period in which they were built. Contextual values relate to the area's inner-city setting and mix of streetscape environment. Archaeological values may arise from the area's proximity to Ōtautahi and to the residential development that has occurred within the area since the later 1850s.



## Historical/Social

The historic value of this area arises from its demonstration of the colonial settlement of central Christchurch, the mix of people who contributed to the development of the city and the ongoing social patterns associated with a range of housing typologies.

The class and social status of some of the area's early residents, including Colonel James de Renzie Brett (died 1889, 110 Chester Street East) and the lawyer James Cassidy (died 1920, 106 Chester Street East), can be discerned from the obituaries they received in contemporary newspapers. Equally the less well-to-do men and women who lived and worked in Chester Street East and Dawson Street in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries contributed their labour to the city as builders, warehousemen and labourers. The age and housing types in the area attest to the close proximity in which members of different social groups lived in early Christchurch.



Plaques on the wall outside 86 Chester Street East. Dr A McEwan, July 2021.

## Cultural/Spiritual

The cultural value of the area is derived from its proximity to the nearby river and kāinga site, which have a high level of significance to mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the mid-19<sup>th</sup> century. The esteem in which the 'Chesterfields' neighbourhood is held by members of the community can be seen in the heritage recognition of the surviving Widdowson townhouses and the community's sense of identity.<sup>2</sup>

---

<sup>2</sup> <https://ccc.govt.nz/culture-and-community/central-city-christchurch/live-here/our-central-neighbourhoods/chester-east-neighbourhood>



'Chester Cottage' (c.1860?). A McEwan, July 2021.

### Architectural/Aesthetic

The houses within this area have aesthetic values related to their style and typology, which provide a visual chronology of working and middle-class residential development from the 1860s until the present day. A small number of architects appear to have been involved in the design of houses within the area, including architect/developer William Widdowson (86-88 & 98-100 Chester Street East, early 1890s).

The England Brothers, one of the city's most well-known turn of the 20<sup>th</sup> century architectural practises, may have designed the house at 87 Chester Street East and the houses at 107 (c.1895?) and 109 (c.1899?) Chester Street East was likely designed by former City Surveyor, Cornelius Cuff. The style and detailing of other later 19<sup>th</sup> and early 20<sup>th</sup> century houses in the area demonstrate the skills and capacity of the city's builders at the time.

### Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement.

## Contextual

The contextual value of the Heritage Area arises from the development pattern created by Chester Street East and Dawson Street. Mature trees, garden plantings and boundary fencing help to create the residential character of the area, which has accommodated townhouse developments for over 120 years. The Chester Street East Reserve is a modern council reserve that provides an open space amenity to local residents and visitors to the area. The intimate scale of Dawson Street makes a distinctive contribution to visual character of the city.

## Archaeological

Multiple archaeological values, pertaining to Maori settlement and food gathering at Ōtautahi and colonial residential development since the 1850s, may be revealed within this area.

## Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
<https://www.heritage.org.nz/the-list/details/1881>  
<https://www.heritage.org.nz/the-list/details/7323>

REPORT COMPLETED

31 August 2021

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

## Schedule of Individual Items Included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Townhouses	86-88 Chester Street East	Yes List entry # 1881	Defining [Scheduled item # 113]
House	87 Chester Street East		Defining
House	89 Chester Street East		Neutral
Townhouse	90A/90B Chester Street East		Contributory
Vacant site	91 Chester Street / 200 Kilmore Street		Intrusive
Electricity substation	91E Chester Street East		Neutral
Townhouse	92 Chester Street East		Contributory
Vacant site	94 Chester Street		Intrusive
Vacant site	96 Chester Street		Intrusive
Townhouses	98-100 Chester Street East	Yes List entry # 7323	Defining [Scheduled item # 116]
Vacant site	102 Chester Street / 294 Madras Street		Intrusive
House	106 Chester Street East		Defining
House	107 Chester Street East		Defining
House	109 Chester Street East		Defining
House	110 Chester Street East		Defining
House	111/113 Chester Street East		Contributory
House	114 Chester Street East		Defining
Townhouses	1-5/115 Chester Street East		Neutral
House	116 Chester Street East		Defining
House	118 Chester Street East		Defining
Townhouses	119/119 A-D Chester Street East		Neutral
Townhouses	1-6/120 Chester Street East		Neutral
Townhouses	1-2/123 Chester Street East		Neutral
House	124 Chester Street East		Contributory
House	125 Chester Street East		Contributory
House	126 Chester Street East		Contributory
House	128 Chester Street East		Contributory
House	129 Chester Street East		Neutral
House	130 Chester Street East		Contributory
House	131 Chester Street East		Defining



House	133 Chester Street East		Defining
Townhouses	1-8/137 Chester Street East		Neutral
'Chester Cottage'	139 Chester Street East		Defining
Townhouses	1-7/140 Chester Street East		Neutral
House	141 Chester Street East		Defining
Townhouse	1/142 Chester Street East		Neutral
House	144 Chester Street East		Defining
House	145 Chester Street East		Defining
House	147 Chester Street East		Defining
House	148 Chester Street East		Defining
Flats	1-6/150 Chester Street East		Neutral
House	154 Chester Street East		Defining
Chester Street East Reserve	160 Chester Street East		Neutral
House	6 Dawson Street		Defining
Flats	1-3/7 Dawson Street		Neutral
Townhouses	8/10/12 Dawson Street		Neutral
House	11 Dawson Street		Contributory
House	13 Dawson Street		Contributory
House	250 Kilmore Street		Defining [Scheduled item # 319]
Flats	254 Kilmore Street		Neutral

## Key for Contribution to HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

## Context Record Form

### Chester Street East and Dawson Street Record Form

---

#### *Area/Element Description*

Chester Street East is the eastern portion of roadway that runs on an east-west axis through the city centre; at its mid-point the street is interrupted by Victoria Square and Ōtākaro Avon River. Dawson Street runs perpendicular to Chester Street East, linking it with Kilmore Street.

#### *Contributing landscapes*

Ōtākaro Avon River

#### *Street and block pattern*

Grid

#### *Section layouts*

Variable section size.

#### *Key Long views*

N/A





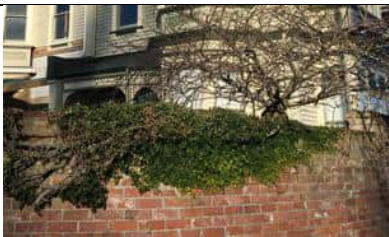
#### *Key Short views*




Open space of Ōtākaro Avon River from the west end of Chester Street East.

#### *Contextual Significance*

The private development of Dawson Street through the block bounded by Kilmore Street, Chester Street East, Barbadoes Street and Fitzgerald Avenue is notable, as is overall integrity of the streetscape that has been maintained within this part of the central city.

## Inventory of Public Realm Features

Feature	Description	
Open space	Chester Street East Reserve (Rating: Neutral)	
Streams	N/A	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates/pillars	Variety of domestic gates and pillars (Rating: Contributory)	  
Paths	N/A	
Structures	N/A	
Fences	Variety of fences (Rating: Contributory)	As above
Walls	Brick and masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	

Lighting	Fabricated steel arm occlyle (Rating: Neutral)		
Materials	N/A		
Colours	N/A		
Street	Chester Street East – two lanes with traffic calming measures, angled parking, footpaths, berms and street trees (Rating: Contributory)  Dawson Street – single lane with concrete planters, parking spaces (Rating: Defining)	 	
Street trees	Planted along Chester Street East (Rating: Contributory)		
Building setback	Irregular (Rating: Contributory)		
Ancillary buildings	Garages predominantly at the rear of sites (Rating: Neutral)		
Trees	Variety of exotic and native trees (Rating: Contributory)		
Vegetation	Mixed vegetation (Rating: Contributory)		
Views	To west towards river environment and city centre (Rating: Neutral)		

## Appendix 1

### Individual site record forms





**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 113  
*DWELLINGS AND SETTING – 86-88 CHESTER STREET EAST,  
CHRISTCHURCH***



**PHOTOGRAPH : M.VAIR-PIOVA, 10/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The semi-detached townhouses at 86-88 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The townhouses are two dwellings from a development of eight very similar dwellings, of which four remain following the earthquakes of 2010 – 2011. Widdowson immigrated to Christchurch in the 1850s and undertook the development c. 1892. He was employed for a time by the Provincial Government of Canterbury as an Inspector of Works, as well as time on the North Canterbury Board of Education. Certificates of Title show he purchased the easternmost property of the four sites in 1879 and the further three sections in 1890. Widdowson lived at the property adjacent to the sections he developed from 1880 to 1914 and died a year later in 1915. The Victorian townhouses remained in the ownership of Widdowson's family until 1961. They continue to be used as private dwellings today. Both buildings were damaged by the 2010 – 2011 Canterbury earthquake cycle and repair proposals are understood to be being developed for both dwellings.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19<sup>th</sup> century inner city Christchurch, and the way of life of inner city residents at this time. Residential development in the area east of Madras Street up to Fitzgerald Avenue included a number of single storey Victorian and Edwardian era duplexes.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

86-88 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and the matching form with 98-100 Chester Street East. The only comparable development was the group of two semi-detached two storey dwellings in Churchill Street which were constructed around three years later, and were simpler in form. However, these, along with two sets of the Chester Street dwellings, have been demolished following the Canterbury earthquakes leaving 86-88 and 98-100 Chester Street East as the only developments of this time and type. The Chester Street dwellings are designed in a plain Victorian Italianate style. An early plan shows that all the townhouses were identical in their footprint apart from 86 Chester Street East. This corner site differs by having two principal façades on the Madras Street and Chester Street East junction. The other dwellings have only one principal façade on Chester Street East and each section was separated by brick and plaster fire walls.

The main façades are symmetrical. The rounded bays with capped roofs, finials and eave brackets relate to the influence of American pattern book architecture of this date particularly that of San Francisco. 86 Chester Street East has semicircular bays on the north facade and square bays with gables on the west facade. The near identical form and scale of these semi-detached townhouses to the remaining pair at 98-100 Chester Street East affords aesthetic significance to these dwellings.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

86-88 Chester Street East have technological and craftsmanship significance for what they may reveal about the use of materials of the time and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. Previously the dwellings also have internal brick and plaster fire walls, an important safety feature for neighbouring timber dwellings, but these have been damaged following the Canterbury earthquakes.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;*

*recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The setting for 86-88 Chester Street East consists of the immediate land parcel for both dwellings and is a long narrow area of land for the building. With the loss of two of the Chester Street East townhouses some of the contextual significance of 86-88 Chester Street East has been lost. However, the dwellings still have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 98-100 Chester Street East with the degree of consistency and scale being significant. The site of 86-88 Chester Street East on the corner of Madras Street is also relatively prominent and adds to its landmark significance. Grouped townhouses were uncommon in Christchurch during the late colonial era and despite the loss of two of the buildings their heritage value remains. A row of brick terrace townhouses, Blackheath, still remains in Sydenham. The townhouses are in proximity to listed items including the Edmond's Clock Tower, undergoing repairs following the Canterbury earthquakes, and telephone kiosk, as well as the avenue of Poplars along the Avon River between Madras and Manchester Streets.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

### **ASSESSMENT STATEMENT**

86-88 Chester Street East and its setting are of heritage significance to Christchurch including Banks Peninsula. The semi-detached townhouses at 86-88 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use as dwellings until today. The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19<sup>th</sup> century inner city Christchurch, and the way of life of inner city residents at this time. 86-88 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for the matching form with 98 -100 Chester Street East. The dwellings have technological and craftsmanship significance for what they can reveal for their use of materials of the time, and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. They have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 98-100 Chester Street East with the degree of consistency and scale being significant. The site of 86-88 Chester Street East on the corner of Madras Street is also relatively prominent and adds to its landmark significance. The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

### **REFERENCES:**

Christchurch City Council, *Heritage File, 86-100 Chester Street East*

Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Semi-Detached Victoria Town Houses – 86-100 Chester Street East - 2011*

**REPORT DATED:** 19/11/2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Pollard house  
ADDRESS                        87 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	England Brothers, architects?
DATE OF CONSTRUCTION	c.1915?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with squat rectangular footprint and gable roof forms. Shingled gable ends, exposed rafters, sunhoods, oriel and bay windows. Casement windows, some with leadlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is close to the road boundary behind a block wall.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, brick pier at south-west corner, corrugated steel roofing.

ALTERATIONS

Garage erected (c.2000).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house appears to have been built in 1915, possibly to the design of noted local architectural practise, the England Brothers. The home of Emily Pollard until her death in 1937, the house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. It appears that there was an earlier (pre-1877) dwelling on the site.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
*Press* 25 August 1900, p. 12.

*Sun* 20 February 1915, p. 16.

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        89 Chester Street East  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey house with elongated footprint and hip roof forms. Forward bay houses garage; inset entry, metal window frames.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary with metal railing fence and sealed driveway.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling (demolished c.2012) and maintains the residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse  
ADDRESS                        90A/90B Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Fulton Ross Team Architecture
DATE OF CONSTRUCTION	2015

STYLE

Contemporary Domestic Revival

PHYSICAL DESCRIPTION

Two-storey duplex with irregular rectangular footprint, gable and flat roof forms. Cross-gabled bay on principal, north-facing elevation features king post truss detail and balcony with batten balustrading. Casement windows and large glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A modern townhouse that responds to the design of the scheduled townhouses on neighbouring properties.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant site

ADDRESS 91 Chester Street East / 200 Kilmore Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

N/A

DATE OF CONSTRUCTION

N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot; low wall and picket fence along road frontage.

MATERIALS/STRUCTURE

Masonry & timber fencing; sealed parking.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

Former residential property that was redeveloped for the NZ Fire Service in the 1960s. Site cleared in c.2020.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Electricity substation  
ADDRESS                        91E Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	CCC
DATE OF CONSTRUCTION	c.1968

STYLE

Utilitarian

PHYSICAL DESCRIPTION

Small, single-storey building with rectangular footprint and flat roof. Double doors on south elevation are flanked by small louvred vents, which along with the adjacent downpipes emphasise the symmetry of the façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building stands close to the road boundary and is open to the footpath.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Electrical infrastructure building that represents the urban development of the area and the vestigial neoclassical corporate imagery that was developed by the City Engineer's office.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse  
ADDRESS                        92 Chester Street East  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Fulton Ross Team Architecture
DATE OF CONSTRUCTION	2015

STYLE

Contemporary Domestic Revival

PHYSICAL DESCRIPTION

Two-storey duplex with irregular rectangular footprint, gable and flat roof forms. Cross-gabled bay on principal, north-facing elevation features king post truss detail and balcony with batten balustrading. Casement windows and large glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A modern townhouse that responds to the design of the scheduled townhouses on neighbouring properties.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant site  
ADDRESS 94 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, shrubs, railing boundary fence.

ALTERATIONS

Townhouse (1892) removed from site (c.2011).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant site  
ADDRESS 96 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, shrubs, paling boundary fence.

ALTERATIONS

Townhouse (1892) removed from site (c.2011).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 116  
*DWELLINGS AND SETTING - 98-100 CHESTER STREET EAST,  
CHRISTCHURCH***



**PHOTOGRAPH : BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The semi-detached townhouses at 98-100 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The townhouses are two dwellings from a development of eight very similar dwellings, of which four remain following the earthquakes of 2010 – 2011. Widdowson immigrated to Christchurch in the 1850s and undertook the development c. 1892. He was employed for a time by the Provincial Government of Canterbury as an Inspector of Works, as well as time on the North Canterbury Board of Education. Certificates of Title show he purchased the easternmost property of the four sites in 1879 and the further three sections in 1890. Widdowson lived at the property adjacent to the sections he developed from 1880 to 1914 and died a year later in 1915. The Victorian townhouses remained in the ownership of Widdowson's family until 1961. They have continued to be used for both accommodation, office and community purposes up until the 2010-2011 earthquakes. Repair works following the earthquakes are currently being undertaken to the dwellings.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19<sup>th</sup> century inner city Christchurch, and the way of life of inner city residents at this time. Residential development in the area east of Madras Street up to Fitzgerald Avenue included a number of single storey Victorian and Edwardian era duplexes of which few survive today.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

98-100 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for their matching form with 86-88 Chester Street East. The only comparable development was the group of two semi-detached two storey dwellings in Churchill Street which were constructed around three years later, and were simpler in form. However, these have been demolished following the Canterbury earthquakes leaving 86-88 and 98-100 Chester Street East as the only developments of this time and type. The Chester Street dwellings are designed in a plain Victorian Italianate style but show the influence of American pattern book architecture of this date particularly that of San Francisco. An early plan shows that all the townhouses were identical in their footprint apart from 86 Chester Street East, which, being on the corner, had two principle façades. The other dwellings have only one principal façade on Chester Street East and each section was separated by brick and plaster fire walls.

The main façades are symmetrical. The rounded bays with capped roofs, finials and eave brackets relate to the influence of Arts and Crafts inspired designs. The near identical form and scale of these semi-detached townhouses to the remaining pair at 86-88 Chester Street East affords aesthetic significance to these dwellings.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

98-100 Chester Street East have technological and craftsmanship significance for what they may reveal about the use of materials of the time and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. The dwellings were built with internal brick and plaster fire walls, an important safety feature for neighbouring timber dwellings, but these have been damaged following the Canterbury earthquakes.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;*



*recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The setting for 98-100 Chester Street East consists of the immediate land parcel and is a long narrow area of land for the building. With the loss of two of the Chester Street East townhouses some of the contextual significance of 98-100 Chester Street East has been lost. However, the dwellings still have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 86-88 Chester Street East with the degree of consistency and scale being significant. Grouped townhouses were uncommon in Christchurch during the late colonial era and despite the loss of two of the buildings their heritage value remains. A row of brick terrace townhouses, Blackheath, still remains in Sydenham. The townhouses are in proximity to other listed items including the Edmond's Clock Tower, undergoing repairs following the Canterbury earthquakes, and telephone kiosk, as well as the avenue of Poplars along the Avon River between Madras and Manchester Streets.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

### **ASSESSMENT STATEMENT**

98-100 Chester Street East and its setting are of overall significance to the Christchurch District including Banks Peninsula. The semi-detached townhouses at 98-100 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19<sup>th</sup> century inner city Christchurch, and the way of life of inner city residents at this time. They are of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for their matching form with 86-88 Chester Street East. The building has technological and craftsmanship significance for what it may reveal of materials used in construction of the time, and for detailing such as leadlight fanlights, eaves corbelling and internal features such as the stairs. The dwellings have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 86-88 Chester Street East with the degree of consistency and scale being significant. The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

### **REFERENCES:**

Christchurch City Council, *Heritage File, 86-100 Chester Street East*

Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Semi-Detached Victoria Town Houses – 86-100 Chester Street East - 2011*

**REPORT DATED:** 19/11/2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant site  
ADDRESS 102 Chester Street East / 294 Madras Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot. Low concrete nib wall marks road boundary on either side of vehicle access.

MATERIALS/STRUCTURE

Asphalt seal, mature trees on boundary.

ALTERATIONS

House on site removed (c.1980).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Cassidy villa  
ADDRESS                        106 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1903?

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hip and gable roof forms. Veranda across principal, north-facing elevation has cross-gabled entrance porch and is terminated at the west end by a corner bay with decorative gable end and large, Palladian-style window. Front door has side-and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind solid paling boundary fence in mature garden.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining.

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house appears to have been built in c.1903 by James and Ada (nee Sykes) Cassidy. James Cassidy was a lawyer and he died at his home in Chester Street East in February 1920. The house was sold by his widow in c.1922; it was later the residence of Rita and Angus Donaldson and remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

*Lyttelton Times* 14 February 1920, p. 8.

*Press* 26 November 1921, p. 18.

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Cuff house / 'Mita House'

ADDRESS                        107 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Cornelius Cuff, architect?

DATE OF CONSTRUCTION

c.1895?

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind metal railing fence and screened from view by vegetation. Single-car garage at south-east corner predates c.1940.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining.

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house was the home of architect and former City Surveyor Cornelius Cuff between c.1896 and his death in 1901; by 1907 it was a boarding house known as 'Mita House'. By 1918 it had become the family home of Margaret and William MacGibbon, the latter was an accountant. When a fire occurred in the house in 1921 it was occupied by Mrs MacGibbon but owned by a Mrs Dempster. Peter Aitken, a gardener, was in residence with his family by 1926; he died at the property in 1944. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. There was a building on the site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
*Lyttelton Times* 16 September 1901, p. 5.

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                former Ferrier house  
ADDRESS                109 Chester Street East  
                              Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Cornelius Cuff, architect?
DATE OF CONSTRUCTION	c.1899?

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable and hip roof forms. Decorative bargeboards, boxed bay windows double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set close to road boundary behind paling fence.

MATERIALS/STRUCTURE

Plaster and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Minor addition at north-west corner (c.1980?).

RATING

Defining

REASON FOR RATING

A late Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house was the home of Claude Ferrier in 1902; in 1891 Ferrier had married Emma Cuff, the daughter of Cornelius Cuff who lived at 107 Chester Street East, which raises the possibility that Cuff designed the house for his daughter and her husband. It was called 'Lyndal' by a Mrs Fox, a masseuse and midwife, who lived there in the late 1900s. Michael Riordan (Reardon) was in residence in 1920 and William Shaw, a foreman, in 1926. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
*Lyttelton Times* 16 September 1901, p. 5.

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Brett / Andrews house

ADDRESS                        110 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1882?

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with square footprint and hip roof forms; single-storey extension at south-east corner. Veranda across principal, north-facing elevation. Faceted bay windows flank central door on ground floor; shutters on first floor windows above veranda. Bracketed eaves and double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind picket fence in mature garden.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extension at south-east corner (c.2010?).

RATING

Defining.

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house appears to have been built in c.1882, possibly for Colonel James De Renzie Brett (1809-89). Solicitor Henry Douglas Andrews was in residence at the turn of the 20<sup>th</sup> century; the house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
*Lyttelton Times* 17 June p. 5 & 3 August 1889, p. 8.

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services





#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house replaced an earlier one on the site; it remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier cottage on this site, matching the pre-1877 cottages that are still extant at 341, 345 and 347 Barbadoes Street.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                former Russell house  
ADDRESS                 114 Chester Street East  
                                Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1884?

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with elongated footprint and hip roof; single-storey L-shaped extension at rear. Flared veranda across principal, north-facing elevation has paired posts and decorative wrought-iron lacework. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind solid metal panel fencing (late 2010s) in mature garden.

MATERIALS/STRUCTURE

Rusticated and lapped weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (c. 2010?).

RATING

Defining.

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house appears to have been built in c.1884 for Thomas and Helen (nee Stringer) Russell, who had married in 1874. Thomas Russell, who died in 1935, was an accountant. In the 1910s and 1920s rooms were offered for let in the house; it remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                        1-5/115 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	SummitBuild, builders
DATE OF CONSTRUCTION	2022

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gabled roof forms. Weatherboard feature panels on west and south walls, casement type fenestration with glazed sliding doors providing access to private decks adjacent to Barbadoes Street road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

Occupying almost the full length of the site behind picket fencing and vegetation.

MATERIALS/STRUCTURE

Timber framing, vertical weatherboard and masonry cladding, metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

New townhouse development on the former site of two earlier dwellings.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. This building has recently replaced two earlier houses on the site.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. There were buildings on this site in 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

15 July 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house appears to have been built in the mid-1880s and acquired by Augustus De Veaux (died 1906), an accountant, in c.1885. De Veaux's widow Annie (nee Thompson) sold the property in c.1925. Through the later 1920s and 1930s rooms in the house were available to let and when it was placed on the market in 1943 the building had been divided into three flats. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Press 25 July 1925, p. 24; 12 June 1943, p. 10.

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Holliss house  
ADDRESS                    118 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-1890s?

STYLE

Double bay villa with bungalow addition

PHYSICAL DESCRIPTION

Single-storey dwelling with H-shaped footprint and gable roof forms. Principal, north-facing elevation features main entrance door flanked by cross-gabled bays with a secondary entrance in a side wing on the eastern elevation. Double-hung sash and casement windows. Main door has side- and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a trimmed hedge.

MATERIALS/STRUCTURE

Lapped weatherboard, corrugated metal roofing.

ALTERATIONS

Addition to east elevation (1920s?).

RATING

Defining.

REASON FOR RATING

A late Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house appears to have been the home of Lucy Holliss, the widow of James (died 1888) who worked for the Telegraph Department in Lyttelton, from the mid-1890s until her death in 1921. From the mid-1910s, if not earlier, rooms were offered for let in the house and by 1945 advertisements were being run offering a bed and breakfast service to Christchurch visitors. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                        1-6 / 120 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse group with elongated rectangular footprint; flat and gable roof forms. Multi-panel casement windows; recessed entries on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a railing fence with brick piers.

MATERIALS/STRUCTURE

Brick, fibre-cement & weatherboard cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse development that replaced an earlier, pre-1900 dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                      Units 1 & 2 / 123 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey duplex townhouse with rectangular footprint and gable roof. Side entries, single-car garaging and first floor balconies on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary with vehicle access along western boundary. Paling fence screens outdoor living space of front unit.

MATERIALS/STRUCTURE

Concrete; corrugated metal roofing.

ALTERATIONS

Front unit exterior remodelled (c.2018).

RATING

Neutral

REASON FOR RATING

A modern duplex townhouse that replaced an earlier large-scale building on the site and maintains the residential character of the streetscape.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Little / Jones house

ADDRESS                        124 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1880

STYLE

Square plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hip roof forms. Principal, north-facing elevation features recessed entry flanked by multi-pane windows; cornice over openings supported by consoles at doorway.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary behind a brick and railing fence.

MATERIALS/STRUCTURE

Plastered brick, corrugated metal roofing.

ALTERATIONS

North-facing windows replace (date unknown). Rear (south elevation) addition (c.2000?)

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house was the home of Mrs MA Little by the mid-1880s and then of Joseph Jones, an ironmonger. It was available for rental in the early 1910s and mid-1920s. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                former Wheeler house  
ADDRESS                125 Chester Street East  
                              Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-1880s?

STYLE

Bay cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gable roof forms. Principal, south-facing elevation features enclosed entrance porch with shed roof flanked by gabled bay; latter extends over driveway on eastern boundary. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near road boundary behind a paling fence.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Cottage remodelled with new windows and bay added (c.1910?). Extended to rear (c.1965); porch enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. In 1910 the house was described as a 5-room cottage, which was available for rent and would be renovated for good tenants (*Star* 5 November 1910, p. 8). From the late 1910s into the mid-1920s it was the home of William Wheeler, a bootmaker; a Mr Geddes purchased the property at auction for £505 in 1920. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house was the home of Thomas Anderson, a plasterer, by the mid-1880s and then of Johannah Tapling between c.1900 and her death in 1915. In 1908 the house was being advertised for rent; it remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



PHOTO



N/A

Unknown

c.1882

## Square plan cottage

A modified Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house may have been built in 1882; in November of that year it was being offered for rent. It was the home of Alfred Thornton, an upholsterer, by the mid-1880s and in the late 1890s unfurnished rooms were available in the house to let. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        129 Chester Street East  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gable roof. Two, single-car garages on ground floor of principal, south-facing elevation. Casement windows, overhanging eaves with exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary with low brick walls framing garden beds on either side of concrete driveway.

MATERIALS/STRUCTURE

Concrete block, vertical board cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Parker/Stevens house

ADDRESS                        130 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1880

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable roof forms. Principal, north-facing elevation has central entry flanked by casement-and-fanlight type windows. Shingled gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundaries behind a picket fence.

MATERIALS/STRUCTURE

Fibre-cement and shingle cladding, corrugated metal roofing.

ALTERATIONS

Reroofed; original square plan cottage given bungalow 'makeover' (c.1950).

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house was the home of Frederick Parker, a clerk, by the mid-1880s and in 1897 a Miss Stevens announced that she was offering dressmaking services from her new home. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Matapuna' / former Myhre house

ADDRESS 131 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Veranda across principal, south-facing elevation has decorative brackets atop the posts. Central door flanked by paired double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a low picket fence; gravel parking in front of the house.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An Edwardian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. Walter Grummitt, a draper, built the houses at 131, 1353 and 137 (demolished c.1975) Chester Street East in c.1900. Grummitt (c.1856-1939) appears to have lived in 133 in 1903 and then moved into 137; he offered 131 and 133 for sale in 1922. In 1903 Grummitt's business partner Charles Myhre was in residence in 131; it was later the home of Jonathon Hamilton, a clerk, in the late 1910s; George Atmore (1923) and Edgar Williams, an engineer (1926), were later residents. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Press 15 February 1922 p. 14; 23 September 1935, p. 13.

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services





#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. Walter Grummitt, a draper, built the houses at 131, 133 and 137 (demolished c.1975) Chester Street East in c.1900. Grummitt (c.1856-1939) appears to have lived in 133 initially and then moved into 137; he offered 131 and 133 for sale in 1922. Jonathan Simpson, a surveyor (1923) and the Rev Herbert Brahn, a Lutheran minister (1926), were later residents. The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Press 15 February 1922 p. 14.

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                        1-8 / 137 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey cluster of four buildings with rectangular footprints and gable roofs. Metal casement windows; first floor balconies on north-west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned at an angle to the roadway with a low block wall marking the road frontage; driveway along eastern boundary provides access to garaging at the rear of the lot.

MATERIALS/STRUCTURE

Concrete block, board-and-batten cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern apartment complex that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Chester Cottage'  
ADDRESS 139 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1860?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and gable roof. Side entry on east elevation, double-hung sash windows; west elevation features two, small, multi-pane windows. Name/date plaque on principal, south-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind a picket fence.

MATERIALS/STRUCTURE

Roughcast plaster cladding, corrugated metal roofing.

ALTERATIONS

Roughcast cladding (date unknown).

RATING

Defining

REASON FOR RATING

A very small colonial cottage that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. Either Mrs Frances Vincent, a nurse, or Mrs Sarah Ann Carter appear to have been in residence around the turn of the 20<sup>th</sup> century. Mrs Eva Heighway was a later resident (1920s). The cottage remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                        1-7 / 140 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse block with off-set rectangular footprint and gable roof forms. Casement windows; inset balconies on northern elevation of first floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a paling fence; vehicle access off Barbadoes Street.

MATERIALS/STRUCTURE

Masonry, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse development that replaced earlier buildings on the site and maintains the residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. The site was previously occupied by the Acetone Illuminating & Welding Company factory (early 1920s).

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Cottage  
ADDRESS                        141 Chester Street East  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1870?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gable roof. Veranda on principal, south-facing elevation is terminated by later addition. Faceted bay window on east elevation; varied fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundaries behind a picket and paling fences.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Addition at south-west corner (pre-1940).

RATING

Defining

REASON FOR RATING

A Victorian cottage that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. Mrs Frances Vincent, a nurse, may have been in residence around the turn of the 20<sup>th</sup> century. Edward Trendle, a tobacco pipe maker (c.1920), and Henry Burt (1923) were later residents. The cottage remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse  
ADDRESS                      1/142 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A                      N/A

ARCHITECT/DESIGNER                      Unknown

DATE OF CONSTRUCTION                      2016

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse with rectangular footprint and gable roof. Side entry, casement type fenestration; gable end has overhanging eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a solid panel and metal railing fence; driveway on eastern boundary provides access to matching townhouses at rear.

MATERIALS/STRUCTURE

Masonry and vertical board cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse that replaced an earlier dwelling (demolished c.2011) on the site and maintains the residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Kirkwood house

ADDRESS                        144 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Gabled bay terminates north-facing veranda, which has decorative timber brackets and frieze. Bracketed eaves, shingled sunhood over window in bay, decorative bargeboards. Corbelled chimney, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a picket fence and hedging; decorative wrought iron gate. Single-car garage at north-east corner predates c.1940.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An Edwardian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house appears to have been built in c.1905; by 1907 it was the home of Margaret and Alex Kirkwood, the latter was a herbalist. In the early 1930s the house was being advertised as offering bedsitting rooms to let; it remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                former Groves cottage  
ADDRESS                145 Chester Street East  
                                Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1862

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and saltbox roof. Off-centre door on principal, south-facing elevation is flanked by modern paired and triplet windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind picket and paling fences.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Enlarged (c.1870?). Reroofed, windows replaced (2015).

RATING

Defining

REASON FOR RATING

A colonial cottage that represents the historic residential development of the area and has been recently conserved.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The cottage was offered for sale by George Groves, who had owned the property since March 1862, in March 1863. At the time it was described as a two-roomed house with a brick chimney. A sale notice published in the *Star* in July 1874 implies that the cottage had been extended to accommodate four rooms by that time. Between 1875 and 1901 the cottage was owned by members of the Potts / Meng family and it appears that it was a rental property well into the 20<sup>th</sup> century. By the early 1890s, for example, the house was the home of David Baillie, a labourer. Miss Garland BA was in residence in c.1910 and between 1917 and 1920 the estate of Thomas Wintle was offering the property for sale. Harry Savage, a saddler, was in residence in 1920 and Lesley Luff, a foundry hand, lived at #145 in 1926. Grover John Pierce owned the property between 1920 and 1959; it has changed hands a number of times since that date and remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Press 4 March 1863, p. 5.

*Star* 3 July 1874, p. 2.

<http://greatgrandmaswickerbasket.blogspot.com/2012/05/the-meng-childrens-stepmother.html>

REPORT COMPLETED

31 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Thompstone cottage

ADDRESS                        147 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Later 1860s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and hip roof. Inset central entry flanked by four-square windows; fire walls along east and west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind a low hedge; no vehicle access to the site.

MATERIALS/STRUCTURE

Weatherboard and plastered brick cladding, corrugated metal roofing.

ALTERATIONS

Rear lean-to altered (post 1985).

RATING

Defining

REASON FOR RATING

A small colonial cottage that, while somewhat modified, represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The property was owned by [?] Johnston from May 1860 until December 1869. Between January and April 1870 Jane and Francis Thompstone, an engraver, were the owner/occupiers of this cottage. It appears to have been a rental subsequently; in the late 1880s and early 1890s, for example, the house was home to George Chaney, a bootmaker. Gavin Loudon, a leadlight maker, was in residence in 1916; by 1920 the property was occupied by Charles Flutey, a labourer. The property was owned by WG Mason & J Henderson in 1926 but rented to others; it remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
*Lyttelton Times* 8 March 1870, p. 2.

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



N/A

Unknown

c.1905

Bay villa

An Edwardian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house appears to have been built in c.1905; by 1907 it was the home of Louisa and David Stranaghan; the latter was a commission agent. In 1916 warehouseman Emil Hoffmann was in residence, although David Stranaghan was still the owner in 1920 when a survey plan for neighbouring properties was drawn up (DP 5583). The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flats

ADDRESS                        1-6 / 150 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey apartment building with offset rectangular footprint and gable roof forms. Overhanging eaves, metal window joinery; first floor balcony on west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a low block wall; driveway along western boundary.

MATERIALS/STRUCTURE

Concrete block; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern apartment building that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                former Hunter house  
ADDRESS                 154 Chester Street East  
                                Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1895?

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable and hip roof forms. Gabled bay terminates north-facing veranda, which has decorative frieze and brackets. Hood moulding over windows in faceted bay window. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a picket fence; single-car garage at north-west corner predates c.1940.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Front door replaced (date unknown).

RATING

Defining

REASON FOR RATING

A late Victorian dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The house appears to have been built in c.1895; in the late 1890s it was the home of James Bradford, in 1903 Mrs Elizabeth Harper was in residence and by 1907 it was the home of Henry WS Heilyer, a warehouseman. In 1916 photographer Arthur Peverill was in residence but it may have been a rental property throughout this period as it appears that a Mrs Hunter was the owner in 1895 and still held the property when it was offered for sale in 1920 (DP 5205). The house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Chester Street East Reserve

ADDRESS                        160 Chester Street East  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

CCC

DATE OF CONSTRUCTION

c.2015

STYLE

Open space reserve

PHYSICAL DESCRIPTION

Grassed reserve with trees and shrubs on the perimeter; areas for play and gardening. Metal railing and post and chain fencing on street boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Pocket park bordered by residential properties.

MATERIALS/STRUCTURE

Lawn, trees and shrubs, concrete paving, metal railings.

ALTERATIONS

Landscaping upgraded (c.2015).

RATING

Neutral

REASON FOR RATING

Recreational reserve from which three earlier dwellings have been removed; the reserve provides a recreational amenity for members of the community.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. One of the houses that stood on the site appears to have been removed in c. 1980; the other two were demolished after the Canterbury Earthquakes. The site was acquired by CCC in 2010 and the landscaping upgraded in c.2015.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
<http://resources.ccc.govt.nz/HaveYourSay/chesterstreeteastreserveleaflet.pdf>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Robertson / Scarlett house

ADDRESS                        6 Dawson Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

William Gladden, builder?

DATE OF CONSTRUCTION

1860s/1870s

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and saltbox roof. West elevation addressing the roadway has three windows; entry via glazed doors on north elevation. Casement-and-fanlight type fenestration; metal flued chimney at south end.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind a block and paling fence; occupying almost the full width of the lot. Garage, lawn and paved parking area north of house.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Central door on west elevation replaced by window; awning added to same elevation (date unknown). Fenestration replaced (1920s?). Extended to rear (c.1970?)

RATING

Defining

REASON FOR RATING

A small colonial cottage that, while somewhat modified, represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The property was owned by William Gladden, a carpenter, between 1860 and 1913. The cottage was extant by 1877 and appears to have been a rental during Gladden's tenure. By the early 1880s, for example, it was the home of John Robertson, a compositor. Joseph, a carpenter, and Mary (nee Hickling) Scarlett lived in the cottage from the mid-1890s until Joseph's death in 1909. In 1913 Mary Scarlett purchased the property and was still in residence in 1916; in the same year Thomas Scarlett lived at # 13. William Scarlett, who may have been Joseph's brother, was in residence at # 6 in 1917. Later residents include William Poad, a driver, in 1947; the cottage remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Press 5 April 1909, p. 1.

REPORT COMPLETED

31 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flats  
ADDRESS                        1-3 / 7 Dawson Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and shallow gable roof. Single-car garage at south end of principal, east-facing elevation. Large glazed door and window panels, overhanging eaves; first floor balconies on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned parallel to the road; mix of paved parking and vegetation along the road frontage.

MATERIALS/STRUCTURE

Concrete block, vertical board accents over windows; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern block of flats that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. There were buildings on this site by 1862.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                        8/10/12 Dawson Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1980s?

STYLE

Contemporary villa

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gable roof forms. First floor balconies on west elevation have trellised balustrading; glazed sliding doors below. Three single-car garages flank the units, two in the north and one in the south.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned parallel to the road; paved parking and paling fence along the road frontage.

MATERIALS/STRUCTURE

Concrete block, plastered masonry; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern block of flats that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. A building was located on the southern portion of this site by 1862.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Bowden house

ADDRESS                        11 Dawson Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1920?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable roof forms. Principal, east-facing elevation has veranda with decorative brackets and frieze. Central entry flanked by triplet window to the south and paired window to the north; both of casement-and-fanlight type. Single-car garage and carport to south of house.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned parallel to the road; mix of paved parking and paling fence along the road frontage.

MATERIALS/STRUCTURE

Rusticated weatherboard and shingle cladding; corrugated metal roofing.

ALTERATIONS

Garage addition (late 1980s?); northern lean-to & carport additions (c.2016). Gable end reshingled (c.2018?).

RATING

Contributory

REASON FOR RATING

A modified bungalow that maintains the residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. William Herbert Bowden, a labourer, was in residence in 1925, the year in which he was declared bankrupt. Bowden was a former stonemason and returned soldier with a wife and three children; he reported that a shoulder wound incurred during the war had led to his poor financial situation. George Weston owned four houses located at what are now 7, 11 & 13 Dawson Street in 1927; likely they were all rentals at this time as Weston's address was given as Gloucester Street on the survey plan drawn up in that year (DP 8341). In 1947 Jonathan Sharpe, a storeman, was in residence; the house remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. There were buildings on this site by 1862.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
*Star* 8 April 1925, p. 7.

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        13 Dawson Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	William Fulton, architect
DATE OF CONSTRUCTION	Mid-2000s

STYLE

Contemporary colonial

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gable roof forms. Casement windows, glazed sliding doors. First floor balcony on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Paling fence along the road frontage; house set within garden with paved parking area at south-east corner.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A single-family dwelling with a built form that maintains the historic residential character of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. Thomas Scarlett, a driver, lived at this address in 1916; family members also resided at #6 in the same year. In 1921 WM Higham owned the property and a Mrs Kelly was the occupier (DP 5929). George Weston owned four houses located at what are now 7, 11 & 13 Dawson Street in 1927; likely they were all rentals as Weston's address was given as Gloucester Street on the survey plan drawn up in that year (DP 8341). The house was removed and a new one built in its place in the mid-2000s; it remains in private residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. There were buildings on this site by 1862.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 319  
*DWELLING AND SETTING – 250 KILMORE STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: M. VAIR-PIOVA 9/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

250 Kilmore Street has historical and social significance as inner city colonial-era dwelling, an early example of many similar homes built in the period 1875-1910 to house the city's working population in this part of the city near the Avon River.

Dawson Street (earlier David Street and Carter's Lane) was an early inner city residential area, existing before 1862. At that time there was a small building at what would become 250 Kilmore Street. By 1877 it had been replaced by a larger building, the footprint of which resembles that of the present dwelling. Many homes in this area originally provided accommodation for workers at the nearby Ward's Brewery. This dwelling is a now rare reminder of this era of dwelling in this part of central Christchurch. Through its history this particular dwelling has been home to residents working in a variety of lower income occupations including Frederick White a lamplighter who lived there from 1911-1914. From 1922 – 1930 John Preece, gentleman was the owner, and it appears he leased it to James Adol Black, telegrapher, Matheson, plumber and Joseph Tully compositor. Mary Le Page,

spinster was the owner from 1931-1942. Dorothy Robinson was the owner for a short time, then ownership passed to Annie Rouse and then in 1947 to Arnold Bott, coal merchant who retained ownership through to 1981. The building remains a residence.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

250 Kilmore Street has cultural significance as it demonstrates the way of life of working families in mid Victorian Christchurch, and for its long history of continued use.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

250 Kilmore Street has architectural and aesthetic significance as an intact example of an early square-plan villa, apparently dating from the early to mid 1870s. The villa form with its distinctive hipped roof and symmetrical plan gradually succeeded the gabled cottage form during the 1870s to become the dominant house type after 1880. This particular dwelling has retained a high degree of integrity and many of its original architectural details. It is a single-storey weatherboard villa with a rusticated weatherboard facade, a hipped roof and a bull-nose veranda with cast iron lacework. The verandah is likely to be a turn of the century addition. On the Kilmore Street elevation, the central entrance is flanked by narrow paired sash windows. Interior features include an early twentieth century leadlight window above the front door, wooden fire surrounds with cast iron registers, and four-panel doors.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The villa has technological and craftsmanship significance for its evidence of methods of construction and use of materials in colonial Christchurch for residential dwellings.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

250 Kilmore Street has contextual significance in the eastern inner city. Historically the eastern inner city residential area contained a broad socio-economic mix, a wide variety of housing types and ran up to the edge of the central business district. During the second half of the twentieth century, the area has retreated in extent and become both more concentrated - with a greater number of apartments and flats - and more homogeneous - with a consistent lower socio-economic demographic. Kilmore Street has a mix of commercial, public and residential buildings along its length. The villa sits in a block between

Fitzgerald Avenue and Barbadoes Street which is largely residential, although, typically, commercial buildings dominate the corner sites at street intersections.

The setting consists of a rectangular parcel of land on the corner of Kilmore and Dawson Streets. This parcel was subdivided before 1862. The villa is located at the Kilmore Street frontage, with an open backyard. There are substantial plantings around the house.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

250 Kilmore Street has archaeological significance because it has the potential to provide archaeological evidence relating to past construction methods and materials, and to human activity on the site, including that which occurred before 1900. There was a dwelling on the site in 1862; the present dwelling appears to date from the 1870s.

## **ASSESSMENT STATEMENT**

The dwelling at 250 Kilmore Street has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as inner city colonial-era dwelling, a now rare and comparatively intact early example of many similar homes built in the period 1875-1910 to house the city's working population. The dwelling has cultural significance as it demonstrates the way of life of working families in mid Victorian Christchurch. The dwelling has architectural and aesthetic significance as an early square-plan villa that maintains a high degree of physical integrity. The dwelling has technological and craftsmanship significance as a demonstration of methods of construction and use of materials in colonial Christchurch. The dwelling has contextual significance as part of an inner-city streetscape that still retains much of its original residential character. The building has archaeological significance as a pre-1900 building in an area that saw residential development from at least 1862.

## **REFERENCES:**

CCC Heritage File – 250 Kilmore Street

John Wilson et al *Contextual Historical Overview of Christchurch* (Christchurch City Council, 2005)

**REPORT DATED:** 10/02/2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

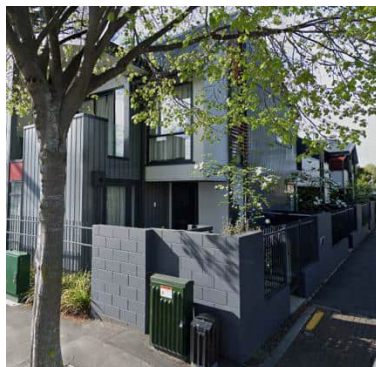


CHRISTCHURCH DISTRICT PLAN  
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flats  
ADDRESS                        254 Kilmore Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2014

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with irregular rectangular footprint and gable roof forms. First-floor balconies; small service courtyards along western boundary. Casement windows, vertical batten detailing.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building occupies almost the full site; mix of block wall and metal railing fencing along the road frontages. Driveway access to single-car garages along eastern boundary.

MATERIALS/STRUCTURE

Vertical weatherboard-style cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern block of flats that replaced an earlier large-scale building on the site and maintains the residential character of the streetscape.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19<sup>th</sup> century until the present day. The city maps of 1862 and 1877 show small buildings at the corner of Kilmore Avenue and David Street/Carter's Lane (renamed Dawson Street in 1916). In 1913 Florence Craig opened Somerset Private Hospital in a new, purpose-built facility on the site. The venture continued until c.1923, after which time the building operated as a bed and breakfast and boarding house. Known variously as Somerset House, Whiteleigh House and 'Ballymena' in the later 1920s, the two-storey building survived into the early 2010s. The site was redeveloped for five, two-storey flats in c. 2014; the complex remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19<sup>th</sup> to the early 20<sup>th</sup> centuries; they illustrate the development of residential styles and typologies through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19<sup>th</sup> century. There were buildings on this site by 1862.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

*Lyttelton Times* 16 October 1913, p. 3.

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

## CHRISTCHURCH DISTRICT PLAN

### CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA RECORD FORM

#### Location



Please refer to the District Plan for the most up to date mapping for the area.

Comprised of the houses and park situated in Gosset, Carrington and Jacobs Streets, and parts of Malvern, Rutland, and Westminster Streets, Roosevelt Avenue and Innes Road.

#### Summary of Current Heritage Protection and Recognition:

There are no Heritage New Zealand Pouhere Taonga listed historic places within this area, nor are any of the buildings or structures individually scheduled as heritage items in the Christchurch District Plan.

#### Christchurch District Plan Zoning

The Heritage Area (HA) is zoned Residential Suburban Density Transition (RSDT) in the Christchurch District Plan, with the exception of Malvern Park, which is zoned Open Space Metropolitan Facilities and Open Space Community Parks. Most of the properties are located within Character Area Overlay 11 in the operative plan, with the exception of those fronting Rutland Street, between Malvern and Westminster Streets. [CA 11 also takes in the east side of Roosevelt Avenue between Malvern and Westminster Streets, which is not included in the HA.<sup>1</sup>]

<sup>1</sup> The block formed by Malvern, Courtenay [Roosevelt], Dee and Cranford Streets, as well as the east side of Cranford Street between Dee and Malvern Streets, was subdivided by the CPT in 1929.

## Summary of Heritage Values

This Heritage Area, comprising 113 houses, a church and a local park, represents the development of an interwar 'bungalow' suburb in St Albans.

The HA is located within a basin formed by the Pūharakekenui-Styx River in the north and Ōtākaro-Avon River in the south. The former was an 'important kāinga mahinga kai (food-gathering place) for the local Ngāi Tahu hapū of Ngāi Tūāhuriri' and the latter was an 'important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshlands of Christchurch'.<sup>2</sup> Set aside as endowment land for the Anglican Church, Rural Section 324 was leased in the later 19<sup>th</sup> century for farming, market gardening and as a cricket ground. The enabling residential subdivision was undertaken by the Anglican Church Property Trustees (CPT) in 1923 to provide funds for church activities. The land parcel was then built up over the following decade to provide middle-class housing close to the Cranford Street tramline and the central city. The CPT gifted or sold the land for Malvern (Rugby) Park and the street names reflect the historic origins of the development.

The houses within this area are typically California Bungalow style dwellings that retain a high level of integrity and authenticity. Predominantly single-storey houses of timber construction, the houses in the HA were built to address the street and sited to accommodate driveways and garaging for privately owned vehicles. Early householders were civil servants, tradesmen, and members of the professional and managerial classes.

The subdivision is framed by the curvilinear form of Westminster Street, which follows the path of St Albans Creek, and the bipartite rectangular form of Malvern (Rugby) Park.



<sup>2</sup> <https://www.kahurumanu.co.nz/atlas>

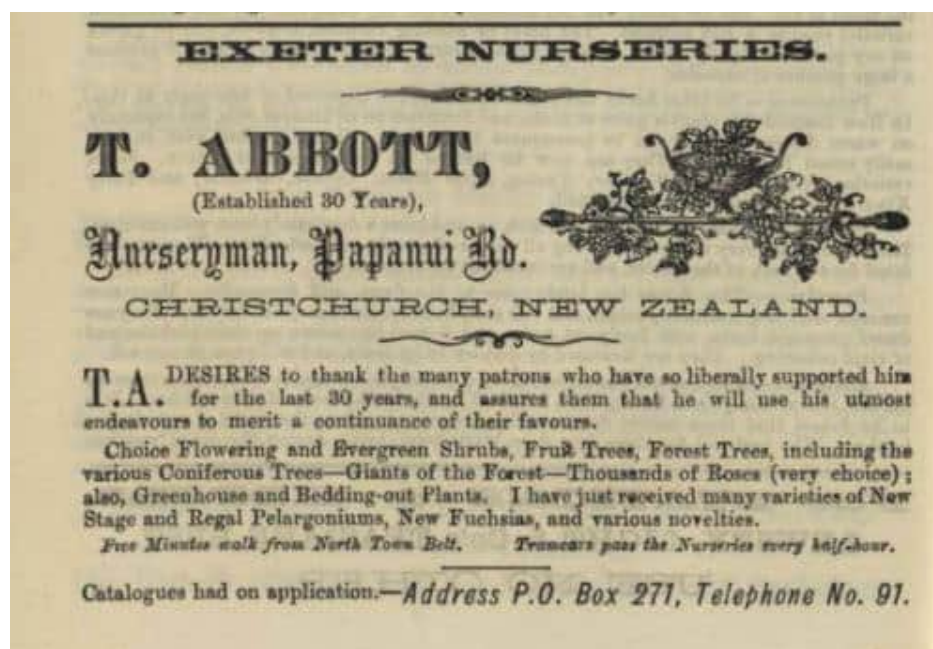


## History of Subdivision and Development

The land that was subdivided by the Anglican Church Property Trustees in 1923 lies within the basin that is delineated by Pūharakekenui-Styx River in the north and Ōtākaro-Avon River in the south. The former was an 'important kāinga mahinga kai (food-gathering place) for the local Ngāi Tahu hapū of Ngāi Tūāhuriri' and the latter was an 'important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshlands of Christchurch'.<sup>3</sup> Smaller waterways running through the basin, including St Albans Creek which determines the shape of the southern boundary of the HA, are a reminder of the natural and cultural landscape over which the modern city was developed.

Following the Canterbury Association survey of Christchurch in 1850, Rural Section 324 was set aside as endowment land for the Anglican Church. Within what was to become the Borough of St Albans, the CPT held several rural sections in addition to the 100 acres of RS 324; RS 324A consisted of 50 acres, whilst 243F and 243B comprised 100 acres each. According to the Federation of University Women Canterbury Branch's local history of St Albans, the 'Church held onto its rural sections until much of the land around had been developed. The slow subdivision of these Church lands in St Albans, it was believed, greatly impeded the growth of the district for many years'.<sup>4</sup>

The church's holdings did not remain entirely undeveloped, however. RS 324 was leased for agricultural use to local farmers, including George Dickinson (see below), some roads were put through and, thanks to Dickinson's efforts, in c.1880 St Albans Cricket Ground was located on the site of what is now Malvern Park. Between 1884 and 1895 nurseryman Thomas Abbott of Exeter Nurseries ran part of the biggest nursery in the province on land leased from the CPT in what is now the HA. It appears that Abbott may have taken over the Chinese market gardens on Rural Section 324 that were accessed from Chinaman's Road (later Rutland Street). The lease of these 'thoroughly stocked gardens' was for sale in January 1884, having apparently been sub-leased from George Dickinson by Lee Tung Cheon, Ma Chin Lung, Lee Tow and Gee Won.<sup>5</sup>



Advertisement for Exeter Nurseries, The Southern Provinces Almanac, Directory, Diary and

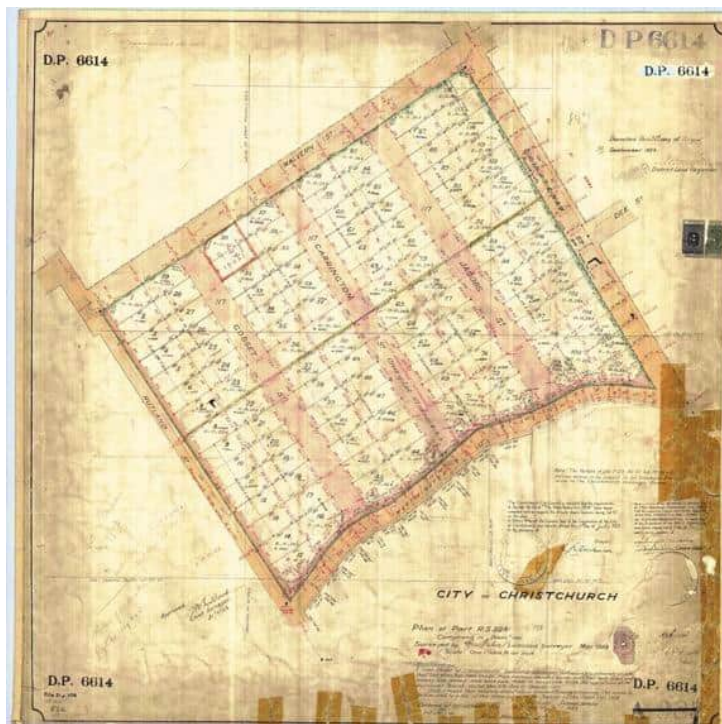
<sup>3</sup> <https://www.kahurumanu.co.nz/atlas>

<sup>4</sup> NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs*, p. 17.

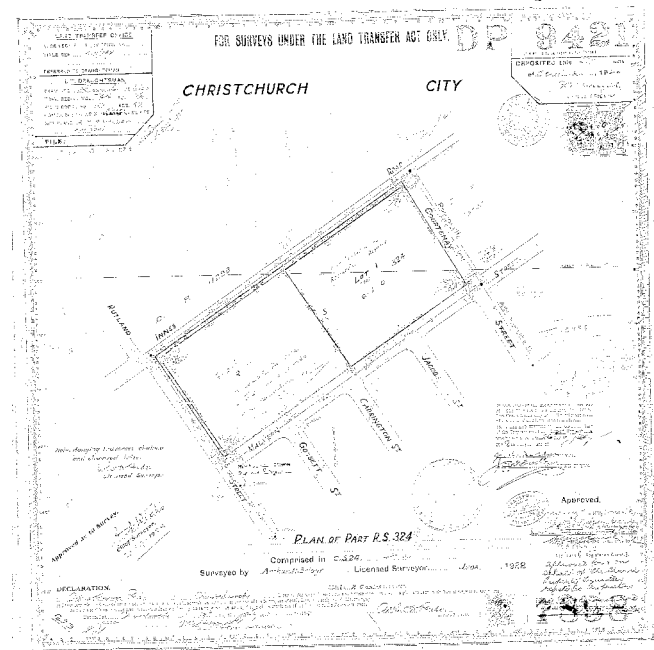
<sup>5</sup> *Press* 2 January 1884, p. 4.

Year-Book for 1890, CanterburyStories.

As it was drawn up for the CPT in 1923, Deposit Plan 6614 created 116 residential lots and three new streets. Five years later, DP 9421 formalised the dimensions of the parkland that the CPT had set aside on the northern side of Malvern Street. This action not only maintained the historic sporting use of the land and finally realised St Albans Borough Council's ambition to acquire part of RS 324 for use as a recreation reserve, but it also, according to the trustees, created a more desirable recreation space within their overall land holdings, rather than surveying a number of smaller pocket parks each time they undertook a subdivision. The CPT had previously gifted the eastern half of what is now Malvern Park to the Christchurch City Council in 1922; initially the council had first right of refusal to buy the western portion. After the council decided that the purchase price was too high, the Canterbury Rugby Union purchased the western parcel from the CPT in 1926; it was officially opened as Rugby Park on 26 July 1929.



Plan of Part Rural Section 324; DP 6614, dated May 1923. LINZ.

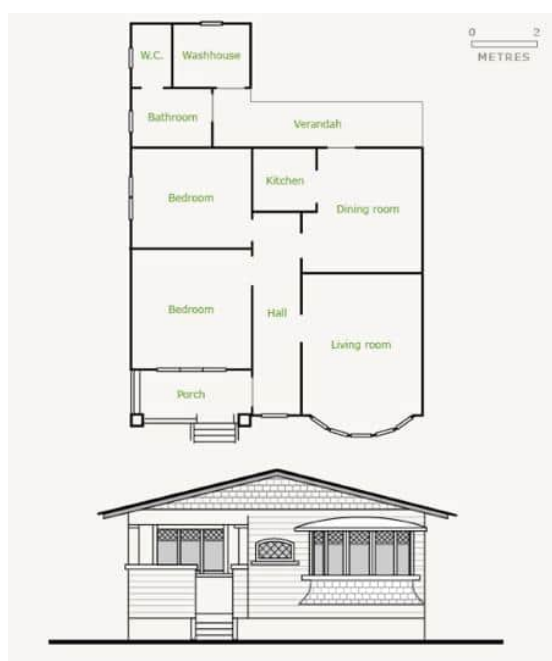


Plan of Part RS 324 on behalf of the Church Property Trustees, dated June 1928. LINZ.

The first of several auctions of the house lots within the new subdivision was held on 30 May 1923; the *Wise's Post Office Directory* of 1926 indicates that the first tranche of houses were by then in occupation. In March of the same year the city council agreed to erect street lights 'at the junction of Malvern street with Gosset, Carrington and Jacobs streets'; lights at the Westminster Street end of all three streets, as well as Courtenay Street, had been approved in December 1924.<sup>6</sup> The subdivision was close to the terminus of the Cranford Street tramline (1910) but the house lots were also of sufficient width to allow residents to build a driveway and garage if they owned their own car. The opening of a Mission Church in Courtenay Street in 1928 signifies both the increasing residential density of the area and an ongoing connection with the Anglican Church.

In the early years of the new subdivision the head of the household was generally a man who might be a tradesman, civil servant, manager or travelling salesman. Retired Baptist minister the Rev John Takle and his wife Maude moved into 34 Jacobs Street in 1926 and in the same year 30 Carrington Street was the home of Grace and Arthur McSherry, a government employee. One of the few two-storey houses in the area (29 Westminster Street) was the home of Ethel Sheate, a widow, from c.1925 and teacher Walter Robinson lived at 27 Gosset Street with his wife Irene in 1930. It seems likely that builders Frederick Wilkinson (11 Gosset Street) and William Newman (16 Malvern Street) built their own homes and others in the subdivision.

As is to be expected in the later 1920s and early 1930s, the California Bungalow style was favoured for the houses in the new subdivision. In the first two decades of the 20<sup>th</sup> century the bungalow gradually usurped the villa as the predominant housing style for middle class home builders and buyers. The impact of the 'bungalow craze', as some commentators put it, was evident in the greater emphasis on horizontality brought about by a lower roof pitch than the villa, as well as the use of timber shingles, casement and fanlight type windows and a more open floor plan. These were houses designed to accommodate the labour-saving efficiencies brought about by electrical power and lighting and intended to promote a less formal and more 'natural' lifestyle than the villas of the Victorian and Edwardian eras.



Floor plan and principal elevation of a typical bungalow. *Te Ara The Encyclopedia of New Zealand*.

<sup>6</sup> *Press* 20 March 1926, p. 9.

By the late 1930s some homeowners were already undertaking renovations to their bungalows, typically creating additional floor space in the roof that was then lit by dormer windows. At the same time the Canterbury Rugby Union erected the first major building, a grandstand, on Rugby Park. Since the Canterbury Earthquakes the park has seen further building works, which share the site with the 1929 CRU Jubilee entrance gates that overlook the intersection of Rutland and Malvern Streets. Relatively unchanged since the mid-20<sup>th</sup> century, the subdivision's bungalows display little sign of the impact the earthquakes have had upon the city.

PRELIMINARY NOTICE.

---

IMPORTANT AUCTION SALE.

---

116 CHOICE BUILDING SECTIONS.

---

WEDNESDAY NIGHT, MAY 26th,  
AT 7 P.M.

---

ON ACCOUNT OF THE CHURCH  
PROPERTY TRUSTEES.

---

IN OUR LAND SALE ROOMS, CORNER  
CASHIEL AND MANCHESTER STREETS.

---

THE SECTIONS HAVE FRONTAGES TO  
WESTMINSTER STREET, RUTLAND  
STREET, MALVERN STREET, AND  
COURTENAY STREET, ST. ALBANS,  
AND FRONTAGES TO THE THREE  
NEW STREETS, namely, GOSSET  
STREET, CARRINGTON STREET AND  
JACOBS STREET, with concrete channelling  
and wide footpaths, asphalted.

---

The Western End of the Block is close  
to St. Albans street, and the Eastern End is  
within two minutes of the Cranford street  
tram terminus.

---

ALL THE SECTIONS HAVE LIBERAL  
FRONTAGES AND ARE VERY LEVEL.  
BEAUTIFUL GARDEN SOIL, WILL  
GROW ANYTHING, WELL DRAINED  
H.P. WATER SUPPLY, GAS AND ELEC-  
TRIC LIGHT WILL BE AVAILABLE.

VERY EASY TERMS OF PAYMENT,  
namely 10 per cent. deposit, 10 per cent. in  
three months, 5 per cent. in six months, and  
the balance in five years, interest at 6 per  
cent., with the right to pay off at any  
earlier date.

---

PLANS WILL BE AVAILABLE EARLY  
NEXT WEEK AND CAN BE OBTAINED  
ON APPLICATION TO THE JOINT  
AGENTS—

H. S. RICHARDS and SON, 162 Hereford  
street.

CHARLES CLARK, 109 Hereford street.

JONES, McCROSSTIE COMPANY, LTD.,  
Auctioneers, Corner of Cashiel and  
Manchester streets. 8125

Auction notice for the sale of the new subdivisions. *Press* 5 May 1923, p. 20. PapersPast.

## Historic Names and Uses

Gosset Street is named after Archdeacon Charles Gosset (1851-1923), who served a number of Anglican congregations in Canterbury, including those of Woolston (1891-1902) and Merivale (1902-15), and was also an Archdeacon of Christchurch.

In keeping with the Anglican church theme of street naming in the 1923 subdivision, Carrington Street was named for the Very Reverend Charles Carrington (1859-1941), who was the Dean of Christchurch Cathedral between 1913 and 1927.

Dean Henry Jacobs (1824-1901) was the first headmaster of Christ's College, hence the naming of both Jacobs House at the College and Jacobs Street.

Between 1888 and 1909 Malvern Street was known as Tay Street, after the Tay River in Scotland. It was renamed for a town in Worcestershire in England.

Known variously as Chinaman's Lane/Road, Churchill Street and Church Road before 1904, Rutland Street was named for John Rutland (1825-97), a builder. The earliest street names appear to be a reference to the Chinese market gardeners who developed part of RS 324 in the early 1880s.

Westminster Street, formerly Green's Lane/Road and part of Shirley Road, was named for the City of Westminster in London, England, in 1909.

In 1947 that portion of Courtenay Street between Innes Road and Westminster Street was renamed Roosevelt Avenue in honour of US President Franklin D Roosevelt who had died two years earlier. Courtenay Street, formerly Grafton Street, was named in 1904 and thus appears on early survey plans for the CPT's 1923 North St Albans subdivision.

Innes Road did not appear in the Christchurch street directories until 1887 but is named for David Innes (1830-65), an early Canterbury settler and runholder who bought Benjamin Wyatt's 'Springfield Estate' in St Albans in 1859.

Malvern Park takes its name from the street on its southern boundary (see above); it is also known as Rugby Park in light of its part-ownership and use by the Canterbury Rugby Union since the late 1920s.

## Distinctive Physical Characteristics

- The new streets created in 1923 (Gosset, Carrington and Jacobs) are aligned on a north-west to south-east axis, meeting Malvern Street in the north and Westminster Street in the south. The latter follows the curvilinear form of St Albans Creek.
- Innes Road is a major arterial route within the city's roading network; Rutland Street has traffic calming features and dedicated cycleways on both side of the carriageway. The new streets are narrower roadways with grassed berms and, particularly in Gosset Street, street trees.
- Most of the houses are in the California Bungalow style, which has been sympathetically referenced where houses have been enlarged. A consistent setback creates a sense of uniformity in the streetscapes, which is leavened by the individual detailing of each house.
- Timber and corrugated metal are the predominant building materials, used both for their structural qualities and to achieve variety in texture and detailing. Roofs are



typically low pitched hipped or gabled in form, with cross-gables, bay windows and sunhoods emphasising the horizontality of the bungalow style.

- Fencing varies but generally maintains the openness of the lots to the public domain. Low- and medium-height hedging, boundary walls and picket fences are generally in sympathy with character of the houses. Where front yard garages have been built these are also largely in keeping with the materials and styling of the house they serve.
- On the flat terrain of St Albans the views within the area tend to be of the immediate environment. Views into and across Malvern Park characterise the northern portion of the area; glimpses of the Port Hills can be seen looking south on the north-west/south-east aligned streets. The park, street trees and grassed berms create the appearance of a well-established suburban neighbourhood, in conjunction with the individual houses and their garden settings.



Bungalows in Gosset Street. A McEwan, 13 October 2021.

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social value as a 'bungalow suburb' that was developed in the later 1920s and early 1930s following its subdivision by the Anglican Church Property Trustees in 1923. Cultural value can be attributed to the area as a demonstration of the way of life of a cohort of Christchurch residents between the world wars, as well as in the local churches and memorial gateway at Rugby Park. The area's architectural and aesthetic value arises from the high level of authenticity and integrity that has been retained in its California Bungalow style single-family homes. The craftsmanship values embodied in this area are indicative of the good quality of inter-war housing construction, some of it undertaken by builders who lived and worked in the area. Contextual values of note relate to the relationship of the buildings to one another and to the park that was integral to the original subdivision. Archaeological values may arise from the agricultural and sporting activities undertaken in the area in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries, in addition to the potential to discover more about interwar building practices and lifestyles.

### Historical/Social

As an inter-war 'bungalow suburb', the HA is associated with the residential development of the city during the interwar period, as well as the Anglican Church's 20<sup>th</sup> century activity as a landowner and developer. The area is associated with the men and women who made

their home in this new St Albans housing subdivision in the later 1920s and early 1930s. They contributed their labour to the city as office workers, civil servants, tradesmen and commercial travellers and participated in the social life of their community.

The HA was developed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Malvern Park had a long history of sporting use before it was acquired by the city and rugby union and the creation of a Mission Room in Courtenay Street in 1928 was evidence of a continued link with the Anglican Church even after the subdivision had been completed.

### Cultural/Spiritual

The HA has cultural value as a demonstration of the way of life of a cohort of middle-class Christchurch residents during the interwar period. The area has been esteemed as an area of special character for many years and also has a notable association with the sporting life of the city. The presence of two churches, one just outside the area, and a memorial gateway at the entrance to Rugby Park also demonstrates the cultural values of the area.

### Architectural/Aesthetic

The HA has architectural and aesthetic value as an interwar suburban development that retains a high level of authenticity and integrity in its California Bungalow style homes. The area demonstrates the popularity of the California Bungalow style for middle-class housing by the 1920s and its 'triumph' over the villa style of the Victoria and Edwardian eras.

Builders, rather than architects, are associated with the design and construction of bungalows around New Zealand during the inter-war period. Bungalow clients often selected their house from a pattern book of designs; such books offering a variety of plan forms, façade compositions and timber details, so that clients could create a degree of individuality within the set norms of the bungalow style. Several builders appear to have built their own homes in the area and it seems likely that they may have built others too.

### Technological / Craftsmanship

The craftsmanship value of the houses in this area is generally typical of the period in which they were built. The individual houses demonstrate the materials and methods used in the interwar period to create new homes of good quality and pleasing aesthetics. The majority of the houses are built from timber, for framing, cladding and decorative detailing, and corrugated metal and therefore follow the vernacular pattern of housing in New Zealand since colonial settlement.

### Contextual

The contribution this area makes to the city's environmental values arises from its established character and the high level of authenticity and integrity that its houses have retained. On a flat site with few pre-existing features, it is the linear disposition of the streets, with their grassed berms and street trees, that principally establish the area's landscape and contextual values.

Each house is set back from the street, creating a sense of uniformity within the streetscape, and as a group the houses demonstrate a high level of consistency in form, styling and detailing. The absence of infill housing and modern development means that the area strongly expresses its interwar design origins.

Malvern Park also makes a notable contribution to the contextual and landscape heritage values of the area, particularly as the northern terminus of Gosset, Carrington and Jacobs

Streets. The buildings that stand on the south corner of the park obscure longer views from Gosset Street but also embody the area's long association with sport, especially rugby.

### Archaeological

Although development of the HA post-dates 1900, the area may possess potential archaeological values relating to the historic use of the area by Maori and the colonial use of the land by the CPT and its lessees, whether as agricultural land or for recreational purposes.

In December 1897 it was reported that the CPT had resumed possession of the grounds of the St Albans Cricket Club, which was located on that part of Rural Section 324 which is now Rugby Park. At the time the land was leased to Messrs Dickinson, Mann, Bonnington and Hirst.<sup>7</sup> George Dickinson, who also owned RS 252, was a successful dairy farmer and skilled cricket player who named St Albans in memory of his cousin Harriet Mellon, Duchess of St Albans. Prior to 1900 another part of the CPT plot was in use as a nursery by Thomas Abbott's Exeter Nursery; earlier still it may have been the site of a Chinese market garden adjacent to what is now Rutland Street.

The HA also has the potential to reveal evidence about its interwar development, particularly in relation to contemporary housing construction, landscaping and garden practices.

### Principal References

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Ngāi Tahu Atlas *Kā Huru Manu*; available at <https://www.kahurumanu.co.nz/atlas>

'Suburbs' *Te Ara The Encyclopedia of New Zealand*; available at <https://teara.govt.nz/en/suburbs>

Dr John Wilson 'Contextual Historical Overview for Christchurch City', CCC, 2013.

REPORT COMPLETED 5 December 2021

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

---

<sup>7</sup> Press 22 December 1897, p. 3.

# Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	2 Gosset Street	Defining
House	7 Gosset Street	Neutral
House	8 Gosset Street	Defining
House	9 Gosset Street	Defining
House	11 Gosset Street	Contributory
House	12 Gosset Street	Defining
House	14 Gosset Street	Defining
Vacant site	17 Gosset Street	Intrusive
House	18 Gosset Street	Defining
House	21 Gosset Street	Defining
House	22 Gosset Street	Defining
House	23 Gosset Street	Defining
House	25 Gosset Street	Contributory
House	26 Gosset Street	Contributory
House	27 Gosset Street	Contributory
House	30 Gosset Street	Neutral
House	31 Gosset Street	Defining
House	36 Gosset Street	Defining
House	37 Gosset Street	Defining
House	38 Gosset Street	Contributory
House	40 Gosset Street	Defining
House	41 Gosset Street	Defining
House	42 Gosset Street	Defining
House	43 Gosset Street	Contributory
House	44 Gosset Street	Neutral
House	1 Carrington Street	Defining
House	7 Carrington Street	Defining
House	8 Carrington Street	Contributory
House	9 Carrington Street	Defining
House	11 Carrington Street	Defining
House	12 Carrington Street	Defining
House	15 Carrington Street	Defining
House	16 Carrington Street	Defining

House	20 Carrington Street	Contributory
House	21 Carrington Street	Contributory
House	24 Carrington Street	Defining
House	25 Carrington Street	Contributory
House	28 Carrington Street [A & B]	Neutral
House	29 Carrington Street	Defining
House	30 Carrington Street	Defining
House	31 Carrington Street	Defining
House	32 Carrington Street	Defining
House	33 Carrington Street	Defining
House	36 Carrington Street	Neutral
House	37 Carrington Street	Defining
House	41 Carrington Street	Defining
House	42 Carrington Street	Defining
House	43 Carrington Street	Defining
House	44 Carrington Street	Contributory
House	1 Jacobs Street	Defining
House	7 Jacobs Street	Defining
House	8 Jacobs Street	Defining
House	11 Jacobs Street	Neutral
House	12 Jacobs Street	Defining
House	15 Jacobs Street	Contributory
House	16 Jacobs Street	Defining
House	17 Jacobs Street	Defining
House	20 Jacobs Street	Defining
House	21 Jacobs Street	Defining
House	24 Jacobs Street	Defining
House	25 Jacobs Street	Defining
House	26 Jacobs Street	Neutral
House	30 Jacobs Street	Defining
House	31 Jacobs Street	Defining
House	34 Jacobs Street	Defining
House	35 Jacobs Street	Contributory
House	38 Jacobs Street	Contributory
House	39 Jacobs Street	Contributory
House	41 Jacobs Street	Contributory

House	42 Jacobs Street	Defining
House	45 Jacobs Street	Defining
House	46 Jacobs Street	Neutral
House	48 Jacobs Street	Contributory
House	49 Jacobs Street	Defining
House	50 Jacobs Street	Neutral
Rutland Street Church	12 Rutland Street	Neutral
House	20 Rutland Street	Defining
House	24 Rutland Street	Neutral
House	28 Rutland Street	Contributory
House	30 Rutland Street	Neutral
House	34 Rutland Street	Defining
House	38 Rutland Street	Contributory
House	42 Rutland Street	Defining
House	46 Rutland Street	Defining
House	50 Rutland Street	Contributory
House	54 Rutland Street	Contributory
House	58 Rutland Street	Defining
House	9 Westminster Street [known as 5 Gosset Street]	Defining
House	29 Westminster Street	Defining
House	33 Westminster Street	Defining
House	41 Westminster Street	Defining
House	45 Westminster Street	Neutral
House	53 Westminster Street	Neutral
House	3 Roosevelt Avenue	Defining
House	5 Roosevelt Avenue	Defining
House	7 Roosevelt Avenue	Defining
House	9 Roosevelt Avenue	Defining
House	11 Roosevelt Avenue	Defining
House	13 Roosevelt Avenue	Defining
House	15 Roosevelt Avenue	Defining
House	17 Roosevelt Avenue	Defining
House	19 Roosevelt Avenue	Neutral
House	21 Roosevelt Avenue	Neutral
House	23 Roosevelt Avenue	Defining

House	25 Roosevelt Avenue	Contributory
House	27 Roosevelt Avenue	Defining
House	6 Malvern Street	Defining
House	12 Malvern Street	Defining
House	16 Malvern Street	Defining
House	24 Malvern Street	Defining
House	30 Malvern Street	Defining
House	32 Malvern Street	Contributory
House	48 Malvern Street	Defining
House	50 Malvern Street	Contributory
Malvern Park, including 1929 Canterbury Rugby Union Jubilee gates	178-180 Innes Road	Defining

## Key for Contribution to HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

## Context Record Form

---

### *Area/Element Description*

Rectilinear streets, with the exception of Westminster Street, which follows the course of St Albans Creek. Two halves of Malvern Park reflect the history of its gifting and development; mature street trees in Gosset and Malvern Streets reflect later 20<sup>th</sup> century planting practices.

### *Contributing landscapes*

Malvern Park

### *Street and block pattern*

Grid

### *Section layouts*

Highly regular sections both in area and dimensions.

### *Key Long views*

Port Hills to south

### *Key Short views*

Malvern Park & neighbouring streets

### *Contextual Significance*

An interwar subdivision that fits within the pre-existing grid pattern of neighbouring streets. Local park creates a recreational amenity for residents and others.



1929 Canterbury Rugby Union Jubilee Gates.



## INVENTORY OF PUBLIC REALM FEATURES

FEATURE	DESCRIPTION	
Open space	Malvern Park (Rating: Defining)	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	N/A	
PATHS	N/A	
STRUCTURES	Malvern Park buildings (Contributory)	
FENCES	Variety of residential fences in conjunction with original housing (Rating: Contributory)  Residential fences in conjunction with redeveloped housing (Rating: Neutral)	
WALLS	N/A	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	N/A	
LIGHTING	Varied (Rating: Neutral)	
MATERIALS	N/A	
COLOURS	N/A	
STREET		
• WIDTH		
• ALIGNMENT AND LAYOUT		
• MATERIAL		
• KERB AND CHANNEL		
• FOOTPATH		
• BERM		
Street trees		
• CLUSTER		
• AVENUE		
• INTERMITTENT		
• SIZE		
• SPECIES		

Garden planting		
MATERIALS		
BUILDING SETBACK		
ANCILLARY BUILDINGS		
TREES		
VEGETATION		
VIEWS		

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A    N/A

ARCHITECT/DESIGNER    Unknown

DATE OF CONSTRUCTION    c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and pyramidal roof. Principal, east-facing elevation has cross-gabled bay sheltering inset entrance porch. Cross-gabled bay on south elevation; shingled gable ends and sunhoods. Casement windows, exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURE

The house stands on the west side of Carrington Street; the property is bounded by Westminster Street to the south. Access to stand-alone garage off Westminster Street; low paling fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1970). Solar panels installed on roof (c.2015).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Albert Neate, a boot importer, appears to have been the first resident of the house.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        7 Carrington Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry on south elevation; east elevation has faceted bay window with sunhood. Modern garage in front yard.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street. A paling fence with brick piers marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1990). Part of sunroom window on east elevation boarded over (later 2010s).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Cyril Dixon, a butcher, lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        8 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry on north elevation; shingled gable end and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; the road boundary is marked by a paling fence and hedging. A modern garage stands close to the road boundary in the northern corner of the lot.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, tile roofing.

ALTERATIONS

Extended to rear; reroofed (later 1990s?). Garage erected; windows replaced (c.2015).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Samuel Bishop, a traveller, lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        9 Carrington Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Henry Carter, owner/builder?
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hip and gabled roof forms. Board and batten gable end, shingled sunhood over bay window on principal, east-facing elevation. Entrance porch on north elevation has brick apron, exposed rafters, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street with an early garage and paling fence marking the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick detailing, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Carter, a builder, lived in the house from the mid-1920s through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street; the road boundary is marked by a solid, board and batten fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Gabled additions to north and west elevations (early 2000s?).

RATING

Defining

REASON FOR RATING

A sympathetically enlarged bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Early residents were Ines Clissold, a dentist, and William Thomson, a draper.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        12 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Side entry on south elevation, principal, west-facing elevation has boxed window with shingled sunhood and vent in gable end. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of the street; the road boundary is marked by a hedge. Access to a stand-alone garage is via a driveway along the southern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (c.2015).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Walter Lee, a traveller, lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        15 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A    N/A

ARCHITECT/DESIGNER    Unknown

DATE OF CONSTRUCTION    Early 1930s?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Shingled gable ends and sunhoods, bay windows on principal, west-facing elevation. Side entry set in glazed porch on north elevation; casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street; access to a stand-alone garage is via a driveway along the northern boundary. The road boundary is marked by low-level vegetation.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Early residents include Thomas McNeil and Jack May, a warehouseman.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        16 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A

ARCHITECT/DESIGNER	Gustavus Dalmer, owner/builder?
--------------------	---------------------------------

DATE OF CONSTRUCTION	c.1925
----------------------	--------

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Shingled gable end and sunhoods; casement-and-fanlight type fenestration. Side entry on northern elevation and hip-roofed bay at north corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; a driveway running along the northern boundary provides access to a stand-alone garage. The property is open to the street, although the house is partially screened by a large tree.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, tile roofing.

ALTERATIONS

Garage erected (c.1970). Reroofed (date unknown).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Gustavus Dalmer, a carpenter, lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        20 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street. The road boundary is marked by low hedging and horizontal paling panels flanking the driveway, which runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (c.2000 & c.2015). Carport erected in front yard (later 2000s).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Hawkes, a general manager, lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        21 Carrington Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration; flat-roofed shed dormer on north roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of the street and is largely screened from view by a modern garage and paling fence on the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

First floor addition (c.1945). Rear extension (c.2010?). Garage erected (c.2015).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Early residents include Daniel Finnegan, a traveller, and William Peebles, a journalist.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        24 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Shingled gable end and sunhoods, casement-and-fanlight type fenestration. Side entry on north elevation; box and bay windows on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; a driveway along the northern boundary provides access to a stand-alone garage. The road boundary is marked by a low paling fence.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1965). Garage enlarged and house extended at rear (c.1970?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Arthur Ringer, a clerk, Hugh Purches [sp?], and Trevor Dalmer, an engraver, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A

ARCHITECT/DESIGNER	Unknown
--------------------	---------

DATE OF CONSTRUCTION	Early 1930s
----------------------	-------------

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends, multi-pane, casement and fanlight type windows, exposed rafters, side entry and shutters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of the street; the road boundary is marked by a picket fence and a driveway runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1945). Extended to rear (c.1955). Garage replaced (c.1970). New windows installed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Arnold Allen, a clerk, appears to have been the first resident.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Duplex  
ADDRESS 28 Carrington Street [A&B]  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980?

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey duplex with rectangular footprint and half-hipped roof. Casement windows, side entries; units separated by integrated garage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex stands on the east side of the street with a driveway running along the southern boundary. The road boundary is marked, in part, by a paling fence.

MATERIALS/STRUCTURE

Brick, timber, tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century duplex that replaced an interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        29 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Board and batten gable end, shingled sunhoods, casement-and-fanlight type fenestration. Side entry on north elevation sheltered by open porch, exposed rafters, brackets beneath boxed bay windows on streetfront.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of the street with a stand-alone garage accessed via a driveway on the northern boundary. A brick pier and diagonal timber panel fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (early 1950s).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Ezra Coppin, a teacher, and William Anderson, a carrier, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                      30 Carrington Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, side entry sheltered by open porch, exposed rafters, casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; a driveway along the northern boundary provides access to a stand-alone garage. The road boundary is marked by a paling fence with brick piers framing the driveway.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house was occupied by Grace (nee O'Malley) and Arthur McSherry, who worked for the Post & Telegraph office, by 1926. By 1938 the property was home to Murray Stewart, a detective.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        31 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Shingled gable ends and sunhoods, casement and fanlight type fenestration; exposed rafters. Side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street and the road boundary is marked by vegetation, which screens the garage in the north corner of the lot.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Pre-1950 roadside garage replaced by one at rear of property (c.1970). House extended to rear (c.2000?). New roadside garage erected (c.2010).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Gambles, an accountant, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        32 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Harold North, owner/builder?
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, side entry on south elevation. Exposed rafters and casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street. The road boundary is marked by a picket fence with brick piers that flank the driveway. A modern garage stands in the front yard.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Rear extension (c.1980). Garage erected in front yard (c.1990).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Harold North, a carpenter, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        33 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A

ARCHITECT/DESIGNER	Unknown
--------------------	---------

DATE OF CONSTRUCTION	Early 1930s
----------------------	-------------

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled and battened gable ends, shingled sunhoods and casement-and-fanlight type fenestration. Side entry on north elevation is sheltered by open porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street and the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Sarah Boyce, whose occupation was given as 'spinster' in the electoral rolls, was in residence in the 1930s and 1940s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                      36 Carrington Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Avenue Architectural Builders
DATE OF CONSTRUCTION	2022

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with hipped and gabled roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        37 Carrington Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration, side entry on north elevation. Exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street; the road boundary is marked by a wire fence and vegetation that largely screens the house from view. Access to a stand-alone garage is via a driveway on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

New garage (c.1970). House extended at rear (c.2000).

RATING

Defining

REASON FOR RATING

A bungalow dating from the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Elizabeth and Frank Wise of Wise Brothers Ltd, furniture manufacturers, were in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        41 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

English Cottage bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Shingled sunhoods, multi-pane casement windows and side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of the street; the road boundary is marked by a paling fence and brick wall. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing, weatherboard and board-and-batten cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced (c.1980).

RATING

Defining

REASON FOR RATING

A bungalow dating from the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. David Grant, an electrical engineer, and Arthur Davenport, an electrician, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        42 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Shingled gable end and sunhood over bay window on principal elevation. Multipane, casement and fanlight type fenestration; side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; the road boundary is marked by a picket fence. A driveway providing access to a stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (later 1980s?).

RATING

Defining

REASON FOR RATING

A bungalow dating from the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Bell was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        43 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s

STYLE

English Cottage bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Multi-pane casement windows, side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street; the road boundary is marked by vegetation. A stand-alone garage with boxed bay window on the street front stands in the front yard.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear & garage erected in front yard (mid-2000s?).

RATING

Defining

REASON FOR RATING

A bungalow dating from the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Edward Wilson and Charles Beatson, a salesman, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        44 Carrington Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Cross-gabled entrance porch on north elevation, faceted bay windows, casement-and-fanlight type fenestration, exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; the road boundary is marked by hedging and a low brick wall to the south of the drive. A stand-alone garage is located in the front yard.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected; house extension at rear (c.2000?). Sunroom window on west elevation replaced (c.2010?).

RATING

Contributory

REASON FOR RATING

A sympathetically modified bungalow dating from the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Robert McPherson, a company manager, and Joseph Bierman, a tailor, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        2 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1937

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Principal, west-facing elevation has half-hipped bay with battened end, two bay windows with flat roofs, and glazed entrance porch. Half-hipped bay with bay window repeated on south elevation. Casement-and-fanlight type fenestration; picket fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; the property is bounded by Westminster Street to the south. Access to stand-alone garage off Westminster Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Mrs Mary Heatley appears to have been the first occupant of this house.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Rutland Street Church Library

ADDRESS 7 Gosset Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1975

STYLE

Modern

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and hipped roof forms. Glazed gable breaks through hip on east elevation. Side entry, casement windows, some grouped and framed by piers. Low brick wall along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the east side of Gosset Street and is part of the Rutland Street Church campus.

MATERIALS/STRUCTURE

Textured brick, tile roofing.

ALTERATIONS

Container installed on site between building and road boundary (c.2020/21).

RATING

Neutral

REASON FOR RATING

Later 20<sup>th</sup> century building erected on previously undeveloped site within church precinct.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        8 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1927?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, side entry sheltered by glazed porch, casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street. A tall paling fence with brick piers marks the road boundary and a driveway runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Frederick McCaldon and his mother Annie McCaldon (died 1944) appear to have been the first occupants of the house; the latter had previously lived in Jacob Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

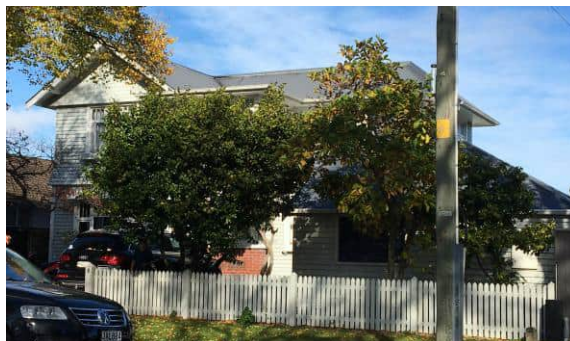
Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        9 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Harvey Liebert, builder?
DATE OF CONSTRUCTION	Early 1930s?

STYLE

Arts and Crafts bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and window detailing, casement-and-fanlight type fenestration. Shed dormers.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street. A stand-alone garage is located in the north-east corner of the lot. The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber framing and cladding, brick detailing, corrugated metal roofing.

ALTERATIONS

Extended to rear (c.1965). Garage erected in front yard (c.1990?).

RATING

Defining

REASON FOR RATING

An Arts and Crafts style dwelling that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house may have been built by its first occupant, Harvey Liebert.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                      12 Gosset Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Side entry. Shingled gable ends and sunhoods; casement-and-fanlight type fenestration. Exposed rafters and glazed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; a driveway providing access to a stand-alone garage runs along the northern boundary. A solid paling fence with wooden gates marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1950).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. John Stokes, a civil servant and Bernard Banks, a clerk, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        14 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Side entry. Shingled gable ends and sunhoods; casement-and-fanlight type fenestration. Exposed rafters and glazed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; a driveway providing access to a stand-alone garage runs along the northern boundary. A balustrade style fence with brick piers marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage (c.1955?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Horace Woodward, a grocer, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant site  
ADDRESS 17 Gosset Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Vacant lot awaiting redevelopment.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Vacant lot.	
MATERIALS/STRUCTURE	
N/A	
ALTERATIONS	
N/A	
RATING	
Intrusive	
REASON FOR RATING	
A vacant site from which an original bungalow has been removed.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Side entry. Shingled gable ends and sunhoods; casement-and-fanlight type fenestration. Exposed rafters and glazed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; a modern garage stands close to the road boundary in the northern corner of the lot. A paling fence with metal gates marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.2015). Fence erected (c.2020/21).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Les Petrie, an accountant, and William Pester, a builder, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        21 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey with irregular L-shaped footprint and gabled roof forms. Entrance porch set within cross-gable on principal, east-facing elevation; shingled gable end and porch detailing. Casement-and-fanlight type fenestration, knee-braced eaves, exposed rafters on sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gossett Street; a driveway runs along the northern boundary and provides access to a stand-alone, single-car garage. The lot is open to the street.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1955). Extension to rear (c.2010?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Whiteside, a baker, appears to have been the first occupant.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        22 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled and battened gable end; sunhoods are shingled and have exposed rafters. Side entry; casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street, a driveway running along the northern boundary provides access to a stand-alone garage in the corner of the lot. A paling fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, tile roofing.

ALTERATIONS

Reroofed (1980s?).

RATING

Defining

REASON FOR RATING

An original bungalow, albeit with a new roof, dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Norman Gale, a company manager, appears to have been the first resident; from the mid-1920s through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        23 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, side entry and exposed rafters. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gossett Street, a driveway along the northern boundary provides access to a stand-alone garage. A medium-rise paling fence, with metal gates, marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extension at north corner and garage erected (c.1970). New garage (c.2015).

RATING

Defining

REASON FOR RATING

A sympathetically extended bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Mrs Fanny Verrall appears to have been the first occupant of the house; she was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1940?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Projecting bay at front of house, side entry; casement-and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street. Vegetation marks the road boundary and the garage is accessed via a short drive on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, tile roofing.

ALTERATIONS

Garage erected (c.1955). Reroofed (1980s?).

RATING

Contributory

REASON FOR RATING

A mid-century bungalow that was built after the primary phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        26 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, side entry, casement-and-fanlight type fenestration. First floor addition repeats treatment of façade gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; the property is open to the street. Access to a stand-alone garage is via a driveway along the northern boundary; a pergola extends from the house entry across the drive.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

First floor added (early 2000s?).

RATING

Contributory

REASON FOR RATING

An interwar bungalow that has been sympathetically enlarged.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Alex Macdonald, a clerk, lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        27 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1928?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped and gabled roof forms. Shingled gable end and sunhoods, exposed rafters and side entry. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street behind a paling fence. A driveway runs along the northern boundary of the property to a stand-alone garage adjacent to the house.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960). Hip-roofed addition to north-west elevation (late 1990s). Garage extended (c.2010).

RATING

Contributory

REASON FOR RATING

A sympathetically modified bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. # 27 appears to have been the first home of Irene (nee Thwaites) and Walter Robinson, a teacher, who married in 1928. The couple were living in Mersey Street by 1935 and Walter was later the headmaster of Waitati School in Otago. Later residents included Alex Jack, a clerk, and Maxwell Field, a window dresser.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        30 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, original windows are of casement-and-fanlight type.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; the road boundary is currently marked by a paling fence. A driveway providing access to a stand-alone driveway runs along the north boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

First floor added; house extended to north-east and north-west (1980s?).

RATING

Neutral

REASON FOR RATING

A substantially modified bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Graham, a civil servant, lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        31 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1935?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Principal, east-facing elevation has hipped gable with shingled end and boxed and bay windows with shingled hoods. Side entry; casement-and-fanlight type fenestration; some multipane.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street; the road boundary is marked by a hedge and open timber structure with decorative upper boards.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended at rear (early 2000s?). Fence erected (c.2012).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Richard Curtis, a cabinetmaker, was an early resident.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        36 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Main entry on principal, west-facing elevation is sheltered by gabled porch. Shingled gable end, exposed rafters, casement-and-fanlight type fenestration. Side entry on north side.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street. The road boundary is marked by a paling fence and a short driveway along the northern boundary provides access to a gabled carport beside the house.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Carport erected (c.2000?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Stevens (1859-1929) was an early resident; his widow Mary lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        37 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1935?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Side entry flanked by glazed sunroom; principal, east-facing elevation has boxed windows with multi-pane casement-and-fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Detached, single-car garage; paling fence.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended at east corner; new garage (early 2000s).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Percival Meyers, a draper, was an early resident.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        38 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1940?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Side entry, boxed bay windows on principal, west-facing elevation. Arched, multi-pane window by entry; casement type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street. A paling fence marks the road boundary and a driveway along the northern boundary provides access to a stand-alone garage.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (c.1990?).

RATING

Contributory

REASON FOR RATING

A mid-century bungalow erected after the primary phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        40 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and varied roof forms. Side entry, double-gable on principal, west-facing elevation; shed dormer on northern elevation. Shingled gable ends and dormer; casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; the road boundary is marked by a tall paling fence. A driveway along the northern boundary provides access to a stand-alone garage.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Dormer addition (later 1940s?). North addition (later 1980s?).

RATING

Defining

REASON FOR RATING

A bungalow, with mid-century dormer addition, dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The Misses I & LM Newton, who were pastrycooks, were in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        41 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Main entry on principal, east-facing elevation is sheltered by a gabled porch. Shingled gable ends and sunhoods, boxed bay window on southern elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street. The road boundary is marked by paling fence and a drive along the northern boundary provides access to a stand-alone garage.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (early 2000s?). Fence replaced (c.2010?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Samuel Young, a cooper, John Loveday, a clerk, and Ronald Pawsey, a police constable, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                      42 Gosset Street  
                                     Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Main entry on principal, west-facing elevation has feature brick and leadlight glazed porch. Shingled gable ends and sunhoods, boxed windows with casement-and-fanlight type fenestration. Exposed rafters, fanlights have leaded glass.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street. The road boundary is marked by a solid paling fence and a driveway along the northern boundary provides access to a stand-alone garage.

MATERIALS/STRUCTURE

Timber framing and cladding, brick detailing, corrugated metal roofing.

ALTERATIONS

Garage replaced (c.1980).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Scott, a traveller, lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        43 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1930s

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and hipped roof forms. Side entry; principal, east-facing elevation has hipped end above boxed and bay windows. Casement windows, pergola at entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street and the road boundary is marked by a low hedge. A driveway providing access to a stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

First floor addition (c.1970). New garage (later 1970s).

RATING

Contributory

REASON FOR RATING

A modified bungalow from the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Joseph Hall, a manager, was in residence by 1938.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        44 Gosset Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1965

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and split gable roof. Vertical boards in gable ends, casement windows, glazed French doors and side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street and the road boundary is marked by vegetation. Access to the integrated, single car garage is at south corner of the lot.

MATERIALS/STRUCTURE

Brick, timber detailing, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Mid-century bungalow erected after primary phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                      11 Gosset Street  
                                     Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Frederick Wilkinson, designer/builder?
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gable roof forms. Side entry, casement-and-fanlight type fenestration, shingled gable end and sunhood on principal elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street. A driveway along the northern boundary provides access to a detached, single-car garage. The road boundary is marked by a tall paling fence with metal gates.

MATERIALS/STRUCTURE

Timber framing and cladding, tile roofing.

ALTERATIONS

Additions to north-west elevation (c.1980 & c.2015). Reroofed and fence erected (c.2015).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. # 11 appears to have been occupied by Florence and Frederick Wilkinson, a carpenter, by 1926. In 1928 it was the home of William and Phyllis Newman, who had previously lived at 16 Malvern Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Malvern Park, including 1929 Canterbury Rugby Union Jubilee gates  
ADDRESS 178-180 Innes Road  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Various

STYLE

Sports park and passive recreation reserve

PHYSICAL DESCRIPTION

Sports park/recreation reserve, administration buildings and training facilities; memorial gates.

CONTEXT/SETTING/LANDSCAPE FEATURES

The park is bordered by Innes Road, Roosevelt Avenue, Malvern Street and Rutland Street. Trees are planted around the eastern half of the park and CRU memorial gates overlook the intersection of Rutland and Malvern Streets.

MATERIALS/STRUCTURE

Grass, trees, stone, timber, concrete, corrugated steel.

ALTERATIONS

Jubilee gates erected (1929). Trees planted around eastern half (c.1950). Grandstand opposite Gosset Street extended (c.1960). L-shaped building at corner of Malvern and Rutland Streets erected; carpark off Rutland Street developed (c.2015).

RATING

Defining

REASON FOR RATING

Recreation reserve and sports park developed in tandem with CPT housing subdivision.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The CPT gifted the eastern half of what is now Malvern Park to the Christchurch City Council in 1922; initially the council had first right of refusal to buy the western portion. After the council decided that the purchase price was too high, the Canterbury Rugby Union purchased the western parcel from the CPT in 1926; it was officially opened as Rugby Park on 26 July 1929.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Entrance porch on north elevation; shingled gable ends and exposed rafters. Casement-and-fanlight type fenestration and random rubble stone aprons.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the southern boundary of the property is formed by Westminster Street. The road boundary is marked by a low stone wall and vegetation and a paling fence. Access to a single-car garage is at the south-west corner of the lot, off Westminster Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, scoria stone, corrugated metal roofing.

ALTERATIONS

Chimney removed on south elevation (c.2012).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Duncalf, a company manager, and Les Broadhead, a steward, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        7 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Side entry on north elevation; shingled gable ends and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a brick pier and diagonal timber panel fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Addition at north-east corner (c.1965).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Clarence Holland, an accountant, and Eric Cleland, a detective, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        8 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Side entry on north elevation; shingled gable ends, exposed rafters and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1965). Windows replaced?.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Atwill, a plumber, was in residence from the mid-1920s through the later 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Form Builders
DATE OF CONSTRUCTION	2022

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling; gabled roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street.

MATERIALS/STRUCTURE

Timber framing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new house that replaced an interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Geoffrey Atkinson and Gordon Watson, who were both clerks, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        15 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Inset entrance porch on north elevation, casement windows, shingled sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1945). Extended at rear and remodelled (c.2000?).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Elizabeth Dunne was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                      16 Jacobs Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1928?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence and vegetation. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage extended (c.1960). Bay added to principal, west-facing elevation (pre-1945); rear (east) addition (later 2000s?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Avon and Gordon Cumming, a plumber, were in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        17 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A    N/A

ARCHITECT/DESIGNER    Unknown

DATE OF CONSTRUCTION    Early 1930s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends, casement and fanlight type fenestration; bay window on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a low paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage extended / replaced (c.1980).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Les Dixon, a butcher, was in residence in the later 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        20 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Battened and shingled gable ends, exposed rafters, casement and fanlight type fenestration; entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1980). Veranda erected at rear (c.2015).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Nelson Waller and Eldred Hercus, a teacher, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        21 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters, casement and fanlight type fenestration; bay window on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a masonry fence topped by metal, balustrade style panels. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Additions to west/rear (c.1995 & c.2015).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Barrell, an undertaker, was in residence from the mid-1920s through the late 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        24 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A    N/A

ARCHITECT/DESIGNER    Unknown

DATE OF CONSTRUCTION    Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters, casement and fanlight type fenestration. Veranda shelters main entry on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a low brick wall and vegetation. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Rear extension and new garage (2000s?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. James Willis, a printer, and Percival Thomson, a linotypist, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters, casement and fanlight type fenestration. Side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a tall picket fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extension at north corner (c.1955); extended at rear / west (c.2000?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Miss EM Foster, Ernest Palmer, a painter, and John Hebb, a manager, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        26 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends, casement windows and panelled front door on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Short driveway to an integrated garage is at the north end of the lot.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage replaced at back of section (c.1965). First floor added and garage extension erected to north (mid-2000s).

RATING

Neutral

REASON FOR RATING

A substantially remodelled interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Thompson, a traveller, and William Debenham, a manager, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        30 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters, casement and fanlight type fenestration; side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence and hedging. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roof.

ALTERATIONS

Extended at north-west corner (c.1965).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Stiles, a company manager, and Joseph Crawley, a carpenter, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        31 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1940

STYLE

English Cottage bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Main entry on principal, east-facing elevation is sheltered by projecting bay and a flat-roofed porch supported by a single column. Dentils beneath eaves, casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A mid-century bungalow in keeping with neighbouring interwar-era bungalows.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        34 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration. External chimneybreast on south wall and side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the southern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ALTERATIONS

Shed dormer addition to north-west elevation (pre-1945). Replacement garage (c.1990?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. This house was the residence of the Rev John Takle, a Baptist minister, and his wife Maude upon their return to New Zealand from India in 1926.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        35 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration. Entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a picket fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing, weatherboard and board-and-batten cladding, corrugated metal roofing.

ALTERATIONS

Shed dormer on west side added (c.1955). Extension at rear (west elevation) and dormer on east side extended to north and south (c.2010?).

RATING

Contributory

REASON FOR RATING

A modified bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. David Chisholm, a traveller, and Arthur Dangerfield, an accountant, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        38 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled sunhoods, casement and fanlight type fenestration; exposed rafters. Side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a picket fence and hedging. Access to the rear unit is via a driveway running along the northern boundary of the property; a carport for the primary dwelling is located at the west corner of the house.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

House plastered [?]. Secondary dwelling erected at rear of lot (c.1975).

RATING

Contributory

REASON FOR RATING

A bungalow dating to the interwar period that shares the lot with a secondary dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Charles Sanders, a journalist, William Barwick, a salesman, and Cyril Price junior, a chemist, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        39 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration; gabled dormer addition on north side over main entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a paling fence and hedging. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Dormer addition (c.2000?).

RATING

Contributory

REASON FOR RATING

A modified bungalow dating to the mid-1920s.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Margaret Lendrum, whose 'occupation' was given as spinster on the electoral rolls, was in residence from the mid-1920s through the early 1940s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        41 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and hipped and gable roof forms. Battened gable ends, shingled sunhood, casement and fanlight type fenestration; integrated garage and central entry on principal, east-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a paling fence. Access to garage is via a short driveway on the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage built at rear of lot (c.1955). Garage addition to north corner of house (c.2005?).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Eric Thompson, a civil servant, and Robert Steven, a salesman, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        42 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration. Exposed rafters and faceted bay window with Palladian motif on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a low brick wall and vegetation. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing, weatherboard and board-and-batten cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Harold Forgie, a grocer, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        45 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, glazed entrance porch on north elevation. Casement-and-fanlight type fenestration, exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by vegetation. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear / west (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Sydney Orchard, a traveller, Stephen Williamson, a broker, and John Buxton, a salesman, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        46 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, entry on north elevation beneath first floor dormer addition. Casement windows, exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

First floor dormer added (c.1980) and altered/enlarged (c.2000?). Principal, west-facing elevation remodelled (c.2020/21).

RATING

Neutral

REASON FOR RATING

A substantially modified bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Read Masters, a clerk, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        48 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods; entry on north elevation; beneath first floor dormer addition; is sheltered by flat-roofed porch with columns.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a picket fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear / east (c.1980?). First floor added (1990s?).

RATING

Contributory

REASON FOR RATING

A modified bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Frank Bird, a traveller, was in residence from the mid-1920s through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        49 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint and gabled roof. Shingled gable ends and sunhoods, exposed rafters and casement-and-fanlight type fenestration. Main entry on north elevation beneath first floor shed dormer; smaller shed dormer on south side.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a picket fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Robert Field, a traveller, was in residence from the mid-1920s through the 1930s. 32 Malvern Street was the front garden of this house until c.1960.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        50 Jacobs Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Heritage Homes
DATE OF CONSTRUCTION	2022

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey dwelling.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house lot stands on the east side of Jacobs Street; the northern boundary is formed by Malvern Street.

MATERIALS/STRUCTURE

Timber framing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new house on the site of an interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        6 Malvern Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends, multi-pane casement and fanlight type windows. Pedestrian access from Malvern Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the corner of Malvern and Rutland Streets; the road boundary is marked by a low picket fence on the former and a corrugated metal fence extends around the corner into the latter. A garage with carport is accessed from Rutland Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick detailing, tile roofing.

ALTERATIONS

Reroofed (c.1980?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Civil servant Charles Eyre and John Barriball, an accountant, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

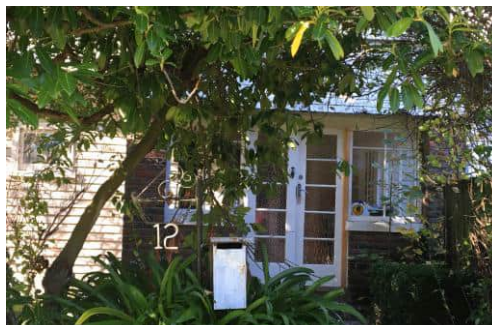


CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        12 Malvern Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled and hipped roof forms. Shed dormer on north roof over entrance porch with brick apron and glazed French doors. Shingled gable end, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Malvern and Gosset Streets; the road boundary is marked by a paling fence on the former and vegetation on the latter. Garaging is accessed off Malvern Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick detailing, corrugated metal roofing.

ALTERATIONS

Shed dormer addition? (pre-1945).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period. The house is very similar to 24 Malvern Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Ernest Archbold, a cabinetmaker, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        16 Malvern Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

WW Newman, designer/builder?

DATE OF CONSTRUCTION

c.1925?

STYLE

Arts & Crafts bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular L-shaped footprint and hipped and gabled roof forms. Shed dormer; shingled gable ends with diamond window set in north gable sheltering entrance porch. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the corner of Malvern and Gosset Streets. The property is open to Gosset Street; a brick and board and batten fence marks the road boundary on Malvern Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, tile roofing.

ALTERATIONS

Shed dormer addition to north-east elevation? (pre-1945). Reroofed (c.1980?). Chimneys rebuilt (post-2012).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house appears to have been built by and for William Newman, a builder, as a home for him and his wife Phyllis (nee Nettleton). The Newmans later lived at 11 Gosset Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        24 Malvern Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint and gabled and hipped roof forms. Shed dormer on north roof over entrance porch. Shingled gable ends, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Malvern and Carrington Streets; the road boundary is marked by a paling fence. Garaging is accessed from Malvern Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Shed dormer addition? (pre-1945).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period. The house is very similar to 12 Malvern Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Kenneth Riccarton McIlroy, a master plasterer who appears to have been the original occupant, lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        30 Malvern Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A    N/A

ARCHITECT/DESIGNER    Unknown

DATE OF CONSTRUCTION    Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with hipped roof and gabled dormer. Shingled gable ends, casement-and-fanlight fenestration. Glazed wall on north elevation flanks entry with glazed door.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Melvern and Carrington Streets; the road boundary is marked by as mix of low hedging / vegetation and paling fences. Short driveway providing access to garage runs along eastern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Dormer addition? (pre-1945). North elevation glazing? (date unknown).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Frederick Taylor, a warehouseman, and Cecil Hoskin, an inspector, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        32 Malvern Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Casement windows, glazed entrance doors with sidelights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Malvern and Jacobs Streets; the road boundary is marked by a low brick wall and hedging. Garaging is accessed from Malvern Street.

MATERIALS/STRUCTURE

Brick, corrugated metal roofing.

ALTERATIONS

Garage replaced, brick painted, glazed screen at front entry removed (c.2015). Reroofed (c. 2020).

RATING

Contributory

REASON FOR RATING

A mid-century house in keeping with the bungalow styling of the primary phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        48 Malvern Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	John Chatfield, owner/builder?
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with T-shaped footprint and hipped roof. Gabled bays on first floor of north elevation, one-storey gabled wing projects forward on same side. Shingled gable ends and exposed rafters; casement and fanlight type fenestration, glazed entrance doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Malvern Street; the road boundary is marked by a tall brick wall that largely screens the house from view. A driveway providing access to a stand-alone garage runs along the eastern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extension to north (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. John and Annie Chatfield lived in the house through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 50 Malvern Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Projecting bays frame unroofed entrance porch, lined with vertical boarding, on north elevation. Large casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Malvern Street and Roosevelt Avenue; the road boundary is marked by a low brick wall and, on part of the Roosevelt Avenue frontage, a paling fence. Garaging is accessed from Roosevelt Avenue.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal roofing.

ALTERATIONS

Paling fence built (c.1965).

RATING

Contributory

REASON FOR RATING

A mid-century house in keeping with the bungalow styling of the primary phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house lot was originally part of the garden of 48 Malvern Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        3 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable end and sunhoods, casement-and-fanlight type fenestration; boxed and bay windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a solid paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected and gabled extension to north (c.1950?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Alfred Kent, a bootmaker, Arthur Nicol, an inspector, and Vernon Percy, an engineer, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        5 Roosevelt Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with an irregular rectangular footprint and gabled roof forms. Shingled gable ends and deep eaves with knee brackets; casement and fanlight type fenestration. Exposed rafters, glazed entrance porch on east elevation; shed dormers.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a solid paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Shed dormer addition to west roof (c.1950?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Eric Preen, a traveller, and Edwin Riddle, a clerk, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        7 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped and gabled roof forms. Shingled gable ends, sunhoods have exposed rafters; casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Early residents include Arnold Hattie, a traveller, Charles Cotton, and Ella Wilson.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        9 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced (c.2010?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Linus Hubble, a traveller, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters; casement and fanlight type fenestration. Cross-gabled entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a low paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Maxwell, a French polisher, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

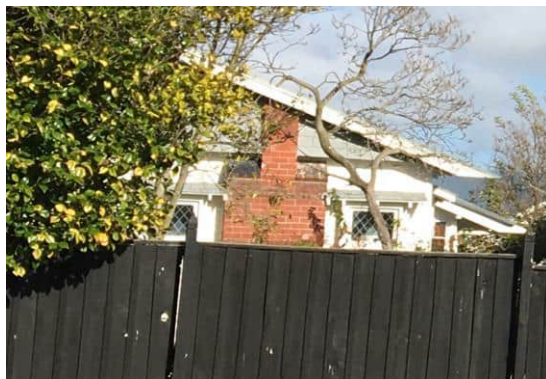


CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        13 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Shingled gable end and sunhoods with exposed rafters; casement and fanlight type fenestration. Entry at side, north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage in the front yard is via a short drive on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ALTERATIONS

Extended to rear and garage built in front yard (c.1980). Chimney removed (c.2011?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Agnes Peers, Elizabeth Peers, and Gordon Watson, a clerk, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        15 Roosevelt Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped and gabled roof forms. Shingled gable end and sunhoods; exposed rafters and knee braces beneath overhanging eaves. Casement and fanlight type fenestration; front entry set within open porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by vegetation. Access to a stand-alone garage in the front yard is via a short drive on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear and garage erected in front yard (c.1995).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Thorn, a farmer, and George Lucas, an engineer, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 17 Roosevelt Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods. Casement and fanlight type fenestration; side, north-facing entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway on the southern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extension at north-west corner (c.1965).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Emma McQueen was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        19 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2013

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Casement windows; recessed entry between integrated garage and living areas.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence and hedging. An integrated garage is accessed via a short drive on the southern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a mid-1920s brick bungalow after the Canterbury earthquakes.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Leonard Hamilton, a machinist, was in residence from the mid-1920s through the 1930s. The former Hamilton house was demolished in c.2012.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        21 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2019

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped and gabled roof forms. Casement windows; recessed entry between integrated garage and living areas.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is partially marked by a low paling fence. An integrated garage is accessed via a short drive on the southern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that has replaced an interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        23 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Battened and shingled gable ends; sunhoods over bay and boxed windows. Casement and fanlight type fenestration; side, north-facing entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Gabled entrance porch replaced with lean-to sunroom on north elevation (c.1955).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Margaret Pettigrew and Leonard Inwood, a salesman, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Shingled gable ends, casement windows; side, north-facing entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a low picket fence. Access to a stand-alone garage is via a driveway on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended at rear, reclad, windows replaced; new garage erected (c.1980?).

RATING

Contributory

REASON FOR RATING

A modified bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. James Garlick, an engine driver, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        27 Roosevelt Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1930s?

STYLE

English Cottage bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Casement windows with multi-pane uppers; front, east-facing entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a short driveway on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear and garage erected in front yard (c.1980).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Oliver Turpin, a photo engraver, was in residence in the late 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Rutland Street Church

ADDRESS 12 Rutland Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Various unknown

DATE OF CONSTRUCTION

1925 +

STYLE

Arts and Crafts & Contemporary

PHYSICAL DESCRIPTION

Single-storey, multi-part building with additive footprint and gabled and monopitch roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The church precinct is located on a site bounded by Rutland, Westminster and Gosset Streets. Carparking is provided to the north of the church on Rutland Street; the site is largely open to the street.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal roofing.

ALTERATIONS

Additions and alterations; including post-2011 seismic strengthening works (c.1965, later 1980s, 2021).

RATING

Neutral

REASON FOR RATING

Interwar church that has been modified and extended over time. Carpark was previously the site of an interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        20 Rutland Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A    N/A

ARCHITECT/DESIGNER    Unknown

DATE OF CONSTRUCTION    Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends, sunhoods with exposed rafters, casement and fanlight type fenestration. Entrance porch on north elevation has vertical board and batten cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Rutland Street; the road boundary is marked by a paling fence. Driveway access to a stand-alone garage runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced (late 1970s?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. John Moffat, a boilermaker, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Duplex  
ADDRESS 24 Rutland Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Maiden Construction, builders
DATE OF CONSTRUCTION	2022

STYLE

Modern

PHYSICAL DESCRIPTION

One-and-a-half storey duplex with irregular rectangular footprint and hipped roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the east side of Rutland Street.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new residential building in place of a c.1925 California bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        28 Rutland Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Battened gable ends, shingled sunhoods, and casement and fanlight type windows. Side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Rutland Street; the road boundary is marked by a paling fence. A driveway providing access to a stand-alone garage runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Windows / gable ends replaced (date unknown / c. 2019).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Arthur Bell, a solicitor, and William Cranfield, a clerk, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Dwellings  
ADDRESS 30 Rutland Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Hazeldine Construction
DATE OF CONSTRUCTION	2022

STYLE

Contemporary

PHYSICAL DESCRIPTION

XX

CONTEXT/SETTING/LANDSCAPE FEATURES

The site is located on the east side of Rutland Street.

MATERIALS/STRUCTURE

Concrete pad, timber framing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new residential building on a site previously occupied by an early 1930s English Cottage style bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        34 Rutland Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-1930s?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration; main entry on west-facing elevation is set within inset porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence and a short drive provides access to a modern garage in the west corner of the lot.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended at north corner (c.1960). Principal, west-facing elevation extended (c.1970). Garage erected in front yard (c.2020).

RATING

Defining

REASON FOR RATING

An interwar bungalow that has been sympathetically extended in the past.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. John Taylor, a driver, was in residence in the later 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        38 Rutland Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with square footprint and hipped and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration; main entry on west-facing elevation is set within inset porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence and a stand-alone garage is located in the front yard.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

New garage erected in front yard and second storey added (c.1995?).

RATING

Contributory

REASON FOR RATING

Interwar bungalow sympathetically extended.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Charles Newton, a telegraphist, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        42 Rutland Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration; main entry on north-facing elevation is set within gabled porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence and a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

House extended at rear; garage extended (1990s?). Chimney removed (c.2011).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Malcolm Anderson, a mechanic, was in residence through the 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        46 Rutland Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration; main entry on north-facing elevation is set within glazed porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence and a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, tile roofing.

ALTERATIONS

Reroofed (1980s?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Alex Ramsay, Malcolm Macbeth and William Mapplebeck, a painter, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        50 Rutland Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1928?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with elongated rectangular footprint and gabled roof forms. Battened gable ends, casement windows, gabled entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a low concrete wall and paling fence; a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Alterations and additions; including first floor addition and window replacement (c.1970 / 1990s?).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Company manager Stan Kelly, Hector Macrae, a salesman, and John Owen, a butcher, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        54 Rutland Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A    N/A

ARCHITECT/DESIGNER    Unknown

DATE OF CONSTRUCTION    Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Casement-and-fanlight type fenestration, modern conservatory on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence; a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

Reroofed, glazed addition to west elevation (date unknown).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Francis Morgan, a traveller, Edward Price, a nurseryman, and Norman Thompson, a police officer, were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        58 Rutland Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Casement-and-fanlight type fenestration, flat-roofed entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence; a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1955).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Leslie, an engraver, was an early resident.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

23 November 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Former Liebert house  
ADDRESS                        9 Westminster Street [5 Gosset Street]  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Harvey Liebert, owner/builder?
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and low-pitched gabled roof forms. Exposed rafters, sunhoods over casement and fanlight type boxed windows, shingled gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The former house stands on the west side of Gosset Street, the southern boundary of the property being formed by Westminster Street. It is part of the Rutland Street Church campus and the road boundary is marked by a low, random rubble stone wall.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Lean-to shelter erected on south elevation (date unknown). Chimneys removed (c.2011). Link to adjacent building erected (2021).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house's first occupant, builder Harvey Liebert, later lived at 9 Gosset Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        29 Westminster Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration, exposed rafters and shed dormer. Pedestrian access to the site is at the street corner; single-level lean-to at rear (north elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the corner of Carrington and Westminster Streets; the road boundary is marked by a low brick wall and, on the Carrington Street boundary, more recent paling fence. A double garage is located at the north end of the Carrington Street boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged (c.1955).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house appears to have been built for Ethel Sheate (nee Holland), the widow of James Sheate who died in 1918.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        33 Westminster Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof. Shingled and battened gable ends, shingled sunhoods over casement-and-fanlight type fenestration. Entrance porch on principal, south-facing elevation has brick apron.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Westminster Street; the road boundary is marked by a stone pier and metal balustrade style fence. Access to a stand-alone garage is via a driveway along the west boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1990?). Chimney rebuilt (post-2011).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Booth and William Jarvie, who were both clerks, appears to have been early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

23 November 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        41 Westminster Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	William Henry, owner/builder?
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration. Entry on south elevation has random rubble stone apron.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the corner of Jacobs and Westminster Streets; the road boundary is marked by a post and wire fence with a length of corrugated metal fencing on the Jacobs Street boundary. A double garage is positioned at the north end of the Jacobs Street boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, stone, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced and house extended slightly to the north (c.1990?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Henry, a builder, and electrician Alex Brosnan were early residents.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        45 Westminster Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2010

STYLE

Modern

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular L-shaped footprint and monopitch roof forms. Casement and louvre windows, integrated garage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Westminster Street; the road boundary is marked by vegetation.

MATERIALS/STRUCTURE

Timber framing, weatherboard and panel cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new house on the site of an earlier bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        53 Westminster Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof. Casement windows, central entry on south elevation. Overhanging eaves and exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is built to the Westminster Street boundary; Roosevelt Avenue forms the eastern boundary of the site. An attached garage is located to the west of the house; the road boundary is marked by a pipe and wire fence.

MATERIALS/STRUCTURE

Timber shingles, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

New build that replaced an interwar bungalow.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20<sup>th</sup> century.

#### CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19<sup>th</sup> and early 20<sup>th</sup> century agricultural uses and residential activity since the mid-1920s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

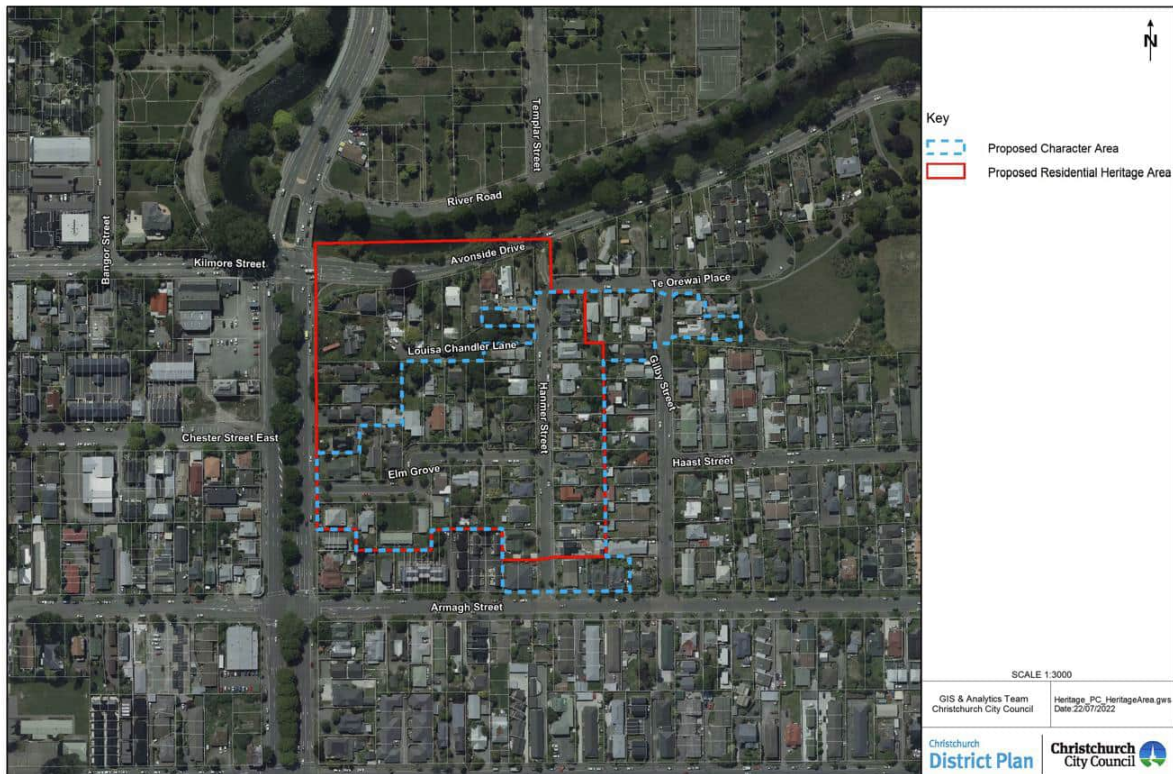
Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

ENGLEFIELD AVONVILLE RESIDENTIAL  
HERITAGE AREA RECORD FORM

---

Location



*Date: 22/7/2022. Please refer to the District Plan for the most up to date mapping for the area.*

Comprising all the properties in the block bounded by the Ōtākaro Avon River and Avonside Drive, Fitzgerald Avenue, Hanmer Street and Elm Grove. Properties on both sides of Hanmer Street and Elm Grove are included within the area.

#### Summary of Current Heritage Protection and Recognition

The boundaries of this Heritage Area (HA) match those of Heritage New Zealand Pouhere Taonga's Englefield Historic Area, which was listed in 2001 (List No. 7484). Within the HA, Englefield Lodge is listed by HNZPT as a Category I historic place (230 Fitzgerald Avenue, List No. 1867). Englefield Lodge is also individually scheduled as a 'highly significant' heritage item in the Christchurch District Plan (Heritage Item No. 203). The copper beech on the road reserve on Avonside Drive is scheduled as STG23. The Ti Kouka Fishing Marker in the north-east corner of the William Guise Historical Garden reserve is included in the Schedule of Ngāa Tuuranga Tuupuna (ID # 54) within the district plan.

#### Christchurch District Plan Zoning

The properties fronting on to Avonside Drive, encompassing Louisa Chandler Lane, are zoned Residential Suburban in the Christchurch District Plan. The remainder of the HA is zoned Residential Medium Density.

## Summary of Heritage Values:

This Heritage Area is principally comprised of 55 residential properties and a reserve that chronicle the history of residential development from the 1850s until the present day.

Along the Ōtākaro (Avon River) many kāinga mahinga kai were once located, providing sites of food gathering and harvest both on the river and its banks. A key component of the traditional travel routes of mana whenua, the Ōtākaro also became a defining feature in the city of Christchurch. With the advent of colonial settlement, the block of land between the East Town Belt (Fitzgerald Avenue), the Ōtākaro Avon River, Linwood Avenue and Armagh Street was first owned by William Guise Brittan, a 'First Four Ships' immigrant and Commissioner of Lands for Canterbury. Englefield Lodge, the house that Brittan built for himself, his wife Louisa and their children, is one of the oldest in Christchurch (c.1855/6). Over the next 80 years the Brittans' block was subdivided and workers' cottages and riverside townhouses were erected around Englefield, giving the area a composite character reflecting a mix of social classes, dwelling types and styles.

The houses within this area are generally late 19<sup>th</sup> and early 20<sup>th</sup> century single-family homes constructed from timber. They address the street, most occupy rectangular sites, and they range in style from Victorian workers' cottages and villas to English Domestic Revival townhouses and inter-war bungalows. Despite its extensive earthquake damage, Englefield Lodge remains notable for both its brick construction and Gothic Revival styling.

The area's relationship to the river, its street pattern, and the intimate scale of Elm Grove and Hanmer Street, in conjunction with the underlying dune formation of the land, gives the HA its heritage landscape value. The street names in this area are either descriptive of the locale or commemorative of an early Canterbury settler and/or a local landowner.



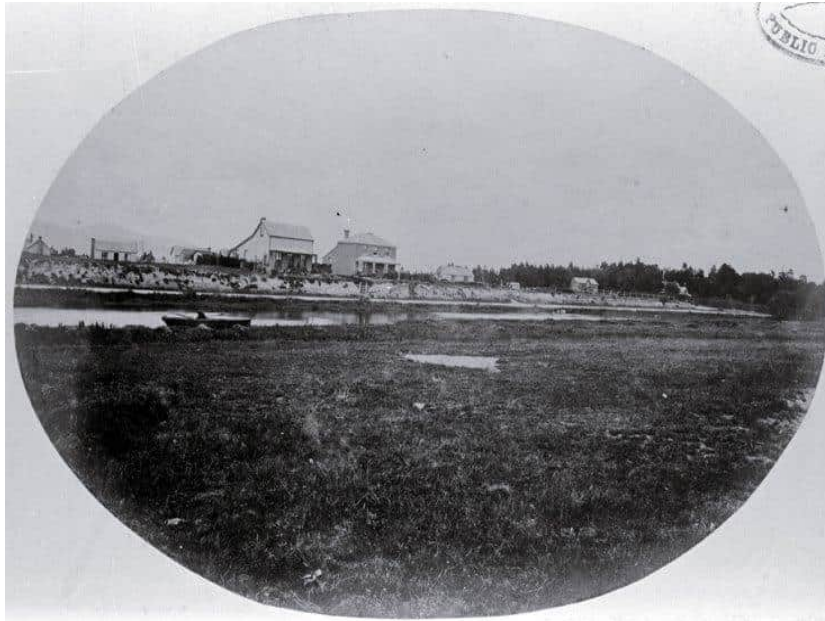
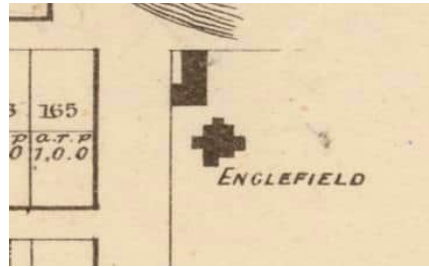


Aerial view of the heritage area in 1940-44. Canterbury Maps.

#### History of Subdivision and Development:

The heritage area is associated with the earliest period of colonial settlement in Christchurch. William Guise Brittan (1807-76) was born in Dorsetshire and had a varied career in England as a doctor and newspaper editor. He chaired the meeting at which the Society of Canterbury Colonists was founded on 24 April 1850 and sailed with his family to the fledgling colony later that year. In Christchurch he was appointed Commissioner of Lands by JR Godley and was responsible for making town and rural allotments to settlers. Brittan initially selected two rural blocks, one in Papanui Bush, which was largely cut down for timber to build Christchurch, and the other just east of the town belt on the Ōtākaro Avon River. According to one writer 'this (latter) district was much overvalued in early days owing to exaggerated ideas of the possible navigation of the Avon' (*Encyclopaedia of NZ*).

The Brittans lived on their Town Section in Oxford Terrace before moving to Rural Section 26, on the south bank of the Ōtākaro Avon River. Here they built a house they called 'Englefield'. In 1852 WG Brittan gave Englefield as his address when he enrolled his two sons at Christ's College, although the present house is thought to date from 1855/56. Charles Fooks' 1862 map of the city clearly shows Englefield, as well as another building or structure with an L-shaped plan form, situated close to the river at what would become the intersection of Fitzgerald Avenue and Avonside Drive. The latter building may have been the brewery, established by Messrs Croft and Wilson in 1854 on land leased to them by Brittan, which was moved to the other side of Fitzgerald Avenue in c.1860. In time this became known as Ward's Brewery, which became a local landmark until it was partially destroyed by the Canterbury Earthquakes.



Top: Detail from CE Fooks' 1862 Christchurch map showing the Brittans' house south of what may have been Croft and Wilson's first brewery. CCLMaps 212667.

Bottom: Englefield is at the extreme right in this c. 1865 view taken from the north bank of the Ōtākaro Avon River. CCL PhotoCD 1, IMG0028.

In the early 1860s the Brittan family moved to Halswell. The block of land on which Englefield stood was sold for £2000 in 1864 to John Aikman. WTL Travers (1819-1903) then owned Englefield for a time and by c.1865 there are half a dozen houses overlooking the Avon immediately to the east of Englefield Lodge.

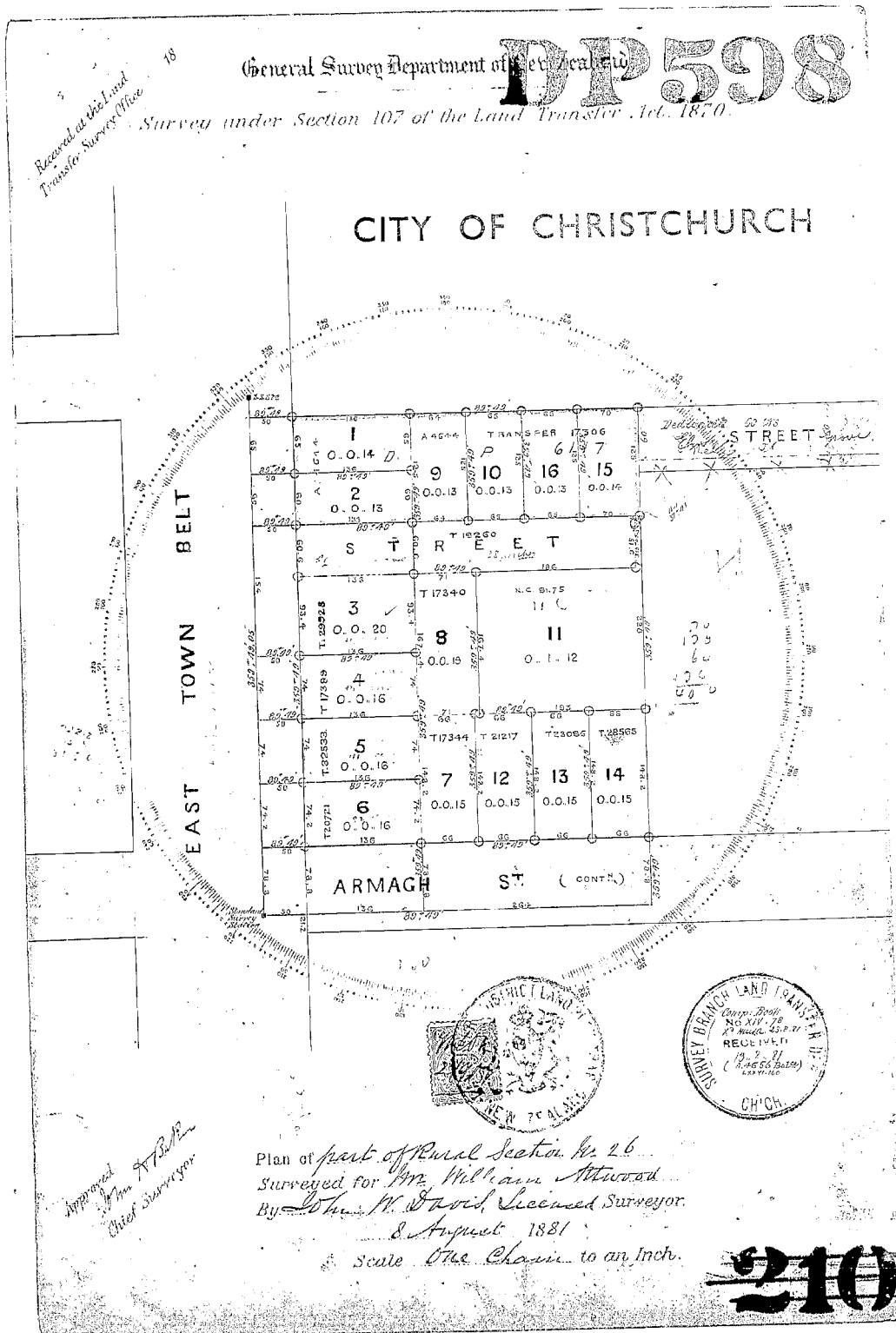




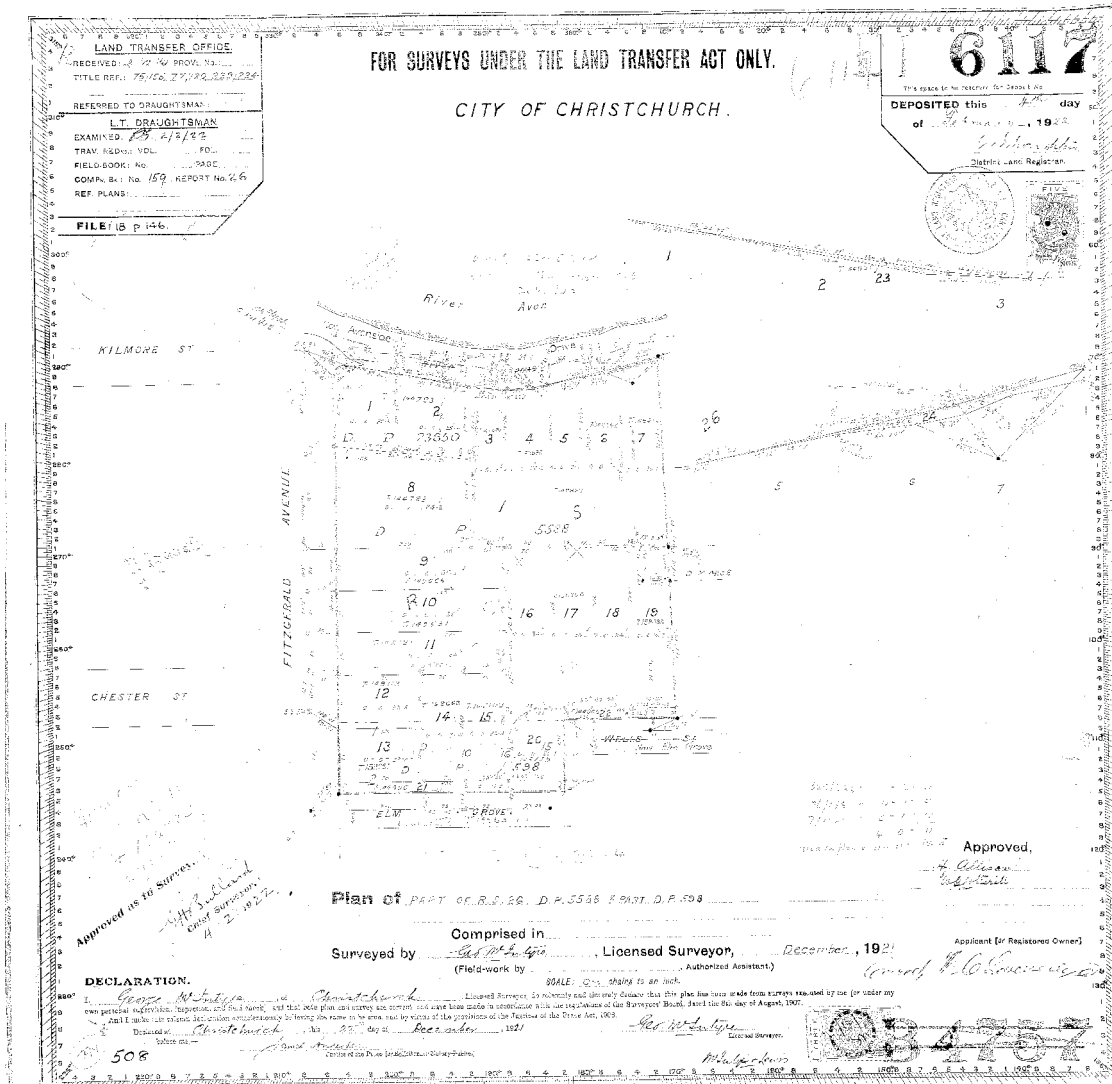
Travers family in the garden of Englefield, 1866.

In 1869 the property passed to Edward CJ Stevens (1837-1915). Stevens was a land agent, provincial and central government politician and, like Brittan, an early supporter of provincial cricket. He developed a four-hole golf course at Englefield in 1868. As a member of the Canterbury Boating Club Stevens may have been attracted to Englefield because it offered 'a commanding view of the annual opening of the boating season' (*Dictionary of NZ Biography*). He left a large fortune at the time of his death and his wife lived on in Englefield Lodge until 1922, when the house was sold to the architect JJ Collins.

Subdivision of the Brittan block occurred from 1859 onwards, principally in 1865, 1881 and 1921 (see HNZPT Historic Area list report for further details). In Hanmer Street and the two streets that would become Elm Grove tradesmen and artisans lived in modest cottages on relatively small sections. In 1910, for example, residents in Hanmer Street included David Petre, a driver at No. 12, Wallace Samuel Detmer, a piano tuner at No. 16, three carpenters, including Frederick Borrell at No. 17, and four painters, among them James Mazey at No. 22. At No. 28 lived Mrs Jane Harper, her daughter Margaret, who was a nurse, as well as Joseph Wade and Reginald Nash, an upholsterer. Mrs Harper's son William had been killed in 1898 after a collision with a night soil cart in Sydenham and he is buried in the cemetery of Holy Trinity Anglican Church just along Avonside Drive.



DP 598, dated 8 August 1881, showing subdivision of part of Rural Section 26 bounded by Armagh Street and Fitzgerald Avenue (East Town Belt). QuickMap.



DP 6117, dated December 1921, showing subdivision of part of RS 26 bounded by Fitzgerald Avenue and Avonside Drive. Elm Grove and Wells Street are shown in this plan. QuickMap.

The elevated properties overlooking Avonside Drive were generally larger and attracted owner-occupiers of greater means. In 1921 the last major subdivision of the block created most of these sections, with the exception of the three closest to the Hanmer Street intersection, and those along Fitzgerald Avenue. In 1946 George Law, a manufacturing chemist, lived at 6 Avonside Drive, and Floyd Sheppard, a sharebroker, lived at No. 10. Mesdames Lee (No. 14), Stacey (No. 22) and Christopher (No. 24), who were perhaps widows given that they are listed as the principal householder in the 1946 Wises's Street Directory, also lived along this stretch of road.

In the late 20<sup>th</sup> century 'the appeal of the small "workers" cottages and their proximity to the city within this suburban locale led to their gentrification. [As described by Heritage NPZT in 2000,] [t]his process is completing the change in the social makeup of this area', arguably bringing it full circle back to its middle-class origins with William and Louisa Brittan (HNZPT Historic Area list report, p. 8).



Englefield in July 2021. A McEwan.

### Historic names and uses

Avonside Drive was called River Road until it was renamed in 1933 by the Public Utilities Committee of the Heathcote County Council. River Road had first appeared in the 1887 street directory (CCL Street Names Index).

Fitzgerald Avenue is named for James Fitzgerald (1818-96), who was the inaugural Canterbury Provincial Superintendent and founder of *The Press* newspaper. The road was renamed in honour of Fitzgerald in 1904, having earlier been known simply as the East Town Belt.

Elm Grove was once two streets, Elmwood Grove, which ran off Fitzgerald Avenue, and Wells Street, which ran off Hanmer Street. The latter can be seen on an 1879 map of Christchurch in the City Libraries Collection. The estate of Mrs MAA Wells was advertising for sale two 'cottage properties' on Wells's Lane (aka Wells Street), off Hanmer Street, in early 1910 (*Press* 14 February 1910, p. 12). After the two streets were connected, with the loss of one section at the end of Elmwood Grove, the name Wells disappeared and Elm Grove made its first appearance in the 1909 street directories, although some later maps and plans still show both names.

Hanmer Street takes its name from Humphrey Hanmer (1827-92), who purchased a block of land east of Englefield Lodge in 1864; the district of Hanmer was evidently named for his brother Philip. According to the CCL Index of Street Names, Hanmer Street appears in a Heathcote Road Board report in 1876 and in the local street directories in 1887.

Louisa Chandler Lane was named for Mrs Guise Brittan (c.1810 -1901) in 1995.

Avonville was the 19th century place name for this part of the city, which was said to be the oldest suburb of Christchurch after Heathcote. Like nearby Bingsland (later Richmond), Avonville was an early Christchurch suburban name that did not survive beyond c.1910 (see CCL Index of Place Names).

19th Dec, 1863.

---

**AVONVILLE.**

---

**VALUABLE FREEHOLD BUILDING SITES.**

---

**A** FEW LOTS remain unsold in this much admired locality, which is situated between the River Avon road and Armagh street east, and intersected with 40-foot roads. Terms: One-fifth cash, the remainder to stand over two or more years, at £10 per cent. interest.

For plan and further particulars, apply to PERCIVAL PEARCE, at Messrs. Travers and Hanmer's Office, Gloucester street, Christchurch.

Dated 18th December, 1863. 6454

---

*Lyttelton Times 19 December 1863, p. 6. PapersPast.*

Note: Travers Road was renamed Gilby Street in 1948, most likely in memory of Charles Gilby (1856-1946), who founded Gilby's Commercial College. The area around Hanmer, Haast and Gilby streets is sometimes called Gilby, however despite Gilby's contribution to the city, the name arguably has less historic resonance than either Englefield or Avonville.

#### Distinctive Physical Characteristics:

- The streets in this area partly continue the colonial grid of the city within the four avenues or town belts, while also responding to the curvature of the Ōtākaro Avon River and reflecting the somewhat awkward connection of Elmwood Grove and Wells Streets that resulted in Elm Grove.
- Hanmer Street and Elm Grove are of an intimate scale, with narrow road reserves, which are relatively uncommon in Christchurch except within the four avenues.
- The style of houses varies according to their genesis as either middle class dwellings, which evoke the architectural styling of Gothic Revival or English Domestic Revival, or as working-class vernacular homes crafted by builders into colonial cottages, Victorian villas or inter-war bungalows.
- Most of the houses are single-storeyed, although some of the houses elevated above the Ōtākaro Avon River and overlooking Fitzgerald Avenue have a second storey to capture the view and express the higher socio-economic status of their owner-occupiers.
- Timber and corrugated metal are the predominant building materials.
- Standard footpaths extend along both sides of Hanmer Street and Elm Grove; street improvements were undertaken by the CCC prior to the Canterbury Earthquakes.
- Houses located on Avonside Drive and Fitzgerald Avenue have the most expansive views as they take in the Ōtākaro Avon River and the tree-lined avenue. Looking south on Hanmer Street the Port Hills are visible and looking north the pumping station on the opposite bank of the Avon creates a local focal point.



Detail from aerial view of Christchurch, taken 19 March 1959, looking across the Heritage Area from Avonside Drive towards Armagh Street. WA-49731-F, Whites Aviation Ltd, Alexander Turnbull Library, Wellington.

#### The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its historical and social value as a place of mixed-class residence that dates from the earliest years of the Canterbury settlement. Cultural values are associated with the Ōtākaro Avon River and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive, as well as the changing demographics of the area since the European settlement of Christchurch. The area's architectural and aesthetic value resides in housing designs that date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period. The craftsmanship value of the houses is generally typical of the period in which they were built. Contextual values relate to the riverside setting and mix of streetscape environments within the area. Archaeological values may arise from the Brittans' farming activities, the brewery operated by Messrs Croft and Ward, and the residential subdivision of Hanmer, Wells and Elmwood Grove in the 19<sup>th</sup> century.

## Historical/Social

The historic value of this area is founded upon one of the oldest residential buildings in Christchurch, Englefield Lodge. Englefield may be compared with 'Wahi Ruru', the former Parkerson residence, in Sumner (1851-3, with a 1901 addition) and Chokebore Lodge in Upper Riccarton built by John Willis (1856, with later additions), but its location and association with William Guise Brittan arguably gives it greater historic and social value (see NZHPT List No. 1867, available at [heritage.org.nz](http://heritage.org.nz)).

The area as a whole is also associated with William Guise Brittan and his wife Louisa (née Chandler) because it was once part of RS 26, one of Brittan's original rural land selections. Brittan was the 'first person to apply to purchase land from the Canterbury Association' (St Paul's Papanui Cemetery Tour p. 16). In addition to his work for the settlement and Anglican Diocese, Brittan 'is generally considered to be the father of Canterbury cricket', the first game of which was played in 1851 (*The Star* 19 July 1876 p. 3, see also Southern Capital p. 328). Louisa Brittan's obituary published in *The Star* in August 1901 noted that she 'was probably the oldest of the Canterbury pilgrims' at the time of her death at the age of 92 (*The Star* 19 August 1901, p. 3).

William and Louisa Brittan's children, of whom there were six in total, also made a notable contribution to the city. Their oldest daughter Emily (1842-97) was headmistress of the girls' division at Christchurch West School (later Hagley High School) from 1875 and then principal of Christchurch Girls' High School. She held that position at the time of her death, having succeeded Helen Macmillan Brown in 1894. Their son Frederick Brittan (1848-1945) was 'famed as the last survivor of the Canterbury Pilgrims' (St Paul's Papanui Cemetery Tour p. 22). Like his father, Frederick Brittan is buried in the churchyard of St Paul's Anglican Church in Papanui, where he served as vicar from 1873 until 1883. William Brittan's older brother Joseph Brittan (1805-67) built Linwood House after which the Avenue is named. He came out from England in 1852 and founded the *Canterbury Standard* newspaper.

ECJ Stevens and JJ Collins, subsequent owners of Englefield, also made notable contributions to the development of Christchurch, one as a politician, the other as an architect. Equally the less well-to-do men and women who lived and worked in Hanmer Street and Elm Grove in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries contributed their labour to the city as carpenters, painters, cab drivers, nurses and bootmakers. The combination of housing types in the area attest to the close proximity in which members of different social groups lived in early Christchurch.

## Cultural/Spiritual

The cultural value of the area is derived from its relationship to the river, which has a high level of significance to mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the mid-19<sup>th</sup> century.

'In pre-European days the Avon River (Ōtākaro) was a major landscape feature where local Maori gathered food. On the Englefield section of the riverbank was a cabbage tree, used as a fishing marker. The original (cabbage tree) was removed about 1922 but it was formally replaced in 1994' (HNZPT Historic Area List Report).

The way of life of local residents, and their contribution to the sporting life of the city in particular, is part of its cultural value.





Ti Kouka Fishing Marker. A McEwan, July 2021.

### Architectural/Aesthetic

The houses within this area have aesthetic values related to their style, which provides a visual chronology of middle- and working-class residential development in the area from the 1850s until the present day. Only Englefield Lodge stands out for its design, although Charles Fooks (1829-1907), who is credited with its design, is not in the first rank of Canterbury architects.

JJ Collins (1855-1933) made a number of alterations to the house, largely it would appear to strengthen and preserve it. Collins was a partner in the firm Armson, Collins and Harman, which was one of the city's leading architectural practises in the early 20<sup>th</sup> century. Just as his contemporary Samuel Hurst Seager had purchased an 1864 cottage in Armagh Street house (Red House) and extended it in 1899, Collins may have bought Englefield to preserve it in recognition of its architectural heritage value to the city. Both houses would then stand as examples of an emergent appreciation amongst the city's architectural profession of the legacy of their colonial predecessors, which in time would lead to the recognition of a distinctive New Zealand style of architecture.

The colonial cottages, villas and bungalows that predominate in the area demonstrate the evolution of vernacular housing from the mid-19<sup>th</sup> century through to the interwar period of the 20<sup>th</sup> century. A small number of two-storey English Domestic Revival style houses signal the presence of building owners with more capital to spend in the early 20<sup>th</sup> century.

### Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The construction of Englefield Lodge, to the design of Brittan's nephew Charles Fooks, is notable because it was made with bricks, brought out from England as ballast, and cob and roofed in slate. The materials are expressive of the Brittans' position within early colonial Christchurch, in as much as the family had access to the resources needed to create a substantial 12-room, one and a half storey house, featuring a barrel-vaulted drawing room. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement.



## Contextual

In the Brittans' day Englefield's 'environs ... were developed into a beautiful garden stretching down to the Avon River Ōtākaro, (making) it a showplace of early Christchurch' (NZHPT registration report). The William Guise Brittan Historical Garden on the corner of Fitzgerald Avenue and Avonside Drive is a council reserve that pays tribute to the Brittans' garden and their generosity as hosts within it.

Brittan is said to have planted the first willow tree in the area, thus beginning the enduring association between the Avon and this introduced tree species. The elevated setting of the Avonside Drive properties within the area and the more intimate scale of the properties on Hanmer Street and Elm Grove make a distinctive contribution to visual character of the city.

## Archaeological

Multiple archaeological values, pertaining to Maori food gathering on the Ōtākaro Avon River, Brittan's farming activities, the operation of the city's first brewery, and the subdivision of Englefield into residential sections from 1859 may all be revealed within this area.

## Principal References

'Brittan, William Guise' from *An Encyclopaedia of New Zealand* edited by AH McLintock, 1966 available at [www.TeAra.govt.nz/en/1966/brittan-william-guise/1](http://www.TeAra.govt.nz/en/1966/brittan-william-guise/1)

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Graham M Miller 'Stevens, Edward Cephas John 1837-1915' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Jo-Anne Smith 'Foster, Emily Sophia 1842-1897' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

John Cookson & Graeme Dunstall (eds)  
*Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

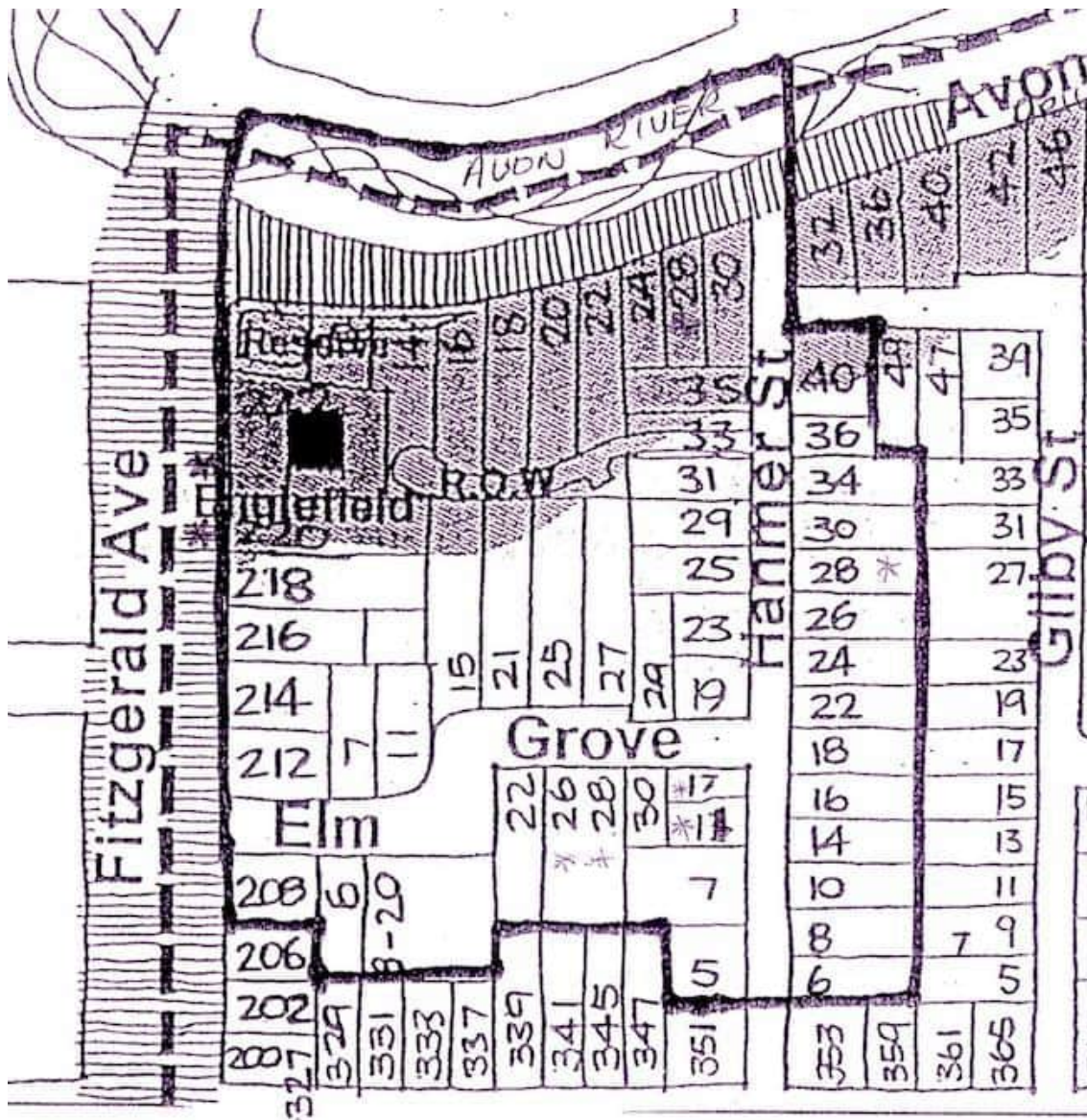
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

NZ Historic Places Trust, online registration reports for Englefield Lodge and the Englefield Historic Area, available at [www.historic.org.nz](http://www.historic.org.nz)

Peter Shaw *A History of New Zealand Architecture* (Hodder Moa Beckett 1991/7)

Richard Greenaway *St. Paul's Anglican Cemetery Tour* Papanui (CCL 2007)

Richard Greenaway *Avonside Anglican Parish Cemetery Tour* (CCL 2007)



HNZPT Historic Area.

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

## Schedule of Individual Items Included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
House	5 Hanmer Street	Englefield Historic Area	Contributory
House	6 Hanmer Street	Englefield Historic Area	Contributory
House	7 Hanmer Street	Englefield Historic Area	Defining
House	8 Hanmer Street	Englefield Historic Area	Defining
House	10 Hanmer Street	Englefield Historic Area	Defining
House	11 Hanmer Street	Englefield Historic Area	Defining
House	14 Hanmer Street	Englefield Historic Area	Defining
House	16 Hanmer Street	Englefield Historic Area	Defining
House	17 Hanmer Street	Englefield Historic Area	Defining
House	18 Hanmer Street	Englefield Historic Area	Contributory
House	19 Hanmer Street	Englefield Historic Area	Neutral
House	22 Hanmer Street	Englefield Historic Area	Defining
House	23 Hanmer Street	Englefield Historic Area	Defining
House	24 Hanmer Street	Englefield Historic Area	Defining
House	25 Hanmer Street	Englefield Historic Area	Defining
House	26 Hanmer Street	Englefield Historic Area	Defining
House	28 Hanmer Street	Englefield Historic Area	Defining
House	29 Hanmer Street	Englefield Historic Area	Defining
House	30 Hanmer Street	Englefield Historic Area	Defining
Flats	1/31 & 2/31 Hanmer Street	Englefield Historic Area	Neutral
House	34 Hanmer Street	Englefield Historic Area	Defining
House	35 Hanmer Street	Englefield Historic Area	Defining
House	36 Hanmer Street	Englefield Historic Area	Defining
House	40 Hanmer Street	Englefield Historic Area	Defining
House	14 Avonside Drive	Englefield Historic Area	Defining
House	16 Avonside Drive	Englefield Historic Area	Defining
House	18 Avonside Drive	Englefield Historic Area	Neutral
House	20 Avonside Drive	Englefield Historic Area	Defining
Site	22 Avonside Drive	Englefield Historic Area	Neutral
House	24 Avonside Drive	Englefield Historic Area	Defining
House	28 Avonside Drive 37 Hanmer Street	Englefield Historic Area	Defining
Site	30 Avonside Drive	Englefield Historic Area	Neutral

House	208 Fitzgerald Avenue	Englefield Historic Area	Defining
House	212 Fitzgerald Avenue	Englefield Historic Area	Defining
House	214 Fitzgerald Avenue	Englefield Historic Area	Defining
Townhouses	216/216B/216C Fitzgerald Avenue	Englefield Historic Area	Intrusive
House	218 Fitzgerald Avenue	Englefield Historic Area	Defining
House	220 Fitzgerald Avenue	Englefield Historic Area	Defining
Englefield	230 Fitzgerald Avenue	Englefield Historic Area Category 1 Historic Place List Entry # 1867	Defining [Scheduled Heritage Item # 203]
House	232 Fitzgerald Avenue /10 Avonside Drive	Englefield Historic Area	Defining
William Guise Brittan Historical Garden	234 Fitzgerald Avenue	Englefield Historic Area	Contributory
House	6 Elm Grove	Englefield Historic Area	Defining
House	7 Elm Grove	Englefield Historic Area	Defining
Elm Grove Council Flats	8-20 Elm Grove	Englefield Historic Area	Neutral
House	11 Elm Grove	Englefield Historic Area	Defining
House	15 Elm Grove	Englefield Historic Area	Neutral
House	21 Elm Grove	Englefield Historic Area	Defining
House	22 Elm Grove	Englefield Historic Area	Contributory
House	25 Elm Grove	Englefield Historic Area	Defining
House	25A Elm Grove	Englefield Historic Area	Neutral
House	26 & 28 Elm Grove	Englefield Historic Area	Defining
House	27 Elm Grove	Englefield Historic Area	Defining
House	28A Elm Grove	Englefield Historic Area	Neutral
House	29 Elm Grove	Englefield Historic Area	Defining
House	30 Elm Grove	Englefield Historic Area	Defining

## Key for Contribution to HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

#### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

#### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

#### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

### Context Record Form

#### Fitzgerald Avenue and Avonside Drive Record Form

---

##### *Area/Element Description*

Fitzgerald Avenue is one of the four key defining avenues of Christchurch's inner-city and Avonside Drive (formerly River Road) is a river-side road.

##### *Contributing landscapes*

Avon River

##### *Street and block pattern*

Irregular grid, influenced by the course of the river and subdivision and amalgamation of sections over a long period of time.

##### *Section layouts*

The sections addressing Avonside Drive are regular in width but not in area. On Fitzgerald Avenue, both the section sizes and dimensions are variable.

##### *Key Long views*

Port Hills

##### *Key Short views*





Avon River



##### *Contextual Significance*

The influence of the river location in terms of outlook and the river terraces adjacent, in combination with one of the defining avenues of Christchurch provides both a historic and current contextual significance to the area. Contains the home of William Guise Brittan, an early Canterbury colonist.







## Inventory of Public Realm Features





Feature	description	
Open space	William Guise Brittan Historical Garden (Rating: Contributory)	
Streams	Avon River (Rating: Defining)	
Cemetery	N/A	
Landmarks	N/A	
Memorials	<p>William Guise Brittan Historical Garden (ref Open Space)</p> <p>Cabbage tree and plaque installed in 1994 to signify the original cabbage tree used as a fishing marker by Maori (Rating: Defining)</p> <p>Ngaa Tuuranga Tuupuna item 54 – Ti Kouka Fishing Marker</p>	
Plaques	Refer to Memorials	
Gates/pillars	Variety of domestic gates and pillars, most in association with pedestrian entrances to Avonside Drive (Rating: Defining)	

		
Paths	N/A	
Structures	Retaining walls (Rating: Neutral)	





	Masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	<p>Fabricated steel arm oclyte (Rating: Neutral)</p> <p>Windsor heritage lamp (Rating: Neutral)</p>	 
Materials	N/A	
Colours	N/A	
Street	Avonside Drive, two lane road widening to the Fitzgerald Ave intersection. Road widening undertaken in 2002.	
Width	Carriageway 9-12.5m, road reserve 20m	
Alignment and layout	Follows the course of the Avon River (Rating: Contributory)	
Material	Asphalt (Rating: Neutral)	
Kerb and channel	Concrete, one side only (Rating: Neutral)	

Footpath	One side only (Rating: Neutral)	
Berm	N/A	
Street trees	Single Copper Beech (Fagus sylvatica) (Rating: Defining)  STG23, ID # 4570	
Cluster	N/A	
Avenue	N/A	
Intermittent	N/A	
Size	N/A	
Species	N/A	
Garden planting	N/A	
Materials	N/A	
Building setback	Irregular setback along Fitzgerald Avenue (Rating: Neutral)  Regular setback of approximately 4.5m along Avonside Drive (Rating: Contributory)	
Ancillary buildings	Garages predominantly at the rear of sites (Rating: Neutral)  Garages on the street frontage (Rating: Intrusive)	
Trees	Variety of exotic and native trees (Rating: Contributory)	

		 	
Vegetation	Mixed vegetation (Rating: Contributory)		
Views	Avon River (Rating: Defining)  Port Hills (Rating: Neutral)		

## Context Record Form

### Hanmer Street and Elm Grove Record Form

---

#### *Area/Element Description*

Two short street streets and a rear lane bounded by Armagh Street, Avonside Drive and Fitzgerald Avenue. Elm Grove was the conjunction of two streets, Elmwood Grove and Wells Street (no longer existing).

#### *Contributing landscapes*

River terraces and Avon River Ōtākaro.

#### *Street and block pattern*

Grid street and block pattern. Louisa Chandler Lane is a short dead-end lane.

#### *Section layouts*

With the exception of Hanmer Street the section layouts are variable in size and dimensions.

#### *Key Long views*

Port Hills






#### *Key Short views*

Avon River






#### *Contextual Significance*


Low key narrow residential streets with the dwellings set higher from the streets in parts on river terraces. Hanmer Street terminates with views to the Avon River. Louisa Chandler Lane is a service lane.





## Inventory of public realm features

Feature	description	
Open space	N/A	
Streams	N/A	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates/pillars	Small scale cottage style timber and iron gates (Rating: Contributory)	 
Paths	N/A	
Structures	N/A	
Fences	Wide variety of small-scale fences including picket, masonry and timber and corrugated iron (Rating: Contributory)	  



		  
	Larger scale timber fences (Rating: Intrusive)	
Walls	Small scale concrete block and masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	Outreach on power poles (Rating: Neutral)	
Materials	N/A	
Colours	N/A	

Street	<p>Elm Grove reconstructed 2009 (Rating: Neutral)</p> <p>Hanmer reconstructed in 2009 (Rating: Neutral) with the exception of the most northern length of Hanmer between Gilby Street and Avonside Drive (Rating: Intrusive)</p>	
Width	<p>Elm Grove 15m road reserve with 5.5m carriageway.</p> <p>Hanmer 15m road reserve with 8m carriageway.</p>	
Alignment and layout	Elm Grove kink in the street, parking bays. Hanmer Street straight.	
Material	Asphalt, concrete, brick paving.	
Kerb and channel	Both concrete renewed 2009.	
Footpath	Both sides	
Berm	Elm Grove only with the exception of the northern end of Hanmer Street.	
Street trees	N/A	
Cluster		
Avenue		
Intermittent		
Size		
Species		

Garden planting	Variety of exotic and native species. (Rating: Contributory)	
Building setback	<p>Hanmer Street highly consistent, generally 3-5m (Rating: Defining)</p> <p>Elm Grove 4-9m with the exception of the Council flats which are variable (Rating: Contributory).</p>	
Ancillary buildings	Garages in front yards (Rating: Intrusive) and rear yards (Rating: Neutral)	
Trees	Variety of native and exotic, generally small to medium in size (Rating: Contributory)	



Vegetation	Variety of native and exotic, generally small to medium in size (Rating: Contributory)		
Views	Avon River and pump station (Rating: Contributory)		

## Appendix 1

### Individual site record forms

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        14 Avonside Drive  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

English Domestic Revival with bungalow influences.

PHYSICAL DESCRIPTION

Two-storey, single family home with vehicle access from Louisa Chandler Lane. Casement-and-fanlight windows typical of bungalow styling with prominent first floor sunroom jettied over ground floor and lit by large windows inset with small leaded panes.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Ōtakaro Avon River. Paling fence.

MATERIALS/STRUCTURE

Weatherboard cladding, timber shingles, brick, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House – 'The Arbour'

ADDRESS                        16 Avonside Drive  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey single family home with vehicle access from Louisa Chandler Lane. Horizontal emphasis typical of bungalow created by fenestration and pitch of gabled roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Paling fence on road boundary.

MATERIALS/STRUCTURE

Timber shingle cladding, corrugated iron roof, timber window joinery.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18 Avonside Drive  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2020
STYLE	
Modern	
PHYSICAL DESCRIPTION	
Two-storey, single family dwelling with gabled roof.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Solid masonry boundary wall on Avonside Drive boundary.	
MATERIALS/STRUCTURE	
Timber & steel roofing.	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
Modern house in keeping with the scale and appearance of its neighbours.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        20 Avonside Drive  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family home with vehicle access from Louisa Chandler Lane. First floor shed dormer on principal elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Masonry boundary wall with brick coping.

MATERIALS/STRUCTURE

Weatherboard cladding, timber shingles, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Site  
ADDRESS                        22 Avonside Drive  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS  
N/A    Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER    N/A

DATE OF CONSTRUCTION    N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Masonry boundary wall with brick coping.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Ōtakaro Avon River.

MATERIALS/STRUCTURE

N/A

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

House demolished. Gable-roofed brick secondary dwelling (c.2010?) at rear of site, accessed from Louisa Chandler Lane.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. The 1920s house that stood on this site was demolished in the 2010s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        24 Avonside Drive  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900-10

STYLE

Double-bay villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on elevated site with central entrance flanked by cross-gabled bays inset with boxed bay windows. Vehicle access from Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Corrugated metal fence on concrete block base.

MATERIALS/STRUCTURE

Timber, corrugated iron, brick chimney.

ALTERATIONS

Entrance porch on principal elevation has been enclosed with French doors flanked by bungalow casement-and-fanlight windows.

RATING

Defining

REASON FOR RATING

One of three properties adjacent to the Avonside Drive/Hanmer Street intersection that date from early 20<sup>th</sup> century and thus represent a further period of development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        28 Avonside Drive / 37 Hanmer Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Walter Fowler, carpenter [?]
DATE OF CONSTRUCTION	1901

STYLE

Villa

PHYSICAL DESCRIPTION

Single storey, single family home on elevated site with decorative cross-gable and bracketed eaves. Narrow rectangular footprint to fit site and vehicle access from Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River; random rubble stone boundary fence with heavy pointing.

MATERIALS/STRUCTURE

Weatherboard with vertical boarding in gable end, corrugated iron roofing.

ALTERATIONS

French doors in principal elevation, date unknown.

RATING

Defining

REASON FOR RATING

One of three properties adjacent to the Avonside Drive/Hanmer Street intersection that date from early 20<sup>th</sup> century and thus represent a further period of development in the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Probably built by Annie and Walter Fowler in 1901 before it was sold to Walter Yippley, schoolteacher in the following year.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Site  
ADDRESS                      30 Avonside Drive  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Low masonry wall marks road boundaries with metal entrance gate at corner.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Positioned for views over Avonside Drive to the Ōtakaro Avon River.	
MATERIALS/STRUCTURE	
N/A	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
House demolished.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. The c. 1900 bay villa that stood on this site was demolished in the late 2010s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        6 Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s

STYLE

Square-plan cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with symmetrical façade inset with central entry flanked by casement-and-fanlight bungalow windows. Hipped roof and partial lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting with picket fence and entrance pergola.

MATERIALS/STRUCTURE

Stuccoed external cladding with corrugated iron roof and brick chimney.

ALTERATIONS

Stucco cladding, bungalow windows and front entry, date unknown.

RATING

Defining

REASON FOR RATING

Single-family dwelling that addresses the street and predates platting of Elmwood Grove in the first decade of the 20<sup>th</sup> century.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                House  
ADDRESS                7 Elm Grove  
                              Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof and side entry; aligned to fit rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting with ivy-clad brick boundary wall.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, tile roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof and side entry; aligned to fit rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting. Low paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, timber shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        15 Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1940s

STYLE

Bungalow

PHYSICAL DESCRIPTION

Split-level, single family dwelling with hipped and gabled roof forms; varied fenestration and wall cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

Paling fence and shrubbery partially screen dwelling from street. Generous T-shaped site extends through to Louisa Chandler Lane to the north.

MATERIALS/STRUCTURE

Timber weatherboards, concrete block and plaster cladding, corrugated iron roof.

ALTERATIONS

Additions to west and south (c.1990?).

RATING

Neutral

REASON FOR RATING

Modified mid-century dwelling built after the 1921 subdivision that spurred the last major construction phase in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Elm Grove Council Flats

ADDRESS 8-20 Elm Grove  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER

Christchurch City Council

DATE OF CONSTRUCTION

1956

STYLE

Modern terraced cottages

PHYSICAL DESCRIPTION

Two single-storey gabled buildings containing three or four units aligned to east and south boundaries of site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Large grassed open space and modest garden plots beside the units. Low concrete nib wall topped by bricks marks road boundary.

MATERIALS/STRUCTURE

Concrete, timber, long-run iron roofing.

ALTERATIONS

Unknown

RATING

Neutral

REASON FOR RATING

Pensioner housing is commensurate with local historic values but terraced architectural form introduces a new typology to the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Pensioner housing provided by the CCC contributes modest historic values to this area.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        21 Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with side entry, aligned to fit rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting; low masonry boundary wall with textured course detail. Property extends north to Louisa Chandler Lane.

MATERIALS/STRUCTURE

Timber weatherboards & shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        22 Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1870-1900?

STYLE

Modified bay villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling that has had two street frontages since Wells Street and Elmwood Grove were connected in the early 20<sup>th</sup> century.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting and open to the street.

MATERIALS/STRUCTURE

Stucco, decramastic roof tiles.

ALTERATIONS

Replacement roofing, stucco cladding, fenestration, and additions to rear, date unknown.

RATING

Contributory

REASON FOR RATING

Considerably modified late 19<sup>th</sup> century cottage that owes its prominence in the streetscape to the early 20<sup>th</sup> century connection of Wells Street and Elmwood Grove.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey, single family dwelling on subdivided section.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting, wire fence.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25A Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Cottage

PHYSICAL DESCRIPTION

Single family home on subdivided section, adjacent to Louisa Chandler Lane and with vehicle access from Elm Grove. Single gable running parallel to northern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Rear section with garden setting.

MATERIALS/STRUCTURE

Timber weatherboards, casement windows, corrugated metal roof.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

Intensification of post-1921 subdivision property (no. 25).

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        26 & 28 Elm Grove  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	28 – 1867, 26 – 1871 (l-r)

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling; two gabled cottages, linked by 1920s addition. Gable roof with rear lean-tos and straight verandas.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting, fencing (picket, trellis and paling over concrete or brick bases) distinguishes between two dwellings, which are close to street boundary.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofs.

ALTERATIONS

c.1920s addition to no. 26 linked the two cottages together for members of Hazard family.

RATING

Defining

REASON FOR RATING

Two cottages, subsequently linked together during Hazard family ownership, that date from earliest period of post-Englefield subdivision.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Both cottages were owned by members of the Hazard family, Thomas snr and Thomas jr in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Thomas Hazard snr was one of the original owner/occupiers of the area after its subdivision commenced in the 1860s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        27 Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with side entry and cross-gable addressing street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting and low picket fence. Section extends through to Louisa Chandler Lane.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        28A Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1990s?
STYLE	
Cottage	
PHYSICAL DESCRIPTION	
Single family home on subdivided section with vehicle access from Elm Grove.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Rear section, behind 26 & 28 Elm Grove, within garden setting.	
MATERIALS/STRUCTURE	
[Can't be viewed from the street].	
ALTERATIONS	
Unknown	
RATING	
Neutral	
REASON FOR RATING	
Subdivision & development of 19 <sup>th</sup> century property.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        29 Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1910

STYLE

Transitional bungalow

PHYSICAL DESCRIPTION

Single-storey, single-family home with hipped roof and side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set quite close to street with picket fence and garden setting.

MATERIALS/STRUCTURE

Stucco, corrugated iron roof, bungalow casement-and-fanlight windows, brick chimney.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

The sole house in Elm Grove that dates from the early 20<sup>th</sup> century and thus represents an intermediary stage in the development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Thomas Foote, a canvasser, may have been the first owner/occupier of this house in the early 20<sup>th</sup> century.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        30 Elm Grove  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1880?

STYLE

Square-plan villa/cottage

PHYSICAL DESCRIPTION

Single-storey, single family home on small section. Cottage addresses the street and occupies most of the site. Straight veranda, partially enclosed, with decorative frieze and brackets

CONTEXT/SETTING/LANDSCAPE FEATURES

Set quite close to the street with low stone wall, hedging and garden setting.

MATERIALS/STRUCTURE

Timber rusticated weatherboards, corrugated iron roof.

ALTERATIONS

Veranda partially filled in – casement-and-fanlight windows suggesting post-WWII date.

RATING

Defining

REASON FOR RATING

Small late 19<sup>th</sup> century villa/cottage from first phase of residential subdivision in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        208 Fitzgerald Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof and veranda, which addresses Fitzgerald Avenue.

CONTEXT/SETTING/LANDSCAPE FEATURES

Tall picket and paling fence; corner site.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Veranda partially enclosed (date unknown).

RATING

Defining

REASON FOR RATING

Turn of the century (19<sup>th</sup>/20<sup>th</sup>) dwelling that is part of the development history of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        212 Fitzgerald Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single storey, single family dwelling with vehicle access from Elm Grove.

CONTEXT/SETTING/LANDSCAPE FEATURES

Established garden setting at corner of Fitzgerald Avenue and Elm Grove; solid masonry boundary wall.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        214 Fitzgerald Avenue  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family dwelling centred on site with gabled roof, shed dormers, exposed rafters and corner entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

Established garden setting providing partial screen from Fitzgerald Avenue; low random rubble stone wall surmounted by hedging.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                      216 / 216B / 216C Fitzgerald Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 2000s

STYLE

Contemporary terraced townhouse

PHYSICAL DESCRIPTION

Three linked two-storey townhouses on long rectangular section with integrated garaging and large area of asphalt for driveway and parking.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting; site largely taken up with townhouse units. Concrete block and metal balustrade style boundary fencing.

MATERIALS/STRUCTURE

Brick, weatherboard feature cladding, long-run steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Intrusive

REASON FOR RATING

Intensification of site usage involving loss of earlier single family dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        218 Fitzgerald Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family home set back from roadway on long rectangular site. Gabled roof with cross gable over façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Largely screened by fencing and shrubs from Fitzgerald Avenue.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        220 Fitzgerald Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1922

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family home set back from roadway on long rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Screened by fencing and shrubs from Fitzgerald Avenue.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roofing.

ALTERATIONS

Modern window on street front (date unknown).

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. This house was bought by George Cooper, a company secretary, and remained in his ownership until 1969.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**CHRISTCHURCH CITY PLAN – LISTED HERITAGE ITEM AND SETTING  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 203**

***DWELLING AND SETTING, ENGLEFIELD - 230  
FITZGERALD AVENUE, CHRISTCHURCH***



**PHOTO M.VAIR-PIOVA, 9/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Englefield is of high historical and social significance for its role in the early European settlement of Canterbury, and for its associations with W. G. Brittan, a notable early colonist involved in the establishment and administration of the Canterbury Settlement, and with local notary and politician E. C. J. Stevens.

Englefield was built on a 50 acre block at the corner of then East Town belt, later Fitzgerald Avenue by William Guise Brittan (1809 – 1876) in 1855-1856. Brittan, his wife Louisa and their four young children arrived in 1850 on board one of the first four Canterbury Association ships, the Sir George Seymour. Brittan was a major figure in founding the Canterbury Settlement, and was the first to register his name as a buyer in January 1850. He held a number of prominent positions in the early settlement including Commissioner of Crown Lands, chairman of the Colonists' Society, supervisor of the allocation of Orders of Choice - the process by which colonists selected their land purchases - and treasurer of the Waste

Lands Board. Brittan was also known for his philanthropy and gave land for the Papanui Anglican Church. In August 1864 he sold Englefield for subdivision. A mix of small cottages and larger homes were subsequently built in a series of small streets around his former homestead.

Member of the Legislative Council Edward Cephas John Stevens and his family owned the property from 1869 until WWI. President of the Christchurch Rowing Club, Stevens was responsible for the arrangement of the popular regattas which took place each year on the stretch of the Avon alongside Englefield. Stevens laid out a four-hole golf course on the property, establishing this sport for the first time in Canterbury. J. G. Collins, of noted architectural practice Collins and Harman, owned the property from 1922 to 1927 and made additions to the house and subdivided the property further. Between 1972 and 2009, Englefield was owned by Frances and Rex Ryman, who did much to recover and protect the history of the property. The current owners purchased the property from the Ryman's however the house suffered substantial damage in the 2010 and 2011 Canterbury earthquakes, and has since been unoccupied.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Englefield is of high cultural significance for its location adjacent to the mahinga kai area of the Otakaro-Avon, as a house designed to reflect the aspirations and changes of early citizens and as colonial life progressed with a strong belief in the future of the province. Originally set on 50 acres the house reflecting the need for small land holdings as a means of self-sufficiency and has been in continuous use as a residence for 150 years.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.*

Englefield is of high architectural and aesthetic significance as an important example of an early colonial dwelling. It is likely that Guise Brittan's brother-in-law, Charles Fooks, an architect and surveyor who had travelled with him to Canterbury, was responsible for the initial design. Fooks also designed Linwood House (1857), now demolished) for Guise Brittan's brother Joseph, and his own home at River Road (now also demolished). Built in a domestic Gothic Revival style, Englefield been altered by successive owners. The greatest number of changes appear to have made during the tenure of notable architect J. G. Collins (1922-1927). These included a brick lean-to replacement of the original conservatory, the partial bricking-in of the main west entry and the replacement of the original timber buttresses to the barrel vaulted living area in brick. Stucco was also possibly applied to the house at this time. Fretted barge boards, cross gabling and half-timbering detail in the bell cast gables remain, although some of the more decorative elements of the house, such as the detail of the west entry porch and the open timber buttresses have been removed. These changes have however not detracted from the overall reading of the initial architectural intent. The house has suffered severe damage as consequence of the Canterbury Earthquakes of 2010 and 2011, including chimney collapse but the majority of the building remains extant albeit in fragile condition at this time.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

Englefield is of technological and craftsmanship significance for the capacity it has to illustrate the availability of materials and the adaptation of construction techniques in the early colonial context. A wide range of materials and building methods have been employed in the construction of the house and its subsequent alterations. Materials used include timber, brick, a form of cob, hand drawn glass and slate. Unusual internal decorative elements include the cast metal decorative cornice elements in the dining room.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.*

Englefield has high contextual significance on its site, in its setting, as a city landmark and as part of a wider group. The setting of the house is its immediate land parcel, a large rectangular block containing many mature plantings, including a large *Cordyline australis* (Cabbage tree) and some outbuildings. The house is centrally located on the parcel. Whilst the setting is sufficient to enable appreciation of the house, the original setting has been extensively subdivided over time. The house has, for example, lost its physical connection with the Avon - although a small memorial reserve (The William Guise Brittan Memorial Garden) at the corner of Avonside Drive and Fitzgerald Avenue has been created to restore this link. The house none-the-less remains a landmark on Fitzgerald Avenue because of its visibility and distinctive appearance. Surrounding streets were cut from the original Englefield property. The (modern) lane immediately to the rear of the house is named after for Guise Brittan's wife – Louisa (Chandler). The houses in the immediate area document the evolution of domestic architecture in Christchurch over more than a century, and include a number of modest nineteenth century dwellings that provide a contrast with the grander Englefield.

## **ARCHAEOLOGICAL SIGNIFICANCE**

*Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.*

Englefield and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred pre-1900.

The Avon – Ōtākaro was highly regarded as a mahinga kai by Maori. Habitation in the area was not permanent however, as it was linked to a region-wide seasonal migration for food gathering. Construction of Englefield commenced in 1855, although planting and farm

activities had begun as early as 1851. Extensive subdivision and roading development may limit the potential for any surviving archaeological evidence.

## **ASSESSMENT STATEMENT**

Englefield is of high overall heritage significance to the Christchurch District, including Banks Peninsula. It is of high historical and social significance as one of the earliest remaining dwellings in the city, and for its association with William Guise Brittan, a notable early colonist involved in the establishment and the administration of the Canterbury Settlement, and with politician and local notary E. C. J. Stevens. It is of high cultural significance for its long history of use as a residence, and for its connection to the early sporting and recreational activities of European settlers. Englefield is of high architectural and aesthetic significance as an important example of an early colonial dwelling. Englefield is of technological and craftsmanship significance for the evidence it provides of 1850s colonial craftsmanship, skills, construction materials, technology and methods. Englefield is of archaeological significance for its location within a mahinga kai area associated with the Avon River, and for the potential it has to provide evidence of early European activity in the area.

## **REFERENCES:**

CCC Heritage files: 230 Fitzgerald Avenue – *Englefield*

Christchurch City Plan – Listed Heritage Item and Setting - Heritage Assessment – Statement of Significance – Englefield, 230 Fitzgerald Avenue (2011)

**UPDATED:11 MARCH 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        232 Fitzgerald Avenue / 10 Avonside Drive  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey single family home with vehicle access from Fitzgerald Avenue.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Paling fence and vegetation on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated iron roofing, brick chimneys.

ALTERATIONS

Interior divided into ground floor professional rooms and first floor apartment, date unknown.

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Mid-20<sup>th</sup> owner/occupier was Floyd Sheppard, a sharebroker (d. 1950).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME William Guise Brittan Historical Garden

ADDRESS 234 Fitzgerald Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1994-95

STYLE

Picturesque informal

PHYSICAL DESCRIPTION

Pocket park at corner of Fitzgerald Avenue and Avonside Drive with picket fence, English cottage garden planting, signage and commemorative cabbage tree (He tohu whakamaumahara o matou tipuna) north-eastern corner. Post and chain surround of ti kouka (cabbage tree) features carved pou. Replica lampposts.

CONTEXT/SETTING/LANDSCAPE FEATURES

Adjacent to Englefield Lodge, Ōtakaro Avon River and East Town Belt [Fitzgerald Avenue]

MATERIALS/STRUCTURE

Grass, cabbage tree and shrubs, timber fence and signage.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

Non-residential council reserve that pays tribute to the garden developed by the Brittans at Englefield and acknowledges history of the locale.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The garden is associated with Englefield Lodge and was officially opened on 26 November 1994 by Amanda Upham, the great-great-granddaughter of William and Louisa Brittan.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The garden is designed in an English cottage garden style to pay homage to the Brittan family's origins and the garden they developed at Englefield.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Typical of a modern council reserve.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        5 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s+

STYLE

Victorian vernacular cottage with modern addition

PHYSICAL DESCRIPTION

Single-storey cottage with bullnose veranda and two-storey northern addition.

CONTEXT/SETTING/LANDSCAPE FEATURES

Picket fence and several trees in the front yard. House occupies almost all of site.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Gabled two-car garage, two-storey addition on north side with bungalow windows.

RATING

Contributory

REASON FOR RATING

19<sup>th</sup> century cottage with double garage and two-storey addition contributes to historic and architectural values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        6 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Various [late 19 <sup>th</sup> C + ?]

STYLE

Worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

Open to the street with metal, balustrade style fencing and parking space at north-west corner.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Replacement roofing, cladding, and fenestration (c.2017).

RATING

Contributory

REASON FOR RATING

A refurbished cottage close to the street that likely dates from the late 19<sup>th</sup> century.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        7 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family home with hipped roof and shallow veranda. Carport on south elevation and lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Picket fence and open to the street.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated metal roofing.

ALTERATIONS

Replacement of veranda (between 2012 and 2017).

RATING

Defining

REASON FOR RATING

Early 20<sup>th</sup> century dwelling that illustrates the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        8 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Victorian rudimentary bay villa.

PHYSICAL DESCRIPTION

Single storey, single family house on narrow rectangular section with enclosed veranda and prominent cross-gable.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with picket fence. Direct relationship with street.

MATERIALS/STRUCTURE

Lapped and rusticated weatherboards, corrugated iron roofing.

ALTERATIONS

Enclosure of veranda, new fenestration, picket fence (date unknown).

RATING

Defining

REASON FOR RATING

Late 19<sup>th</sup> century dwelling that illustrates the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        10 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling close to the street on narrow rectangular site. Hipped roof, bullnose veranda on posts with simple brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting, with picket fence. Direct relationship with street and single garage at rear.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Possible veranda replacement, date unknown.

RATING

Defining

REASON FOR RATING

Late 19th century dwelling that illustrates the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1873

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on small section with hipped roof and straight veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden and low brick and paling fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Rear addition, date unknown.

RATING

Defining

REASON FOR RATING

A small late 19<sup>th</sup> century cottage from the earliest period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Built by cabman George Wells, after whom the neighbouring street was presumably named. This was likely the Wells family home and 17 was built for rental. Mary Ann Wells lived here in 1910.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        14 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof, straight veranda and cross-gabled extension to the rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting, with direct relationship with street; low paling fence. Garaging at rear of property.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Cross-gabled extension to rear of house? (pre-2007).

RATING

Defining

REASON FOR RATING

Late 19<sup>th</sup> century dwelling that illustrates the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        16 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s?

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof and enclosed veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting with picket fence and garaging at rear of property.

MATERIALS/STRUCTURE

Stucco, probably over timber framing, corrugated iron roofing.

ALTERATIONS

Veranda enclosed, new fenestration and stucco cladding.

RATING

Defining

REASON FOR RATING

A small late 19th century cottage from the earliest stage of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        17 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1873

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gable roof and rear lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting, with brick and picket fence. Direct relationship with street.

MATERIALS/STRUCTURE

Stucco cladding likely over timber frame, corrugated metal roofing.

ALTERATIONS

Stucco cladding, trellised entrance porch & reroofing (date unknown).

RATING

Defining

REASON FOR RATING

A small, late 19<sup>th</sup> century cottage from the earliest period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Built by cabman George Wells, after whom the neighbouring street was presumably named.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre May 2017
STYLE	
Modern vernacular	
PHYSICAL DESCRIPTION	
Single-storey, single family dwelling with gabled roof.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Picket fencing with lean-to garaging to the rear of the property.	
MATERIALS/STRUCTURE	
Lapped weatherboards & steel roofing.	
ALTERATIONS	
N/A	
RATING	
Contributory	
REASON FOR RATING	
Modern cottage in keeping with the scale and appearance of its neighbours.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        19 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Modern Neo-colonial

PHYSICAL DESCRIPTION

Two-storey, single family home on corner section with steeply pitched hip roof and vehicle access from Elm Grove.

CONTEXT/SETTING/LANDSCAPE FEATURES

Corner site with picket fence and garden setting.

MATERIALS/STRUCTURE

Rendered walls with long-run steel roof.

ALTERATIONS

Unknown

RATING

Neutral

REASON FOR RATING

Two-storey modern home that interrupts historic streetscape due to its large size and expression of higher socio-economic status.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        22 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gable roof on narrow rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with low picket fence and garaging to rear of property.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing, brick chimney.

ALTERATIONS

New fenestration and entrance door on façade (1920s?).

RATING

Defining

REASON FOR RATING

A small late 19<sup>th</sup> century cottage from the first phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        23 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof, boxed bay windows and decorative eaves brackets. Gabled addition at south-west corner has decorative façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Partially screened from street by paling fence and climbing plants. Twin cabbage trees enhance symmetry of house.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing, brick chimney.

ALTERATIONS

Gabled addition, date unknown.

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century cottage from the first phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        24 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1930s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family home with gabled roof, side entry and garaging at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Partially screened from street by planting; wire boundary fence.

MATERIALS/STRUCTURE

Stucco cladding and corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

An inter-war house that maintains the small scale and typical site coverage of first generation houses in Hanmer Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof and boxed bay windows. Similar, but less decorative, than 23 Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Partially screened from street by metal fencing and hedging.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Lean-to at rear remodelled (c.2000).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century cottage from the first phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        26 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gable roof forms and garage at rear of property. Scalloped bargeboard on cross gable.

CONTEXT/SETTING/LANDSCAPE FEATURES

Low picket fence at street front.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Gabled bay appears to be c.1945 addition to square-plan cottage.

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century cottage from the first phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        28 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1887

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family home with gabled roof and straight veranda supported by posts with decorative brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with corrugated steel fence.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century cottage from the first phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. John and Jane Storrier built this house after buying the section from John Murphy; John Storrier was a ploughman.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        29 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 <sup>th</sup> century?

STYLE

Arts and Crafts bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof, cross-gabled entrance porch and secondary dwelling at rear of property (No. 27).

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden with cement rendered fence cum retaining wall on street boundary.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roofing for principal dwelling.

ALTERATIONS

Bungalow 'makeover' of Victorian vernacular cottage (c.1910?). Secondary dwelling erected at rear of house (c.1980?).

RATING

Defining (No. 29)

REASON FOR RATING

Modified Victorian cottage that represents continuity of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        30 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hip roof on narrow rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with street front single garage; concrete nib wall.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing, brick party wall on south elevation.

ALTERATIONS

Concrete block garage at front of property (c.1980?).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup>/ early 20<sup>th</sup> century cottage from the first phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flats  
ADDRESS                        1/31 & 2/32 Hanmer Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1970s

STYLE

Modern ranch

PHYSICAL DESCRIPTION

Three-part building accommodating two units with two-storey section flanked by single storey wings. Gabled roof forms and front unit addresses the street with side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

Abuts southern boundary of Louisa Chandler Lane with minimal garden setting and street-front paling fence.

MATERIALS/STRUCTURE

Concrete block, vertical timber boarding, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Neutral

REASON FOR RATING

Semi-detached late 20<sup>th</sup> century housing in compatible style and form to adjacent housing.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        34 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hip roof on narrow rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with off-street parking bay only; low masonry wall and hedging.

MATERIALS/STRUCTURE

Stuccoed walls on probable timber frame, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup>/ early 20<sup>th</sup> century cottage from the first phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        35 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s/1880s?

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on narrow rectangular site, which abuts northern boundary of Louisa Chandler Lane. Double gable roof and cross-gabled bay at front.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with direct relationship to street; low concrete nib wall on road boundary and framing steps and side path.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Bungalow 'makeover', including shingled gable end, porch detailing and new fenestration in front bay (1920s?).

RATING

Defining

REASON FOR RATING

Late 19<sup>th</sup> century dwelling, albeit modified, that illustrates the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        36 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s?

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on small section with gabled roof, rear lean-to and entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden partly obscured by recent board and batten fencing over low concrete wall.

MATERIALS/STRUCTURE

Rusticated timber weatherboards, corrugated iron roofing.

ALTERATIONS

Casement-and-fanlight type fenestration (1920s?).

RATING

Defining

REASON FOR RATING

Late 19<sup>th</sup> century dwelling that illustrates the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        40 Hanmer Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s/1880s? +

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with multiple gabled roof forms and vehicle access and garaging off Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Corner site; shrubbery and post and rail fencing screens house from street.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Extended to north and south, including attached garage on south elevation (1990s?).

RATING

Defining

REASON FOR RATING

Late 19<sup>th</sup> century dwelling with later 20<sup>th</sup> century extensions that illustrates the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

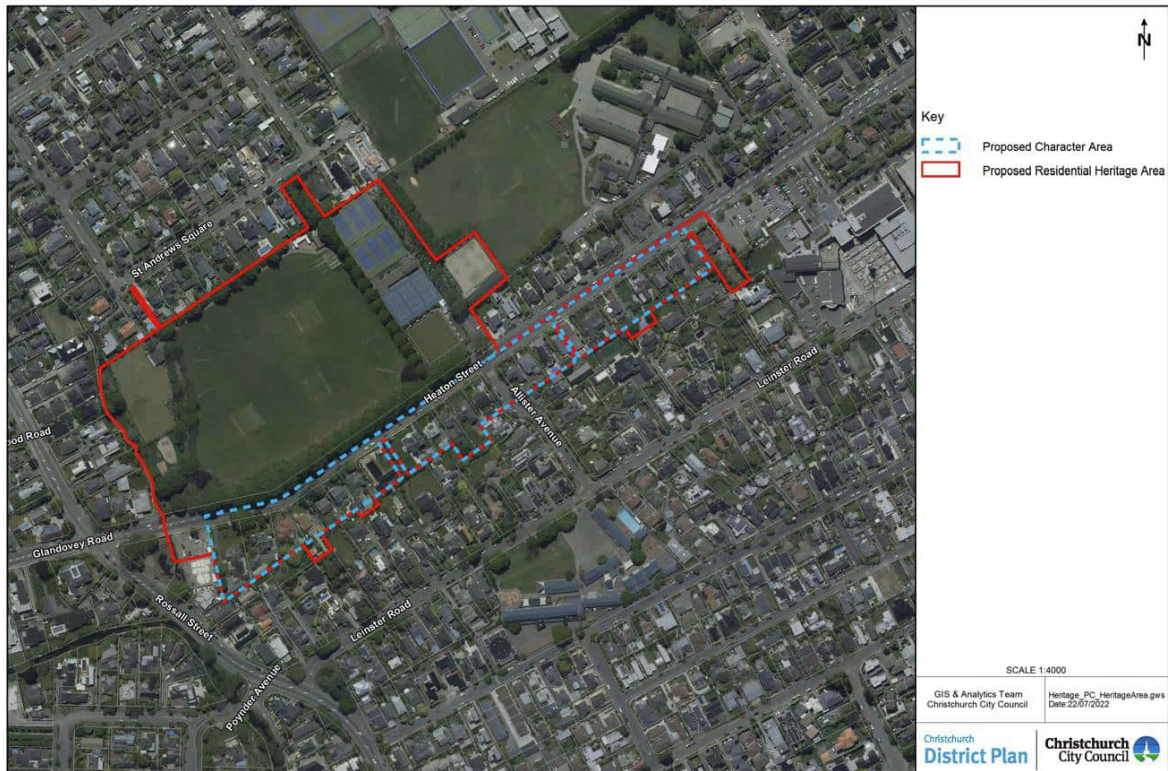
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

# CHRISTCHURCH DISTRICT PLAN

## HEATON STREET RESIDENTIAL HERITAGE AREA RECORD FORM

### Location



Date 22/7/2022. Please refer to the District Plan for the most up to date mapping for the area.

The Heaton Street Residential Heritage Area (RHA) extends along the south side of the roadway, encompassing numbers 16 and 122 (inclusive); it includes Elmwood Park. The area is bounded to the west by Taylor's Drain and to the east by the grounds of St George's Private Hospital. Houses accessed from Heaton Street but situated on rear lots are not included in the RHA.

### Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Taonga lists three houses within the heritage area: 70, 74 and 98 Heaton Street. The same buildings are also individually scheduled items in the Christchurch District Plan.

Elmwood Park is also a scheduled heritage item. It is noted that the scheduled tree entered as T144 in the District Plan is actually located at 194 Rossall Street, not 16 Heaton Street as recorded.

### Christchurch District Plan Zoning

The RHA is zoned Residential Suburban Zone. Elmwood Park is zoned OCP (Open Space Community Parks Zone).



## Summary of Heritage Values

This RHA is comprised of 27 residential properties located on the south side of Heaton Street, between Taylor's Drain in the west and St George's Private Hospital in the east. Once part of the Rhodes family's 'Elmwood' Estate, the area embodies historic, social, cultural and architectural values as a place of upper-middle class habitation. Contextual values are embodied in Elmwood Park and the mature gardens in which the dwellings are set.

Taylor's Drain is a tributary of the Wairarapa Stream, which was a Ngāi Tūāhuriri kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place). Once part of a notable Canterbury settler family's Christchurch holding, Heaton Street represents many of the historic values to be found in the suburb of Fendalton as a whole.

The subject properties were formed by two subdivisions, undertaken in 1914 and 1919, and the area has retained a large number of architecturally-designed English Domestic Revival style houses that were built in the later 1910s and 1920s. Generally, the sections and houses are large, conveying the impression of an affluent enclave that has been home to wealthy individuals including company directors, professionals and merchants, as well as former Christchurch Mayor, Sir Hamish Hay, over the years.



Detail from Part of city of Christchurch, 1926. CCLMaps 365579.

## History of Subdivision and Development

The western boundary of the RHA is formed by Taylor's Drain, which runs into the Wairarapa Stream beneath Rossall Street. 'The Wairarapa Stream is a tributary of the Ōtākaro (Avon River) in Christchurch. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Wiremu Te Uki and others from Ngāi Tūāhuriri recorded Wairarapa as a kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place). Kāuru (root of the tī kouka), aruhe (bracken fernroot), inaka (whitebait), tuna (eels) and kiore (Polynesian rat) were all gathered here.'<sup>1</sup>

<sup>1</sup> <https://www.kahurumanu.co.nz/atlas>

Heaton Street was developed as a residential street in the mid-1910s. The land on which the street was formed had been part of the 'Elmwood' Estate belonging to the Rhodes family. Robert Heaton Rhodes purchased the 50 acres of rural section 142 from TS Duncan in 1866. The first house on the property, located where Heaton Intermediate School is now sited, was known as 'Elmwood'. It was designed by Frederick Strouts and built in 1868. The house was rebuilt in 1882-84 following substantial damage caused by a fire.

After the death of Robert Heaton Rhodes (1815-84), his wife Sophia, along with their son, also Robert Heaton but known as Heaton, continued to live at 'Elmwood'. In 1895 Heaton moved to his new house 'Otahuna', near Tai Tapu. After the death of his mother in 1906, Heaton Rhodes continued to maintain 'Elmwood' and its grounds for four decades.

'Elmwood' stood in very extensive grounds, comprising the original rural section 142 and parts of adjoining rural sections, 133 and 242, which the Rhodes family had also acquired. The house was no longer permanently occupied from 1906; at this time Heaton began to sell off parts of the estate.

In 1914 the first subdivision (DP 4014) created a line of sections on the south side of Heaton Street from the Papanui Road corner down to the corner of what became Allister Avenue.

In the same year Rhodes also subdivided the block of land between Papanui Road and Circuit Street (DP 4109); the western side of Circuit Street remained part of the Elmwood Estate. Not all the sections of these two 1914 subdivisions sold immediately, but within five or six years of the end of World War I most had dwellings on them.

After World War I Rhodes subdivided the south side of Heaton Street from Allister Avenue to Strowan Road (DP 5160). Allister Avenue was formed in 1920 after Rhodes transferred Lot 1 of DP 5160 to the Mayor, Council and citizens of Christchurch.

The north side of Heaton Street, from the boundary of Elmwood Park running east to the corner of Circuit Street was not subdivided for another 20 years. However, as early as 1912, Heaton Rhodes had begun negotiations to sell the polo paddocks of the 'Elmwood' Estate to the City Council to form a park.

Negotiations were protracted over several years, partly because the Council wanted Waimairi County to contribute to the purchase of the proposed park. It was not until 1927 that the boundaries of the park with an area of 14 acres, 2 roods and 38 perches in total were defined (DP 8229). The area had, however, been in use for public recreation for several years before this.

Although the area was affected by the 2010/2011 Canterbury earthquakes, most of the houses in the area survived the earthquakes and have since been refurbished and reoccupied. All have retained their residential purpose within an inner-suburban neighbourhood that is minutes away from the central city and well served by recreational and educational amenities.



'Parkdale' at the corner of Heaton and Rossall Streets in 1932 (demolished). CCL.

### Historic Names and Uses

The name of the street and the park located on its northern side, both originate with the Rhodes family, who were early colonial settlers. After emigrating from Yorkshire in 1850, Robert Heaton Rhodes and his two brothers, William Barnard and George, prospered as traders and landowners.

Robert chose the name 'Elmwood' for his estate on Papanui Road. The name is now associated with a neighbourhood, a school, a street and a park; all located on land that was once part of the Rhodes' rural property.

Heaton was the maiden name of the Robert Heaton Rhodes' mother Theodosia; it was her grandson Robert Heaton Rhodes, Robert's son, who subdivided the land which makes up the RHA.

Robert Heaton Rhodes junior (1861-1956) was a notable figure in Canterbury life. A member of the province's wealthy landed elite, he was known for his philanthropy and had a distinguished career as a politician.



'Elmwood' in 1899. The house was located on the north side of Heaton Street, near Circuit Street; it was demolished in 1954 to make way for Heaton Intermediate School. IMG0022, CCL.



## Distinctive Physical Characteristics

- Heaton Street is a busy suburban through-road, running from the Glandovey Road/Rossall Street/Strowan Road intersection in the west to Papanui Road/Innes Road in the east. The RHA is bisected by Allister Avenue.
- Elmwood Park is an established suburban park with notable trees and Taylor's Drain, a tributary of Wairarapa Stream, on its western boundary.
- In Heaton Street most of the properties have substantial walls or fences providing a strong point of demarcation between private and public domains.
- Materials used within the sites and on the dwellings vary and include stone, brick, timber, shingles and iron, with a high level of architectural detailing on the dwellings.

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social association with the Rhodes family and its early 20<sup>th</sup> century development as an upper-middle class residential street. Cultural values are associated with the way of life of the area's former residents. The architectural and aesthetic values of the area arise from its predominant early 20<sup>th</sup> century, English Domestic Revival style dwellings, many of which were designed by prominent Christchurch architects the England Brothers. The craftsmanship value of the houses is generally typical of the period in which they were built. The combination of Elmwood Park, established in 1913 and protected for its heritage values, and the mature garden settings of the houses generate contextual values. The area has the potential to reveal archaeological values in relation to the residential development of the area in the early 20<sup>th</sup> century and earlier mana whenua and pastoral uses of the land and waterways.

## Historical/Social

The RHA has historic and social significance due to its close association with the Rhodes family, particularly Robert Heaton Rhodes and his son of the same name.

For some years prior to the subdivisions undertaken between 1914 and 1938, 'Elmwood' Estate was an 'island' of undeveloped land surrounded by residential development. It was then progressively developed in stages.

The successive subdivisions appear to have reflected Heaton Rhodes' wish to create an 'exclusive', upper-middle class residential area. It was reported in 1934 that when 'Heaton Street was formed an arrangement was made whereby only buildings reaching a certain standard should be erected there. The result has been to make Heaton street one of the most fashionable residential areas in Christchurch'.<sup>2</sup>

The original male primary householders in the RHA were mostly business leaders, such as company owners, directors and managers, and professional people, particularly doctors, dentists, accountants, lawyers and engineers. Sir Hamish Hay (1927-2008), the longest serving mayor of Christchurch (1974-1989), lived with his family at 70 Heaton Street.

---

<sup>2</sup> Press 28 April 1934, p. 10.



The former home of Sir Hamish and Lady Hay, 70 Heaton Street. Dr A McEwan

The RHA thus affords physical evidence of social stratification in Christchurch and of residential segregation by class. Heaton Street was, and remains, a prestigious street and the affluence of those living on it is reflected in the size, materials and the use of prominent architects in the design of the houses.

#### Cultural/Spiritual

The RHA has cultural value as a demonstration of the way of life of its past and present residents. The uniformity of the houses in terms of their size and design is matched by the consistency in the higher socio-economic status of their occupants.

#### Architectural/Aesthetic

The houses in the RHA have architectural and aesthetic value related to the overall consistency and authenticity of their age and style. While the Rhodes subdivisions were laid out in a rectilinear pattern common to most parts of Christchurch, the generous sections and large houses set it apart and signify it as being an affluent neighbourhood.

The two south side subdivisions, of 1914 and 1919, led to a substantial number of large two-storey English Domestic Revival style houses being built in the years during and immediately after World War I. The majority of these houses were designed by a single firm of architects, the England Brothers. The firm was responsible for 70 Heaton Street, for example, which was built for Marjorie and Claude Ferrier in 1925.

A small number of single-storey houses contribute some variety to the streetscape, while a handful of contemporary homes maintain the predominance of two-storey dwellings. In addition to the area's well-preserved houses, extensive and well-maintained gardens contribute to its aesthetic values.



Entrance to Elmwood Park. Dr A McEwan.

### Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. English Domestic Revival style homes are generally of timber construction and feature the use of shingles and weatherboards. A number of brick chimneys, which failed during the Canterbury earthquakes, have been rebuilt but slate roofs have been retained in a number of cases.

### Contextual

The contextual value of the area arises from the historic development pattern embodied in the street and neighbouring park. Mature trees in Elmwood Park complement those within the established garden settings of the houses within the RHA. The trees that run along the southern boundary of the park contribute to the distinctive urban form of the western portion of the RHA, in which two-storey dwellings predominate.

### Archaeological

The area has potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to mana whenua activity and historic rural uses.

### Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

Geoffrey W. Rice *Heaton Rhodes of Otahuna The Illustrated Biography* (Canterbury University Press, Christchurch, 2001)

Rodney Wells and Vicky Heward *Christchurch Heritage Houses* (Caxton Press, Christchurch, 2004)

Rupert Tipples *Colonial Landscape Gardener: Alfred Buxton of Christchurch, New Zealand 1972-1950* (Lincoln College, 1989)

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Heaton Street houses. Dr A McEwan.

#### Schedule of Individual Items to be included in the RHA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Elmwood Park	Heaton Street	No	Defining [Scheduled item # 243]
House	16 Heaton Street	No	Neutral
House	26 Heaton Street	No	Defining
House	30 Heaton Street	No	Defining
House	32 Heaton Street	No	Contributory
House	34 Heaton Street	No	Defining
House	36 Heaton Street	No	Defining
House	42 Heaton Street	No	Defining
House	46 Heaton Street	No	Defining
House	50 Heaton Street	No	Neutral
House	62 Heaton Street	No	Defining
House	64 Heaton Street	No	Defining

House	68 Heaton Street	No	Defining
House	70 Heaton Street	Yes List entry # 3713	Defining [Scheduled item # 245]
House	74 Heaton Street	Yes List entry # 3716	Defining [Scheduled item # 246]
House	80 Heaton Street	No	Defining
Vacant lot	82/84 Heaton Street	No	Intrusive
House	86 Heaton Street	No	Neutral
House	88 Heaton Street	No	Neutral
Unit	92 Heaton Street	No	Neutral
Unit	92A Heaton Street	No	Neutral
House	98 Heaton Street	Yes List entry # 3714	Defining [Scheduled item # 1364]
House	102 Heaton Street	No	Defining
House	108 Heaton Street	No	Defining
House	112 Heaton Street	No	Defining
House	116 Heaton Street	No	Defining
House	118 Heaton Street	No	Neutral
House	122 Heaton Street	No	Defining

## Key for the Contribution to the HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*



Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*






Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are




inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

#### INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES




FEATURE	DESCRIPTION	
Open space	Elmwood Park, rectangular in shape, with specimen trees planted on its perimeter, an open central playing area (used, typically, for rugby in winter and cricket in summer) and provision of a children's playing area and for such facilities as tennis courts and bowling greens (both present at Elmwood Park on its eastern boundary).	
STREAMS	Taylor's Drain, a tributary of Wairarapa Stream, adjacent to Elmwood Park	
CEMETERY	N/A	



LANDMARKS	Refer to Open Space	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	<p>Variety of domestic gates and pillars (Rating: Contributory)</p>     <p>Variety of domestic gates and pillars (Rating: Neutral)</p>  <p>Variety of domestic gates and pillars (Rating: Intrusive)</p>	
PATHS	N/A	
STRUCTURES	N/A	
FENCES	Variety of fences (Rating: Neutral)	

	Variety of fences (Rating: Intrusive)	
WALLS	<p>Variety of walls (Rating: Contributory)</p> <p>Variety of walls (Rating: Neutral)</p> <p>Variety of walls (Rating: Intrusive)</p>	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	N/A	
LIGHTING	Fabricated steel arm oclyte (Rating: Neutral)	
STREET	Heaton Street , a through street with simple form, straight, footpaths both sides, ongoing road widening at key intersections (Rating: Neutral)	
• WIDTH	Heaton Street 14m carriageway and 20m road reserve (Rating: Neutral)	
• ALIGNMENT AND LAYOUT	Both streets are straight (Rating: Contributory)	
• MATERIAL	Asphalt (Rating: Neutral)	
• KERB AND CHANNEL	Heaton Street standard from 1950 to 2005 (Rating: Neutral)	



• FOOTPATH	Heaton– footpaths both sides, asphalt (Rating: Contributory)	
• BERM	Berms only from 16 to 92 Heaton Street (Rating: Neutral)	
Street trees	N/A	
• CLUSTER	N/A	
• AVENUE	N/A	
• INTERMITTENT	N/A	
• SIZE	N/A	
• SPECIES	N/A	
Garden planting	N/A	
<i>Private Realm Features</i>		
MATERIALS	Timber, brick, stone (Rating: Contributory)  Masonry, concrete, iron (Rating: Neutral)	
BUILDING SETBACK	Heaton Street predominantly 7-10m south side (Rating Primary), north side variable largely because of garages in front yard (Rating: Intrusive).	
ANCILLARY BUILDINGS	Heaton Street garages built in conjunction with the houses (Rating: Neutral)  Heaton Street front yard garages (Rating: Intrusive)	 
TREES	Variety of large scale, predominantly exotic deciduous trees (Rating: Contributory)	

		
VEGETATION	Variety of garden planting throughout (Rating: Contributory)	
VIEWS	Elmwood Park (Rating: Primary)	

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 243  
*ELMWOOD PARK* – 83, 83A-C HEATON STREET,  
CHRISTCHURCH**



**PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014**

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Elmwood Park has historical and social significance due to its association with the Rhodes family, its transformation from a private estate to a suburban park, and for its use by various sporting codes and the local community for almost 100 years.

The grounds of Elmwood Park were originally part of the Rhodes estate; the residence known as Elmwood was on the site now occupied by the Heaton Normal Intermediate School and the park occupied the former estate's extensive garden and orchard.

Before moving to Purau in the 1860s, Robert Rhodes had built a house on 50 acres of land, naming the property Elmwood after the English Elm trees that lined the Papanui Road

boundary. Rhodes planted most of the trees in the grounds in 1867 including many imported species which were not in common cultivation in Canterbury at that time (Barnett, 1946). In 1882 the dwelling burned to the ground; however Elmwood's trees, shrubs and orchard were uninjured (*The Press*, 23 November 1982, p 2). Two years later a replacement dwelling was built within the existing established landscape. Robert Rhodes died in 1884 and the property was left to Robert's son Heaton Rhodes, a well-known lawyer, runholder and politician who completed the redevelopment of the estate although he lived on his country estate at Tai Tapu.

Heaton Rhodes, began to subdivide the Elmwood estate in the early years of the 1910s and in 1911, a group led by the Christchurch Mayor Thomas Taylor, determined to acquire a portion of the estate for use as a suburban park for the residents of St Albans, Papanui and Fendalton as well as the children attending Elmwood School. In 1919, a block of 6.07 hectares of the estate's ornamental grounds was acquired as part of a joint purchase by Christchurch City Council, the Government and Waimairi County Council. Christchurch City Council raised a loan of £1000, the Government of the day agreed to contribute £1,000 and Waimairi County Council contributed £1,152 towards the cost of laying out the park.

As part of the development of the park Heaton Street was formed. Allister Avenue was also formed to allow public access to the park from Leinster Road. The land for this was donated by local resident Charles Wood (95 Leinster Road).

James Young, Curator of the Christchurch Botanic Gardens and Superintendant of Reserves was responsible for the overall park layout and his early plant selections for the park included Plane, Horse Chestnut and White Beam. In addition a number of large Lime trees were transplanted from St Albans Park. Paths and sports fields for rugby and cricket were formed between 1922 and 1923, three asphalt tennis courts were formed in 1924 and a tennis pavilion was constructed on the park's eastern side in 1926. A children's playground was established on the western side of the park in 1925 and in c.1927 a bowling green was laid out near the tennis courts in a location originally intended for a lake. A croquet pavilion, associated with established croquet lawns, was completed in 1929. An iron post and chain fence previously used on Victoria Square was erected on the park's Heaton Street frontage in 1924 and ornamental iron gates from Canterbury Hall were erected at the main park entrance on Heaton Street at its intersection with Allister Avenue in c.1925. Halswell stone pillars and a low stone wall were constructed as part of this main entrance.

In 1933, as part of the City Council's scheme to encourage children to plant and care for trees in parks near their schools, pupils from Elmwood School planted several dozen trees in the park. Species included oak, elm, rowan and plane as well as roses. One year later a commemorative tree was planted in the park by pupils to mark the Royal Jubilee. Other plantings by the Reserves Department prior to 1950 included copper beech, red oak and golden ash.

In the late 1930s Heaton Rhodes further subdivided his estate, and gifted a long narrow strip of land on the eastern boundary of the park to the city to protect the stand of Elms that it contained. This block was surveyed in 1938 and formally added to the park in 1942. This area today contains the driveway and parking. A further block to the east of this area was added to the park in 1945 to allow the expansion of the bowling club.

Today the 6.47-hectare block consists of sports fields and associated sports buildings, a children's playground, a tree-lined perimeter path, gates and a low chain and post fence on the Heaton Street boundary. For nearly 100 years Elmwood Park has provided a meeting

place and recreational sports grounds for the local residents, school pupils and people of neighbouring suburbs.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Elmwood Park has cultural significance as it reflects the importance of public recreation to the people of Christchurch, and its name commemorates its previous history as part of the Rhodes estate. The park is used for sport and general recreation, including croquet, tennis and cricket. It is the home ground for the Old Boys Collegians Cricket Club, one of seven affiliated clubs that use the park and have formed the Elmwood Club to collaborate in their sporting and social activities. Elmwood Park also has cultural significance by virtue of its use as a landscape of commemoration through the planting of the Jubilee memorial tree in 1934, and as a site used by Christchurch City Council as part of their scheme to instil a sense of tree awareness in the city's youth.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Elmwood Park has aesthetic significance due to its balance of large mature trees and open expanse of green space. The park was designed to accommodate both active and passive recreation with a large open grassed area and a perimeter walk edged with mature trees including Lime, Elm Ash and many other species. The croquet club to the west, and the tennis and bowling clubs in the east of the park are screened by mature trees. A diagonal section to the northwest with a stream boundary (Cross Stream) and screened with mature trees contains a playground.

The park contains a number of pavilions built to serve the various sporting codes who utilize the grounds. The cricket club constructed a pavilion in 1957, which was extended in 1980 (Griffiths Moffat and Partners) and 1990 (Ross). The bowling club constructed a large replacement pavilion on a new site (the 1945 block) in 1962 (Donnithorne), which was extended in 1974 (Donnithorne) and altered in 1996 and 1999. The tennis club constructed a large replacement pavilion in 1963, which was extended in 1983 (Pascoe Linton Sellars) and altered in 2008. The croquet club built a replacement pavilion for their 1929 building in 1997. The 1957 cricket pavilion (but not the later additions) was demolished as a consequence of damage sustained in the Canterbury earthquake sequence of 2010-2011. The bowling pavilion also sustained serious damage in the earthquakes and whilst extant as of writing, is slated for demolition. As part of the Replacement District Plan process the four sports buildings were excluded from the heritage listing.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

Elmwood Park has technological and craftsmanship significance for the construction method, materials and detailing of its ornamental landscape fabric which predates the park's

development, namely surviving posts from Victoria Square, the Halswell stone fence and iron gates. It also has value for the evidence it may contain relating to past landscape and horticultural practices. The park contains remnant plantings from its former use as a private 19<sup>th</sup> century residential landscape and early plantings from its initial establishment as a public park, and therefore serves as an arboricultural record of plant fashions in the 1860s and during its early development.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

Elmwood Park has contextual significance as a local landmark on a busy Christchurch residential street. The park encompasses a large rectangular block bordered by Heaton Street and Heaton Normal Intermediate School to the east and residential properties that are accessed from Strowan Road and St Andrews Square to the west and north. Only the Heaton Street boundary addresses the street itself. At a wider scale the park relates to other suburban parks in the city which were created from the grounds of 19th century residences, such as Abberley, Woodham, Risingholme, Beverley and Burnside.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Elmwood Park is of archaeological significance for the potential to provide archaeological evidence of human activity, including that which pre dates 1900. The site functioned as a private residence with developed ornamental grounds from the mid 1860s

## **ASSESSMENT STATEMENT**

Elmwood Park is of overall significance to Christchurch, including Banks Peninsula. The park has historical and social significance due to its association with the Rhodes family, its acquisition by the city for use as a suburban park, and its development from a private estate to a public park by James Young, Curator of the Christchurch Botanic Gardens and Superintendant of Reserves. Elmwood Park has cultural significance as it reflects the importance of open public spaces to the people of Christchurch and the growing recognition of the need for children's suburban playgrounds. The park also has cultural significance as a site of commemoration. Elmwood Park has aesthetic significance for its balance of open greenspace and large mature trees. The park has technological and craftsmanship significance for its ornamental landscape fabric (surviving posts from Victoria Square, the Halswell stone fence and iron gates) which predates the parks development. It also has technological value for the evidence it may contain relating to its arboriculture record. Elmwood Park is of contextual significance as a local landmark on a busy Christchurch residential street, and of archaeological significance because it has the potential to provide archaeological evidence relating to human activity, including that which pre dates-1900.

## REFERENCES:

CCC Heritage File, Elmwood Park

<http://www.elmwoodclub.co.nz>

The History of the Parks, Gardens and Reserves under the control of the Christchurch City Council, 1952, Assorted History Files, CH377, Box 52, CCC Archives

Barnett, M. J. (1946) Banks Lecture: The History and Development of Tree Planting in Canterbury

CH335, Box 8, Abattoir and Reserves Committee Reports 1939-1945

CH335 Box 8 Reserves Committee Reports March 1939-March 1945, CCC Archives

CH335 Box 9 Reserves Committee Reports April 1945 -March 1949, CCC Archives

CH335 Box 18 Reserves Committee Reports July 1949 – November 1952, CCC Archives

CH380 Abattoir and Reserves Committee Reports 1947 – 1950, CCC Archives

‘Elmwood Park: Private owners generous gift’, *The Press*, 17 April 1919, p 6

Games Areas: Use of the City Parks and Reserves, *The Press*, 18 February 1930, p 10

“Trees and Parks: encourage interest of school children”, *The Press*, 4 August 1933, P 8

**REPORT DATED: 12 MARCH 2015, REVISED 30/11/2015, 29/03/2017**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        16 Heaton Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	CoLab Architecture
DATE OF CONSTRUCTION	2019-20

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-storey dwelling with rectangular footprint; gabled and sawtooth roof forms. Large windows set into roof spaces.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is situated close to the road boundary behind a board and batten timber fence. Taylor's Drain runs along the western boundary of the property.

MATERIALS/STRUCTURE

Fibre-cement panel cladding, steel roofing, aluminium fenestration.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house is one of three built on the large lot at the corner of Heaton and Rossall Streets after the previous dwelling, 'Parkdale', was demolished following the Canterbury earthquakes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is an architecturally-designed, single-family home that is in keeping with the architectural values of the area. Although it is a single-level dwelling, the building's roof forms respond to the predominance of two-storey houses within the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Otley house

ADDRESS                        26 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1925

STYLE

Arts and Crafts Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Casement-and-fanlight type fenestration with leaded panes. Hip-roofed garaging at the rear of the property.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set well back from the street within a mature garden; a solid masonry wall marks the road boundary of the property. Garaging is accessed via a driveway along the western boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboards, stone, brick, slate roof.

ALTERATIONS

Alterations & additions to rear of house / south elevation (later 1990s?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and, although altered somewhat, retains much of its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was likely built in c.1925 for Harold and Lulu (nee McMurray) Otley, who married in 1924. Harold Otley (1899-1974) was a timber merchant and the Otleys' garden won the B class category in the Canterbury Horticultural Society's garden competitions in 1932 and 1934.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. Although it is a single-level dwelling, the style and materials of the former Otley house are consistent with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

*Press* 7 December 1932, p. 13.

*Star* 7 December 1932, p. 5; 15 February 1934, p. 5; 16 February 1934, p. 5.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

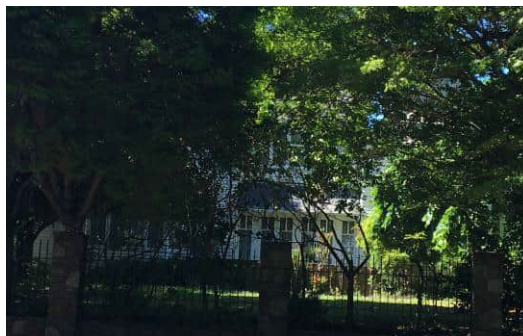
CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Green / Hill house

ADDRESS                        30 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1922

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and multiple hipped and gabled roof forms. Façade features a central hipped section, framed by gabled wings. Shingled gable ends and faceted bay windows. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the street within a mature garden setting. A stone pier and metal panel fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Rear extension (later 1980s?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has largely retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built by Julia Green (nee Louisson), a widow, in 1922 and then purchased three years later by Herbert and Eileen (nee Lascalles) Hill. The Hills had married in 1924 and had four children. Herbert Hill (died 1962) was a wool broker and, by 1936, President of the NZ Wool Buyers' Association. The house remained in Hill family ownership until 1962; it has since passed through a number of other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Akaroa Mail & Banks Peninsula Advertiser* 24 November 1936, p. 3.  
*Lyttelton Times* 18 March 1901, p. 1.  
*Press* 7 April 1962, p. 13.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Gresham house

ADDRESS                        32 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Later 1940s

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set in the middle of its lot, within a mature garden setting. A timber paling fence marks the road boundary and access to the stand-alone garage is via a driveway running along the eastern boundary.

MATERIALS/STRUCTURE

Brick, timber, tiled roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

The house was built after World War II and thus represents a later phase in the street's development.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160). The site remained vacant until the later 1940s; Frederick Gresham, a dentist, was in residence by 1950.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house makes a contribution to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

## Christchurch

The house dates to the interwar period and has largely retained its original form and features.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for James Seymour, a fruiterer, in c.1922. James and Clara (nee Essex) Seymour married in 1904 and had two children; James successfully ran for Fendalton Riding of the Waimairi County Council in 1923. By 1926 Arthur Harvey was in residence at #34 and since the 1930s the house has passed through a number of other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Star* 5 April 1924, p. 6.  
*Press* 2 May 1923, p. 13.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Ogilvie house

ADDRESS                        36 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1921

STYLE

Bungalow

PHYSICAL DESCRIPTION

A two-storey dwelling with square footprint and gabled roof forms. Gable and hip-roofed dormers on principal, north-facing elevation. Exposed rafters and casement-and-fanlight type fenestration. Driveway to stand-alone garage runs along the eastern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centred on its lot within a mature garden setting. A low, picket fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for Donald Ogilvie, a company manager, in 1921. Ogilvie had married (Laura) Gertrude McIlroy in 1911 and the couple had one daughter. By 1930 the house was the home of Arthur and Amy Wilkinson; it has since passed through a number of other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

*Star* 19 January 1922, p. 7.

*Press* 20 June 1922, p. 2.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Craythorne / Parkinson house

ADDRESS                        42 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown [Alfred Winterbourn, builder?]

DATE OF CONSTRUCTION

c.1925

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey house with rectangular footprint and gabled roof forms. Principal, north-facing elevation has cross-gabled bay flanked by first floor sunroom above enclosed entrance porch with random rubble stone piers. Boxed and faceted bay windows with casement-and-fanlight type fenestration; decorative braces at eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located close to the road boundary, which is marked by a solid timber paling fence. The house is very similar to that located at 46 Heaton Street.

MATERIALS/STRUCTURE

Timber framing and cladding, stone detailing, brick chimneys, corrugated metal roof.

ALTERATIONS

Extension to south elevation (pre-2000); brick chimneys reinstated (c.2013?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has largely retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for Charles Craythorne, a retired farmer, in c.1925. Craythorne had married Daisy Iles in 1900 and the couple previously farmed at Yaldhurst. By 1930 Ada (nee Parish) and John Parkinson were in residence; the Parkinson family occupied the house through the 1930s. By 1950 the house home to Elizabeth Gorton; it has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Akaroa Mail & Banks Peninsula Advertiser* 12 December 1939, p. 2.  
*Oxford Observer* 21 April 1894, p. 2.  
*Press* 11 March 1950, p. 2.  
*Star* 11 May 1925, p. 9.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Barrow house

ADDRESS                        46 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown [Alfred Winterbourn, builder?]

DATE OF CONSTRUCTION

c.1925?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey house with square footprint and hipped and gabled roof forms. Principal, north-facing elevation has cross-gabled bay flanked by first floor sunroom above entrance porch with random rubble stone piers. Boxed and faceted bay windows with casement-and-fanlight type fenestration; decorative braces at eaves and shingled gabled ends and sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set near the road boundary, which is marked by an ivy-clad brick and timber paling fence, within a mature garden setting. The house is very similar to that located at 42 Heaton Street.

MATERIALS/STRUCTURE

Timber framing and cladding, stone detailing, brick chimney, slate roof.

ALTERATIONS

Chimney reinstated (c.2013?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and first acquired by William Midgley in November 1923. The property was owned by Alfred Winterbourn, a builder, between November 1924 and August 1925, suggesting that it may have been built by Winterbourn for its first residents, Annie (nee Wright) and Thomas Barrow. The couple had married in 1911 and had five children. Thomas (c.1877-1966) was a butcher with premises in Armagh Street; the family previously lived in Westminster Street. Since 1947 the house has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 9 April 1966, p. 16.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        50 Heaton Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Troy Dunnage, builder
DATE OF CONSTRUCTION	2018

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey building with L-shaped footprint and gabled roof forms. Driveway providing access to garaging runs along the western boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is close to the road boundary behind a timber paling fence (retained from earlier house) and hedging.

MATERIALS/STRUCTURE

Vertical timber cladding, ribbed steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house was built after the original dwelling on the site (early 1920s) was demolished.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home that is in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Wood house

ADDRESS                        62 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

[England Brothers, architects?]

DATE OF CONSTRUCTION

c.1923

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Half-timbering in gable ends, casement-and-fanlight type fenestration. Curved brackets frame ground floor porch on north elevation; exposed chimney on east wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is near the road boundary, which is marked by a timber paling fence.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Extensions to north elevation (later 1980s?). House reclad, first floor porch remodelled, side entrance porch removed, chimney on east wall reinstated (2017).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and, following its 2017 restoration, largely retains its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built as a retirement home for Amy (nee Brett) and Walcot Wood, a merchant; the latter (1864-1934) was a son of William Wood of Wood's Mill. Walcot Wood's funeral in September 1934 was attended by a large number of many people; a photograph of the funeral cortege was published in the *Star*. The house remained in Wood family ownership through the 1930s; it has since passed through other hands. The house was extensively reclad and restored in 2017.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. The house's styling suggests that the England Brothers, the firm by now being carried on by Eddie England, may have designed it.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Ashburton Guardian* 17 September 1934, p. 6.  
*Press* 18 April 1923, p. 16; 19 September 1934, p. 5.  
*Star* 18 September 1934, p. 7; 4 May 1935, p. 11.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Stubberfield house

ADDRESS                        64 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown architect

DATE OF CONSTRUCTION

c.1936

STYLE

Arts and Crafts Bungalow

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with rectangular footprint and composite pyramidal/mansard roof. Shed dormer on principal, north-facing elevation over central entry with semi-circular hood and pilasters. Boxed bay windows flank entry, shingled dormer and gable ends; hip-roofed bay on west wall. Driveway accessing stand-alone garage runs along eastern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the street behind a timber paling fence.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roof.

ALTERATIONS

Tile roof replaced with corrugated metal; chimney reconstructed (2000s?).

RATING

Defining

REASON FOR RATING

Although the house was built in the 1930s, it maintains the heritage values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) but it was not erected until c.1936 for [Evelyn] Maud (died 1949) and Harry Stubberfield (c.1878-1957); the latter was a timber merchant. The property was sold in 1957, after Henry Stubberfield's death; at the time it was described as an architecturally-designed home. The house has passed through a number of other hands since 1957.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. Although it is a mid-1930s dwelling, the style and materials of the former Stubberfield house are consistent with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Star* 7 July 1933, p. 8.  
*Press* 21 September 1957, p. 27.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for Rosa and Abraham Hollander (1899-1952); the latter was managing director of a clothing company and office holder of the Royal Christchurch Musical Society. Abraham Hollander had immigrated from England with his parents in 1910 and became a naturalised New Zealand in 1938; the family was originally from Romania. He married Rosa Siegel in 1923 and the couple had four children. The Hollander family remained in possession of #68 into the 1950s; the house has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
Press 19 June 1952, p. 8.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 245  
*DWELLING AND SETTING*— 70 HEATON STREET,  
CHRISTCHURCH**



**PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The house at 70 Heaton Street is of historical and social significance as one of a number of substantial architecturally-designed homes built in Heaton Street after it was subdivided in 1914-1919 from Robert Heaton Rhodes' estate. The section was sold to Leonard Barnett Young in 1920 before being sold, in the mid-1920s, to Marjorie Reka McDougall, daughter of Robert McDougall, the benefactor of the McDougall Public Art Gallery. Marjorie McDougall married Claude Jack Ferrier in 1925 and the house was built for the newly married couple.

Marjorie Ferrier was a well-known philanthropist and community worker whilst her husband, a wool buyer, was well known as a businessman and Christchurch benefactor. Among other contributions to the city the Ferriers donated the Ferrier Fountain to the Christchurch Town Hall. In 1961 the dwelling was sold to Hamish Hay, who was the son of Sir James Hay, a noted philanthropist and founder of the well known department store Hay's Ltd. Hamish Hay



became Christchurch's longest serving mayor, serving five terms from 1974 to 1989. He was knighted for his services to the city in 1982. Hay and his family lived in Heaton Street for about 40 years, selling the property before his death in 2008.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling at 74 Heaton Street has cultural significance as an example of an early 20<sup>th</sup> century professional couple's suburban residence. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling at 70 Heaton Street has architectural and aesthetic significance as an English Domestic revival style house designed by the England Brothers in 1925. Robert England junior established an architectural practice in Christchurch in 1886, being joined by his brother Edward in 1906. After Robert died in 1908 Edward continued the practice specialising in large timber homes for wealthy clients. The England Brothers were responsible for some of Christchurch's more notable late 19<sup>th</sup> and early 20<sup>th</sup> century residential buildings, including the former McLean's mansion and the 1900 section of Riccarton House.

The dwelling is an asymmetrical two-storey building clad in weatherboards and half-timbered stucco, with a slate hipped roof. The half-timbered cross gable which is canted out on both sides of a two-storey rectangular bay is a striking feature of the north-facing façade. Entry is via a porch on the west side of the house. Prior to the 2010-2011 Canterbury earthquakes the dwelling had three brick chimneys. The two external chimneys which form part of the external walls have now been removed in their entirety, while the remaining chimney has at present been taken down to ceiling level. As part of the repair process some of the ground floor wall linings and fixtures and fittings have also been removed.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling at 70 Heaton Street has technological and craftsmanship significance for its Arts and Crafts-style detailing, particularly in its façade and in its oak staircase.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling at 70 Heaton Street has contextual significance as one of a number of architecturally-designed houses in Heaton Street. The house stands immediately to the west of a Colonial Georgian Revival style dwelling at 74 Heaton Street, which is also a listed item. Together the two dwellings illustrate the two most popular styles of architecture in the 1920s in Christchurch.

In addition to the dwelling, the setting consists of an established garden set behind a low stone wall with high hedge to the street boundary. The setting is enhanced by the mature trees that line Elmwood Park on the opposite side of the street.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and setting at 70 Heaton Street are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The Rhodes' family estate at Elmwood, of which the property at 70 Heaton Street was a subdivision, was developed from the mid-1860s.

### **ASSESSMENT STATEMENT**

The dwelling and setting at 70 Heaton Street has overall significance to the Christchurch District, including Banks Peninsula. It has historical and social significance as the residence of the Ferrier and Hay families, both of whom made notable contributions to the city. The dwelling has cultural significance as a demonstration of the way of life of its former inhabitants and architectural significance as an example of the England Brothers' domestic architecture. It also has technological and craftsmanship significance for its Arts and Crafts-style detailing. The dwelling and its setting have contextual significance in relation to its neighbour at 74 Heaton Street and the residential character of Heaton Street in close proximity to Elmwood Park. The dwelling and its setting have archaeological significance, as they have the potential to provide evidence of pre-1900 human activity on the site.

### **REFERENCES:**

CCC Heritage file, *Dwelling and Setting – 70 Heaton Street*  
B. Clarke, 'A Lifetime in Political Arena' *Sunday Star-Times* 11 August 1996, p. A13.  
'Obituary [Mrs M. Ferrier]' *The Press* 31 December 1969, p. 2.  
'Obituary [Mr Jack Ferrier]' *The Press* 15 July 1986, p. 3.

Historic place # 3713 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/3713>

**REPORT DATED: 27 February 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 246  
*DWELLING AND SETTING – 74 HEATON STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: CCC FILES, 7/3/2011**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling at 74 Heaton Street has historical and social significance as one of a number of substantial architecturally-designed homes built in Heaton Street, after it was subdivided in 1914-1919 from Robert Heaton Rhodes' estate. The property was sold by RH Rhodes to Adelaide Fenerty, nee Armstrong, the former wife of accountant Reginald Fenerty in 1923. It was then on-sold to Eleanor Hargreaves, the wife of accountant Leonard Hargreaves in the same year. It was for the Hargreaves family, who had previously lived in Rastrick Street in Merivale, that the dwelling was built. In 1939 they sold the property to Lesley Belcher, the wife of Nelson Belcher, a clerk, and in 1983 it was purchased by the Christchurch architect Kerry Mason, who owned it until 1997.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling at 74 Heaton Street has cultural significance as an example of an early 20<sup>th</sup> century professional couple's suburban residence. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling at 74 Heaton Street has architectural and aesthetic significance as a Colonial Georgian Revival style building designed by Cecil Wood. Wood was a leading architect in Christchurch between the world wars. By the 1920s he had moved, like many of his fellow architects, from the picturesque English Domestic Revival style to the more formal Georgian Revival style employed here. With its symmetrical façade and single gable roof this house also reflects the greater simplicity that characterises the Georgian Revival style in particular and inter-war domestic architecture in general. The use of weatherboard claddings reveal an American Georgian influence rather than the English Georgian style used by Wood at Weston House, Park Terrace (1923-24, demolished). The interior follows the simplicity of the exterior with carefully proportioned ground floor rooms opening into each other. Feature elements in the interior, such as the fireplaces and built-in china cabinets, are defined by simplified Georgian forms.

In the late 1980s the rear of the house was extended by Kerry Mason with new kitchen and dining spaces. The roof of the addition was broken into two pitches to maintain the scale of the original house. In the wake of the 2010-2011 earthquakes, the brick chimneys were removed down to roof level.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling at 74 Heaton Street has technological and craftsmanship significance as a demonstration of quality construction methods and techniques employed during the 1920s. The dwelling has a high level of decorative detailing rendered in a variety of materials, such as the patterned brick of the fireplaces and the twin arches which frame the marble-floored entry to the kitchen

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling at 74 Heaton Street has contextual significance as one of a number of architecturally-designed houses in Heaton Street that contribute to its residential character. The house stands immediately to the east of an English Domestic Revival style dwelling at 70 Heaton Street, which is also a listed item. Together the two dwellings illustrate the two most popular styles of architecture in the 1920s in Christchurch.

The dwelling stands on a rectangular parcel of land at the corner of Heaton Street and Allister Avenue. The latter was developed in 1920 and named in 1921. The setting consists of an established garden with a swimming pool on the north side of the house. The mature garden setting, which is sheltered by a tall brick wall running along the street boundary, is consistent with those of neighbouring houses. The setting is enhanced by the mature trees that line Elmwood Park on the opposite side of the street.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and setting at 74 Heaton Street are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The Rhodes' family estate at Elmwood, of which the property at 70 Heaton Street was a subdivision, was developed from the mid-1860s.

## **ASSESSMENT STATEMENT**

The dwelling and setting at 74 Heaton Street has overall heritage significance to the Christchurch District, including Banks Peninsula. It has historical significance as an example of one of the original houses built following the subdivision of Robert Heaton Rhodes' Elmwood estate. The dwelling has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance for its Colonial Georgian Revival style design by the leading Canterbury architect Cecil Wood. The dwelling has technological and craftsmanship significance for the quality of its construction and architectural detailing. The dwelling and its setting has contextual significance in relation to its neighbour at 70 Heaton Street and the residential character of Heaton Street in close proximity to Elmwood Park. The dwelling and its setting have archaeological significance, as they have the potential to provide evidence of pre-1900 human activity on the site.

## **REFERENCES:**

CCC Heritage File *Dwelling and setting – 74 Heaton Street*

Historic place # 3716 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/3716>

Adrienne Rewi 'Georgian Rules' *New Zealand Home and Building*, June/July 1992, pp. 92-95.

Ruth Helms 'The Architecture of Cecil Wood' PhD Thesis, University of Canterbury, 1996.

**REPORT DATED: 27 February 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Benjamin house

ADDRESS                        80 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1934

STYLE

Colonial Georgian Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and hipped roof forms. Shutters, double-hung sash windows with multi-pane uppers; recessed entrance porch on principal, north-facing elevation is framed by pediment and columns. Palladian window style treatment of front door; arched, multi-pane windows and lean-to veranda at rear of house. Access to stand-alone garaging on south boundary off Alister Avenue.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Heaton Street and Alister Avenue behind a timber paling fence; lychgate style entrance off Heaton Street.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated steel roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and retains its original form and features.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on the westernmost lot of Heaton Rhodes' 1914 subdivision (DP 4014); the site appears to have been undeveloped until the house was built for Elizabeth (nee Mangin) and Robert Benjamin in c.1934. Robert Benjamin was a builder and timber merchant and, after his retirement, the manager of the Elmwood Bowling Club; his widow remained in the house after his death in 1940.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. Although it is a mid-1930s dwelling, the style and materials of the former Benjamin house are consistent with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 13 January 1938, p. 18; 27 August 1940, p. 1; 29 August 1929, p. 8; 30 July 1948, p. 6.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant site  
ADDRESS 82/84 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot with temporary perimeter fencing.

MATERIALS/STRUCTURE

N/A

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

The site is vacant following the demolition of the house on the lot in c.2019.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The established character of the RHA arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Houses in the area provide an example of the building materials, methods and craft skills that were typical of the period in which they were built.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        86 Heaton Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 2000s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint, gabled and flat roof forms. Casement windows, louvred detail on façade. Attached garage along east wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies most of its lot; the road boundary is marked by a solid paling fence.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, corrugated steel roof.

ALTERATIONS

Extended on west elevation (c.2015?).

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house replaced an early 1920s dwelling on the site in the 2000s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home that is in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        88 Heaton Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A

ARCHITECT/DESIGNER	Unknown
--------------------	---------

DATE OF CONSTRUCTION	c.1970
----------------------	--------

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and offset gable roof. Extensive glazing, timber slat sunshades, spiral stair to first floor on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies most of its lot with north and east boundaries marked by ivy-clad walls. The driveway is shared with neighbours on the eastern boundary.

MATERIALS/STRUCTURE

Fibre cement walls with compressed pebble finish, concrete block, aluminium joinery, and corrugated steel roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house replaced the early 1920s McDonald/Templin house that occupied what is now 88, 90, 92 and 92A Heaton Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home that is in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Unit  
ADDRESS                        92 Heaton Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey duplex units with rectangular footprint and low-pitched gable roof. Casement windows, overhanging eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The two units are perpendicular to the street and set close to the road boundary, which is marked by a timber paling fence and hedging. The driveway is shared with neighbours on the western boundary.

MATERIALS/STRUCTURE

Textured 'Summerhill stone' type brick, vertical timber battens, stone detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

The unit maintains the residential character of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This flat was built in what had been the garden of the early 1920s McDonald/Templin house, which occupied what is now 88, 90, 92 and 92A Heaton Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The unit demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The duplex units at 92 and 92A present a unified appearance, largely akin to a single-family home, and are therefore in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The unit maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Unit  
ADDRESS                      92A Heaton Street  
                                     Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey duplex units with rectangular footprint and low-pitched gable roof. Casement windows, overhanging eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The two units are perpendicular to the street and set close to the road boundary, which is marked by a timber paling fence and hedging. The driveway is shared with neighbours on the western boundary.

MATERIALS/STRUCTURE

Textured 'Summerhill stone' type brick, vertical timber battens, stone detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

The unit maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This flat was built in what had been the garden of the early 1920s McDonald/Templin house, which occupied what is now 88, 90, 92 and 92A Heaton Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The unit demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The duplex units at 92 and 92A present a unified appearance, largely akin to a single-family home, and are therefore in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The unit maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1364  
*DWELLING AND SETTING - 98 HEATON STREET,  
MERIVALE, CHRISTCHURCH***



**PHOTOGRAPH: G. WRIGHT 18/03/2015**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

98 Heaton Street and its setting has historical and social significance as one of a number of larger dwellings built in Heaton Street during and in the years following World War I.

In 1914 prominent politician and philanthropist Sir Robert Heaton Rhodes subdivided a portion of his *Elmwood* estate to create what would become a prime residential area in the suburb of Merivale to be known as Heaton Street. The new street's sections were sold off and developed over the following decade, creating a consistent townscape of substantial homes.

The two and a half lots that comprise 98 Heaton Street were sold to retired farmer William Smith in late 1915. William Munro Smith (1869-1945) was probably born in the Ellesmere district. About 1890 he was appointed manager of Springbank, a large property at Otaio in South Canterbury. Smith remained in this position until c1905. After a short period as an estate agent in Christchurch, he resumed farming at a property in Ohoka. This was sold up in 1913 when Smith re-settled in Christchurch permanently. His new Heaton Street home was commenced in late 1915 and occupied the following year. A decade after William Smith's death, his son sold the property to jeweller Kenneth Bartlett in 1956. Bartlett sold it to the present owner in 1968.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

98 Heaton Street has cultural significance as an early twentieth century suburban residence, the design and detail of which reflects the way of life of its first owners. It is tangible evidence of the cultural societal residential changes to the suburban areas of Christchurch which, in the early twentieth century, saw the subdivision of the early larger landholdings reflecting the urban spread of the city and its increasing population by this date.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

98 Heaton Street has architectural and aesthetic significance as a substantial Domestic Revival-style house dating from 1915-1916.

The house was built in 1915-1916 by Graham and Son for William Smith. The architect has not been identified, but the date on the building permit (16 August 1915) coincides neatly with a tender advertisement (31 July & 3 August 1915) from B J Ager for a Heaton Street house, with applications closing on 6 August 1915. This was the only Heaton Street tender advertised that year.

The dwelling is an example of a timber late Edwardian Domestic Revival house, with typical 'Arts and Crafts' form and features marking the stylistic transition from the villa to the bungalow. The house has a picturesque asymmetrical appearance with large triangular-battened gables, exposed eaves, cusped brackets, a slate roof, and casement windows with leaded top-lights. It originally had brick chimneys with ogee corniced caps and tall pots, but these have been removed. The dwelling otherwise has a high degree of external integrity.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

98 Heaton Street has craftsmanship significance as an illustration of early twentieth century construction methods and use of materials, and particularly for its extensive Arts and Crafts detailing.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

98 Heaton Street and its setting has contextual significance as one of the earliest of a large number of houses of a similar age, style and scale arrayed along Heaton Street. Together these houses form an important and largely intact 'interwar' domestic streetscape.

The setting of the dwelling consists of its immediate parcel, a large rectangular suburban section with an established garden. A low rustic stone wall and a fence conceal the property from the street.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social*

*historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

98 Heaton Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The Elmwood property was developed by the Rhodes family from the mid-1860s.

## **ASSESSMENT STATEMENT**

98 Heaton Street and its setting has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling and its setting has historical and social significance as one of a number of larger homes built in Heaton Street during and in the years following World War I. The dwelling has cultural significance as a substantial early twentieth century suburban residence, the design and detail of which reflects the way of life of its first owners. The dwelling has architectural and aesthetic significance as a substantial Domestic Revival-style house dating from 1915-1916, marking the transition from the villa to the bungalow. The dwelling has technological and craftsmanship significance as an illustration of early twentieth century construction methods and use of materials, and particularly for its extensive Arts and Crafts detailing. The dwelling has contextual significance as one of the earliest of a large number of houses of a similar age, style and scale arrayed along Heaton Street. Together these houses form an important and largely intact 'interwar' domestic streetscape. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **REFERENCES:**

CCC Heritage File: House - 98 Heaton Street

Press 31 July, 3 August 1915

CCC Building Permit Register, 1915

**REPORT DATED:** 18/03/2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Congreve / Whittingham / Raymond house

ADDRESS                      102 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A    N/A

ARCHITECT/DESIGNER                      Unknown

DATE OF CONSTRUCTION                      1919

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gable roof. Casement-and-fanlight type fenestration, enclosed sleeping porch on first floor flanked by faceted oriel window. Shingled gable end and panel above recessed entrance porch. Exposed rafters, shed dormers on east and west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the road boundary, which is marked by a cement rendered wall. Driveway giving access to stand-alone garaging runs along east boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Additions to south and west elevations (later 1970s? & c.2015).

RATING

Defining

REASON FOR RATING

The house dates to the early development period of the area and has largely retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Mary and George Congreve, of Briscoe & Co. By 1923 the house was the home of Herbert Whittingham, an accountant, and his family; from the mid-1920s through the mid-1940s, it was the residence of Nellie (nee Blackett) and George Raymond, a former teacher and the Canterbury inspector of schools.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

*Sun* 26 April 1919, p. 11.

*Press* 1 November 1944, p. 6.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services





#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Jane (nee Smithson) and Walter Andrew, of Wilkinson & Andrew, clothing manufacturers. The house was the residence of Mary (nee Menlove) and Arthur Wilson (c.1867-1951) from c.1930 through into the mid-1950s. Arthur Wilson was a son of Christchurch mayor, William Wilson, and he managed the family's inner-city commercial properties. Since the 1950s the house has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
Press 13 October 1951, p. 2.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Arlow / Russell house

ADDRESS                        112 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1919

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable end, casement-and-fanlight type fenestration, exposed rafters, faceted bay window flanking enclosed entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located within the site, which is marked on the road boundary by a brick wall. Access to stand-alone garaging runs along eastern boundary.

MATERIALS/STRUCTURE

Rough cast walls, timber shingles and joinery, slate roof.

ALTERATIONS

Extension of first floor over driveway on east elevation (later 2000s?).

RATING

Defining

REASON FOR RATING

The house dates to the early development period of the area and has largely retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Emily and Matthew Arlow (died 1942), a wholesale merchant. By 1924 the house was occupied by Ruth (nee Stone-Condell) and Maurice Russell, an insurance manager; it remained in the Russell family through into the 1950s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 5 May 1966, p. 28.  
*Sun* 5 July 1919, p. 12.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Rodger / Ashworth house

ADDRESS                        116 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1920

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration, exposed rafters, boxed oriel and faceted bay window on principal, north-facing elevation. First floor walls flare out over ground floor; gabled dormers on east and west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located on its site; the road boundary is marked by a brick and vertical board and batten fence. Access to the stand-alone garage runs along the eastern boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Chimney reinstated (c.2012).

RATING

Defining

REASON FOR RATING

The house dates to the early development period of the area and has retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Nellie and James Rodger, an importer with premises in Lichfield [later Manchester] Street. By 1926 the house was the residence of Hilda and Major Robert Ashworth; it remained in the Ashworth family's possession through the 1940s. By the late 1930s Robert Ashworth (died 1947) was a newspaper proprietor; since c.1950 the house has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        118 Heaton Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1965

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped and gable roof forms. Garage attached on west elevation; diagonally-laid timber board gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located on the site and the road boundary is marked by a brick wall. Access to the attached garage runs along the western boundary.

MATERIALS/STRUCTURE

Brick walls, timber detailing, concrete tile roof.

ALTERATIONS

Garage extension added to west elevation (pre-c.2000).

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house was built in what had been the garden of the former Wauchop house at 122 Heaton Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services



CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Wauchop house

ADDRESS                        122 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1920

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration, boxed oriel and bay window on principal, north-facing elevation. First floor has enclosed sleeping porch; walls flare out over ground floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies almost the full width of its site and the road boundary is marked by a tall picket fence. A driveway runs along the eastern boundary, providing access to a hip-roofed garage and the garden beyond.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Chimney removed (post-2010).

RATING

Defining

REASON FOR RATING

The house dates to the early development period of the area and has retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Agnes and Henry Wauchop (1882-1968), a merchant, and their four children. The house remained in possession of the Wauchop family into the 1950s, after which time they moved to Glandovey Road. In c.1965 the garden of the Wauchop house was developed (118 Heaton Street); in November 1969 a plaque commemorating Henry Wauchop's contribution to Lancaster Park was unveiled there by Mayor Guthrey.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 29 January 1968, p. 12; 26 November 1969, p. 22.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

# CHRISTCHURCH DISTRICT PLAN

## INNER-CITY WEST RESIDENTIAL HERITAGE AREA RECORD FORM

### Location



Date- 22.7.2022 Please refer to the District Plan for the most up to date mapping for the area.

The Inner-City West Residential Heritage Area encompasses the city blocks from the northern side of Cashel Street to the northern side of Armagh Street, between Rolleston Avenue and Montreal Street, with the exception of the Arts Centre block, which is excluded from the HA.

### Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Taonga lists ten houses within the heritage area: 17 and 25 Armagh Street, 2 and 38-42 Gloucester Street, 15, 17, 21 and 23 Worcester Street, 279 Montreal Street and 23/25/25A Cashel Street. The same buildings are also individually scheduled items in the Christchurch District Plan, as are 4 & 32 Armagh Street, 311 Montreal Street and 5 Worcester Street.

Notable trees listed in the Christchurch City Plan are: Southern Magnolias at 273 Montreal Street (T953) and 15 Worcester Street (T1182); a Totara (T1179), a Red Twigged Lime (T1180) and a Copper Beech (T1181) at 2 Worcester Street; a Common Lime (T12) and Variegated Sycamore (T13) at 32 Armagh Street; and a Common Lime at 22 Cashel Street (T481).

### Christchurch District Plan Zoning

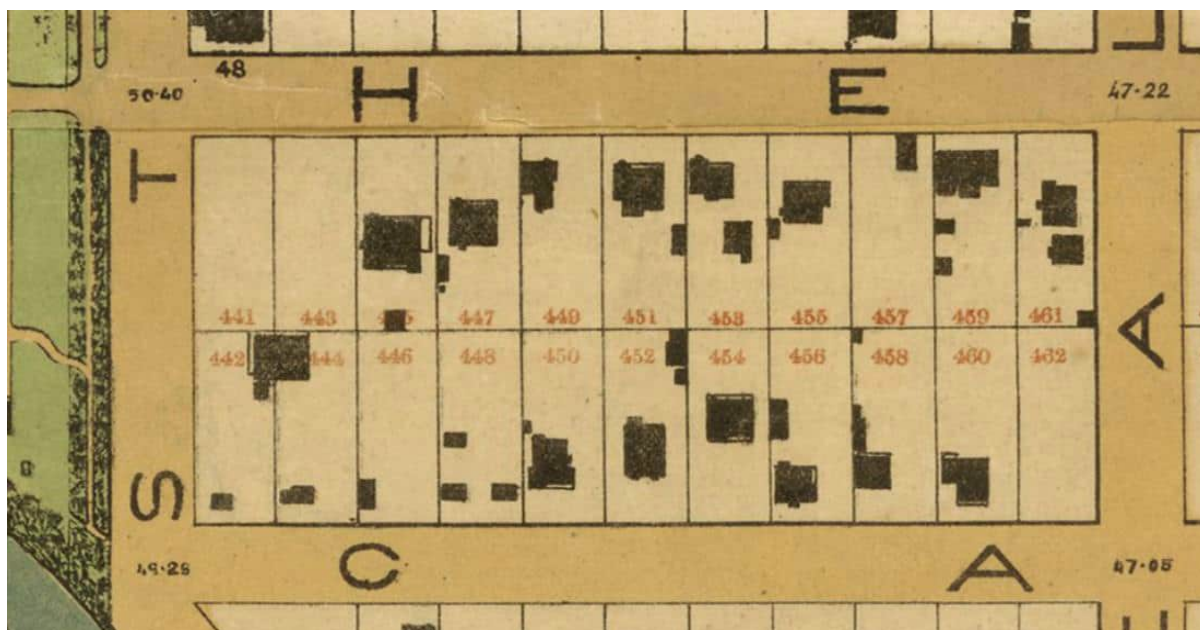
The HA is variously zoned Residential Central City, Special Purpose (School) and Residential Guest Accommodation in the Christchurch District Plan.

### Summary of Heritage Values

This HA comprises 75 properties, the buildings on some of which date from the early years of Christchurch's colonial development. The area embodies historic, architectural and contextual values relating to its central city location, underlying development pattern and proximity to major cultural and educational facilities, which include Canterbury Museum, Christ's College, the Botanic Gardens and the Arts Centre of Christchurch (formerly the University of Canterbury).

The area occupies the central western sector of the inner-city, whose linear geometry is divided roughly in half by the path of the Ōtākaro (Avon River). Puāri, a major and long-standing Waitaha and Ngai Tahu kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place), was located to the north-east of the area (HNZPT Wahi Tapu, list entry # 7607). Following the colonial survey of Christchurch in 1850, a limited amount of development had occurred on all the blocks within the HA by the early 1860s. By 1877 only the block bounded by Gloucester and Worcester Streets and some lots on the north side of Gloucester Street remained largely undeveloped. New builds and the replacement of earlier dwellings in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries created a notable collection of houses whose designs reflect the taste and social standing of their owners. These houses tended to be two-storeyed; their size likely encouraging, from the late 19<sup>th</sup> century, their conversion to boarding houses, signalled the attraction of the area for city workers and visitors. The work of noted local architects, including Samuel Hurst Seager, the England Brothers, Joseph Maddison, Cecil Wood, Colin Lamb, Wilfred Lawry, and, more recently, Peter Beaven can all be found in the area.

In comparison with other residential areas within close proximity to the city centre, the Inner-City West Residential HA retains a high degree of historic authenticity. Over the years, the area has been home to academics, musicians, artists and well-known Canterbury identities. Although many of the larger dwellings have been converted into apartments, flats and commercial premises, the residential character of the area has been maintained.



Detail from TS Lambert's 1877 Christchurch map; showing Hereford/Cashel block. ATLMAPS ATL-Acc-3158.  
History of Subdivision and Development

The four blocks between Rolleston Avenue and Montreal Street in the west and east respectively and from Cashel Street in the south to Armagh Street in the north, were mapped in the colonial survey of Christchurch in 1850. The blocks were all divided into equally sized town sections which were offered for sale from the start of European settlement.

Canterbury College, which in 1958 became the University of Canterbury and is now the Arts Centre of Christchurch, was established at the western end of the block bounded by Hereford and Worcester Streets in the 1870s. The university gradually extended east to occupy the entire block, with all but one of the few earlier houses built on the eastern part of the block being removed.

The block between Worcester and Gloucester Streets was part of the large land holdings which the Canterbury Association allocated to the Anglican Church Property Trustees as part of the endowment supporting the establishment of churches and schools in the city. It passed from the Church Property Trustees to the Rev John Raven, who was one of the trustees, in 1863. When Raven returned to England in 1875 the entire block was still largely undeveloped; it was thus known as 'Raven's Paddock'.

The block was resurveyed by Raven's executors in 1882, however the plan was not approved until 1891. The sections of this subdivision (see DP 1003) were steadily sold off through the 1890s and the first decade of the 20<sup>th</sup> century. The original houses on this block were, like the majority of the houses on the blocks between Cashel and Hereford Streets and Gloucester and Armagh Streets, more substantial homes belonging to wealthy owners. The HA is therefore characterised by houses, and some flats, that date from 1860s through to World War I.

Although the area was separated from the original centre of the city (Market and Cathedral Squares and High Street) by the Ōtākaro Avon River, the early construction of both pedestrian and vehicular bridges made it readily accessible to other parts of the city. Consequently, from the city's earliest years important institutions and facilities became established on land adjoining the three blocks of the HA. Christ's College moved to its Rolleston Avenue site in 1857. The Botanic Gardens, also on Rolleston Avenue, date from 1864 and the Canterbury Museum occupied its first building on its present site in 1869. The only institutional buildings which were built on the three blocks of the HA were Christchurch Girl's High School, which moved to its site facing Cranmer Square in the 1880s, and the accommodation block of College House, at the western end of the block between Hereford and Cashel Streets.

The proximity of all of these institutions had an influence on the area's development as the 20<sup>th</sup> century advanced; an area of single-family homes gradually taking on a more diverse character as boarding houses and flats became part of the mix. In the years after World War II, before its protracted move to the new Ilam campus, the University of Canterbury (formerly Canterbury College) took over a number of houses, especially in the block between Hereford and Cashel Streets and on the south side of Cashel Street. Earlier, a College-related institution, the men's hall of residence known as Rolleston House, took over a number of houses at the western end of the block between Worcester and Gloucester Streets. Christ's College began buying houses in the northern two blocks of the HA immediately after World War I and a number of these properties remain in College ownership.



Corner of Rolleston Avenue and Armagh Street, 14 September 1921. 1/1-03801-F, Alexander Turnbull Library, Wellington.

At mid-century, the residential character of the area was changing as it lost favour with professional families. Two parallel developments increased residential density and saw the socio-economic profiles of those living in the area change. Boarding houses had been operating within the HA since the mid-1880s but between the world wars several purpose-built apartment buildings were constructed. At the same time a considerable number of large, single-family homes were converted into flats, notably those which came into the hands of members of the Clifford family.

The character of the area again changed as a result of zoning changes introduced in 1962. The intention of these changes was to encourage the establishment of educational and cultural institutions, rather than commercial enterprises, and allow the introduction of medium- to high-density residential development in the area. Through successive zoning and other town-planning changes, these objectives have remained the goal of public policy for the area.

With the departure of the University for Ilam in the early 1970s, the houses which it had occupied were now able to be used for other purposes. Some reverted to being residences while others were taken over by other institutions or, in some cases, commercial enterprises. The Young Men's Christian Association took over the buildings that had been occupied by College House and the Youth Hostel Association leased one of the larger houses that had been part of Rolleston House.

Since the 1970s, the presence of the Arts Centre, which took over the University's town site, has influenced the socio-economic profile of the area. The construction of the YMCA and Gloucester Tower apartment buildings in the early 1990s appeared to signal a new era of residential intensification, but they remain the only high-rises in the area.

After the February 2011 earthquake, the heritage area was located within Zone 1 of the inner-city cordon, to which residents and businesses owners gained access in early March.



While repairs were required in some instances demolitions were few. Today residential uses have largely been maintained within the area, although a number of houses are now owned and occupied by Christ's College and the University of Otago's medical school.



Joan Woodward Collection. Montreal Street houses, 1985. Canterbury Museum.

### Historic Names and Uses

The names of the streets running through or bordering the HA, with the exception of Rolleston Avenue, all date from the original 1850 survey of Christchurch.

Armagh Street is named for the Anglican bishopric of Armagh in what is now Northern Ireland and Cashel Street is similarly named for a bishopric in (southern) Ireland. Likewise Gloucester, Hereford and Worcester Streets are named for cathedral towns in the west of England.

Park Terrace and Rolleston Avenue were a continuation of Antigua Street in the original survey of Christchurch. The stretch of Antigua Street from Cambridge Terrace to the Armagh Street corner acquired the name Rolleston Avenue when the city's 'four avenues' were renamed in the early 20<sup>th</sup> century after Canterbury's four provincial superintendents.

The name Rolleston was apt because William Rolleston, the last provincial superintendent, was deeply interested in education and important educational institutions were located on that stretch of road. Rolleston Avenue was at times referred to as the "West Belt" in conformity with the original names of the three other avenues.

### Distinctive Physical Characteristics

- The Botanic Gardens, along with the buildings of Christ's College and Canterbury Museum, form a distinct physical boundary along the western side of the HA.
- Canterbury Museum, the Arts Centre of Christchurch and the Christchurch Art Gallery are landmarks in Christchurch and located on the periphery of the HA.

- A variety of house styles are present dating from the 1860s to the early 21<sup>st</sup> century. Many large houses, once owned by affluent Christchurch families, have been turned into apartments or commercial premises, some relating to the educational institutions in the area.
- Materials used on buildings vary; brick and timber are both present.
- Many of the sites still contain areas of open space with mature trees, however some of these areas are being eroded by car parking.
- The relationship between the residential buildings and the pedestrian environment of the street is recognised through the prevalence of the pedestrian gates and way in which buildings show their 'face' to the street.

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social value as a place that developed as colonial Christchurch grew and was home to members of the middle class before transitioning to rental and visitor accommodation. Cultural values are associated with the way of life of the area's former residents. The diversity of architectural styles, particularly those in vogue in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, contributes to the area's architectural and aesthetic values. The craftsmanship value of the houses is generally typical of the period in which they were built. The area has contextual values through its relationship to the surrounding open space and educational and institutional precincts. Archaeological values may be present in the area due to its age, pattern of development and use.

### Historical/Social

A relatively large number of substantial houses dating from the 19<sup>th</sup> and early 20<sup>th</sup> century survive in this inner-city HA. The area is also distinctive because of the interaction and inter-relationship between residential functions and the various institutions, past and present, which have existed in the wider area and are integral to the heritage of the HA.

Through the first half of the 20<sup>th</sup> century, some of the area's middle-class families migrated to newer residential areas away from the central city. This released houses to allow them to be used for institutional or commercial purposes. Others were converted into cheap flats to meet the accommodation needs of students and city workers.

In the period between the wars and particularly through the 1920s and 1930s, several two-storeyed blocks of flats were constructed, reflecting an important change in the residential preferences of some Christchurch residents.

In the second half of the 20<sup>th</sup> century, changes to zoning and town-planning regulations allowed for a greater institutional focus in the area, along with medium to high density residential living. This led to the construction of a number of townhouse developments, including the only high-rise building in the area, the Gloucester apartment building.

The area also has historical importance as home to a number of individuals who played an important role in local, regional and national affairs. Charles Upham, (1908-1994) a New Zealand war hero who was awarded the Victoria Cross twice during WWII, lived within the HA as a child and adult. At least two significant figures in the musical community, pianist Ernest Charles Empson (1880-1970) and organist Alfred Bunz, lived in the area. Several of the houses were occupied at different times, for shorter or longer periods, by staff of Canterbury College, later the University of Canterbury. Street directories also reveal that



the clergy of several different denominations or religions including the city's rabbi have, at different times, lived in the HA.



View of Hereford looking west from the intersection of Montreal Street. Dr A McEwan.

### Cultural/Spiritual

The HA derives its cultural value from the association that many of the houses in the area had and have with the cultural and educational institutions that were or are located in the area. In particular, these include Canterbury College, now the Arts Centre of Christchurch, and Christ's College. College House, later Christchurch College, was the city's only theological college, which contributed to the city's religious life. The way of life of local residents, and their contribution to the educational and cultural life of the city in particular, is part of its cultural value.

### Architectural/Aesthetic

The houses in the HA have architectural and aesthetic value related to their style, which provides a visual chronology of middle-class residential development in the area from the later 19<sup>th</sup> century until the present day. Almost half of the houses in the area are Italianate, villa or English Domestic Revival in style; two apartment buildings in the Art Deco/Moderne style attest to changing tastes and ways of inner-city living in the later 1930s. A number of dwellings were designed by noted local architects including Samuel Hurst Seager, Joseph Maddison, the England brothers and Cecil Wood. Other architects to have designed buildings in the area include W. Melville Lawry, Colin Lamb, Peter Beaven and Alun Wilkie.

Although some have been altered to meet higher density residential requirements, or converted for use as professional rooms, many of the historic houses and apartments in the area have retained a high level of external authenticity.



Former Townend cottage, 325 Montreal Street, c.1875. Dr A McEwan.

### Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. Trade skills relating to timber construction are particularly evident in the detailing of verandas, eaves and fenestration. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand housing since the beginning of colonial settlement.

### Contextual

The contextual value of the HA arises from the development pattern created by the placement of its historic housing, which is predominantly two-storeyed, on lots that often extend to the mid-line of the block. Mature trees and vegetation, pedestrian gates and boundary fencing complement the appearance of the buildings that have retained a residential use. The tramline running along Worcester Boulevard creates a distinctive foreground for the residential buildings that extend along the northern boundary of that street. Street trees enhance the residential character of Armagh and Cashel Streets and the visual prominence of the houses adjacent to the Christchurch Art Gallery in Montreal Street adjacent is especially notable.

### Archaeological

As development has occurred in the area since the mid-19<sup>th</sup> century, the HA has potential archaeological values relating to its pre-1900 residential use and occupation.



## Principal References

Christchurch City Libraries 'Christchurch Street and Place Names'; available online.

Gordon Slatter *The Story of Rolleston House 1919-1974* (Pegasus, 1977)

GL Clark *Rolleston Avenue and Park Terrace Christchurch* (1979)

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, June 2005)

Rodney Wells & Don Hamilton *The Buildings of Christ's College 1850-1990* (Caxton, 1991)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED     29 August 2021

AUTHOR                     Dr Ann McEwan / Heritage Consultancy Services



Aerial view of Christchurch City, 1940. ATL.

# Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT Entry</i>	<i>Contribution to Heritage Area</i>
former Wigram house service wing	Armagh Street	No	Defining
House	1 Armagh Street	No	Contributory
Former Jones house / Rolleston House	4 Armagh Street / 64 Rolleston Avenue]	No	Defining
House	6 Armagh Street	No	Defining
Townhouses	14 Armagh Street [units 1-4]	No	Neutral
House	16 Armagh Street	No	Defining
'Inveresk', former Anderson house	17 Armagh Street	Yes List entry # 3117	Defining [Scheduled item #34]
Townhouses	20 Armagh Street	No	Neutral
House	21 Armagh Street	No	Neutral
Townhouses	22 Armagh Street	No	Neutral
'Red House'	25 Armagh Street	Yes List entry # 3703	Defining [Scheduled item #35]
Townhouses	28 Armagh Street	No	Contributory
Townhouses	30 Armagh Street	No	Neutral
Vacant lot	32 Armagh Street	No	Intrusive
Former house	7 Cashel Street	No	Defining
former Sir George Harper residence / Flats	11 Cashel Street	No	Defining
Townhouses	15 Cashel Street	No	Neutral
College Court Flats	19 Cashel Street	No	Defining
'Tait House'	23, 25, 25A Cashel Street	Yes List entry # 9997	Defining [Scheduled item #326]
Visitor accommodation	27 Cashel Street	No	Defining
Cashel Flats	31 Cashel Street	No	Defining
Former Knight/Jones house	33 Cashel Street	No	Defining
Ronald McDonald House	37-43 Cashel Street	No	Intrusive
Former Bennett house / Rolleston House	2 Gloucester Street	Yes	Defining

		List entry # 3729	[Scheduled item #216]
Condell's and Corfe dayboy houses and staff accommodation	4-8 Gloucester Street	No	Contributory
'Somes House' school house	7 Gloucester Street	No	Defining
Vacant lot	9 Gloucester Street	No	Intrusive
House	13 Gloucester Street	No	Defining
Former house	14 Gloucester Street	No	Defining
House	18 Gloucester Street	No	Defining
House	19 Gloucester Street	No	Contributory
Vacant lot	21 Gloucester Street	No	Intrusive
'The Gloucester' apartment building	28 Gloucester Street	No	Intrusive
House	25 & 1/25 Gloucester Street	No	Defining
Former Beaven house	29 Gloucester Street	No	Defining
Townhouses	31 Gloucester Street	No	Contributory
Former Macdonald/Upham house	30/32 Gloucester Street	No	Defining
'Gloucester House'	33 Gloucester Street	No	Defining
Former house	34 Gloucester Street	No	Contributory
'Orari', former MacDonald house	38-42 Gloucester Street	Yes  List entry # 3712	Defining  [Scheduled item #217]
YMCA sports centre	12 Hereford Street	No	Neutral
Former Dr Chilton's house	16 Hereford Street	No	Defining
House	18 Hereford Street	No	Defining
Townhouses	20 Hereford Street	No	Neutral
House	24 Hereford Street	No	Defining
Former Strain house	26 Hereford Street	No	Defining
House	28 Hereford Street	No	Contributory
Residential building	32 Hereford Street	No	Neutral

former 'The Lodge' private hotel / YHA hostel	36 Hereford Street	No	Contributory
House	38 Hereford Street	No	Defining
Vacant lot	273 Montreal Street	No	Intrusive
House	275 Montreal Street	No	Contributory
Former house	277 Montreal Street	No	Contributory
West Avon Flats	279 Montreal Street	Yes List entry # 1944	Defining [Scheduled item #387]
Vacant lot	305 Montreal Street	No	Intrusive
House	309 Montreal Street	No	Defining
Former Kennedy house	311 Montreal Street	No	Defining [Scheduled item # 389]
Townhouse apartments	315 Montreal Street	No	Neutral
Former Townend/Empson cottage	325 Montreal Street	No	Defining [Scheduled item #390]
former CGHS tuck shop and swimming pool changing rooms	325 Montreal Street [35 Gloucester Street]	No	Contributory
YMCA apartment building	18 Rolleston Avenue	No	Intrusive
Ravenscar House	52 Rolleston Avenue	No	Intrusive
Flats	54 Rolleston Avenue	No	Neutral
Vacant lot	64 Rolleston Avenue	No	Intrusive
'Flowers House' boarding hostel	72 Rolleston Avenue	No	Neutral
Former Rich house / Rolleston House	5 Worcester Street	No	Defining [Scheduled item #566]
Former Taylor house	15 Worcester Street	Yes List entry # 1891	Defining [Scheduled item #567]
Former Page house	17 Worcester Street	Yes List entry # 1892	Defining [Scheduled item #568]
Former Seager house	21 Worcester Street	Yes List entry # 1893	Defining [Scheduled item #569]
Former Cole house	23 Worcester Street	Yes	Defining [Scheduled item #570]

		List entry # 1894	
Former house, 'Ballintore'	27 Worcester Street	No	Contributory
House	31 Worcester Street	No	Contributory
Vacant lot	33 Worcester Street	No	Intrusive
Flats	35 Worcester Street	No	Defining
MED electricity substation	35E Worcester Street	No	Contributory

## Key for the Contribution to the HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

*Area/Element Description*

Two of Christchurch's inner-city blocks set within the context of an institutional precinct incorporating, education, the arts, health and recreation.

*Contributing landscapes*

The Botanic Gardens

*Street and block pattern*

Regular grid block and street pattern first surveyed in 1850/51.

*Section layouts*

At time of subdivision, highly regular long, rectangular sections, however altered through ongoing amalgamation and subdivision.

*Key Long views*

Southern Alps and Port Hills

*Key Short views*




Botanic Gardens, Canterbury Museum, Cranmer Square and Cathedral Square, Christchurch Art Gallery

*Contextual Significance*






These blocks are important to the residential heritage of Christchurch's inner city, including the size of the sites, location of the building on these sites and the site elements. They illustrate the importance of the public/private interface, Garden City ideals and the value of an inner-city location in regard to local activities and access. Irrespective of the number of car parks that have recently been accommodated in the area, the development of the area, having less consideration for the car and more focus on pedestrians, is still evident in the overall design and specific elements of the sites and buildings.



# INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES




FEATURE	DESCRIPTION	
OPEN SPACE	N/A	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	The Arts Centre and Canterbury Museum (Rating: Primary)	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	Many pedestrian entry gates and associated features (Rating: Primary)	 





			
PATHS	N/A		
STRUCTURES	Telephone boxes, tram lines, sculptures and assorted paraphernalia of Worcester Boulevard in relation to the Arts Centre activities (Rating: Neutral)		
FENCES	Variety of fences, at different heights (Rating: Neutral)		






		 	
WALLS	<p>Variety of walls of varying heights, ages and styles (Rating: Contributory)</p> <p>(Rating: Neutral)</p> <p>(Rating: Intrusive)</p>	  	
WHARFS/PIER S	N/A		
STEPS	N/A		
SEATS	N/A		
SIGNS	N/A		









	Worcester Boulevard has been substantially rebuilt to a highly detailed level of design (Rating: Neutral)	
• WIDTH	All the road reserves are a standard width of 20m (Rating: Primary)	
• ALIGNMENT AND LAYOUT	Refer to Streets	
• MATERIAL	Gloucester, Hereford and Cashel Streets are asphalt (Rating: Contributory) Worcester Boulevard is a combination of cobbles, concrete and asphalt (Rating: Neutral)	
• KERB AND CHANNEL	All the streets have concrete kerb and channel renewed in recent years (Rating: Neutral)	
• FOOTPATH	Both sides of variable widths (Rating: Contributory)	
• BERM	Cashel Street only (Rating: Neutral)	
Street trees	Street tree planting in tree wells on Worcester Boulevard (Rating: Neutral)  Recent street tree planting in Cashel Street (Rating: Neutral)	 

• CLUSTER	N/A	
• AVENUE	(Rating: Neutral)	
• INTERMITTENT	N/A	
• SIZE	Immature (Rating: Neutral)	
• SPECIES	Unidentified	
Garden planting	N/A	
<i>Private Realm Features</i>		
MATERIALS	Brick, masonry, rock, timber, iron, concrete (rating: Contributory)	
BUILDING SETBACK	Highly variable across the area but with a predominance of setbacks between 8 and 14m (Rating: Contributory)	 
ANCILLARY BUILDINGS	Garages within the site and small-scale garages on the street frontage (Rating: Neutral)	

		
TREES	Mix of predominantly exotic, trees (Rating: Contributory)	  
VEGETATION	Mix of vegetation, although carparking has reduced the area of front yard vegetation (Rating: Contributory)	

			
VIEWS	Cathedral Square, Canterbury Museum, Botanic Gardens (Rating: Contributory)	  	



CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1 Armagh Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Warren & Mahoney
DATE OF CONSTRUCTION	1984

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-story house with irregular rectangular footprint and mansard roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

Brick wall partially screens driveway and half-hip garage from roadway.

MATERIALS/STRUCTURE

Brick and linear weatherboard cladding; tile roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Townhouse development, on the former site of the Wigram house, which took its design cues from the Cecil Wood-designed service wing (1923) that is still extant. 1 Armagh is the only dwelling from the 1984 development that remains, townhouses at 2-22 Park Terrace were rebuilt after the Canterbury earthquakes.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

**CHRISTCHURCH CITY PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 30  
*DWELLING AND SETTING – 64 ROLLESTON AVENUE,  
CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 16/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling at 64 Rolleston Avenue has historical and social significance as a former and long-standing boarding establishment, as a former boys' school, as a former nurse's hostel during the years of WWI, and for its nearly century-long connection with Christ's College. The dwelling also has significance for its association with soldier Captain Christopher Garsia, lawyer Henry Nalder, politician Harry Allwright, and businessman Thomas Maling and his family.

In 1867 barrister Leonard Harper, the eldest son of Bishop Harper, purchased several town sections at the intersection of Armagh Street and Antigua Street (now Rolleston Avenue) from the Church Property Trustees. On this property he constructed a large house and several ancillary buildings including a stable and coach house. In 1877 Harper subdivided the property. Town Section 363, on the Armagh/Antigua corner, was sold to plumber William Jones.

Jones constructed two similar houses on the property in 1878. The house facing Rolleston Avenue (formerly 60 Antigua Street) was occupied by the Jones family. William died in 1885.

After his widow Emily died in 1898, her daughters leased the house to businessman J. F. Miles and his family until c1905. The larger corner house (formerly 277 Armagh Street, now 4 Armagh Street) was leased to boarding house keeper Thomas Harris. Harris operated the property until about 1885, when it was leased to Captain Christopher Garsia. Garsia had served in India before immigrating to New Zealand with his family in 1878. In the 1880s he became a member of the board of governors at Christ's College, and had boys at the school. Between 1891 and 1894 the house was occupied by Henry N. Nalder, a prominent Lyttelton lawyer. In 1892 Nalder's friend Harry Allwright - a former Lyttelton mayor and former long-standing MHR (Member of the House of Representatives) for the port town – died whilst staying.

In c1895 the property was leased by the Maling family. Thomas Maling had married Leonard Harper's sister Rosa in 1863. In 1873 he established Maling & Co, merchants and importers, but the prominent company foundered in 1893. To make ends meet, the family relocated to the Armagh Street house where Mrs and Miss Maling ran a 'preparatory school for little boys' and a servants' agency. Music teacher Esther Aitkin also taught at the house. In 1906 Maling and Co was re-established and the family moved away.

About 1907 Mrs S. J Simcox opened a boarding house she called *Grand View* at the property. This operated until 1914. In 1909 Mrs Simcox also took over the former Jones home next door, which she renovated and ran as part of the establishment. Between 1915 and 1920, Miss A. M. Wall operated the property as a private nurses' hostel.

Christ's College began a period of expansion outside their grounds towards the end of WWI. In 1919 they purchased the two houses from the Jones sisters. 4 Armagh Street has housed College staff since 1920. At present the ground floor is occupied by the school's finance department. The neighbouring house was demolished in the 1990s for the new Flowers' House Christ's College boarding establishment.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling at 64 Rolleston Avenue has cultural significance for the capacity it has to provide an illustration of the culture and lifestyle of its epoch. It also reflects the cultural societal habit of the later use of large homes and sites by private educational institutes in Christchurch such as St Andrew's, St Margret's and Rangi Ruru schools,

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.*

64 Rolleston Avenue has architectural and aesthetic significance as an example of a large colonial house expressed in an Italianate style in the vernacular using timber and of a type not untypical of larger homes during the period 1875-1895 and such houses often reflected the standing of their occupants professional or business roles in society. 64 Rolleston Avenue is a relatively intact example with its hipped roof, paired sash windows with corbels and hoods, eave brackets and wrap-around verandah. The architect or builder has not been

identified to date. The house sustained moderate damage in the Canterbury Earthquakes of 2010 and 2011 and its chimneys were subsequently removed.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling at 64 Rolleston Avenue has technological and craftsmanship significance through its 19<sup>th</sup> century timber construction which has the potential to provide built evidence of techniques used in the period. The house retains the corbels, hoods and other timber detailing typical of a house of this era expressed in an Italianate style in the vernacular using timber.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.*

64 Rolleston Avenue has high contextual significance on its site and in relation to its setting and wider context. The dwelling is located on a rectangular town section at the intersection of Rolleston Avenue and Armagh Street. The setting of the dwelling is its immediate parcel. This parcel is shared with a replica villa built in the 1990s to replace the original 1878 Jones family home. 64 Rolleston Avenue sits close to both road frontages, with small strips of garden between the house and footpath. Fences and most vegetation have been recently removed. The dwelling is therefore highly visible to passers-by on Rolleston Avenue (including tram passengers) and those exiting Hagley Park across the Armagh Bridge. Consequently it has high landmark significance. The wider context of the house is the inner city west area, an area of high heritage significance that includes Hagley Park, the buildings of Christ's College, Canterbury Museum and the former Canterbury College, and a number of nineteenth and early twentieth century dwellings.

## **ARCHAEOLOGICAL SIGNIFICANCE**

*Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.*

64 Rolleston Avenue and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

64 Rolleston Avenue is of heritage significance to the Christchurch including Banks Peninsula for its significance as an early inner city dwelling with a nearly century-long connection with Christ's College. The dwelling has historical and social for its association with soldier Captain Christopher Garsia, lawyer Henry Nalder, politician Harry Allwright, and businessman Thomas Maling and his family. The dwelling has cultural significance for the capacity it has to provide an illustration of the culture and lifestyle of its epoch. It also reflects the cultural societal habit of the later use of large homes and sites by private educational institutes in Christchurch such as St Andrew's, St Margret's and Rangi Ruru schools. The dwelling has architectural and aesthetic significance as an example a large colonial house expressed in an Italianate style in the vernacular using timber and of a type not untypical of larger homes during the period. The dwelling has technological and craftsmanship significance through its 19<sup>th</sup> century timber construction which has the potential to provide built evidence of techniques used in the period. The dwelling has high contextual significance on its site and in its setting at the prominent intersection of Rolleston Avenue and Armagh Street, and within the wider context of the heritage and character buildings in the western inner city. Highly visible from a number of directions, the dwelling is a landmark.

## REFERENCES:

CCC Heritage File: 4 Armagh Street

**REPORT DATED:** 09/12/2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

PHOTO



N/A

N/A

Unknown

c.1910?

## STYLE

## English Domestic Revival

## PHYSICAL DESCRIPTION

Two-storey building with irregular rectangular footprint and hip roof forms. Exposed rafters, cross-gabled bay with shingled gable end, decorative battens and half-timbered detailing. Porte cochere at side (west elevation).

## CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence and mature vegetation.

## MATERIALS/STRUCTURE

Weatherboard and shingle cladding, decramastic tile roofing.

## ALTERATIONS

Reroofed (date unknown). Chimney removed (c.2010).

## RATING

## Defining

REASON FOR RATING

A turn of the 20<sup>th</sup> century house that has been reroofed but remains in residential use.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                      14, 2/14, 3/14 & 4/14 Armagh Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two, two-storey buildings with irregular rectangular footprints and hip roof forms. Similar in style to 1 Armagh Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Buildings set back from roadway behind a micro-corrugated metal fence. Single-car garage on north-west corner of the property pre-dates townhouse development. Shared driveway runs along eastern boundary of the lot with parking at rear.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, decramastic tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Later 20<sup>th</sup> century townhouses that replaced an earlier single-family home on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        16 Armagh Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1910?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with elongated rectangular footprint and gable and hip roof forms. Exposed rafters, cross-gabled bays, casement-and-fanlight type fenestration. Porte cochere at side (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence and vegetation. Driveway framed by random rubble stone piers.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, volcanic stone detailing, slate roofing.

ALTERATIONS

Extended at rear, garage erected (c.2010?).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house that remains in residential use.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 34  
DWELLING AND SETTING *INVERESK* – 26 PARK  
TERRACE/17 & 17A ARMAGH STREET,  
CHRISTCHURCH**



**PHOTOGRAPH: M. VAIR-PIOVA 16/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

*Inveresk* has historical and social significance for its association with prominent businessman and public figure, John Anderson junior, proprietor of a substantial engineering firm that operated nationally. The former dwelling has social significance as a built reflection of the growth and social aspirations of the Anderson family. As a corollary of John Anderson's public life, *Inveresk* served as a significant social venue in turn-of-the century Christchurch. It has been in educational use by Cathedral Grammar School for the last 40 years.

John Anderson junior (1850-1934) was born in Edinburgh but came to Christchurch with his parents aboard the *Sir George Seymour* later the same year. In 1866 he returned to Scotland with his brother Andrew to attend Merchiston Castle School in Edinburgh and study mechanical engineering. On his return to Christchurch in 1873, John junior joined his father in the family business, the Canterbury Iron Foundry.

The foundry had been established by John Anderson senior (1820-1897), a blacksmith and prominent early citizen of Christchurch in 1857. One of Canterbury's most successful businesses, the foundry (usually known as Anderson's Foundry, later Anderson's Engineering) played a vital role in the early development of engineering in New Zealand. The firm constructed many bridges and built mining dredges, cranes, boilers and other heavy machinery. They also constructed sections of the main trunk line in the North Island. John junior and Andrew took over their father's business in 1881 and assumed joint ownership on his death in 1897. After the firm became a limited liability company in 1903, John served as chairman of the board of directors until his death.

In 1879 John junior married Frances Pratt. The same year the couple purchased a large home in Armagh Street from Violet Cobb, the widow of Reginald Cobb, a former manager of the NZ Loan and Mercantile Company. This two storey house, which may have incorporated an earlier cottage, was apparently built by George Roberts, a legal clerk and land speculator, in 1873. Mrs Cobb purchased the new house from Roberts in 1875. To accommodate their growing family of (eventually) five children, John and Frances made a substantial single storey addition to their home in 1895. Around 1907 when John Anderson senior's home in Cashel Street was sold, its name (*Inveresk*) was adopted for John junior's house. Like his father, John had a busy public life. He served on the city council, was president of the Agricultural & Pastoral Association and a member of the Board of Governors of Canterbury College. Consequently *Inveresk* and its extensive garden was a centre of hospitality in late Victorian and Edwardian Christchurch. In 1900, for example, an Anniversary Day function at the house was attended by most of the surviving passengers of the First Four Ships.

*Inveresk* remained in the Anderson family until 1967, when it was sold to the Anglican Church Property Trustees. Cathedral Grammar School, an Anglican preparatory school, assumed ownership of the house in 1972. It subsequently served as the headmaster's residence before being divided into two flats. In 1995 the building was adapted to become the new Cathedral Grammar girl's school, which remained there until 2003. From 2004 it was occupied by an independent e-learning provider. *Inveresk* sustained moderate damage in the Canterbury Earthquakes of 2010 and 2011. Repairs took place promptly, and the former house is back in use as teaching space.

A number of homes that previously belonged to other members of the Anderson family also survive, most notably the former homes of John's brothers: *Monotata* in Lyttelton, and *Risingholme* and *Merchiston* in Opawa.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

*Inveresk* has cultural significance as a demonstration of the way of life of a successful businessman and his family in the late nineteenth and early twentieth centuries, and as a part of Anglican preparatory school, Cathedral Grammar since the early 1970s.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

*Inveresk* has architectural and aesthetic significance as a composite domestic building, built in at least two major stages and clearly demonstrating the stylistic transition across the late nineteenth century from the vernacular and Carpenter Gothic to the more florid Villa style. The 1895 wing has significance as a design of the prominent Canterbury architectural practice of Collins and Harman.

In December 1872 Joseph Withnall, a clerk at Miles and Co, sold Town Section 294 in Armagh Street to George Roberts. It is unclear if there was a building on the site at this time; in 1876 Withnall was living in a nearby property that fronted Park Terrace. Roberts drew a large mortgage on his new property in February 1873 and it is likely that he built the two storey section of *Inveresk* at this time. Lambert's 1877 Christchurch map shows an outline which corresponds to this building. From its remaining elevations, the 1873 house was a typical Carpenter Gothic dwelling of the 1870s with multiple half-timbered gables, bracketed barges with a trefoil motif and narrow casement windows. The architect has not been identified. In 1895 John and Frances Anderson made a substantial single storey addition to the south of the 1873 house, fronting on to Armagh Street. This Villa-style extension, which gave the house a new entry and suite of reception rooms, was ornamented with considerable Gothic detail to enable it to blend with the earlier house. It was designed by prominent Christchurch architects Collins and Harman.

The firm that later became Collins and Harman was established by William Barnett Armson in 1870. After serving his articles with Armson, John James Collins (1855-1933) bought the practice after the former's death in 1883 and took Richard Dacre Harman (1859-1927) into partnership four years later. In the early years of the twentieth century, Armson, Collins and Harman became one of Christchurch's leading architectural practices. Notable examples of the firm's work included the Christchurch Press Building (1909, demolished), the Nurses' Memorial Chapel at Christchurch Public Hospital (1927), and many of the buildings at Canterbury College. In 1928 the firm's name was officially simplified to Collins and Harman. It continued until 1993 as Collins Architects. At the time of its demise, it was one of the two oldest architectural firms in New Zealand.

*Inveresk* remained in comparatively original condition until the 1970s, when it was divided into two flats. In 1995 architects Trengrove and Blunt carried out extensive alterations to fit the building for Cathedral Grammar's new Girls' School. This included the opening up of the interior to provide teaching spaces. Further internal alterations were carried out by Trengrove and Blunt in 2004 for E-time. The former house sustained moderate damage in the Canterbury Earthquakes of 2010-2011. The building moved off its foundations, floors hogged and a brick party wall collapsed. Substantial repairs were undertaken in 2011-2012, and included placing the building on a new foundation, structural strengthening and relining. The house retains much of its external integrity.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

*Inveresk* has craftsmanship significance for the integrity of its exterior detailing, which remains relatively intact. Of particular note is the villa section of the house, highly visible to Armagh Street, which is ornate for a Christchurch house of this era. It has elaborately fretted barges, arched bay windows and stained glass.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

*Inveresk* has contextual significance as part of the historic western inner city. The locale is notable for the number of substantial heritage and character homes that have survived, and a significant educational heritage represented by buildings and institutions such as Cathedral Grammar, Christ's College, the former Canterbury College and the former St Margaret's College. *Inveresk* relates particularly to the heritage-listed dwellings at 4, 25 and 56 Armagh Street.

The dwelling is located on the Armagh Street frontage of a large irregular land parcel that covers most of the city block and incorporates many of the buildings of Cathedral Grammar School. The setting of the former dwelling includes its immediate environs of carpark and garden, and the two tennis courts to the north. Located close to the street frontage, it has landmark significance.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

*Inveresk* and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The house was possibly begun in the early 1860s and completed in its present form in 1895.

## **ASSESSMENT STATEMENT**

*Inveresk* and its setting have overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance for its association with prominent businessman and public figure, John Anderson junior, proprietor of a substantial national engineering firm, and for its forty year association with Cathedral Grammar School. The former dwelling has social significance as a reflection of the growth and social aspirations of the Anderson family. As a corollary of John Anderson's public life, *Inveresk* served as a significant social venue in turn-of-the century Christchurch. The dwelling has cultural significance as a demonstration of the way of life of a successful businessman and his family in the late nineteenth and early twentieth centuries, and as a part of Anglican preparatory school, Cathedral Grammar since the early 1970s. The dwelling has architectural and aesthetic significance as a composite domestic building, built in at least two major stages and clearly demonstrating the stylistic transition across the late nineteenth century from the vernacular and Carpenter Gothic to the more florid Villa style. The 1895 wing has significance as a design of the prominent Canterbury architectural practice of Collins and Harman. The dwelling has craftsmanship significance for the integrity of its exterior detailing. The dwelling has contextual significance in its setting and as part of the historic western inner city. The locale is notable for its significant domestic and educational heritages. The former dwelling and setting have archaeological significance for their



potential for evidence of human activity on the site, including that which occurred prior to 1900.

**REFERENCES:**

CCC Heritage Files (2): 17 Armagh St – Dwelling *Inveresk*

Historic place # 3117 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/3117>

<http://www.teara.govt.nz/en/biographies/1a6/anderson-john> [DNZB Biography of John Anderson snr]

**REPORT DATED:** 10/02/2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

PHOTO



N/A

N/A

Unknown

Mid-2000s

## STYLE

Contemporary

## PHYSICAL DESCRIPTION

Two, two-storey buildings with rectangular footprints and gable roof forms. Lean-to style verandas on north elevation. Matching pair with townhouses at 22 Armagh Street.

## CONTEXT/SETTING/LANDSCAPE FEATURES

Buildings set back from roadway behind ivy-clad masonry wall. Shared driveway runs along eastern boundary of the lot with parking between the two buildings.

## MATERIALS/STRUCTURE

Plastered masonry, steel roofing.

## ALTERATIONS

Unknown, if any.

## RATING

Neutral

REASON FOR RATING

Early 21<sup>st</sup> century townhouses that replaced an earlier single-family home on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        21 Armagh Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-story house with irregular footprint and flat roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Road boundary built up with wall, gates and side wall of garage.

MATERIALS/STRUCTURE

Plastered masonry, bituminous roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

New dwelling erected in place of c.1950 house demolished after Canterbury earthquakes.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                        22 Armagh Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-2000s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two, two-storey buildings with rectangular footprints and gable roof forms. Lean-to style verandas. Matching pair with townhouses at 20 Armagh Street

CONTEXT/SETTING/LANDSCAPE FEATURES

Buildings set back from roadway behind masonry wall. Shared driveway runs along western boundary of the lot with parking between and behind the two buildings.

MATERIALS/STRUCTURE

Plastered masonry, steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Early 21<sup>st</sup> century townhouses that replaced an earlier single-family home on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**CHRISTCHURCH CITY PLAN – LISTED HERITAGE ITEM AND SETTING  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 35**

***DWELLING AND SETTING, RED HOUSE -  
25 ARMAGH STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 16/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

*Red House* has high historical and social significance for its connection with a number of notable individuals, for its long history of mixed use as both home and business/professional premises, and for its lengthy association with the Cranmer Bridge Club. The dwelling is notable for its association with two of Canterbury's most prominent architects, and for the sixty years it spent as doctors' consulting rooms.

The original brick part of *Red House* was constructed in 1864 for Napoleonic war veteran Dugald McFarlane as both home and premises for his wine and spirit business. In 1899 the property was sold to well-known local architect Samuel Hurst Seager, who added a timber wing on the property's Armagh St frontage where he based his practice. The deep red ochre of the house has been attributed to Seager, as this was a colour he used extensively on his



Spur development in Sumner. Research has not determined however if the *Red House* appellation has ever been a formal rather than just a popular designation. There is no evidence that Seager employed the name.

Seager departed for The Spur in c1902, and the house was leased to a series of medical professionals as consulting rooms, including Dr Levinge, a former superintendent of Sunnyside Asylum who specialized in the treatment of mental disorders. In 1907 Seager finally sold the property, to noted fellow architect John (J.J.) Collins of Collins and Harman. Dr Levinge's lease continued through 1907, and research to date does not reveal whether Collins lived at the property. In 1911 he sold it to soldier and runholder Leopold (L. G. D. ) Acland. Much of the decade Leopold owned the property he spent fighting in WWI, during which he won the Military Cross and an OBE. In his later years he published indispensable historical reference work *The Early Canterbury Runs*.

In 1921 Acland sold the property to general practitioner Dr Douglas Anderson. Dr Anderson (1889-1972) served as a medical officer in WWI before returning to Christchurch in 1919 to commence in general practice. Anderson conducted his practice, which specialized in obstetrics and paediatrics, for forty four years - all but two of which were spent at *Red House*. Armagh Street contained a number of doctor's consulting rooms during this period.

When Dr Anderson retired in 1963, the property was purchased by the Cranmer Bridge Club. The Club used the majority of the building as their rooms, but leased the first floor as a separate flat. *Red House* remained the home of the Cranmer Bridge Club until the Canterbury Earthquakes of 2011, when the brick portion of the building was destroyed. The Seager addition of c1899 remains extant. The property has subsequently been sold to a private owner.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

25 Armagh St has cultural significance for its role in a number of significant aspects of Christchurch life through its long history. For more than half a century the dwelling served as the surgery and home of various medical professionals, in a period when it was the convention for doctors to live on their premises. For almost half a century the building also served as the rooms of the Cranmer Bridge Club. The Club formed in 1959 to play social Bridge and although no longer based at 25 Armagh Street, retains its distinct identity and traditions. The building also has cultural significance in relation to New Zealand's architectural history. It is considered to hold an important position in the early development of a studied vernacular architecture through its referencing of elements of Christchurch's colonial heritage.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.*

*Red House* has high architectural and aesthetic significance because it was owned and designed by well-known New Zealand architect Samuel Hurst Seager, and because it was

considered a milestone both in the development of his own style, and in the development of a distinctive New Zealand vernacular arts and crafts architectural tradition.

Seager was a leading New Zealand architect at the turn of the century, primarily known for his innovative residential work. Seager's domestic designs varied widely in style according to client's particular requirements, and included Old English-style mansions, villas and bungalows. Seager is particularly remembered however for his contribution towards the development of a distinctly New Zealand architecture. Influenced by the Arts and Crafts movement's appreciation of the vernacular, Seager actively adapted overseas models to suit New Zealand's specific conditions, and also examined the work of his predecessors for distinctive exemplars from New Zealand's colonial past from which he could borrow. Seager believed particularly that the Gothic Revival tradition established in Christchurch by his former teacher Benjamin Mountfort accorded with his own search for a New Zealand vernacular. *Red House* contains several architectural quotes from the works of Mountfort – most recognizably the Armagh Street entry porch, which is derived from the entrance arcading of his Christchurch Club. The significance of the *Red House* lies in the belief that it is the first example in this country of an architect overtly paying homage to his predecessors in an effort to establish an architectural tradition. The two principal rooms and hallway of the Seager wing contain significant Arts and Crafts-style features including panelled coved ceilings, overmantels and distinctive door and window hardware.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

*Red House* has technological significance for the capacity it has to illustrate typical finishes, construction techniques and use of materials from the turn of the century. It has craftsmanship significance its exterior features and ornamentation, and for the noteworthy Arts and Crafts-style features that Seager integrated into his home/office, including coved timber ceilings, fire surrounds and door and window furniture.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.*

The building has overall high contextual significance in relation to its site, to the listed heritage space of Cranmer Square and to the listed heritage buildings that remain in the vicinity, particularly the early dwellings at 4, 17 and 56 Armagh Street. *Red House* is located on a roughly square suburban section at the corner of Armagh Street and Cranmer Square. The building sits on the Armagh Street frontage close to the western boundary; much of the remainder of the section was occupied by the large brick cottage that was demolished following earthquake damage in 2011. The small east-facing garden contains a large and prominent pollarded elm. Because of the building's frontage on Armagh Street, and the location of the section on a prominent city intersection at the south west end of Cranmer Square, it has high landmark significance.

## ARCHAEOLOGICAL SIGNIFICANCE

*Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.*

*Red House* and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The extant Seager wing was probably constructed in 1899; some elements of the 1864 building also remain on site, including the (now filled) former cellar.

## ASSESSMENT STATEMENT

*Red House* is of high heritage significance. The dwelling has high historical and social significance for its connection with a number of notable Canterbury individuals including two of the province's most well-known architects and several medical professionals, for the sixty years it served as doctors' consulting rooms, and the almost fifty years the Cranmer Bridge Club was based there. The dwelling has cultural significance for its long history of mixed use as both home and business/professional/club premises; primarily as a doctor's surgery and the rooms of the Cranmer Bridge Club in the century since Seager executed his alterations. The dwelling has high architectural significance because of its association with significant architect Samuel Hurst Seager, and because it is considered an important link in the development of a New Zealand style of architecture. The dwelling has particular aesthetic significance for the well-known façade with its arcaded porch that presents to Armagh Street. The square bay window and battened gable at the eastern end are also highly visible. Although the colonial brick section has been lost, the remaining Seager wing retains a high degree of integrity and authenticity. The dwelling has craftsmanship significance for its exterior ornamentation, and the many characteristically Arts and Crafts-inspired features which it contains. The dwelling has high contextual significance in relation to its site, to the listed heritage space of Cranmer Square, and in relation to the listed heritage buildings that remain in the vicinity, particularly the early dwellings at 4, 17 and 56 Armagh Street. It also has considerable landmark significance on a prominent city intersection that defines the south west end of Cranmer Square. The dwelling is of archaeological significance for its potential to provide evidence of human activity, particularly that prior to 1900.

**REFERENCES:** CCC Heritage File: 25 Armagh Street *Cranmer Club*

**REPORT DATED:** 24/07/14

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses  
ADDRESS                        28 Armagh Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with H-shaped footprint and multiple gable roof forms. North-facing façade features constructional polychromy and open-bed pediment motif.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building close to road boundary behind masonry wall. Shared driveway runs through the middle of the building, providing access to townhouses at 30 Armagh Street.

MATERIALS/STRUCTURE

Brick, steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Late 20<sup>th</sup> century townhouses that replaced an earlier single-family home on the site and took their design cue from the style and materials of the neighbouring Christchurch Girls High School (demolished c.2011).

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouses

ADDRESS                      1/30, 2/30, 3/30, 4/40, 5/30 & 6/30 Armagh Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Late 2000s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and monopitch roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building at rear of site behind earlier townhouse development. Access to townhouses is via vehicle passage through 28 Armagh Street.

MATERIALS/STRUCTURE

Weatherboard cladding, bituminous roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Early 21<sup>st</sup> century townhouses that replaced an earlier single-family home on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot [former site of Christchurch Girls' High School]

ADDRESS 32 Armagh Street

Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

N/A

DATE OF CONSTRUCTION

N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot used for carparking; low-level perimeter wall remains.

MATERIALS/STRUCTURE

Gravel, cement rendered boundary wall.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

Vacant lot which was the campus of Christchurch Girls' High School. Two of the school's auxiliary buildings survive on the Gloucester Street frontage (see separate record forms).



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Former house  
ADDRESS                        7 Cashel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint, hip and gable roof forms. Shed dormer at rear, exposed rafters, multi-panel casement-and-fanlight windows with decorative frames, side entry with columned porch. Street frontage features boxed bay and bow windows flanking narrow arched window.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to the road boundary on the same lot as the YMCA hostel and recreation building. A large carpark is located between the building and the Rolleston Avenue boundary of the property. The road boundary is either open to the street or marked by a low planter box style wall.

MATERIALS/STRUCTURE

Weatherboard cladding, shingles, corrugated metal roofing.

ALTERATIONS

Addition of shed dormer at rear, north-facing elevation (pre-1940).

RATING

Defining

REASON FOR RATING

A turn of the 20<sup>th</sup> century bungalow that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This building was formerly associated with Canterbury University's College House, the former site of which was developed by the YMCA from the mid-1960s onwards.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://teara.govt.nz/en/biographies/3c17/chilton-charles>

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

ITEM NAME	former Sir George Harper residence / Flats
ADDRESS	11 Cashel Street Christchurch

A photograph of a two-story blue house with a grey roof and a silver car parked in front. The house has a gabled roof and a small porch area. There are several windows, some with white frames. A silver car is parked on the right side of the image. In the foreground, there are some green bushes and a small sign. The background shows a cloudy sky and some trees.

## HNZPT LIST ENTRY STATUS

N/A

Unknown

1890s?

## Italianate

## PHYSICAL DESCRIPTION

Two-storey building with elongated, irregular rectangular footprint and hip roof forms. Single-story bay at south-west corner. Bracketed eaves, double-hung sash windows, boxed bay window with sunhood beneath paired windows that break through cornice on south elevation.

## CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to the eastern boundary and partially screened from the roadway by hedging; lot is sealed for parking.

## MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

## ALTERATIONS

Converted to flats (1938). Fire escapes added to west elevation (date unknown).

## RATING

## Defining

REASON FOR RATING

A late 19<sup>th</sup> century dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Between the world wars, if not earlier, this house was the home of Agnes and Sir George Harper, the latter died here in March 1937. Harper was a lawyer and a son of Bishop Harper; the couple had ten children. After the house was sold to Mrs Clifford in May 1938 it was subject to legal action taken by Christchurch City Council for converting the building into 11 flats.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

[https://en.wikipedia.org/wiki/George\\_Harper\\_\(lawyer\)](https://en.wikipedia.org/wiki/George_Harper_(lawyer))

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Townhouses [4]

ADDRESS 15 Cashel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Athfield Architects

DATE OF CONSTRUCTION

2013

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two, two-storey buildings separated by single-storey carport; complex as a whole has an elongated rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Development occupies almost the full length and width of the lot; vehicle access along western boundary. Concrete block wall screens private outdoor space of front unit.

MATERIALS/STRUCTURE

Fairface pre-cast concrete panels, corrugated steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An early 21<sup>st</sup> century townhouse development, comprising four units, erected on the site of an Italianate dwelling, which was demolished in c.2011.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      College Court Flats

ADDRESS                        19 Cashel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Colin Lamb, architect; JW Beanland & Sons,  
contractors

DATE OF CONSTRUCTION

1937

STYLE

Moderne

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and monopitch roof concealed by parapet. Name of building on principal, south-facing elevation above recessed carport. Central window over carport features decorative wrought iron 'shutter' motif. Double height glazed bays on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to the street and occupies most of the lot; vehicle access along eastern boundary leads to garaging at north-east corner of site.

MATERIALS/STRUCTURE

Concrete, bituminous roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An interwar apartment building that retains a high level of authenticity and represents the historic residential development of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. It was announced in April 1937 that a new block of flats to be built in Cashel Street would be 'the most up-to-date in the west end of town'. Eleven flats in all would have their own entrances and outdoor space and 'their special feature will be the amount of glass to be used' (*Press* 27 April 1937, p. 4). There was an earlier dwelling on the site (pre-1877).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 326  
*DWELLING AND SETTING, - 23, 25 AND 25A CASHEL  
STREET, CHRISTCHURCH***



**PHOTOGRAPH: M. VAIR-PIOVA, 19/12/14**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Tait House has historical significance for its association with James Tait (1833-98), city builder, stonemason and local body politician, and for its survival in the central city following many years as a rental property and the Canterbury earthquakes.

James Tait built the dwelling for his family in the early 1870s, between 1871 (when he purchased the site) and 1877, when it appears on TS Lambert's central city map. The Ayrshire-born Tait arrived in Dunedin in 1862 and came on to Christchurch later that year. A stonemason by trade, Tait founded the construction firm of J Tait Ltd and erected many notable Christchurch buildings including portions of Christchurch Cathedral and Canterbury Museum. Tait's yard was at the corner of Cashel and Montreal Streets, not far from his home. He also served as a city councillor.

In 1895 Tait retired to 62 Nayland Street, Sumner where he became a member of the Sumner Town Board and was elected second mayor of the new borough. After he died in 1898, J. Tait Ltd was taken over by his eldest son who refocussed the firm on monumental masonry. It continues to trade to this day. Tait's Cashel Street house was let to provide income for his family and during the first decade of the 20<sup>th</sup> century it was operating as a boarding house called Dunedin House. Many large central Christchurch homes became boarding houses or flats in the first decades of the 20<sup>th</sup> century – a trend which accelerated between the world wars. Tait House was sold by the Tait family in 1932.

The house has continued as rental accommodation to the present day. At some point before 1977 it was divided into three flats. In 1960 it was purchased by Elizabeth Cheevers, a local journalist, who lived there between 1966 and 1977. Cheevers expressed a wish to leave the house to the New Zealand Historic Places Trust (Heritage New Zealand) at this time, and at her death in 2005 this came to pass.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Tait House has cultural significance for the capacity it has to illustrate the lifestyle of a successful tradesman and his family in the late 19<sup>th</sup> century and the way of life of its tenants since the 1900s.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Tait House has high architectural and aesthetic significance as a mid-Victorian Italianate villa, which appears to have been designed and built by its first owner, James Tait. The dwelling is constructed from triple brick and was originally roofed with slate. The two-storey dwelling has a rectangular footprint with a hipped roof and several lean-to structures at the rear. The exterior of the dwelling is plastered and classical detailing on the façade addressing Cashel Street includes a symmetrical composition, quoins and a rusticated ground floor, and moulded window hoods on the first floor. The central entrance, now enclosed with a porch, is flanked by faceted bay windows. The dwelling has sash windows and the roof has been covered with corrugated steel.

There were relatively few houses built of brick in mid-Victorian Christchurch, and fewer still survive today as a consequence of the Canterbury earthquakes. Alterations have been made to Tait House at various points in its history – most notably added lean-tos at the rear, a hip-roofed entrance porch on the south elevation in the early 20<sup>th</sup> century, and division into flats. Despite this, the house retains a high degree of integrity and authenticity both inside and out.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

Tait House has high technological and craftsmanship significance as a 19<sup>th</sup> century triple brick home, built by James Tait for his own use. The house exhibits a high degree of craftsmanship, with quoins and a fully rusticated ground floor reproduced in plaster on the front elevation. The quality of the construction is reflected in the comparatively minor damage the house suffered in the Canterbury Earthquakes, compared with other unreinforced brick buildings in the central city.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

Tait House has contextual significance within Cashel Street and in relation to the other remaining heritage and character buildings in the western inner city. Although set back on its site, in comparison to its neighbours, the house is clearly visible from the street. Tait House stands within a part of the inner-city that features a large number of highly significant heritage buildings and places, notably the Arts Centre of Christchurch, Canterbury Museum, and the Botanic Gardens, and also includes a number of 19<sup>th</sup> and early 20<sup>th</sup> century dwellings. The area as a whole constitutes a significant heritage precinct. To the west of Tait House is College Courts, a block of Art Deco flats. To the east is a large single-storey Edwardian home.

The setting of the building includes the immediate land parcel, with gardens at the front and rear of the dwelling. At the rear of the property is an old timber outbuilding, possibly stables, which stands on a small parcel of land that was subdivided from Tait's original block in 1941.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Tait House and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

Tait House and its setting have overall heritage significance to Christchurch, including Banks Peninsula. The dwelling has historical significance for its association with prominent stonemason and local body politician James Tait and its survival through a century of providing rental accommodation. The dwelling has cultural significance for its capacity to demonstrate the way of life of the Tait family and its past and present tenants. The dwelling has high architectural significance as an Italianate villa that retains a high degree of integrity and authenticity. The dwelling has high technological and craftsmanship significance as a 19<sup>th</sup> century brick dwelling, built by a contractor for himself, with plastered classical detailing. Tait House has contextual significance on its site and in relation to the other heritage and character buildings in the western inner city, which form one of city's most important remaining heritage precincts. Tait House also has archaeological significance, as the

dwelling predates 1900, and within the setting there is the potential for evidence of pre-1900 human activity.

**REFERENCES:**

CCC Heritage File *Tait House: 23-25 Cashel Street*

Heritage NZ List no 9997 <http://www.heritage.org.nz/the-list/details?id=9997>

**REPORT DATED:** 02/09/2014

**9 FEBRUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Visitor accommodation

ADDRESS                        27 Cashel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1915

STYLE

Transitional Bungalow

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and hip and gable roof forms. Side entry sheltered by gabled porch with leadlights; exposed rafters and boxed bay windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from the road behind a very low boundary wall; most of the lot is sealed for carparking.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roofing.

ALTERATIONS

Reroofed (date unknown).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house appears to have been built by Thomas Brown Crawshaw (died 1945), an accountant, who offered the property for sale in 1919. There was an earlier (pre-1877), two-storey dwelling on the site, which was owned by W Inwood in 1914.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Cashel Flats [12 units]

ADDRESS                        31 Cashel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1930

STYLE

Bungalow

PHYSICAL DESCRIPTION

Two-storey building with elongated rectangular footprint and hip roof. Faceted bay windows, overhanging eaves, multi-pane uppers in sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building occupies most of the lot and is set behind a random rubble stone wall and paling fence. Paths running along east and west boundaries provide access to the flats.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A purpose-built interwar apartment building that retains a high level of authenticity and represents the historic residential development of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. There was an earlier (pre-1877), two-storey dwelling on the site, which was advertised for removal in April 1929.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Former Knight/Jones house

ADDRESS                        33 Cashel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

JC Maddison, architect?

DATE OF CONSTRUCTION

c.1911

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip and gable roof forms. Ground floor of gabled bay immediately adjacent to the footpath is clad in brick and features Oamaru stone quoins and arched window surrounds with keystones. Exposed rafters, casement-and-fanlight type fenestration, boxed bay windows with decorative brackets below; battens beneath other windows on first floor facade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built to the road boundary and stands at the south-west corner of a large site that extends through to Montreal Street.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Stage two of adjacent office building built up to east wall of building, with glazed link between the two (c.2010).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was the home James Knight, a butcher and stock dealer (1855-1918), at the time of his death. From 1914, if not earlier, until 1928 it was also the residence of Knight's son-in-law FR Jones, who married Edith Knight in 1911. In 1931, the year in which he enrolled at Canterbury College, it was the home of the writer Denis Glover. The Red Cross Society began acquiring property at the corner of Cashel and Montreal Streets in 1955, starting with this house. There was an earlier dwelling on this site (pre-1877), which is now occupied by Ronald McDonald House.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Ronald McDonald House

ADDRESS 37-43 Cashel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Wilkie & Bruce Architects

DATE OF CONSTRUCTION

c. 1990 + 2010

STYLE

Contemporary

PHYSICAL DESCRIPTION

Multi-level office building, with monopitch roofs and L-shaped footprint, overlooking the intersection of Cashel and Montreal Streets.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to the road boundary (east and south elevations) and shares the same lot with the former dwelling at 33 Cashel Street.

MATERIALS/STRUCTURE

Pre-cast concrete panels.

ALTERATIONS

Unknown, if any.

RATING

Intrusive

REASON FOR RATING

A late 20<sup>th</sup> / early 20<sup>th</sup> century office building, built in two stages, which is inconsistent with the established residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The first stage of the building was purpose-built for the Red Cross Society, which began acquiring properties at the corner of Cashel and Montreal Streets in 1955. Incorporating a second stage built in 2010, the building is now occupied by Ronald McDonald House, which provides accommodation for the families of children who have been hospitalised or require medical treatment at Christchurch Hospital.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 216  
*FORMER DWELLING AND SETTING, ROLLESTON HOUSE – 2  
GLOUCESTER STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 16/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Rolleston House has historical significance as a former inner-city townhouse and for its association with Canterbury College. It was built, on part of the parcel of land between Gloucester and Worcester Streets known as Raven's Paddock, in c.1893 for Arthur Bennett, manager of the New Zealand Shipping Company, and his wife Jessie. In 1916 or 1917 the house was purchased by Sir John Denniston (1845-1919), a judge of the Supreme Court. After Denniston's death in 1919, the property was sold to Canterbury College, who utilised it as one of a number of buildings that constituted Rolleston House. Rolleston House was the first hostel for male students established by Canterbury College in 1918. It was run by a committee of students approved by the College and served as a model for Auckland University College when it was considering how to address the need to provide suitable lodgings for students in the mid-1920s.

When Canterbury University shifted to Ilam in the mid-1970s, Rolleston House closed. The property was bought by Christ's College in 1975. Christ's College retained the name of the building, because it was relevant to the house's address and William Rolleston, the 4th (and last) Superintendent of the Canterbury Province who held that office until the abolition of the provinces on 31 October 1876 and also a Member of the House of Representatives. He was at times an examiner of the sixth form in Latin and Greek, and a Fellow of Christ's College from 1860-1903. 2 Gloucester Street has continuously served Christ's College as a dayboy house since 1983.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Rolleston House has cultural significance as a university hostel and Christ's College house. As a university hostel from 1920 until 1975, Rolleston House is associated with the academic and social life of Canterbury College, later the University of Canterbury, and valued by its alumni. Similarly the building has cultural value to past and present Christ's College pupils affiliated with Rolleston House. The building also has commemorative value as it is named for William Rolleston, as is the neighbouring avenue, and thus it also has a cultural connection with the statue of Rolleston that stands outside Canterbury Museum. It is also a tangible reminder of a particular way of life associated with the culture of education and boarding establishments.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Rolleston House has architectural significance as a typical late Victorian townhouse, with English Domestic Revival detailing, particularly in its half-timbering and treatment of the gable ends. Although the house has been altered on a number of occasions, principally by Sir Miles Warren as the Christ's College honorary architect, it retains a good level of integrity. The architect/designer of the building has not yet been identified.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

Rolleston House has technological and craftsmanship significance for what it may reveal about nineteenth century construction techniques and craftsmanship significance that would typically be expected of a late 19<sup>th</sup> century house of timber construction.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of*

*consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

Rolleston House has high contextual significance for its siting at the intersection of Rolleston Avenue and Gloucester Street within a sector of the central city that retains a number of Victorian townhouses. The building is specifically associated with 5 Worcester Boulevard, which was also part of Rolleston House and is now owned by the City Council and leased as a YHA hostel known as Rolleston House, the Christchurch Arts Centre, formerly Canterbury College, and Christ's College.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Rolleston House and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including from before 1900. No buildings are shown on the property in Thomas Lambert's 1877 map of Christchurch, which suggests that the townhouse built by Bennett was the first major structure on the site.

## **ASSESSMENT STATEMENT**

Rolleston House has heritage significance to Christchurch, including Banks Peninsula. It has historical and social significance as one of the buildings that comprised Canterbury College's first male hostel and, more recently, as one of Christ College's dayboy houses. Rolleston House has cultural significance for the esteem in which it is held by alumni of the hostel and Christ's College and is also a tangible reminder of a particular way of life associated with the culture of education and boarding establishments. It has architectural and aesthetic significance as an example of the English Domestic Revival style. Rolleston House has technological and craftsmanship significance for what it may reveal about nineteenth century construction techniques and craftsmanship significance that would typically be expected of a late 19<sup>th</sup> century house of timber construction. The building has high contextual significance in relation to its immediate inner city site and to both the Arts Centre and Christ's College and, more generally, as a central city gentleman's residence. Rolleston House and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including from before 1900.

## **REFERENCES:**

CCC Heritage files – Rolleston House

Don Hamilton & Rodney Wells *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

Historic place # 3729 – Heritage New Zealand List



<http://www.heritage.org.nz/the-list/details/3729>

'About Rolleston House' Christ's College

<http://christcollege.com/about-college/houses/rolleston/about>

**REPORT DATED: 21 NOVEMBER 2014**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Condell's and Corfe dayboy houses and staff accommodation  
ADDRESS                        4, 6 & 8 Gloucester Street  
   Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Warren & Mahoney Architects

DATE OF CONSTRUCTION

c.2000

STYLE

Contemporary Regionalism

PHYSICAL DESCRIPTION

Two and three-storey building with L-shaped footprint and gable and hip roof forms. Exposed rafters, cross-gables with weatherboards ends; design responds to form and detailing of adjacent house (2 Gloucester Street).

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is close to roadway behind concrete block wall; shared carparking at rear accessed via driveway on eastern boundary.

MATERIALS/STRUCTURE

Plastered concrete, weatherboard detailing, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A turn of the 21<sup>st</sup> century development associated with the educational history of the area and influenced by the design of the area's defining houses, especially that at 2 Gloucester Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Occupied in 2002 by Condell's and Corfe school houses.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Somes House' school house

ADDRESS 7 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1880s?

STYLE

Italianate

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and hip roof forms. Side (east elevation) entrance porch, bracketed eaves, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a corrugated metal fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Conversion to day house use by Christ's College (1999).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century house that represents the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was likely built after the death of Annie Macdonald, the owner of 'Orari', in 1901.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

PHOTO



## STYLE

## PHYSICAL DESCRIPTION

Vacant lot.

## CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot; paling fence along road boundary.

## MATERIALS/STRUCTURE

Earth, gravel; timber (fencing).

## ALTERATIONS

Brick, semi-detached houses (c.1920?) removed from site (c.2011).

## RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        13 Gloucester Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1910s?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with irregular L-shaped footprint and gable roof forms. Exposed rafters, single-storey bay at south-east corner; casement-and-fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a corrugated metal fence.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house that represents the residential development of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Former house

ADDRESS                        14 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1890s?

STYLE

Villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gable and hip roof forms. Inline veranda with decorative frieze, ground floor chamfered at north-west corner, sunhoods over principal windows, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a low paling fence; lot sealed for carparking.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

First floor balcony enclosed (date unknown).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century house that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house is very close in style and detailing to that at 18 Gloucester Street; it was the home of RS Rankin in the mid-1910s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18 Gloucester Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gable roof forms. Inline veranda with paired posts and decorative frieze, sunhoods over first floor windows, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence with decorative posts at driveway entrance. House occupies almost the full width of the lot.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

First floor balcony enclosed (date unknown). Repair/replacement of shingle apron on principal, north-facing elevation (2021).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century house that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house was the home of Christchurch Technical College director DE Hansen in the late 1910 and early 1920s and the home and surgery of Dr Keith Davidson in the late 1920s. The house is very close in style and detailing to that at 14 Gloucester Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        19 Gloucester Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1990s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-and-a-half-storey building with irregular rectangular footprint and hip roof forms. Shed dormers, integrated garage, close to eastern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence.

MATERIALS/STRUCTURE

Brick, rusticated weatherboard detailing, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A late 20<sup>th</sup> century house that represents the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                Vacant lot  
ADDRESS                21 Gloucester Street  
                              Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot; security fencing along road boundary.

MATERIALS/STRUCTURE

Earth, gravel.

ALTERATIONS

House (c.1890?) removed from site (c.2016).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 & 1/25 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1910s?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gable roof forms. Exposed rafters; diamond-pattern leadlight windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a brick masonry fence.

MATERIALS/STRUCTURE

Weatherboard, board-and-batten and shingle cladding, brick detailing on ground floor of south elevation, corrugated steel roofing.

ALTERATIONS

Divided into two flats (date unknown).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house that represents the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'The Gloucester' apartment building

ADDRESS 28 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Wilkie + Bruce Architects

DATE OF CONSTRUCTION

1990s

STYLE

Contemporary

PHYSICAL DESCRIPTION

High-rise building with rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a masonry fence; flanked by carparking and a communal recreation space.

MATERIALS/STRUCTURE

Reinforced concrete, terracotta tile cladding, steel roofing.

ALTERATIONS

Remodelled (2017, Herriot Melhuish O'Neill Architects).

RATING

Intrusive

REASON FOR RATING

High-rise building out of scale with neighbouring residential environment.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Beaven house

ADDRESS                        29 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Peter Beaven

DATE OF CONSTRUCTION

1996

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with elongated, irregular rectangular footprint and high-pitched gable roof forms. Entry on south elevation sheltered by overhanging living room on first floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

Close to roadway behind an Oamaru stone wall.

MATERIALS/STRUCTURE

Vertical weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A late 20<sup>th</sup> century house designed by one of the city's leading architects and representing the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was designed by notable Christchurch Peter Beaven for his own use. He also designed the adjacent townhouses at 31 Gloucester Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Former Macdonald/Upham house

ADDRESS                        30 & 32 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1900?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof forms. Cross-gabled bays, shingled aprons at first floor, bracketed eaves, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a rubble stone boundary wall supporting panels of micro-corrugated steel.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

Divided into two dwellings (date unknown). Chimney rebuilt; piers on boundary wall, concrete drive and new garage erected (c.2015).

RATING

Defining

REASON FOR RATING

A turn of the 20<sup>th</sup> century house that represents the historic residential development of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house was the residence of Evan M MacDonald between 1901 and 1904; Macdonald was the son of William and Annie Macdonald of 'Orari', the South Canterbury run and the house at the corner of Gloucester and Montreal Streets. From c.1906 until 1960 it was the home of John and Agatha Upham and their son Sir Charles Upham VC (1908-94). John Upham was a lawyer with chambers in Worcester Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Townhouses

ADDRESS 31 [units 1-9 inclusive] Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Peter Beaven

DATE OF CONSTRUCTION

1996

STYLE

Contemporary

PHYSICAL DESCRIPTION

Three two-and-a-half-storey buildings with rectangular footprints and gable and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned to the east and at the rear of 29 Gloucester Street behind an Oamaru stone wall.

MATERIALS/STRUCTURE

Vertical weatherboard cladding, long-run steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A group of three late 20<sup>th</sup> century townhouses designed by one of the city's leading architects in reference to his own home at 29 Gloucester Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was designed by notable Christchurch Peter Beaven for his own use. He also designed the adjacent townhouses at 31 Gloucester Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Gloucester House'  
ADDRESS 33 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A

ARCHITECT/DESIGNER	Unknown
--------------------	---------

DATE OF CONSTRUCTION	Early 1880s?
----------------------	--------------

STYLE

Italianate

PHYSICAL DESCRIPTION

Two-storey building with irregular rectangular footprint and hip roof forms. Bracketed eaves, flared veranda carried on slender paired posts with arched motifs, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Divided into flats (mid-1940s?).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century house that represents the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house appears to have been a boarding house (known as 'Gloucester House') from late 1885. It was owned by AJ and Eliza White and leased to a succession of boarding house keepers. In 1943 the property was purchased by the Clifford family and became part of their large rental property portfolio.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Former house

ADDRESS                        34 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1902?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip roof forms. Cross-gabled bay with half-timbering, shingled aprons beneath first floor enclosed balcony, sunhoods and gabled entrance porch at side (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence and cluster of portable cabins.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

First floor balcony enclosed (1920/30s?). Converted into professional rooms; portable cabins installed in front yard (c.2012).

RATING

Contributory

REASON FOR RATING

A turn of the 20<sup>th</sup> century house compromised by the portable cabins installed in front of the house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was likely built after the death of Annie Macdonald, the owner of 'Orari', in 1901.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 217  
*DWELLING AND SETTING, ORARI – 42 GLOUCESTER  
STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 11/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling known as 'Orari' at 42 Gloucester Street has historical significance for its association with the MacDonald family of Orari Station, near Geraldine. Annie MacDonald (1839-1901), widow of William MacDonald, moved to Christchurch after her husband's death in 1879 and built a townhouse on this property in 1894. She lived at Orari until her death in 1901, when both it and an adjoining cottage were separately put up for auction. Annie MacDonald was a member of St Michael and All Angel's Anglican Church and the east window in St Michael's Pilgrim's Chapel was installed in her memory in June 1903.

In the 1910s it was the home of Margaret Hall, daughter of the ex-farmer and Riccarton Road Board chairman Henry Joseph Hall, who had died in 1897. Upon her death in 1920 the house was again put up for auction, it being sold to the school teacher Hans Kennedy who



owned the neighbouring property at 311 Montreal Street. It was subsequently operated as a boarding house. It continued in the Kennedy's ownership until 1961. As was the fate with many large timber homes in the inner city, particularly those close to the then University of Canterbury site, Orari was converted into flats in the mid-20<sup>th</sup> century. Although under threat of demolition in 1995, it was instead restored by the current owner and became a bed and breakfast in the late 1990s.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Orari has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area as a longstanding source of accommodation, first for non-residents seeking education amongst the various centres of learning in the area, most notably the former Canterbury College, and more recently for tourists. In addition, its first occupant, Annie MacDonald, was a generous supporter of the work of the St Michael's and All Angels parish.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Orari has architectural significance for its late Victorian English Domestic Revival styling and as an example of the domestic architecture of R W England. Son of a colonial builder and timber merchant, Robert England established his practice in 1886 after studying architecture in England. In 1906 his brother Edward joined him in partnership. Robert England was a leading proponent of the English Domestic revival style in Christchurch at the turn of the 20<sup>th</sup> century and his firm was also responsible for the design of McLean's Mansion (1899), Riccarton House (1900) and 'Fitzroy' (1906).

Orari is a large single-storey weatherboard dwelling, which has been converted to two storeys with the insertion of modern dormer windows built into the steeply pitched gabled roof. The gables, with their wide bargeboards and half-timbering, the verandah posts and bay windows, and the brick chimneys are the principal external features of the dwelling. Although additions to Orari have occurred over the years, the building's exterior still remains largely intact. During the alterations and additions undertaken in the late 1990s, many earlier modifications made when the building was converted into flats were removed. The original central corridor was reinstated and the conservatory on the west side was restored at this time. After the 2010-2011 earthquakes a loose chimney was taken down and replaced.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

Orari has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, decorative detail, fixtures and fittings. The dwelling is constructed from kauri and rimu. The quality of the construction of the house is evident in the four metre high studs, large skirting boards, architraves and cornices.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

Orari has contextual significance due to its location in the western sector of the inner-city and relationship to other scheduled dwellings in the vicinity. Standing on a corner site, across Montreal Street from the Christchurch Art gallery, Orari contributes to a heritage precinct of late Victorian and Edwardian wooden dwellings within the block bounded by Montreal, Gloucester and Worcester Streets and Rolleston Avenue. The setting is a large rectangular parcel of land sited on the corner of Montreal and Gloucester Streets. The setting contributes to Orari's street presence and includes various mature trees bounded by a low stone wall and hedge on the Montreal and Gloucester Street frontages. Historic photographs show that historically the property was fenced with a solid c.1.5m iron or timber fence with an entrance gate centred on the Gloucester Street boundary.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Orari and its setting has archaeological significance because it have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred before 1900.

## **ASSESSMENT STATEMENT**

Orari has overall significance to Christchurch including Banks Peninsula as a late Victorian inner city dwelling. The dwelling has social and historical significance for its association with Annie MacDonald and as the townhouse built for the widow of a pioneering Canterbury runholder and for its association with later owners. It also has historical and social significance for its accommodation use over a long period of time as flats then later as tourist accommodation. Orari has cultural significance as it illustrates changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area as a longstanding source of accommodation, first for non-residents seeking education amongst the various centres of learning in the area, most notably the former Canterbury College, and more recently for tourists. Orari has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, decorative detail, fixtures and fittings. It has architectural and aesthetic significance as a late Victorian villa and for its design by noted architect Robert W England a leading proponent of the English Domestic revival style in Christchurch at the turn of the 20<sup>th</sup> century. Orari has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, decorative detail, fixtures and fittings. The dwelling has contextual significance as a notable contributor to a precinct of other Victorian and Edwardian timber dwellings in this part of the inner city, which is the heart of the city's Gothic Revival core. It has archaeological significance, for its potential for archaeological evidence including that which pre dates 1900.

**REFERENCES:**

CCC Heritage File *Orari – 42 Gloucester Street*

CCC Heritage File *Dwelling and Setting – 311 Montreal Street*

L Acland *The Early Canterbury Runs: Containing the First, Second and Third (new) Series* (Christchurch, 1946)

Orari Bed and Breakfast

<http://orari.co.nz>

Historic place # 3712 – Heritage NZ List <http://www.heritage.org.nz/the-list/details/3712>

**REPORT DATED: 18 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME YMCA sports centre

ADDRESS 12 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Griffiths Moffat & Partners

DATE OF CONSTRUCTION

1967

STYLE

Brutalism

PHYSICAL DESCRIPTION

Three-storey building with rectangular footprint and hip roof forms; one-and-a-half storey wing at rear (south-west corner).

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands close to the footpath and is situated to the east of a medium-rise apartment building.

MATERIALS/STRUCTURE

Pre-cast concrete, tile roofing.

ALTERATIONS

Street front café additions (1980s). Portable cabin addition to street frontage (2019).

RATING

Neutral

REASON FOR RATING

A later 20<sup>th</sup> century recreational building erected on the former site of Christchurch College, which has some association with the educational history of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Dr Chilton's house

ADDRESS                        16 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1870?

STYLE

Victorian Villa

PHYSICAL DESCRIPTION

Two-storey dwelling with T-shaped footprint, lean-tos at east side and rear, and gable roof forms. Enclosed balcony at first floor and sun porch with lean-to roof at north-east corner; sunhoods with oversize brackets over principal windows, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence; front of lot is largely paved for carparking.

MATERIALS/STRUCTURE

Weatherboard cladding, slate roofing.

ALTERATIONS

First floor balcony enclosed (date unknown). Flat conversion (1979).

RATING

Defining

REASON FOR RATING

A mid-19<sup>th</sup> century house, possibly the oldest in the area to have survived, that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was the home of Elizabeth and Dr Charles Chilton between c.1904 and 1940. Charles Chilton (1860-1929) was a zoologist, teacher, ophthalmic surgeon and the first Rector of Canterbury College between 1921 and 1928.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://teara.govt.nz/en/biographies/3c17/chilton-charles>

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18 Hereford Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with elongated rectangular footprint, hip and gable roof forms. Bracketed eaves, half-timbering in gable end, enclosed sun porch on first floor at north-east corner. Sunhood and faceted bay window on street frontage; double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a low paling fence; house occupies almost the full width of the lot.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

First floor sun porch enclosed? (date unknown).

RATING

Defining

REASON FOR RATING

A turn of the 20<sup>th</sup> century house that represents the historic residential development of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Townhouses [units 1-6]

ADDRESS 20 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

2016

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse development containing six apartments in four buildings; elongated rectangular footprint and gable roof forms. Timber shutters and batten screens.

CONTEXT/SETTING/LANDSCAPE FEATURES

Northly unit is close to the roadway behind a composite timber and masonry wall; shared driveway runs along eastern boundary.

MATERIALS/STRUCTURE

Masonry, long-run steel, timber detailing.

ALTERATIONS

First floor sun porch enclosed? (date unknown).

RATING

Neutral

REASON FOR RATING

A 21<sup>st</sup> century townhouse development that steps forward of its neighbours but occupies a single residential lot and represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was the home of Elizabeth and Dr Charles Chilton between c.1904 and 1940. Charles Chilton (1860-1929) was a zoologist, teacher, ophthalmic surgeon and the first Rector of Canterbury College between 1921 and 1928.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        24 Hereford Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1870 + 1910?

STYLE

Modified Victorian villa

PHYSICAL DESCRIPTION

Two-storey dwelling with T-shaped footprint, saltbox roof with flat-roofed extension at the front of the house. Decorative bargeboard on east elevation, façade features central entrance porch with balcony above, faceted and boxed bay windows with shingled hoods. Casement-and-fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway and partially screened by vegetation; lot is largely paved for carparking.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Façade remodelled (1910s?).

RATING

Defining

REASON FOR RATING

A mid-19<sup>th</sup> century house with early 20<sup>th</sup> century modifications, one of the oldest in the area to have survived, that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. By 1914 the house was the residence of Charles and Annie Overton; it was sold after Annie Overton's death in 1937 and by 1940 was providing furnished rooms for rent. Charles Overton (1839-1927) was a retired farmer, whose first wife Sophia had died in 1886; he married Annie Lawry ten years later. By the later 1960s the rear of the lot was being used for carparking.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Strain house

ADDRESS                        26 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1915

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof with cross-gables. Prominent semi-circular double-height bay window flanks faceted entrance porch and first floor balcony which is terminated by a gabled bay. Double-hung sash and casement windows, decorative timberwork at porch frieze and balcony balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway and partially screened by vegetation; shares access to parking at the rear with adjacent property (24 Hereford Street).

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Chimney removed (c.2011).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house that replaced a pre-1877 dwelling on the site and represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house was said to be almost new when it was offered for sale by Joanna Strain, the widow of Samuel Strain, in 1916. Under the later ownership of OG Clifford the house was converted into flats, most likely during WWII.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        28 Hereford Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1915?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof with cross-gable. Modified façade has enclosed balcony and canopy across ground floor. Bracketed eaves, new fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway and open to the street; lot is largely sealed to provide carparking.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roofing.

ALTERATIONS

Façade remodelled, including pedimented entrance detail; fenestration replaced (pre-2007).

RATING

Contributory

REASON FOR RATING

A modified early 20<sup>th</sup> century house that replaced a pre-1877 dwelling on the site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house provided furnished rooms for let by the later 1920s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Residential building

ADDRESS 32 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1975?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with elongated rectangular footprint and gable roof forms. Gabled entrance porch on principal, north-facing elevation; porte cochere over driveway running along western boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to the street behind a low brick boundary wall; lot is largely sealed to provide carparking.

MATERIALS/STRUCTURE

Brick cladding, tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20<sup>th</sup> century dwelling, possibly the third on the site since the 1870s.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former 'The Lodge' private hotel / YHA hostel

ADDRESS                        36 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Pre-1900 + 1910s?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

A large, two-storey building with irregular rectangular footprint and hip and gable roof forms. Modified façade has projecting bay with balcony above. Bracketed eaves and exposed rafters; double-hung sash and casement-and-fanlight type fenestration. Shingled gable end on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built up to the road boundary and occupies almost the entire lot.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Major additions to the front and rear of the building (1910s + ?). Façade remodelled, including new fenestration and projecting bay (date unknown). Chimneys removed (c.2011).

RATING

Contributory

REASON FOR RATING

A composite dwelling built in at least two stages with a modified facade.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The building appears to comprise of a pre-1900 two-storey villa with additions to the front (north) and rear (south). From June 1906 the building was 'The Lodge', a private hotel. In the later 20<sup>th</sup> century it was a hospital board staff hostel and then a private hotel once more before becoming a YHA hostel in c.2015.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://teara.govt.nz/en/biographies/3c17/chilton-charles>

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

N/A

Unknown

c. 1900?

## Corner Bay Villa

Single-storey building with squat H-shaped footprint and gable roof forms. Half-timbered gable ends, bracketed eaves, double-hung sash windows, boxed bay windows.

Building is built close to the road boundary behind a concrete block wall. Driveway along eastern boundary.

Weatherboard cladding, terracotta tile roofing.

Divided into two flats (pre 1926?); north-facing veranda enclosed (date unknown).

## Defining

A turn of the 20<sup>th</sup> century villa that replaced a pre-1877 dwelling on the site. Enclosed veranda and boundary wall diminish authenticity but the age, style and construction of the house remain in evidence.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Vacant lot  
ADDRESS                        273 Montreal Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot used for carparking; paling and corrugated metal fence along part of road boundary.

MATERIALS/STRUCTURE

Gravel, timber & corrugated metal (fencing).

ALTERATIONS

Italianate dwelling (c.1880?) removed from site (late 2010s).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



N/A

N/A

Unknown

c.1980

## STYLE

Contemporary

## PHYSICAL DESCRIPTION

Single-storey dwelling with squat L-shaped footprint and hip roof forms.

## CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a concrete block masonry wall. Single-car garage on road frontage (north-east corner).

## MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

## ALTERATIONS

Reroofed (c.2015).

## RATING

## Contributory

REASON FOR RATING

House dates to the later 20<sup>th</sup> century and represents the continuity of single-family home residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Former house  
ADDRESS                        277 Montreal Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1910s?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint, gabled roof and entrance porch at north end; lean-to at rear (west elevation). Diamond-pattern leadlight windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway, close to the western boundary; carparking over most of the site. Remnant shrubbery and low-level fence on road boundary at south-east corner of property.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Street tree and garage removed; carpark created (c.2012). Converted to professional rooms (date unknown).

RATING

Contributory

REASON FOR RATING

House dates to the early 20<sup>th</sup> century but setback and carparking diminish its contribution to the heritage values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 387  
*DWELLINGS AND SETTING, WEST AVON FLATS – 279  
MONTREAL STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 5/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The West Avon Flats and its setting have historical and social significance for their association with a type of residential development that occurred in the central city between the world wars. At the time they were being built the *Press* reported that the city had never seen such intense activity in the erection of buildings of this type. In 1929 *The Press* reported that the architect Melville Lawry was preparing plans for a six-storey block of flats at the corner of Montreal and Hereford Streets for a syndicate of Christchurch businessmen. Two years later Lawry took ownership of the site and in 1936 it was transferred to West End Mansions Ltd. By now the plans for the development had been scaled down and in 1936 the foundations of a two-storeyed building were laid. The building was to contain 8 flats, with provisions made in the design for the addition of a further two storeys if required.

The four residents listed in the Wises's Street Directory of 1938 were all male, and included a leather merchant, manager and company director. By contrast directories published in 1950, 1960 and 1970 show a decisive shift to female tenants, with only one male listed in 1960 and 1970. Further research would be needed to determine if this shift represents a notable social pattern. Currently the West Avon Flats are vacant as they were damaged in the 2010 and 2011 Canterbury earthquakes and have yet to be repaired.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The West Avon Flats have cultural and spiritual value as an example of a particular change in living styles and way of life through the interwar development of apartments for inner city living.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The West Avon Flats have architectural and aesthetic significance as a 1930s Art Deco complex of apartments designed by local architect Wilford Melville Lawry (1894-1980). The two-storey building with additional penthouse on the roof, has a symmetrical entrance façade, bold geometric detailing and steel framed casement windows. Typically for an Art Deco building the form of the building is rigidly geometric with the raised parapet giving the appearance of a flat roof. The modernity of the building continues on the interior with built in furniture including wardrobes, dressing tables, bookshelves, china cabinets, cupboards and drawers. Internal light fittings, cupboard and door handles, tiled fire surrounds and geometrically patterned glazed doors all adhere to the Art Deco style.

During the 1930s Art Deco was the fashionable style of the day, especially for new building types including cinemas, swimming pools and apartment blocks. Lawry also designed the Regent Theatre in Hokitika (1935) and the Century Cinema in St Albans (1940) in a Moderne style. In 1999 alterations were made to two of the apartments on the first floor to combine them into a single apartment. At the same time a sunroom addition was built on the roof with access via a new internal staircase. The addition was designed by Brocherie and Cumberpatch to match the existing building.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

West Avon Flats has craftsmanship and technological significance for what they can reveal of late 1930s construction methodologies, materials, fixtures and fittings and for its reinforced concrete construction which was considered desirable for fire, sound and earthquake-proofing of a structure of this nature. The building was built with cavity walls in order to make each flat sound proof. Craftsmanship significance arises from the interior detailing of the

building, including the installation of built-in furniture and fittings which conformed to the Art Deco style of the building.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The West Avon Flats and setting have contextual significance in relation to the predominantly residential character of the block bounded by Hereford, Montreal and Cashel Streets and Rolleston Avenue. They sit on the north east corner of this block. The flats are comparable to College Court at 19 Cashel Street and a defining element at the intersection of Hereford and Montreal Streets, along with the former Student Union building (Dux de Lux restaurant) and, until their 2013 demolition, St. Elmo Courts (1930).

The setting of West Avon Flats consists of a rectangular area of land on the corner of Montreal and Hereford Streets. There is an asphalted carparking area to the west of the building with a garage in the south-west corner of the section. The West Avon Flats are built up to the street boundary on both Montreal and Hereford Streets with an inset on Montreal Street identifying the main entrance. The corner site, distinctive Art Deco styling and exterior colour scheme, and the lack of any building setback give this building landmark significance within the inner-city streetscape.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The West Avon Flats and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900. There were buildings standing on and near this site in 1862.

## **ASSESSMENT STATEMENT**

The West Avon Flats and their setting have overall significance to Christchurch, including Banks Peninsula as an inter-war apartment block. The flats have historical and social significance or their association with a type of residential development that occurred in the central city between the world wars. The West Avon Flats have cultural and spiritual value as an example of a particular change in living styles and way of life through the interwar development of apartments for inner city living. They have architectural significance for their Art Deco/Moderne style and as a surviving example of architect W M Lawry's work and as an example of Art Deco building with its rigidly geometric form and parapet giving the appearance of a flat roof. West Avon Flats has craftsmanship and technological significance for what they can reveal of late 1930s construction methodologies, materials, fixtures and fittings and for its reinforced concrete construction which was considered desirable for fire, sound and earthquake-proofing of a structure of this nature. West Avon Flats have contextual



significance for their landmark quality on a corner site of a busy arterial route and distinctive contribution to the inner-city streetscape. The West Avon Flats and setting are of archaeological significance because they have the potential to provide archaeological evidence including that which occurred prior to 1900.

**REFERENCES:**

CCC Heritage files – West Avon Flats

*The Press* 5 December 1929; 20 February 1936; 2 April 1936; 4 May 1990.

Historic place # 1944 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/1944>

**REPORT DATED: 19 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Vacant lot  
ADDRESS                        305 Montreal Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot; picket fence along part of road boundary.

MATERIALS/STRUCTURE

Gravel, timber & brick (fencing).

ALTERATIONS

Bay villa dwelling (c.1900?) removed from site (2021).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        309 Montreal Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1900s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hip roof. Cross-gable and faceted bay on principal, east-facing elevation. Bracketed eaves, bay windows, first floor balcony with timber balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

House is set back from the road behind a low weatherboard fence with hedging above; lychgate style pedestrian entry. Carparking at rear of house is accessed via Worcester Street.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Chimney built (c. 2012); boundary fence and replica lychgate erected (early 2010s).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house that is a prominent feature in the streetscape and represents the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house appears to have been offering boarding accommodation by the mid-1910s, if not earlier.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 389  
*DWELLING AND SETTING – 311 MONTREAL STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

311 Montreal Street has historical and social significance for its long term association with Hans Kennedy and his family and its later social relevance as a centre for social, political and environmental activism.

The house was built in 1909 for Hans, his first wife Elenor and their daughter Irene. Hans Kennedy was a teacher who taught at Addington School for 40 years. He was a keen outdoorsman, noted as one of the first Europeans to camp in the Taylors Mistake area (Ogilvie, 1978). He was also an honorary life member of the St Paul's Presbyterian Church board of managers. In 1930 at the age of sixty Kennedy married again, to Elizabeth

Roxborough. The couple had three children. Hans lived at the house until his death in 1957 at the age of 87 years. Elizabeth remained in the house until the late 1970s, living in part of the building and renting other parts to either one or two tenants. In 1980 the family sold the property.

From the early 1980s, 311 Montreal Street has been home to sisters Diana and Lesley Shand. Both Diana and Lesley are politically active with regard to public, community and environmental issues. Diana was a human rights commissioner, a regional councillor and has occupied senior roles with international environmental NGO the International Union for the Conservation of Nature (IUCN). Lesley (MNZM) has served on the North Canterbury Conservation Board and is active in the Forest and Bird Society.

The house has also served as a venue for political and environmental gatherings including meetings associated with the 1981 Springbok Tour protests, the Tenants Protection Association and ICON (the inner city west residents group) amongst other causes. The then Prime Minister Geoffrey Palmer attended Labour-Green meetings upstairs and Lianne Dalzell, former Labour MP and current Christchurch Mayor (since 2014), and prominent Landscape Architect Di Lucas, flatted there.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling at 311 Montreal Street has cultural significance due to its association with political, social and environmental activism since the early 1980s. As the home of Diana and Lesley Shand the house has been the venue for several political campaigns. As the home of the Kennedy family 311 Montreal Street is representative of a middle class lifestyle in the inner-city during the early twentieth century. This area of Christchurch was once home to many wealthy families who built similarly large dwellings around the fringes of the Botanic Gardens and Canterbury College.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

311 Montreal Street has architectural and aesthetic significance as a large and ornate Edwardian Queen Anne-style villa.

The dwelling was designed in 1909 by William Stevenson Anderson. Anderson was an associate member of the New Zealand Institute of Architects. He built other homes in Christchurch including examples in Fendalton and Harewood. His designs are characterised by his attention to timber detailing.

The eclectic nature of the Queen Anne style is illustrated in this house with its picturesque massing of forms and variety of details. The dwelling has multiple gables with both shingles and half-timbered detailing in the gable ends. The open balconies on the first floor have shingled aprons with an art nouveau motif in the railings. Bay windows extend through the two floors with board and batten detailing between the sets of triple sash windows. The exterior of the house retains its original appearance. Some alteration however has been

made to the interior to accommodate independent tenants. Following the death of her husband, Elizabeth Kennedy had the house divided into flats with two flats having been created downstairs and one flat upstairs.

In the 2010/2011 Christchurch Earthquakes, 311 Montreal Street sustained damage to both the interior and exterior. The lath and plaster walls and ceilings throughout the entire ground floor and first floor levels suffered damage. Both chimneys were removed.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling at 311 Montreal Street has technological and craftsmanship significance due to its early twentieth century timber construction and variety of timber detailing.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling at 311 Montreal Street and its setting have contextual significance because of its location and relationship with the surrounding built environment. The house is one of a number of Victorian and Edwardian homes in the vicinity of Worcester Boulevard, including 42 Gloucester Street (Orari), and the single storey dwelling on the corner of Armagh and Gloucester Streets. These buildings provide a residential backdrop to several of the city's important public buildings including the Arts Centre, the Canterbury Museum, as well as educational complexes such as Christ's College. The setting consists of the footprint of the listed building within a rectangular section fronting Montreal Street. The house has an established garden setting with the street boundary defined by a medium height hedge. The house has landmark significance within the inner-city due to its intricate design, scale and visibility from the street. Its location opposite the Art Gallery contributes to its prominence within central Christchurch. The house retains its original residential character in terms of its garden setting and the size of its section.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling at 311 Montreal Street and setting are of archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900. The T S Lambert Map of 1877 records a smaller building on the site.



## ASSESSMENT STATEMENT

The dwelling at 311 Montreal Street and its setting have overall heritage significance to Christchurch, including Banks Peninsula. The house has historical significance as it remained in the Kennedy family, for whom it was built, for 70 years. The house has cultural significance because its connection to Diana and Lesley Shand – both of whom have been involved with political, social and environmental activism at local and national levels. 311 Montreal Street has architectural and aesthetic significance because of its distinctive Queen Anne architectural character as designed by W Stevenson Anderson in 1909. The dwelling has technological and craftsmanship significance due to its early 19th century timber construction and variety of timber detailing. The dwelling at 311 Montreal Street and its setting have contextual significance because it is part of a group of four late 19th/early 20th century timber buildings which define the heritage character of this inner-city block. The house retains the original character of the area with its mature garden setting contributing to the character of this part of Christchurch. The dwelling and setting are of archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

## REFERENCES:

Christchurch City Council Heritage files *311 Montreal Street*  
*Progress* (1913, September) p 667.  
*Progress* (1909, September) p 388.  
*The Press* (1957, 1 July) Obituary Mr H Kennedy p,6.  
L Shand and M Saunders (2006) 311 Montreal Street. Applicant for Hagley/Ferrymead Community Board Heritage Award.  
Ogilvie, G. (1978) *The Port Hills of Christchurch*. Reed, Christchurch

**REPORT DATED: 5 FEBRUARY, 2015, 22 MARCH 2017**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse apartments

ADDRESS                        315 Montreal Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

2007-8

STYLE

Contemporary Domestic Revival

PHYSICAL DESCRIPTION

Two-and-a-half-storey building with rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is set back slightly from the road behind a brick wall; north and south elevations can be seen from the street. Shared driveway runs along southern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An early 21st century multi-unit development that replaced an earlier building on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 390  
*FORMER DWELLING AND SETTING – 32 ARMAGH STREET;  
325 MONTREAL STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 11/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The former dwelling at 325 Montreal Street has historical and social significance as an early colonial cottage and for its association with noted pianist Ernest Empson and Christchurch Girls' High School. The cottage was constructed in c.1875 for Albert Roberts, a grain and seed merchant. The first occupant was William Townend (1845-1934), a well-known Christchurch chemist and accoucheur (male midwife). Townend arrived in Christchurch in July 1875 and was controversially jailed for manslaughter in 1876 after a baby he delivered died as a result of his treatment. After his release he married Rosa Perkins in February 1877. The Townends purchased 'Fifield' in Opawa in 1890.

In 1908 325 Montreal Street was purchased by Ernest Charles Empson (1880-1970), an Ashburton-born pianist and piano teacher who later gained an international reputation and made a significant contribution to the city's music scene. Empson had been raised by Charles and Sophia Thompson, the parents of the painter Sydney Lough-Thompson, and he married their daughter Florence in 1905. After study and performing in Germany, Empson

and his family returned to Christchurch in 1908 but did not reside in the Montreal Street cottage for long as Florence's declining health dictated a move to the Port Hills.

In 1916 the property was purchased by Canterbury College and became part of Christchurch's Girls' High School. The cottage was used to accommodate the school caretaker until the 1970s. Today the cottage, along with the neighbouring site of Christchurch Girls' High School, is owned by Christ's College.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former dwelling is of cultural significance for its demonstration of the way of life of Christchurch residents from c1877. It is also associated with the way of life of private music teachers, offering lessons in their own home, which continues to this day.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The former dwelling has architectural and aesthetic significance as a vernacular colonial building. Constructed in c.1875 the single-storey cottage has gabled roof forms and sash windows. The central entrance, which abuts the gable facing Montreal Street, has an arched fanlight. The exterior detailing is minimal: moulded brackets beneath the bargeboards on the cross gables are the only decorative detailing. A bullnose veranda originally ran along the front of the cottage to the bay, but this has since been removed. In its place is a ramp for wheelchair access to the building.

The former dwelling features generously proportioned rooms a coved ceiling in the hallway and a fanlight over the entry. The original cottage has been extended with additions to the Gloucester Street elevation, including lean-tos. These were likely added within a few years of the building's construction, as the detailing is consistent with the original building. The front chimneys have been removed. TS Lambert's 1877 map of the inner city records the footprint of the dwelling as closely resembling what it is today.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The cottage has technological significance as an example of construction methods and materials dating to c.1875. The earliest part of the building has volcanic stone foundations, the interior walls are lath and plaster and details such as the coved hall ceiling provide evidence of a notable level of craftsmanship in the construction of this building.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;*

*recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The cottage has contextual significance due to its location within the inner-city. The cottage sits within the city's traditional cultural precinct with neighbouring listed buildings including the early 1870s dwelling at 40 Cranmer Square and the surviving c.1899 section of the Cranmer Club. The former dwelling makes an interesting comparison with Orari, the 1894 architecturally-designed townhouse built on the southern corner of Montreal and Gloucester Streets. Together the two dwellings help to define the intersection and capture two different stages in the evolution of the city's housing stock.

The setting consists of the listed building on a rectangular corner site. There are a number of mature trees on the property with a front lawn set behind a modern picket fence. The rear of the section is asphalted for carparking. The cottage and setting have landmark significance within the city because of the early colonial character of the building, the fact that it retains a garden setting and its visibility from both Montreal and Gloucester Streets.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The cottage and setting at 325 Montreal Street are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **ASSESSMENT STATEMENT**

The former dwelling and its setting have overall significance to the Christchurch District, including Banks Peninsula. The building has historical significance as a c.1875 colonial cottage, the former home of Ernest Empson, and for its association with Christchurch Girl's High School. The former dwelling has architectural significance due to the authenticity of its exterior and retention of some of its original interior detailing. As a small colonial cottage this building has landmark significance within the inner-city's historic western precinct. It has further contextual significance as it stands as a reminder of the style, scale and materials that once dominated the city's colonial built environment. The dwelling and its setting has archaeological significance in view of its 19<sup>th</sup> century construction.

### **REFERENCES:**

CCC Heritage Files 32 Armagh Street

Dave Pearson Architects Ltd *The Caretaker's Cottage - Cranmer Centre Christchurch - A Conservation Plan* (Christchurch, 2003)

E Bohan 'Ernest Charles Empson, 1800 – 1970' *DNZB* entry – *Te Ara The Encyclopedia of New Zealand*

<http://www.teara.govt.nz/en/biographies/5e7/empson-ernest-charles>

'Cinnamon Cures and Cosmetic Concoctions' *Lost Christchurch – Remembering Our Lost Heritage* <http://lostchristchurch.org.nz/townends-chemist-1897>

TS Lambert 'Christchurch; Canterbury, 1877' [map]

<http://christchurchcitylibraries.com/Heritage/Maps/ATL-Acc-3158.asp>

**REPORT DATED: 3 FEBRUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former CGHS tuck shop and swimming pool changing rooms

ADDRESS                        325 Montreal Street [35 Gloucester Street]  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1970

STYLE

Modern

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and monopitch roof. External staircase leads to first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building stands near the scheduled cottage at 325 Montreal Street and in the south-west corner of the carpark that was formerly occupied by the CGHS campus. Set back from the roadway behind a corrugated metal fence.

MATERIALS/STRUCTURE

Concrete block, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

The only school building to survive from the campus of Christchurch Girls' High School.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This building stood close to the west end of the CGHS swimming pool

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

PHOTO

A photograph of a small, white, single-story building with a gabled roof and a brick chimney, identified as the building where the author worked. The building has white horizontal siding and a single window with white trim. A brick chimney is visible on the left side. The building is situated on a paved area with yellow parking lines. A black metal fence is visible in the background.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Ravenscar House  
ADDRESS 52 Rolleston Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Patterson & Associates Architects
DATE OF CONSTRUCTION	2020-21

STYLE

Contemporary

PHYSICAL DESCRIPTION

Medium high-rise building with geometric plan and roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to road boundary with entry from Rolleston Avenue and no windows on principal, west-facing elevation.

MATERIALS/STRUCTURE

Pre-cast concrete panels.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

An early 21<sup>st</sup> century development associated with the cultural history of the area but out of character in terms of its style, construction materials, and geometric forms.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Built as a house museum to showcase the Ravenscar art collection.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flats

ADDRESS                        54 Rolleston Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.2000

STYLE

Contemporary Regionalism

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip roof. Symmetrical façade with inset balcony on first floor above vehicle ramps and roller doors on ground floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to roadway with central roller doors providing access to parking at rear of lot.

MATERIALS/STRUCTURE

Fairface concrete, linear weatherboard detailing, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A turn of the 21<sup>st</sup> century development associated with Christ's College and the educational history of the area but compromised visually by vehicle ramps and roller doors.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Occupied in 2002 by Condell's and Corfe school houses.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Vacant lot  
ADDRESS                        64 Rolleston Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot currently used as a plant nursery; paling and corrugated metal fence along part of road boundary.

MATERIALS/STRUCTURE

Gravel, timber and micro-corrugated metal fencing.

ALTERATIONS

Ross House (19<sup>th</sup> century) removed from site (2004).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Flowers House' boarding hostel

ADDRESS 72 Rolleston Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Alec Bruce, Wilkie & Bruce

DATE OF CONSTRUCTION

2005

STYLE

Contemporary

PHYSICAL DESCRIPTION

Three-storey building with irregular rectangular footprint and gable and hip roof forms. Two-storey annex at north end. Brick detailing at ground floor level recalls form and design of earlier hostel.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is close to the road boundary behind brick masonry wall.

MATERIALS/STRUCTURE

Brick, plastered masonry, steel roofing (main building); weatherboard cladding and steel roofing (annex).

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Early 20<sup>th</sup> century hostel built on the site of the 1918-19 Flower's House designed by Samuel Hurst Seager and extended by Miles Warren (1957), which was demolished in 2004. Annex is a modified Italianate villa that likely dates to the late 19<sup>th</sup> century.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 566  
***FORMER DWELLING AND SETTING — 5 WORCESTER  
STREET, CHRISTCHURCH***



PHOTOGRAPH : M.VAIR-PIOVA, 4/12/2014

### **HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

This former dwelling is of high historical and social significance as a turn of the century retirement residence of a South Island runholder, and later as a hostel for first Canterbury College and then the Youth Hostel Association. It was built in 1900 for William Gordon Rich, who was born and educated in England, attending Christchurch College at Oxford, before going on to become a runholder in Otago and Southland. The dwelling was sold to Canterbury College in 1919 and became a university mens' hostel. It was the House One residence of Rolleston House. When this closed in 1974, it was purchased by the Christchurch City Council and leased to the Youth Hostel Association, who continue to occupy the building.

At its height, Rolleston House comprised seven houses including House One and the house next door; two further houses on Gloucester Street were added in the early 1920s. The final three houses, comprising 50, 48, and 54 Rolleston Avenue were included by 1960. The group of houses were known as “Rolleston House” and then by their number (Pollard, 2008).

In the first year of operation the Rolleston House hostel had forty-four residents. House One, being the subject of this study, was the most significant of those buildings; it housed the common room, dining room and kitchen in which the matron would prepare breakfast and dinner (Pollard, 2008). The building is associated with the many prominent men who used the building when it was a student hostel - Rolleston House produced some military greats, politicians, All Blacks and sportsmen (Pollard, 2008). During later Council ownership the building was originally used as Youth Hostel accommodation temporarily, to supplement the Cora Wilding hostel in Richmond which could not meet demand in 1974. Demand continued, a lease was signed with the Council for a ten year period, and the hostel operationally opened on 23 December 1975.

The former dwelling is located in an area that was developed early in Christchurch’s history, and become home to a number of prestigious residences. Later the area became more strongly associated with academics and people linked to educational institutions. Large dwellings were modified to become boarding houses and purpose built apartments developed to cater to the changing demographics of the area. The area is closely related with educational institutes such as the Arts Centre (formerly Canterbury University), Christ’s College and the Canterbury Museum, and today is also a popular area for tourists visiting either the Museum or the Botanic Gardens.

The building was damaged on the Canterbury earthquakes and has been fully repaired and reopened in 2013.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The building is of cultural significance for its use as a residence and for its association with either educational or youth hostel accommodation continuously since 1919. As a large central city residence, it reflects the desire of many prosperous runholders for greater involvement in cultural affairs during their retirement. The former hostel, in contrast, is associated with student pranks, and initiation rituals.

The change in use from student accommodation to visitor accommodation reflects the change in use of this area of the city from a largely educational precinct to a cultural precinct, which is a popular visitor attraction. Youth hostelling began in New Zealand in 1932. Canterbury was one of the first regions outside Europe to set up youth hostels. The first hostels were established in farmhouses and shearing sheds on Banks Peninsula, and it was not until soon after WWII that a building was purpose bought as a hostel.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The building is of high architectural and aesthetic significance for its design in the English Domestic Revival style by notable Christchurch architect J C Maddison in 1900. Joseph Clarkson Maddison (1850-1923), a successful city architect around the turn of the century, was a specialist in the design of hotels and industrial buildings, but also designed dwellings. Maddison came to Lyttelton in 1872, then settled in Christchurch and commenced practice as an architect. Maddison's best-known work is the former Government Building in Cathedral Square, which is a prime example of the classical style that he favoured for public buildings. Among Maddison's other surviving works are the Wood Brothers Flour Mill, Addington (1890) and the Mona Vale homestead (c1898).

The two storey dwelling has gabled roofs, sash windows and decorative timberwork. Single storey service wings are located on the north side. Sunhoods feature over the principal windows of the main west elevation. A number of alterations were made to House One in March 1975 to accommodate the new use as a Youth Hostels Association of New Zealand (YHA) hostel (Pollard, 2008).

Local architects Collins and Harman designed the 1920s addition to the south and east of the building, built as staff quarters this included five first floor servants' bedrooms and a ground floor servants' sitting room (Pollard, 2008). This included a single storey wash house. The original dining room was also extended into the north porch in 1920 and was further extended in 1924, again by Collins and Harman (Pollard, 2008). In 1927, the front kitchen extension on Worcester Street was built for £450 by builder JW Francis; Collins and Harman were the architects (Pollard, 2008). A common room was also built to the rear of House One and Two (Pollard, 2008). In 1957, a bathroom and a kitchenette were installed on the first floor; and a bedroom was extended into the front verandah (to Rolleston Street) (Pollard, 2008). In December 1974, Rolleston House was closed; and in 1975 Pascoe Linton and Partners, with builders Dennis Long Ltd, undertook an internal upgrade of the house (Pollard, 2008).

In the wake of the 2010-2011 earthquakes, a number of internal chimneys were demolished and the northern boundary wall was reconstructed, although the visual effect of the former change was mitigated by a replica chimney being erected above the roofline on the southern gable.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The former dwelling is of technological and craftsmanship significance for its timber construction and detailing which reflect the skills, materials and techniques of the period. The structural system is weatherboard on a timber frame, and the roof is of corrugated iron. The decorative timber detailing illustrates particular craftsmanship skills of the time.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*



The former dwelling is of high contextual significance for its setting, landmark significance and contribution to a group of early residences. The building is a landmark on account of its large scale, prominent corner site opposite the Canterbury Museum and the Arts Centre, and for its immediacy to the street. This immediacy to the street is the result of an unobscured view to the main west facade of the house, and the construction of the south side of the house directly on the street frontage. The setting consists of a rectangular area of land around the house, with little space around the building on the north, east and south elevations, but the unbuilt area to the west is landscaped with small trees, hard surfacing for parking, and a small grassed area. The former residence is part of a wider group of early timber residences in the area, many of which share the scale, form, materials and detailing. The former dwelling is associated with an immediate group of smaller timber dwellings from 15-23 Worcester Street in terms of proximity, section size, materials, form and detailing. 15 Worcester Street is another dwelling designed by Maddison in the English Domestic Revival style, and shares similar forms and detailing - in particular the gable end detailing. Due to its location, the former dwelling is associated with an important precinct of Victorian and Edwardian buildings in the City, including the Canterbury Museum, Arts Centre and Christ's College.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The former dwelling and setting is of archaeological significance for its potential to hold evidence of human activity, including that related to construction and domestic activities, and including that which pre dates 1900. The house was constructed between 1893 and 1900, and was previously in an area which saw early colonial activity, being opposite the University and Museum, in an area which was popular for residences from early European settlement. Early Maori activity is recorded in the wider area of Hagley Park, the Avon River and Victoria Square.

### **ASSESSMENT STATEMENT**

The former dwelling at 5 Worcester Boulevard is of overall high significance to the Christchurch District including Banks Peninsula. It is of high historical and social significance for its initial use as a private residence, its long association with use as one of a number of residential hostels serving Canterbury College, and its later use as a Youth Hostel for over 30 years. The hostel accommodated students from the Canterbury region for around 50 years. The former dwelling is of cultural significance for these activities, and as evidence of the changing phases in activity in the area from private and educational residences and activities to visitor accommodation and cultural activity. It is of high architectural and aesthetic significance due to its being one of few remaining residences designed by prominent Canterbury architect J.C.Maddison, and as a good example of a dwelling in the Domestic Revival style. It also has technological and craftsmanship significance through its exhibiting of the skills, materials and techniques of the period, especially in terms of decorative timber detailing. Its high contextual significance arises from its large scale and prominent corner position opposite both the Museum and Arts Centre, and by its sharing of scale, form, materials and detailing with a number of other timber residences in the area. It is also of archaeological significance because it has the potential to provide archaeological

evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

**REFERENCES:**

*CCC Heritage files - 5 Worcester Boulevard;*

*Daniel Pollard, Draft Conservation Plan Rolleston House, 2008*

**REPORT DATED:        4 FEBRUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 567  
*DWELLING AND SETTING* – 15 WORCESTER STREET,  
CHRISTCHURCH**



**PHOTOGRAPH: M.VAIR-PIOVA, 4/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

15 Worcester Street and its setting has historical significance for its construction in 1895 and association with various owners over time. Major Colin McKenzie Taylor was the owner in 1897. Taylor was born in Canada and educated at the Sandhurst Military College in the UK. He arrived in New Zealand in 1863 and served in the Waikato War of 1863-64. He joined the Armed Constabulary in 1870, was present at the sacking of Parihaka in 1879, and in 1885 was sent to Lyttelton to take charge of permanent artillery. He retired in 1890, and in 1902 sold the Worcester Street property to Andrew Todd, a sheep farmer of Waipara Downs. In 1929 the property was transferred to Helen McLean. It was converted to flats in 1950 and was used as such for 30 years. Tenants in the flats included a clerk, barman, journalist, teacher, warehouseman and fitter. Since the late 1980s the dwelling has had various

commercial uses, as an antiques store, art gallery and bed and breakfast hotel, known today as The Worcester.

The dwelling has social significance as it demonstrates the changing demographic of this part of the inner-city during the 20<sup>th</sup> century, from single family homes, to flat conversions in the post-war period, and thence to the growth of the hospitality and tourist accommodation sectors in the late 20<sup>th</sup> century.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. It also has cultural significance for its later use as an art gallery and tourist accommodation. The dwelling is esteemed by the local community who opposed its potential demolition in the early-1980s.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling has architectural significance as a Victorian townhouse designed by Joseph Maddison in 1895. Maddison (1850-1923) was a successful city architect around the turn of the 20<sup>th</sup> century and a specialist in the design of hotels and industrial buildings. He also designed Mona Vale homestead (1899-1908), Wood Brothers' Flour Mill, Addington (1891), and the former Government Buildings in Cathedral Square (1909-13).

The dwelling is a two-storeyed bay villa, with gabled roofs, and a single storey wing with return veranda at the rear. The main elevation has a cross gable, veranda, grouped sash windows and timber detailing which shows influence of the American Stick style. Interior features include marble paving in the entrance hall (installed in the 1980s), plaster cornices, fire surrounds, and a dog-leg staircase with timber balustrade and newel posts. In 1981 a large addition was made to the rear of the building by Warren and Mahoney Architects.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling has technological significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings. It has craftsmanship significance for the quality of its construction and timber detailing.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The former Taylor dwelling is particularly associated with the scheduled dwellings at 17, 21 and 23 Worcester Boulevard, by virtue of their proximity, section size, materials, form and detailing. 5 Worcester Boulevard was also designed by J C Maddison.

The setting consists of a narrow, rectangular parcel of land, with a garden at the rear of the dwelling and hard surfaced car parking area at the front. The setting includes some mature trees, including a 100+ year-old magnolia. Established trees are also located on the eastern and northern boundaries of the site.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that related to construction and domestic activities, and including that which occurred before 1900. Early maps of Christchurch (1862 and 1877) suggest that this was the first building to stand on this site, which was part of a block known as Raven's Paddock.

### **ASSESSMENT STATEMENT**

The dwelling and its setting has overall significance to Christchurch, including Banks Peninsula as a late Victorian inner city dwelling. It has historical and social significance for its association with Major Colin McKenzie Taylor and its demonstration of the changing pattern of use of residential properties in the inner-city. The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. The dwelling has architectural and aesthetic significance as the work of noted architect J C Maddison and the aesthetic influence of the American Stick style. It has contextual significance as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that related to construction and domestic activities, and including that which occurred before 1900.

### **REFERENCES:**

Historic place # 1891 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/1891>  
<http://www.nz.open2view.com/properties/259737>

**REPORT DATED: 25 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 568  
*FORMER DWELLING AND SETTING – 17 WORCESTER  
STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 4/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling and its setting has social and historical significance for its construction in 1899 as the retirement residence of Charlotte and Joshua Page. Joshua Page was the proprietor of the White Hart Livery Stables in Gloucester Street, and also had stables at the Selwyn railway terminus. He was a notable breeder of short-horn cattle and draught horses at a farm in Spreydon. Joshua died at his Worcester Street home in January 1900, and his wife continued to own the house until her death in 1928, but did not occupy it for all of this time. Ownership then passed to members of the Sanders family who had resided there since 1910. Lucy and Blanche Sanders lived in the house until their deaths in the 1960s. In the late 1960s the house was converted for use as a rest home 'West Haven', which operated until c.2002. The dwelling was converted to use as a boutique guesthouse, 'The Classic Villa', in 2006. The dwelling also has social significance as it demonstrates the changing demographic of this part of the inner-city during the 20<sup>th</sup> century, from single family townhouses, to multi-resident conversions in the post-war period, and thence to the growth of the hospitality and tourist accommodation sectors in the late 20<sup>th</sup> century.



## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent changes of use of domestic dwellings in this area. It also has cultural significance for its later use as a rest home and tourist accommodation. The dwelling is esteemed by the local community who opposed its potential demolition in the early 1980s.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling has architectural significance as an example of a square plan villa with Italianate detailing. The dwelling is single storeyed, with a hipped roof. The symmetry of the principal facade, the decorative quoins, low pitched roof, central entrance porch and classically-inspired window brackets are all characteristic of the Italianate style. A sunporch was added to the rear of the dwelling in 1969, but this was removed when a two-storey extension was built as part of its conversion to a 12-room guesthouse in 2005. The original designer/architect of the building is not known at this time

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling has technological and craftsmanship significance for what it may reveal about late Victorian masonry construction, materials, fixtures and fittings. It has craftsmanship significance for its plastered brick masonry construction and classical detailing.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The dwelling is particularly associated with the scheduled dwellings at 15, 21 and 23 Worcester Boulevard, by virtue of their proximity, section size, materials, setback, form and detailing.

The setting consists of a narrow, rectangular parcel of land, with a garden area to the rear of the building and a hard surfaced car parking area at the front.



## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and its setting has archaeological significance for its potential to provide evidence of human activity, including that related to construction and domestic activities, which occurred before 1900. Early maps of Christchurch (1862 and 1877) suggest that this was the first building to stand on this site, which was part of a block known as Raven's Paddock.

## **ASSESSMENT STATEMENT**

The dwelling and its setting has overall significance to Christchurch including Banks Peninsula as a late Victorian inner city dwelling. It has historical and social significance for its association with Joshua and Charlotte Page and its demonstration of the changing pattern of use of residential properties in the inner-city. The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent changes of use of domestic dwellings in this area. The dwelling has architectural significance as a square-plan villa with Italianate detailing. The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to provide evidence of human activity, including that related to construction and domestic activities, which occurred before 1900.

## **REFERENCES:**

Historic place # 1892 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/1892>

<http://www.theclassicvilla.co.nz>

**REPORT DATED: 25 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 569  
*DWELLING AND SETTING – 21 WORCESTER STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: M. VAIR-PIOVA 4/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

21 Worcester Street has social and historical significance for its association with businessman and philanthropist John Seager and his wife Clara, and as a residence that illustrates the social and demographic changes that the central city underwent during the twentieth century, with its transition from desirable single family residence to multiple occupancy flats to business premises.

John Henry Seager (1848-1936) served as secretary of the Christchurch Land and Building Society from 1883 until his early retirement in 1894, although he retained a directorship until 1931. After retirement Seager devote his time to bowling, extended travel and his prized antique porcelain collection. The collection was donated to Canterbury Museum in 1932. The Seager Prize in Fine Arts has been awarded in his honour by the University of Canterbury since 1975.

In April 1897 John and his wife Clara purchased a section in Worcester Street opposite Canterbury College, and constructed a new house on the site with a dedicated gallery for the

porcelain collection. The house was connected to the sewer in November 1898. The Seagers were known for their hospitality at their Worcester Street residence. The property appears to have been let after Clara's death in 1932, although John Seager did not sell it until shortly before his own death in 1936. The house was purchased by John McLaughlin, a baker, who converted it into ten bedsits. Since McLaughlin sold the property in 1960 there have been a number of owners including well-known Christchurch architect David Sheppard. The house remained as flats until the early 1990s, when it was restored for use as a residence and gallery. In c2007 the former dwelling was converted for use by the Dyslexia Foundation of New Zealand.

The building sustained moderate damage in the Canterbury Earthquakes of 2010-2011 and was unoccupied until the completion of repairs in 2014. It now serves as offices with a small residential component.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

21 Worcester Street has cultural significance for the manner in which it illustrates the lifestyle of turn of the century businessman. The dwelling is esteemed by the community who opposed its potential demolition in the early 1980s. More recently the former dwelling has become associated with dyslexia awareness through its occupation by the Dyslexia Foundation. A public artwork relating to dyslexia was installed in the front yard in 2007.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

21 Worcester Street has architectural and aesthetic significance as a late Victorian square plan villa with a particularly ornamental façade.

The single storey timber square villa was constructed in 1898. It has a conventional plan and general form but features an unusual degree of ornamentation. The symmetrical façade features two box bay windows with a central Palladian motif and leaded toplights. The windows and roof feature unusual cast iron cresting. Between the windows is an elaborate cast iron lacework entry porch sheltering a front door with leaded side and toplights. The eastern elevation has a turret. The chimneys are set with terracotta panels. The interior features large ceiling roses and heavy cornice, original fireplaces and surrounds, and deep skirting boards. Research to date has not positively identified the dwelling's designer, but the distinctive detail employed (such as the terracotta chimney panels and the leaded windows) suggest the hand of John's cousin, noted Canterbury architect Samuel Hurst Seager.

The house was converted to bedsit flats in c1937 and stuccoed in the 1960s, but otherwise surprisingly few alterations were made to the building's fabric with most features surviving intact into the early twenty first century. Restoration of the building was undertaken in the early 1990s and again in the early 2000s. The latter restoration saw the reinstatement of the cresting, and the installation in the front garden of a 'Dyslexia Discovery' public artwork - a collaborative installation combining works made by Weta Workshop, Paul Dibble and Mackenzie Thorpe. The building sustained moderate damage in the Canterbury Earthquakes of 2010-2011. Reinstatement involved the full removal and replication of the

chimneys - including the re-making of the terracotta panels and chimney pots, the complete relining of the interior, the reinstatement of ceiling roses and the replication of all cornice detail, and the reinstatement of all original fireplaces and surrounds. A party wall to the 'gallery' wing was rebuilt in light-weight materials without its windows in order to meet fire code.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

21 Worcester Street has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings. It has craftsmanship significance for the façade and interior treatments, especially the entry porch with its cast iron lacework, and the leaded windows. The chimneys also feature decorative terracotta panels.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

21 Worcester Street has high contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Street/Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The former Seager dwelling is particularly associated with the heritage-scheduled buildings at 5, 15, 17, and 23 Worcester Boulevard, by virtue of their proximity, section size, materials, form and detailing.

The setting consists of a narrow, rectangular parcel of land, with a garden area to the rear of the building and the front yard given over to the Dyslexia Discovery Exhibit. The 2007 landscaping and public artwork have altered the character of the setting from a residential street fenced front garden to a public space. There is a small independent living unit in the north west corner of the back garden.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

21 Worcester Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The city block was largely vacant before it was subdivided in the early 1890s.

## **ASSESSMENT STATEMENT**

21 Worcester Street and its setting has overall high significance to the Christchurch district including Banks Peninsula. The dwelling has high historical and social significance for its association with businessman and philanthropist John Seager and his wife Clara, and as a residence that illustrates the social and demographic changes that the central city underwent during the twentieth century, with its transition from desirable single family residence to multiple occupancy flats to business premises. The dwelling has cultural significance for the manner in which it illustrates the lifestyle of a turn of the century businessman and for its recent association with Dyslexia awareness. The dwelling is also esteemed by the community who opposed its potential demolition in the early 1980s. The dwelling has architectural and aesthetic significance as a very ornamental late Victorian square-plan villa. The dwelling has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings, and craftsmanship significance for the quality of its decorative features. The dwelling has contextual significance as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that which occurred before 1900.

#### **REFERENCES:**

Historic place # 1893 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/1893>

**REPORT DATED:** 13/02/2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 570  
*FORMER DWELLING AND SETTING – 23 WORCESTER  
STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 4/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling and its setting has social and historical significance for its construction in 1896-7 as the residence of Jane and George Cole. George Cole (1844-1930) worked for the Railways Goods Department and later for C W Turner, shipping agent and merchant. The Cole family resided here until 1924, at which time it quickly passed through several hands until it was transferred to Ellen Cox, the spinster daughter of Charles and Sarah Cox. Ellen cared for her parents at her Worcester Street home until their deaths in 1925 and 1938 respectively. The house remained in Cox family ownership until 1972 when it was altered to accommodate a dental surgery and later medical rooms. Since 1997 the former dwelling has been the venue for a series of restaurants, the first one being owned and operated by well-known local chef, Richard Till. The restaurant Cook 'N' With Gas has operated out of the house since 1999. The dwelling also has social significance as it demonstrates the changing

demographic of this part of the inner-city during the 20<sup>th</sup> century, from single-family homes to mixed-use professional rooms and thence to the growth of the hospitality sector in the late 20<sup>th</sup> century.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. It also has cultural significance for its later use as a restaurant which has become a use for several early inner city dwellings in the immediate area attesting to changes in societal culture.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling has architectural significance as an example of a late Victorian square bay villa. It is single storied building with a hipped roof. The façade is symmetrical, with bay windows flanking a central recessed entry. The latter has a decorative timber frieze. The house features bracketed eaves and sash windows. In c1924 a first floor was added to the rear and an internal staircase added. The house was converted to use as a dental surgery in c1972. At this time the internal staircase was removed and an external staircase added. The rear section was then turned into a self-contained flat. In 1997 the dwelling underwent change to accommodate a restaurant. The original designer/builder is currently unknown.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling has technological significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings. It has craftsmanship significance for the quality of its construction and timber detailing.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The dwelling is particularly



associated with the scheduled dwellings at 15, 17, and 21 Worcester Boulevard, by virtue of their proximity, section size, materials, form and detailing.

The setting consists of a narrow rectangular parcel of land, with a garden to the rear and a combination of paving and landscaping at the front of the former dwelling.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that which occurred before 1900. Early maps of Christchurch (1862 and 1877) suggest that this was the first building to stand on this site, which was part of a block known as Raven's Paddock.

## **ASSESSMENT STATEMENT**

The dwelling and its setting has overall significance to Christchurch including Banks Peninsula as a late Victorian inner city dwelling. It has historical and social significance for its association the Cole and Cox families and its demonstration of the changing pattern of use of residential properties in the inner-city. The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. The dwelling has architectural significance as a late Victoria square bay and square plan villa. The dwelling has technological significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings and craftsmanship significance for the quality of its timber detailing. The dwelling has contextual significance as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that which occurred before 1900.

## **REFERENCES:**

Historic place # 1894 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/1894>

**REPORT DATED: 25 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Former house, 'Ballintore'

ADDRESS                        27 Worcester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1890s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint, gable and centre gutter hip roof forms. Principal, south-facing elevation has enclosed veranda; side elevations retain their historic authenticity.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from boundary but open to the street.

MATERIALS/STRUCTURE

Cement rendered brick, timber bargeboards and window joinery, steel roofing.

ALTERATIONS

Veranda enclosed (c.2008).

RATING

Contributory

REASON FOR RATING

Late 19<sup>th</sup> villa that has been modified but is in keeping with the age, style and scale of the buildings at 17, 21 & 23 Worcester Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house was called 'Ballintore' by Miss JB Duncan, who offered it for sale in 1917.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        31 Worcester Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A    N/A

ARCHITECT/DESIGNER    Unknown

DATE OF CONSTRUCTION    1890s?

STYLE

Modified Italianate villa

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip roof. Principal, south-facing elevation has inter-war fenestration and shutters. Side elevations retain their historic authenticity.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to the street.

MATERIALS/STRUCTURE

Weatherboard cladding, steel roofing.

ALTERATIONS

Façade remodelled (1920s?)

RATING

Contributory

REASON FOR RATING

Late 19<sup>th</sup> villa that has been modified but still represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. In the later-1910s the house was the home of Harcourt Gardner, a piano teacher. By WWII it may have been divided into flats.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Vacant lot  
ADDRESS                        33 Worcester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot with shipping containers situated along west and east boundaries.

CONTEXT/SETTING/LANDSCAPE FEATURES

Site is open to the street.

MATERIALS/STRUCTURE

Steel shipping containers.

ALTERATIONS

Containers located on site (c.2015).

RATING

Intrusive

REASON FOR RATING

Temporary structures on site of a two-storey bungalow demolished in c.2010.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The inter-war bungalow that stood on this site was demolished after the Canterbury earthquakes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services



PHOTO



N/A

N/A

Unknown

Late 1920s?

## STYLE

## California Bungalow

## PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gable roof. Exposed rafters, faceted bay windows, casement-and-fanlight type fenestration, shingled gable end.

## CONTEXT/SETTING/LANDSCAPE FEATURES

House is built close to the road boundary, set behind a low, random rubble volcanic stone wall; it occupies the full width of the site.

## MATERIALS/STRUCTURE

Weatherboards and shingle cladding, brick party wall (west elevation); corrugated steel roofing.

## ALTERATIONS

West elevation braced and wrapped (c.2011+).

## RATING

## Defining

REASON FOR RATING

Interwar residential building that represents the historic development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Flats were being offered for let in this building from 1928, if not earlier.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME MED electricity substation

ADDRESS 35E Worcester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Victor Hean for City Engineer

DATE OF CONSTRUCTION

1943

STYLE

Neoclassical

PHYSICAL DESCRIPTION

Small, single-storey building with rectangular footprint and gable roof. Classical motifs on symmetrical façade include pilasters and moulded friezes.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building stands close to the road boundary, set behind a low paling fence.

MATERIALS/STRUCTURE

Brick, cement plaster, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Electrical infrastructure building that represents the urban development of the area and corporate imagery developed by the City Engineer's office.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Although Victor Hean no longer worked for the MED by 1943 his 'classical temple' sub-station design was still in use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

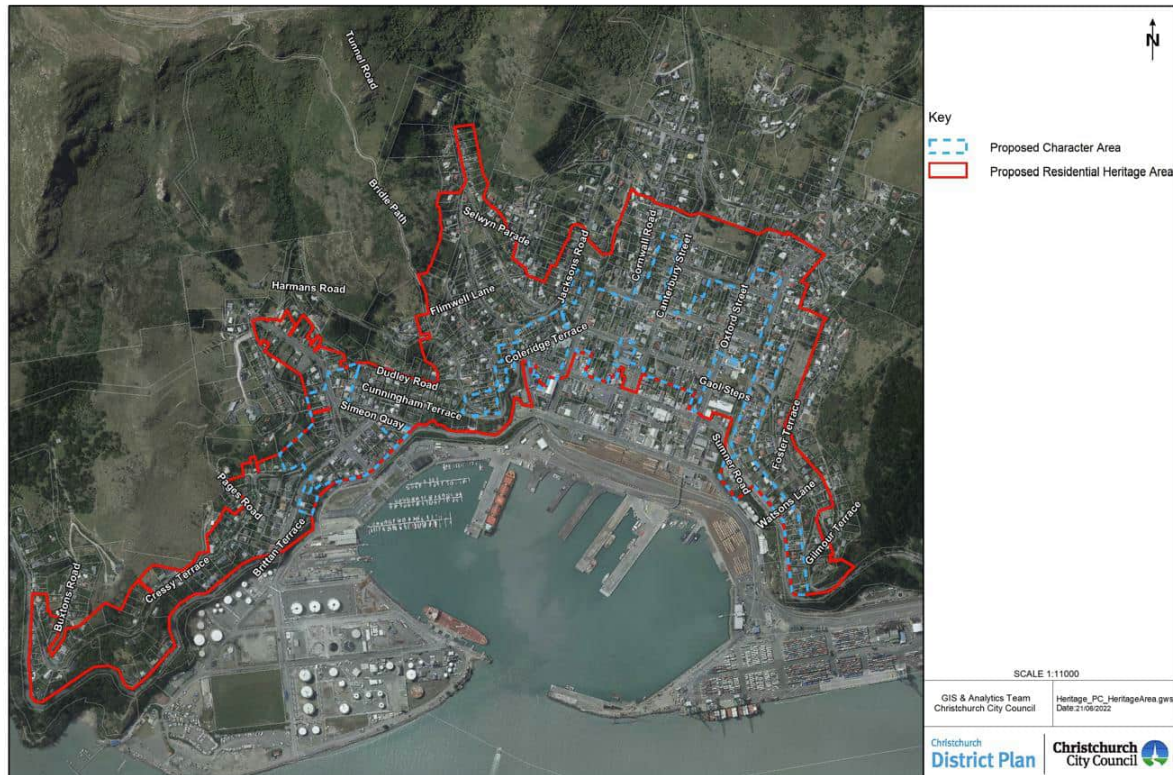
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

# CHRISTCHURCH DISTRICT PLAN

## LYTTELTON HERITAGE AREA RECORD FORM

### Location



Date – 21/6/2022. Please refer to the District Plan for the most up to date mapping for the area.

The Lyttelton Heritage Area encompasses the town centre and residential environs of the township, in accordance with the HNZPT Lyttelton Township Historic Area. The port area is excluded from the area, which extends from Park Terrace in the west to Sumner Road in the east.

### Summary of Current Heritage Protection and Recognition

Within the Christchurch District Plan a Wāhi Tapu is recorded at the corner of Norwich Quay and Oxford Street (ID 66) and a Ngā Tūrangā Tūpuna at Ōhinehou (Lyttelton settlement & port, ID 65).

There are a total of 71 individually scheduled items in the Christchurch District Plan located within the HA, as well as a number located beyond its boundaries.

Heritage New Zealand Pouhere Taonga lists eleven buildings within the heritage area, which is identified as the Lyttelton Township Historic Area (list # 7784): Dalcroy House (list # 7376), Lochranza (3087), former Captain Simeon's house (2014), Islay Cottage (3351), Grubb Cottage (7370), Anglican Church of St Saviour (1929), former warder's house (7533), Lyttelton Gaol site (7353), Lyttelton Police Station (7355), Old Harbour Board offices (1815), and the Lodge of Unanimity No. 3 (7382).

Three notable trees are listed in the Christchurch District Plan: two Pohutukawa (T598 & T1019) and a Saucer Magnolia (T1150).

## Christchurch District Plan Zoning

The HA is variously zoned Industrial General, Commercial Banks Peninsula, Open Space Community Parks, Open Space Metropolitan Facilities, Specific Purpose (Cemetery), Specific Purpose (School), and Residential Banks Peninsula in the Christchurch District Plan.

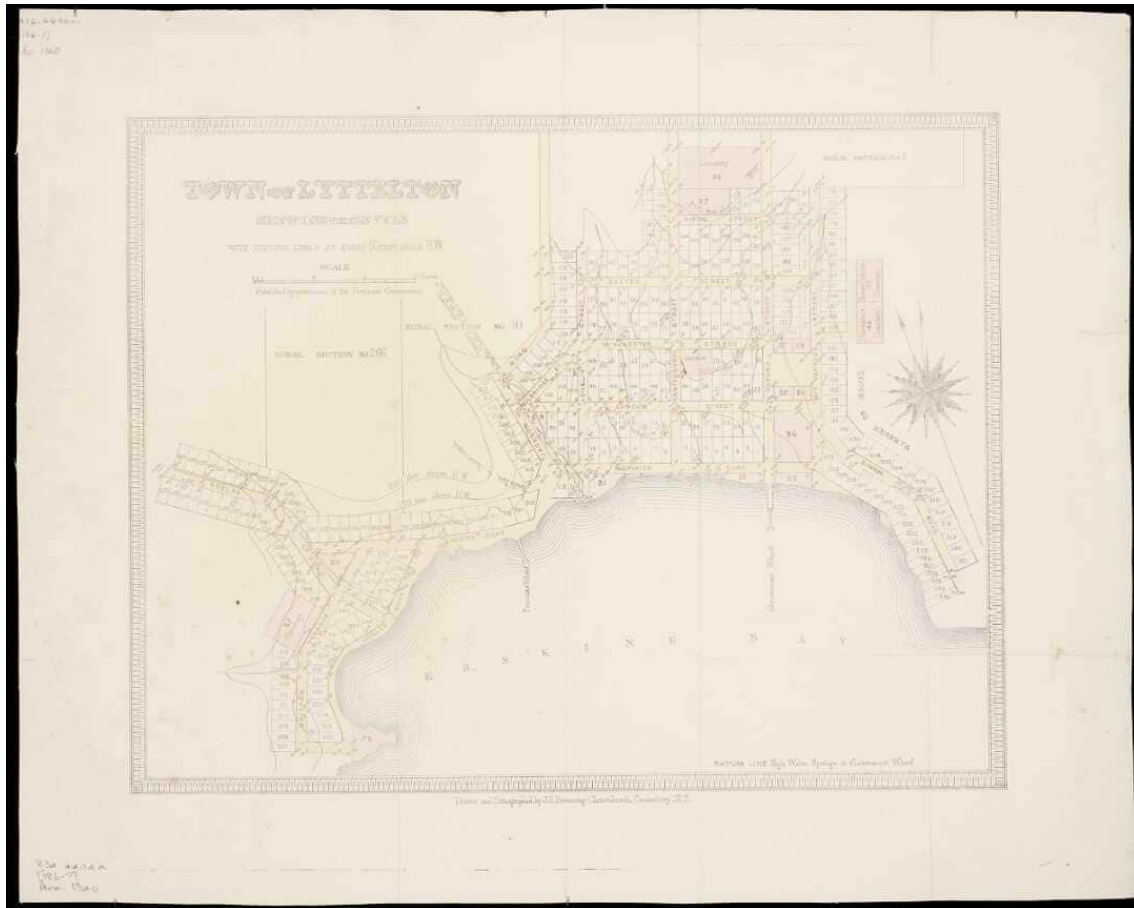
### Summary of Heritage Values

This HA comprises the majority of the properties within Lyttelton township, the buildings on some of which date from the early years of greater Christchurch's colonial development. The area embodies historic, architectural, technological and contextual values relating to its harbour location, underlying development pattern and association with the port of Lyttelton.

The area is located on the northern edge of Whakaraupō (Lyttelton Harbour) south-east of Christchurch, to which it is linked by roads from Sumner and through the Lyttelton Road Tunnel. Historically, a number of ara (tracks) traversed the Port Hills connecting the harbour to Ōtautahi and the plains; the Heathcote Valley ara became known as the Bridle Path when colonial settlers arrived in Canterbury in the early 1850s.

Lyttelton was the entry point and first place of encampment for immigrants brought to New Zealand by the Canterbury Association. It soon became a busy port and acquired a full complement of commercial, civic and community buildings and amenities. The siting of a gaol close to the town centre created a source of labour for various infrastructure projects, while a major fire in 1870 led to the reconstruction of the business district. Rail, road and shipping links brought people to the town and fostered its working class, maritime identity. A full range of building typologies embodied contemporary architectural styles and construction methods and materials. The use of local volcanic stone for retaining walls is a distinctive feature of the town's residential streetscapes.

Despite the considerable damage caused by the Canterbury earthquakes, the Lyttelton HA retains its sense of place and historic identity.



Town of Lyttelton, 1867. National Library of NZ, Wellington.

## History of Subdivision and Development

Three waves of Maori settlement on Te Pataka o Rakaihautū / Banks Peninsula took place before European settlement. The iwi of Waitaha, Ngāti Māmoë and Ngāi Tahu created headland pa and areas of cultivation on the peninsula but were negatively affected by the twin impacts of Te Rauparaha's incursions in the period 1827-31 and the arrival of European settlers in the 1840s. The census of 1842 recorded 40 Maori resident at Lyttelton, east of the kāinga of Rāpaki, some of whom were likely producing and selling food at market whares, on what is now Norwich Quay, in the early colonial period.

With the arrival of the 'First Four Ships' in late 1850, the official British settlement of Canterbury had begun. Lyttelton, which was briefly known as Port Cooper and then Port Victoria, welcomed the new immigrants, most of whom soon moved on to Christchurch or elsewhere on Banks Peninsula. Before the rail tunnel was built by the provincial government in the mid-1860s, people and goods were either shipped round to Sumner or moved by packhorse over the Bridge Path. As thousands of new arrivals passed through the port town, Lyttelton's resident population grew to a peak of just under 4,500 in 1915; in the century since its population has fallen to just over 3,000.





A view of Lyttelton, looking west along Norwich Quay, in c.1912.  
1/1-008556-G, Alexander Turnbull Library, Wellington.

'After the arrival of the Canterbury Association settlers in December 1850, Lyttelton continued to grow. The first Anglican church, consecrated in January 1853, had to be dismantled in 1857 because of flaws in its construction. A replacement, in stone, was completed in 1860. The town's first Methodist church, which opened in 1855, was replaced by a larger building in 1861. The Presbyterians built a schoolroom in 1859, then a stone church in 1864. The Roman Catholics followed suit with a stone church in 1865. The town's first substantial stone building, the Union Bank on Norwich Quay, opened in 1858. It was followed by the churches, then stores and warehouses built of stone, from the 1860s on. By the late 1860s Lyttelton had a full complement of churches, lodges and hotels. In the same decade, the newly established Borough Council began forming and metalling the town's roads and paving its footpaths.

Despite its rapid growth in the 1850s, Lyttelton had been outstripped by Christchurch in size by the end of the decade. Through the following years it progressively lost institutions and businesses to Christchurch. Symbolic was the departure of the *Lyttelton Times* in 1863; it kept 'Lyttelton' in its name for many decades, but was published in Christchurch from that year. Of the 'provincial' institutions, only the gaol, which was for many years a dominating presence in the town, remained in Lyttelton. Its hard labour gang undertook street construction work in Lyttelton, including the building of the retaining walls of volcanic rock which became a feature of the town.

The town's growth was checked by the Lyttelton fire of October 1870, which burned through a substantial swathe of the town's centre. Through the following decade the losses from the fire were quickly made good. In the 1870s and early 1880s, the town gained a new post office, school, casualty ward and police station. The Borough or Main School, opened in 1875, was a substantial brick building that remained a landmark in the town for many years. Soon after it was established in 1876, the Harbour Board built its first office building in Lyttelton. In the 1880s a Sailors' Home (1883) and Borough Council Chambers (1887) were added to the town's complement of public buildings. The West Lyttelton School was opened in 1887.



Although its population remained more or less static through the twentieth century, in the 1960s and 1970s there was noticeable development in the town. The Harbour Board's new office building was the town's first high-rise office block. A supermarket opened in 1968, and a new bank and modern post office were built. The influence of Norman Kirk, who was M.P. for Lyttelton from 1957 until 1969 and became Prime Minister in 1972, has been seen in these developments.

In the later twentieth century, Lyttelton's population declined, but less than might have been expected from the changes in employment in the port and on the railways and the ease of commuting from Christchurch through the road tunnel because a trend towards 'gentrification' saw young professionals buying and renovating the town's 'character' older dwellings. The improvement of a number of older dwellings to an extent modified the town's 'scruffy' port appearance, a change regretted by some.

The 'gentrification' of Lyttelton in the later twentieth century was also evident in the townscape improvements of the 1990s. In 1992 an upgrade of London Street (the town's main shopping street) saw cobblestones and lamp standards installed.

The most significant new building of the later twentieth century was the Harbour Board's new offices, which became the headquarters of the Banks Peninsula District Council. The town otherwise, at the end of the twentieth century, had a largely unaltered building stock from that of the early 1970s, following the building of the new post office and some other new buildings of similar scale.

The two tunnels – the rail tunnel of 1867 and the road tunnel of 1964 – had a greater impact on Lyttelton's social character than on its layout and appearance as a town, although with the opening of the rail tunnel an extensive rail yard developed on reclaimed land (built up in part using spoil from the tunnel) between the town itself and the wharves of the inner harbour. The clearance, in the later twentieth century, of most of the buildings on the harbour side of Norwich Quay opened the town visually to the port just at the time public access to the wharves and waterfront was curtailed.<sup>1</sup>

A number of notable town centre buildings were demolished as a result of the damage caused by the Canterbury earthquakes of 2010/2011; reconstruction is still underway in the town.

---

<sup>1</sup> J Wilson 'Contextual Historical Overview of Banks Peninsula', pp. 85-87.



Former Kilwinning Lodge, Canterbury Street, under repair. Dr A McEwan, July 2021.

### Historic Names and Uses

Lyttelton was named after the chairman of the Canterbury Association, the Rt Hon George Lyttelton (1817-76), Baron of Lyttelton and Westcote. As the first named colonial settlement in greater Christchurch, the town is said to have gained the 'higher class' names associated with the Anglican bishoprics of England and Ireland; among them Norwich, London, Winchester, Exeter, Dublin, Canterbury and Oxford.<sup>2</sup> Other roads and streets were named for ships that brought the first wave of immigrants (Cressy and Randolph), or after early landowners (Maria and Joseph Somes) and notable figures in the town's development (Sir John and Charles Simeon).

### Distinctive Physical Characteristics

- The town occupies the southern flank of the Port Hills on the northern edge of Lyttelton Harbour. Reclamations have created the port area; roads within the town are laid out either on a colonial grid pattern or according to the hilly terrain.
- The commercial centre of the town is centrally located within the HA and is concentrated on Norwich Quay, London Street and the adjacent cross-streets.
- A variety of house styles are present dating from the mid-19<sup>th</sup> to the early 21<sup>st</sup> century. Lots sizes are generally dictated by the colonial survey plan of the town and the topography of the locale.
- Timber buildings predominate for residential buildings; a small number of masonry buildings are notable survivors of the Canterbury earthquakes.
- The topography of the township offers residents and visitors expansive views to the south, east and west across Lyttelton Harbour and towards Banks Peninsula.
- The use of volcanic rock for retaining walls on the road frontage of residential properties is a distinctive and characteristic use of a local building material.

<sup>2</sup> <https://teara.govt.nz/en/map/1896/christchurch-streets>

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social value as part of a Maori cultural landscape centred on Whakaraupō (Lyttelton Harbour) and for its association with the settlement and maritime history of Canterbury. Cultural values are associated with the way of life of the area's former workers, visitors and residents and the esteem in which the town is held by its community. Despite the impact of the Canterbury earthquakes, a diversity of architectural styles and typologies contributes to the area's architectural and aesthetic values. The craftsmanship value of the buildings is generally typical of the period in which they were built. The area has contextual values through its relationship to the port and harbour beyond. Archaeological values may be present in the area due to its age, pattern of development and use.

### Historical/Social

Lyttelton is first and foremost a port town and its historical and social value is based in large part on its historic development and contemporary identity as Canterbury's principal port. Although possessing all of the services and amenities typical of a small town, Lyttelton is, according to historian John Wilson, unlike any other town in New Zealand, with the exception of Otago's Port Chalmers. Reaching peak population in the early 20<sup>th</sup> century, Lyttelton has retained its historic extent to a large degree and was the centre of local government on Banks Peninsula until 2006.



View south from Canterbury Street. Dr A McEwan, July 2021.

### Cultural/Spiritual

The HA has cultural value as a demonstration of the way of life of past and present residents, workers and visitors to the port town and for the esteem in which it is held by members of the community. Individual buildings, sites and structures embody commemorative values and have significance for their association with church and community groups.

### Architectural/Aesthetic

The buildings in the HA have architectural and aesthetic value related to their style and typology, which provides a visual chronology of development in the area from the mid-19<sup>th</sup> century until the present day. Vernacular styles predominate and the typically modest size and scale of buildings creates a sense of consistency and is expressive of the social

history of the township. The loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes has changed the appearance of the town centre but Lyttelton's historic houses have generally retained a high level of authenticity.



Lyttelton houses.

### Technological / Craftsmanship

The craftsmanship of the buildings in the HA is generally typical of the period in which they were built. Trade skills relating to timber residential construction are particularly evident in the detailing of verandas, eaves and fenestration. The majority of the houses in the area are built from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand housing since the beginning of colonial settlement. A small number of masonry buildings and structures survived the Canterbury earthquakes but a number of notable buildings of stone and/or brick were lost.

### Contextual

The contextual value of the HA arises from the development pattern created by the relationship between the colonial grid pattern of the principal streets and the topography of the locale on the southern flank of the Port Hills. The steeply sloping terrain of the town creates a high level of visual connectivity between the properties within the town and to their port and harbour setting.

### Archaeological

As development has occurred in the area since the mid-19<sup>th</sup> century, the HA has potential archaeological values relating to its pre-1900 use and occupation. The HNZPT Historic Area report draws particular attention to the town's early 1870s storm water brick barrel



network as a 'significant feat of Victorian engineering'.<sup>3</sup> Both the Lyttelton rail tunnel and road tunnel also pass beneath the HA.

### Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014); available at <https://ccc.govt.nz/assets/Documents/Culture-Community/Heritage/Banks-Peninsula-Contextual-Historical-Overview-and-thematic-Framework.PDF>

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED 15 March 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Hawkhurst and Ticehurst Roads in the 1870s. ¼-010040, Alexander Turnbull Library, Wellington.

---

<sup>3</sup> HNZN Lyttelton Township Historic Area Report, Appendix 4, p. 18.

## Schedule of Individually Scheduled / Listed Items included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Islay cottage	1 Ticehurst Road	Yes List entry # 3351	Defining [Scheduled item # 741]
Grubb cottage	62 London Street	Yes List entry # 7370	Defining [Scheduled item # 766]
Former Captain Simeon's house	6 Godley Quay	Yes List entry # 2014	Defining [Scheduled item # 677]
'Lochranza' house	14 Godley Quay	Yes List entry # 3087	Defining [Scheduled item # 676]
Church of St Saviour	17 Winchester Street	Yes List entry # 1929	Defining [Scheduled item # 1331]
Dalcroy House	16 Godley Quay	Yes List entry # 7376	Defining [Scheduled item # 768]
Former Harbour Board Offices	5 Norwich Quay	Yes List entry # 1815	Defining [Scheduled item # 735]
Former warder's house	39 Oxford Street	Yes List entry # 7533	Defining [Scheduled item # 767]
Former Lyttelton Police Station Cells	5 Sumner Road	Yes List entry # 7355	Defining [Scheduled item # 739]
Former Lyttelton Gaol site	26 Oxford Street	Yes List entry # 7353	Defining [Scheduled item # 738]
Lodge of Unanimity No. 3	6 St Davids Street	Yes List entry # 7382	Defining [Scheduled item # 765]
'Devonia' house	10A Bridle Path	No	Defining [Scheduled item # 1131]
Form St Saviour's vicarage	2 Brittan Terrace	No	Defining [Scheduled item # 1133]
Former Kilwinning Lodge	26 Canterbury Street	No	Defining [Scheduled item # 1052]
House	45 Canterbury Street	No	Defining [Scheduled item # 1106]
House	47 Canterbury Street	No	Defining [Scheduled item # 1105]
House	49 Canterbury Street	No	Defining [Scheduled item # 1104]
House	2 Coleridge Terrace	No	Defining [Scheduled item # 1125]
House	3 Coleridge Terrace	No	Defining [Scheduled item # 1126]
House	6 Coleridge Terrace	No	Defining [Scheduled item # 1127]
House	7 Coleridge Terrace	No	Defining [Scheduled item # 1128]

'Omarama' house	53 Cressy Terrace	No	Defining [Scheduled item # 1204]
House	2 Cunningham Terrace	No	Defining [Scheduled item # 1132]
Former boarding house	28 Dublin Street	No	Defining [Scheduled item # 1120]
House	30 Dublin Street	No	Defining [Scheduled item # 1121]
House	32 Dublin Street	No	Defining [Scheduled item # 1122]
House	21 Exeter Street	No	Defining [Scheduled item # 1102]
Former Lyttelton Borough Council stables	1 Gladstone Quay / 4 Donald Street	No	Defining [Scheduled item # 1076]
House	26 Godley Quay	No	Defining [Scheduled item # 1134]
House	47 Jacksons Road	No	Defining [Scheduled item # 1129]
Commercial building	14 / 14A London Street	No	Defining [Scheduled item # 1049]
Commercial building	15 London Street	No	Defining [Scheduled item # 1078]
Commercial building	18A London Street	No	Defining [Scheduled item # 1050]
Former Maher's Drapery	31 London Street	No	Defining [Scheduled item # 1206]
Commercial building	47 London Street	No	Defining [Scheduled item # 1055]
House	64 London Street	No	Defining [Scheduled item # 1119]
House	66 London Street	No	Defining [Scheduled item # 1118]
Signal box	1 Norwich Quay	No	Defining [Scheduled item # 1094]
Commercial building	2 Norwich Quay	No	Defining [Scheduled item # 1372]
Mitre Hotel	40 Norwich Quay	No	Defining [Scheduled item # 1060]
Pilgrims' landing site	Oxford Street	No	Defining [Scheduled item # 736]
Cobblestone gutters	Oxford Street	No	Defining [Scheduled item # 1179]
Former British Hotel	10 Oxford Street	No	Defining [Scheduled item # 1070]
Commercial building	13 Oxford Street	No	Defining [Scheduled item # 1071]

Commercial building	20 Oxford Street	No	Defining [Scheduled item # 1320]
House	47 Oxford Street	No	Defining [Scheduled item # 1098]
House	51 Oxford Street	No	Defining [Scheduled item # 1096]
House	53 Oxford Street	No	Defining [Scheduled item # 1095]
House	59 Oxford Street	No	Defining [Scheduled item # 1108]
Erskine Point gun emplacement	8 Park Terrace	No	Defining [Scheduled item # 1136]
House	3/5 Randolph Terrace/12 Reserve Terrace	No	Defining [Scheduled item # 1166]
House	25 Ripon Street	No	Defining [Scheduled item # 1175]
House	22 St Davids Street	No	Defining [Scheduled item # 1088]
Former Court Queen of the Isles Foresters' Lodge	26 St Davids Street	No	Defining [Scheduled item # 1090]
House	28 St Davids Street	No	Defining [Scheduled item # 1091]
House	30 St Davids Street	No	Defining [Scheduled item # 1092]
House	32 St Davids Street	No	Defining [Scheduled item # 1211]
House	34 St Davids Street	No	Defining [Scheduled item # 1093]
House	75 St Davids Street	No	Defining [Scheduled item # 1169]
House	27 Sumner Road	No	Defining [Scheduled item # 1086]
House	29 Sumner Road	No	Defining [Scheduled item # 1168]
House	31 Sumner Road	No	Defining [Scheduled item # 1167]
House	3 Winchester Street	No	Defining [Scheduled item # 1187]
House	13 Winchester Street	No	Defining [Scheduled item # 1117]
House	23 Winchester Street	No	Defining [Scheduled item # 1115]
House	28 Winchester Street	No	Defining [Scheduled item # 1110]
House	32 Winchester Street	No	Defining



			[Scheduled item # 1111]
House	34 Winchester Street	No	Defining [Scheduled item # 1112]
House	36 Winchester Street	No	Defining [Scheduled item # 1113]
House	38 Winchester Street	No	Defining [Scheduled item # 1114]
House	39 Winchester Street	No	Defining [Scheduled item # 1188]

## Key for the Contribution to the HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

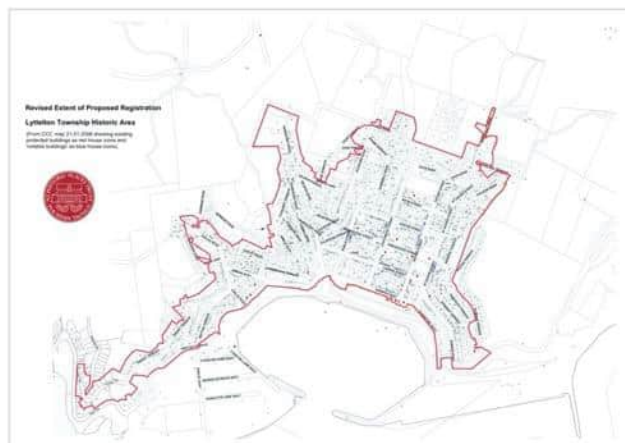
Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.



Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area', List Entry # 7784.

## CONTEXT RECORD FORM

---

### *Area/Element Description*

Historic maritime settlement located on hillsides overlooking port

### *Contributing landscapes*

Lyttelton Harbour and Port Hills

### *Street and block pattern*

Combination colonial grid and roadways following landscape contours

### *Section layouts*

Varied according to locale and topography

### *Key Long views*

Lyttelton Harbour and Banks Peninsula

### *Key Short views*

Town centre, residential enclaves, port and hillsides

### *Contextual Significance*

The township and port of Lyttelton are key aspects within the environs of Lyttelton Harbour and serve as a transitional space between Christchurch and Banks Peninsula.

## INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES

FEATURE	DESCRIPTION	
OPEN SPACE	Former Lyttelton Gaol site / Oxford Street Reserve; Albion Square; Shackleton Reserve; Baden Norris Reserve; Simeon Quay Reserve; Voelas Playground (rating: Contributory)	
STREAMS	Ōhinemou (piped). Both the name of a stream and the name given to the settlement (rating: Neutral)	
CEMETERY	Dissenters & Catholic (Reserve Terrace); Anglican (Canterbury Street) (rating: Defining)	
LANDMARKS	Port Hills (rating: Defining)	
MEMORIALS	Lyttelton War Memorial [relocated to Albion Square 2014]; Soldiers' Memorial in the Reserve Terrace cemetery; Dr CH Upham Clock Tower on former Lyttelton Gaol site (rating: Contributory)	
PLAQUES	Mounted on gate pillars at entry to former Lyttelton Gaol site (rating: Contributory)	

GATES/PILLARS	Waharoa (gateway) at Albion Square; variety of entry gates and associated features (rating: Contributory)	
PATHS	Joyce Street between Simeon Quay and Dudley Street via Cunningham Terrace; Seaview Terrace; Kenners Lane (rating: Defining)	
STRUCTURES	Road tunnel entrance (rating: Contributory)	
FENCES	Variety of fences, of differing heights and materials (rating: Contributory)	
WALLS	Stone retaining walls (rating: Defining)	
WHARFS/PIERS	[Outside the HA]	
STEPS	Joyce Street; between St Davids Street & reserve Terrace; Watson Lane; Ticehurst Road (in lieu of footpath); Gaol Steps between Oxford at St Davids Street; some to individual residential properties (rating: Contributory)	
SEATS	Amphitheatre style at Albion Square (rating: Neutral)	
SIGNS	Road signs (rating: Neutral)	
LIGHTING	Standard street lighting (rating: Neutral)	
STREET	Mixture of standard carriageways with footpaths and those that have only kerb and channel; some have railings to create separation for pedestrians. Some streets divide to access housing (rating: Contributory)	
• WIDTH	Varied according to location and topography (rating: Contributory)	
• ALIGNMENT AND LAYOUT	Town centre grid layout with streets following hillside contours on periphery (rating: Contributory)	
• MATERIAL	Asphalt (rating: Neutral)	
• KERB AND CHANNEL	Concrete (rating: Neutral)	
• FOOTPATH	Variable widths where present (rating: Contributory)	

• BERM	N/A	
Street trees	N/A	
• CLUSTER		
• AVENUE		
• INTERMITTENT		
• SIZE		
• SPECIES		
Garden planting	Planted banks on St Davids Street, Ripon Street, Jacksons Road, Reserve Terrace, Cressy Terrace (rating: Contributory)	
<i>Private Realm Features</i>		
MATERIALS	Brick, masonry, rock, timber, iron, concrete (rating: Contributory)	
BUILDING SETBACK	Variable across the area but many buildings, including houses, are set on or close to road boundary (rating: Defining)	
ANCILLARY BUILDINGS	Garaging for residential properties (rating: Neutral)	
TREES	Mix of trees (rating: Neutral)	
VEGETATION	Mix of vegetation; tending to informal, coastal plantings (rating: Contributory)	
VIEWS	Port of Lyttelton, Lyttelton Harbour, Port Hills & Banks Peninsula (rating: Defining)	

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL  
HERITAGE AREA RECORD FORM

Location



Date: 22/7/2022 Please refer to the District Plan for the most up to date mapping for the area.

The Macmillan Avenue Residential Heritage Area (RHA) comprises the land encompassed by Professor JM Brown's subdivision of 1908 (outlined in red, see DP 2668), which takes in the eastern section of Macmillan Avenue and the north side of Whisby Road.

### Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Toanga lists the house at 2 Whisby Road and the Cashmere Hills Presbyterian Church; both buildings are also scheduled on the Christchurch District Plan. Most of the properties within this HA are located within Character Area Overlay 3. A Tasmanian Blue Gum located at 20 Macmillan Avenue is scheduled on the City Plan as a significant tree (T903).

### Christchurch District Plan Zoning

The area is zoned Residential Hills.

### Summary of Heritage Values

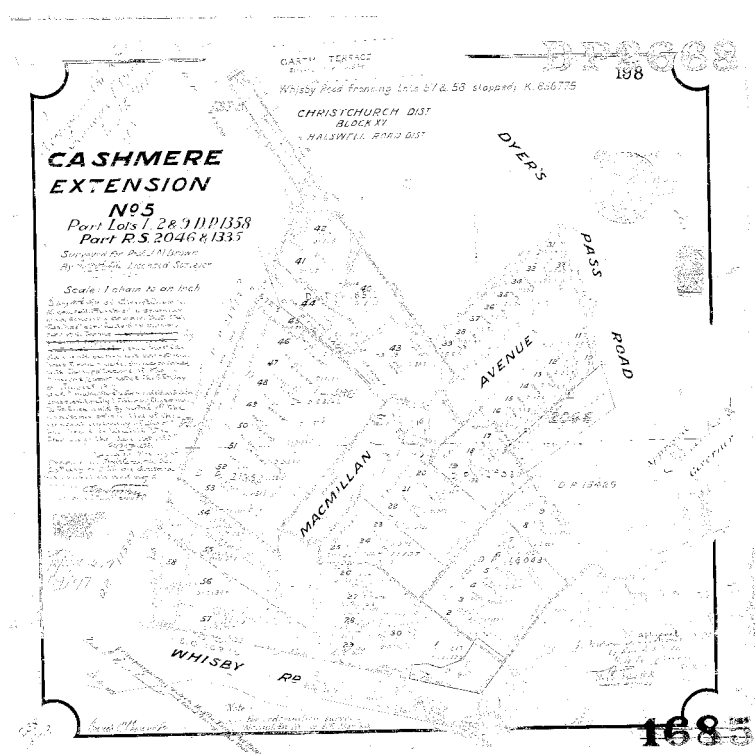
This Heritage Area is comprised of 21 residential properties and a church precinct. Its residential development dates from the late 1890s and the area embodies historic, architectural and contextual values relating to the area's association with a number of notable Cantabrians, the design of its buildings, and the area's location at the heart of the

city's foremost hillside suburb. The RHA lies between two important Ngāi Tahu sites: Te Iringa-o-Kahukura and Pukeatua.

In 1897 Professor John Macmillan Brown, a founding professor at Canterbury College, and his wife Helen (née Connon), a former principal of Christchurch Girls' High School, purchased a nine-acre property on the Cashmere Hills to serve as a winter escape from their Fendalton home. They commissioned Helen's brother-in-law, nationally renowned architect Samuel Hurst Seager, to build them a hillside cottage. In 1908 Brown, by now a widower, subdivided the property and it was gradually built upon through the 20th century.

The houses within this area span the range of styles favoured by well-to-do clients and their designers throughout the course of the 20th century. They are set within well-established gardens and seek to capitalise upon views north over the city of Christchurch while at the same time, it was thought, keeping a healthy distance from it.

Macmillan Avenue takes its name from Professor John Macmillan Brown, who spent the last years of his life living at 'Holmbank', 35 Macmillan Avenue, which was named for his Fendalton home. Whisby Road owes its name to a notable early Canterbury settler, Sir John Cracroft Wilson.



DP 2668, dated July 1908. QuickMap.

## History of Subdivision and Development

Te Iringa-o-Kahukura is located at the foot of the Port Hills in the Christchurch suburb of Cashmere, near the old Māori trail to Rāpaki. The name means "The Uplifting of Kahukura" and, according to local traditions, refers to a hidden wooden figure that represented the atua (demi-god) Kahukura, whose celestial form was the rainbow. It used to hang on a post or whata, and tohunga would uplift the wooden figure and recite karakia. ... From Ōtautahi several tracks lead over from the plains to Whakaraupō -Lyttelton Harbour. Principal paths were the track crossing from "Sandridge" at Sydenham via the line of White's Rāpaki Road to Rāpaki and the other to Ōhinetahi, Governors Bay, by way of the

present Dyers Pass Road. Another led via Richmond Hill, Sumner and Tauhinukorokio - Mount Pleasant to Ōhinehou - Lyttelton.<sup>1</sup>

Following the European settlement of Canterbury more than 2,000 hectares on the northern flank of the Port Hills was developed as the Cashmere Estate by Sir John Cracroft Wilson (1808-81). After Wilson's death in 1881 the property was subdivided and Captain Stephen Fisher purchased the block centred upon what is now the Cashmere Village Green. Residential subdivision of the area began after Fisher put his land up for sale in 1896. According to historian Gordon Ogilvie 'it was radicals, Methodists and prohibitionists who first took to the hills' (Ogilvie p. 149).

In late 1897 Professor John Macmillan Brown and his wife Helen Connon bought just over 9 acres of land on the hill to build a holiday cottage to the design of Helen's brother-in-law Samuel Hurst Seager. The Arts and Crafts bungalow that Seager designed for the Macmillan Browns predates his bungalow settlement on Clifton Hill overlooking Sumner. It was the third house in the area and was built between 1898 and 1900. The Macmillan Browns' garden was of particular note, having 'the most wonderful collection in New Zealand of native ferns' (Strongman p. 160). Terraces and walks were made, and planting introduced with a preference for New Zealand native trees, including Ribbonwood (*Plagianthus augustifolia*) and Kowhai (*Sophora tetraptera*). In addition, a range of tropical and subtropical plants from South America, South Africa and Australia were planted in combination with *Rhododendron* species from China and Japan.

In 1908 Macmillan Brown subdivided his holding but retained the family cottage until 1919. The Browns were well known for their hospitality at both their Wairarapa Terrace home and up on the hill. Ngaio Marsh's family spent the summer of 1905 staying at 2 Whisby Road, shortly afterwards commissioning a house from Rose Marsh's cousin, none other than Samuel Hurst Seager, in Valley Road.

Samuel Hurst Seager (1855-1933) has been called 'a visionary' in regard to his views on New Zealand architectural style and he made a considerable contribution to the built environment of Christchurch (Lloyd-Jenkins p. 309). Born in London, England in 1855 Seager arrived in New Zealand in 1870 and then returned to England in the early 1880s to study architecture. In 1887 he married Hester, the sister of Helen Connon.

Seager designed a wide variety of buildings throughout his career and from the early 20th century was increasingly interested in the wider planning context in which people lived and worked. He contributed to the Workers' Dwellings programme of the early 1900s and was the organising director of New Zealand's first town planning conference in 1919. He was also the 'official architect of New Zealand's battlefield memorials' in the early 1920s and an acknowledged expert on art gallery lighting. In about 1929 he left Christchurch for Wellington and thence retired to Sydney where he died in 1933.

With the extension of the tramline to the bottom of the Port Hills in 1898, and thereafter to the Sign of the Takahe in 1912, 'Christchurch's first hillside suburb' began to develop (Rice pp. 59-60). With more houses came the need for local facilities. In 1924 land was purchased for a Presbyterian church at the intersection of Macmillan Avenue and Dyers Pass Road. Architect Cecil Wood (1878-1947) was commissioned to design it in 1926. Wood's partner RSD Harman (1896-1953) took over the project in the following year while Wood was travelling overseas. The church was officially opened in August 1929 and the tower and west end extension date from 1960-1. On Sunday 29 November 2009 the Cashmere Hills Presbyterian Church celebrated its 80th anniversary and the dedication of the new link extension between the church and hall.

A number of notable women are associated with Macmillan Avenue, including Annie Quayle Townend (1845-1914) whose Sumner home was moved to Macmillan Avenue following a

---

<sup>1</sup> <https://www.kahurumanu.co.nz/atlas>



dispute between Townend and the Sumner Borough Council. Daughter of George Henry 'Scabby' Moore (1812-1905), the notorious owner of Glenmark station, Townend developed Mona Vale after her father's death in 1905. She also had a house in Sumner, which was carried on traction engines up Dyers Pass Road in c.1910. The larger portion of the relocated house was called 'Glenholme', the smaller becoming the coachman's house across the road at No. 3. Townend died in 1914, the 'richest woman in the South Island' (CCL Unsung Heroines, see below).



Annie Quayle Townend's house at Sumner before its removal to Macmillan Avenue, 1909.  
CCL PhotoCD 5 IMG0060.

Jessie Mackay (1864-1938), poet and women's rights activist, was born on a Canterbury sheep station and trained as a teacher in Christchurch. She later supported herself as a journalist and from 1918 shared her home 'Corrie' in Macmillan Avenue with her sister Georgina (c.1884-1956); neither woman married. As a writer Mackay campaigned for women's suffrage and prohibition. Her poetry was strongly influenced by her Scottish heritage and she was regarded as a pioneer in the emerging nationalism of New Zealand writing in the inter-war years. In recognition of her contributions to New Zealand's literary culture she was awarded a government pension in 1936, the year in which her last volume of poetry was published. She died in 1938 at the age of 74 and is buried in Waimairi Cemetery. Her biography was published in 1955.

Suzanne O'Brien (nee Kennett, c.1925-2003) lived in the Brown's former house at 2 Whisby Road from 1929 until 2000, first as a child with her parents and then as a married woman. She was a stalwart member of the Canterbury Branch of the NZ Historic Places Trust for many years and thanks to her appreciation of her home's heritage values a Heritage Covenant was placed on the property in 1996.

Other notable residents were Enid and Norman Hardie (1924-2017), whose Macmillan Avenue house was designed by Christchurch Modern architect Don Donnithorne. A civil engineer by profession, Norman Hardie published his autobiography *On my own feet* in 2006. He was secretary to the 1953 British Expedition to Everest, during which Edmund Hillary and Tensing Norgay reached the summit of the world's tallest mountain. In 1955 Hardie himself was one of four climbers who made the first ascent of Kangchenjunga, the 3<sup>rd</sup> highest mountain in the world. He served as Director of Hillary's Himalayan Trust for 22 years and had a successful engineering business in Christchurch.

## Historic Names and Uses

Macmillan Avenue was named for Professor John Macmillan Brown (1845-1935), who was one of the founding professors at Canterbury College of the University of New Zealand. The road first appears in the Christchurch street directories in 1912 but is given on the



1908 Deposit Plan for Professor Macmillan Brown's subdivision. At first Macmillan Avenue extended west only as far as Whisby Road, with the other half appearing to date from the 1920s.

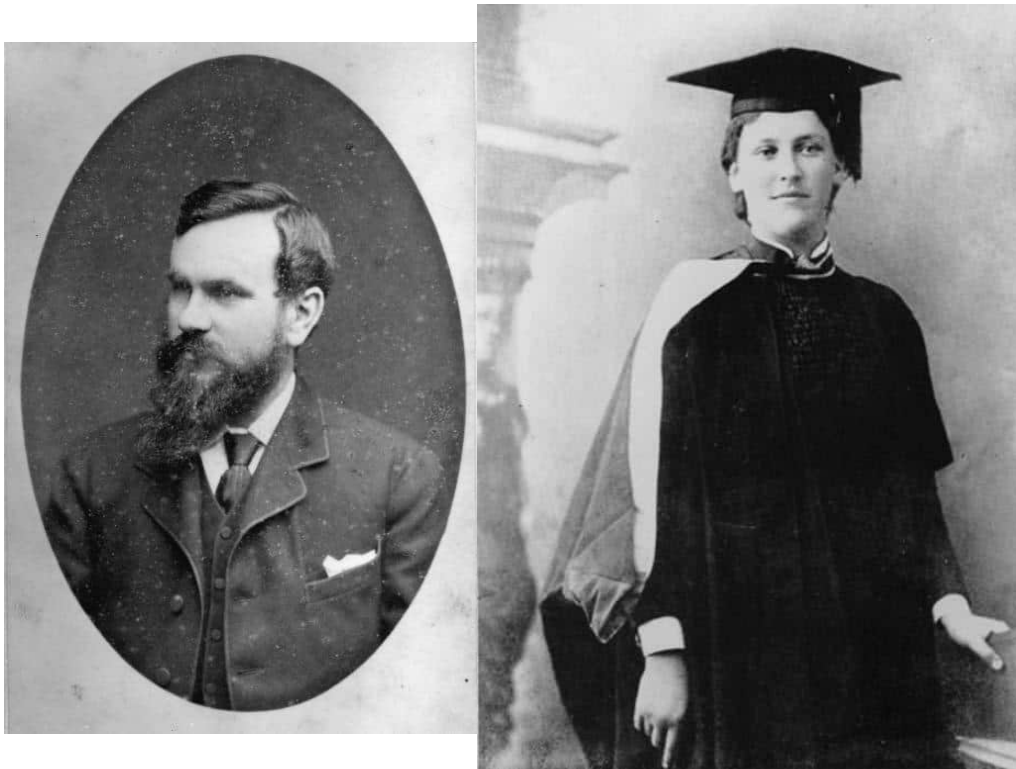
John Brown, as he was registered at birth, was born in Scotland and received his higher education at Edinburgh, Glasgow and Oxford universities. He arrived in Christchurch in 1874 to take up the chair of Classics and English at Canterbury College, one of the college's three founding professors. He was a supporter of higher education for women and married one of his former students, Helen Connon (1857-1903) who was the second woman in the British Empire to gain a BA and the first to achieve a degree with honours. She was principal of Christchurch Girls' High School from 1882 until 1894.

The couple had two daughters, Millicent and Viola; the former became the mother of leading New Zealand poet James K Baxter. Brown retired from Canterbury College in 1895 but this did not end his involvement in university teaching, research or administration. He was Vice-Chancellor of the University of New Zealand from 1916 to 1923 and Chancellor from 1923 until he died.

Whisby Road was named for Whisby, in Lincolnshire, England, a town in which the Cracroft Wilson family-owned property. The road first appears in the city's street directories in 1910. The suburb of Cashmere also owes its name to John Cracroft Wilson, whom Gordon Ogilvie describes as 'Cashmere's first and most picturesque resident' (Ogilvie p. 162). Wilson was born in India in 1808 and he named his Port Hills estate Cashmere, after his favourite part of that country, Kashmir.

Dyers Pass Road was named for John Dyer (1828-75), a pioneering Canterbury farmer who assisted the Provincial Government when a horse track over the Port Hills to Governors Bay was formed in 1859. Initially it was a stock route, rather than a 'civilised road', and it made its first appearance in the street directories of 1911 (Ogilvie p. 146).

Garth Terrace first appears in 1972 street directories but appears to have been known and mapped by the 1950s, if not earlier, as Walkers Terrace. The latter was presumably so-called because it provides pedestrian access to Crichton Terrace (see CCLMaps 116182).



John Macmillan Brown and Helen Connon.

### Distinctive Physical Characteristics

- Macmillan Avenue traverses the lower slope of the Cashmere Hills on an east-west axis. It is an irregularly shaped street that intersects at right angles with Dyers Pass Road at its east end and Hackthorne Road at its western end.
- Garth Terrace provides downhill walking access to Crichton Terrace from Dyers Pass Road and provides glimpses of the northern elevation of some of the Macmillan Avenue houses within the area. Walking access is also provided from Whisby Road across Macmillan Avenue to Valley Road by way of unformed legal road.
- The houses are generally multi-storeyed buildings, designed to capture the view and set within mature gardens that screen the houses from the street. Arts and Crafts and English Domestic Revival styles may be found amongst a variety of 20<sup>th</sup> century domestic architectural styles.
- Timber, corrugated iron, brick and stone are the predominant building materials, but slate and clay roofing tiles also feature.
- There are narrow footpaths on both sides of Macmillan Avenue and the northern side of Whisby Road. Pedestrian access to Valley Road leads off Macmillan Avenue close by its intersection with Whisby Road. In the original subdivision Whisby Road was to have been extended to link with Valley Road. The pathway and adjacent road reserve is the vestigial reminder of that plan.
- Views to the northwest from the area take in the flat plain of greater Christchurch and the Southern Alps in the distance.

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historic and social values as an early Cashmere subdivision and place of residence of a number of notable Christchurch people, including John and Helen Macmillan Brown, Jessie Mackay and Norman Hardie. Cultural and spiritual values are associated with the pre-European Maori ara (path) passing through the area and the Presbyterian church. Its architectural and aesthetic values pertain to the styling of its buildings, especially those of an Arts and Crafts or English Domestic Revival nature. The craftsmanship value of these houses is typical of upper-middle houses of their day. Contextual values of note relate to the relationship of the buildings to their site and landscape views afforded by their design and situation. Archaeological values relating to early Māori activity, agricultural use and subdivision practices may exist.

### Historical/Social

The historic and social values of this area reside principally in its association with a group of notable Christchurch citizens who were, and are still, known well beyond the boundaries of the city. John Macmillan Brown, his wife Helen Connon, and Jessie Mackay are nationally renowned figures who lived at one time within this area. Brown left his library and a considerable part of his fortune, acquired in part from his subdivision of Macmillan Avenue to Canterbury College, now the University of Canterbury. The Macmillan Brown Centre for Pacific Studies at the University commemorates Brown's intellectual commitment to regional studies, while Macmillan Avenue and his former cottage at 2 Whisby Road testify to his business acumen and upper-middle class way of life.

Brown and Connon's contribution to education, as both teachers and learners, touched many lives just as Mackay's poetry achieved recognition for its emergent New Zealand voice. Connon, Mackay and Annie Townend are all remembered as intelligent and independent women who created homes in Macmillan Avenue but whose talents and actions played out on a much wider stage. Norman Hardie's reputation as an important New Zealand mountaineer was acknowledged at the time of his death in 2017.

In the early decades of the 20th century Cashmere 'developed a distinct sense of community based on its early popularity with intellectuals and university people'. 'While it was not 'quite as "exclusive" a suburb as Fendalton' (Overview p. 120) it was nevertheless an upper-middle class suburb. Cashmere retains this character today.



The former Hardie house.

## Cultural/Spiritual

It is recorded that a Maori ara (path) from the base of Cashmere over the Port Hills to Governor's Bay and thence to Rapaki traversed what is today Dyers Pass Road. Overlaid upon the cultural landscape of Ngati-Māmoē and Ngāi Tahu, the present-day residential area also has spiritual values in the worship and fellowship offered at Cashmere Hills Presbyterian Church. The RHA also has cultural value as a demonstration of the way of life of its past and present residents.

## Architectural/Aesthetic

The houses within this Heritage Area have architectural value as they illustrate the standard sequence of upper-middle class housing styles in New Zealand during the 20<sup>th</sup> century. The Arts and Crafts, English Domestic Revival, Georgian Revival and Modernist styles visible here provide a timeline of domestic architecture that is expressive of affluence and access to professional design services. Large multi-storey homes on generous sections provide a private retreat for each family home, in contrast to the greater emphasis towards the street that may be found in the villa and bungalow suburbs.

Samuel Hurst Seager's cottage for the Browns is regarded as a milestone in the history of New Zealand domestic architecture that predates his garden suburb development 'The Spur'. The Arts and Crafts style embodied in Seager's cottage can also be seen in Wood and Harman's Presbyterian church. Local stone and the fine arts carving of Frederick Gurnsey (1868-1953) are characteristic of Wood and Harman's church designs throughout Canterbury.



Macmillan Avenue houses. Dr A McEwan.

## Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built, signifying the wealth and social aspirations of the original owner/builders. The timber construction Seager devised for the Brown's house is particularly notable in that the boards interlock like a log cabin and this method is expressed at the corners of the cottage, where they have the appearance of buttresses. The stonework and interior woodwork of the Presbyterian church is also notable and its stylistic influence may be seen in the bus stop erected in recent years on the Village Green.

## Contextual

The open space at the intersection of Dyers Pass Road and Macmillan Avenue, in which the Cashmere Village Green has been developed in the last 20 years, makes an important contribution to Cashmere's community identity and sense of place. That sense of identity has itself a long history, going back at least as far as the establishment of the Cashmere Residents' Association in 1908.

In this area well-established private gardens contribute to a collective character that expresses an upper-middle class enjoyment of gardening, and a desire for both secluded privacy and a healthful environment offering sweeping views of the city, sky and wider Canterbury landscape.

## Archaeological

The area has the potential to reveal archaeological information relating to the use of Dyers Pass Road as a stock route through the latter half of the 19th century and to the development of hillside infrastructure and residential properties in the 20th. The cultural landscape of the Ngāti Māmoe and Ngāi Tahu on the Port Hills may also be embodied in the archaeological values within the RHA.

## Principal References

'Annie Quayle Townend' *Unsung Heroines* available at <http://christchurchcitylibraries.com/Heritage/Publications/UnsungHeroines/AnnieQuayleTownend/>

*Cashmere Village Green Management Plan* available at [https://outlook.ccc.govt.nz/Parks/Publications/mp\\_cashmerevillage\\_2.asp](https://outlook.ccc.govt.nz/Parks/Publications/mp_cashmerevillage_2.asp)

Cherry Hankin 'Brown, John Macmillan 1845-1935' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Cherry Hankin 'Connon, Helen 1859/60?-1903' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Douglas Lloyd-Jenkins *At Home – A Century of New Zealand Design* (Godwit 2004)

Geoffrey Rice *Christchurch Changing – An Illustrated History* (CUP 1999)

Gordon Ogilvie *The Port Hills of Christchurch* (Reed 1991)

Heather Roberts 'Mackay, Jessie 1864-1938' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Ian Lochhead 'The Architectural Art of Samuel Hurst Seager' *Art New Zealand* 44, Spring 1987, pp. 92-99

Ian Lochhead 'Seager, Samuel Hurst 1855-1933' *Dictionary of New Zealand Biography* updated 22 June 2007 available <http://www.dnzb.govt.nz/>

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Historic Places Trust, online registration reports for 2 Whisby Road and the Cashmere Hills Presbyterian Church, available at [www.historic.org.nz](http://www.historic.org.nz)

Thelma Strongman *The Gardens of Canterbury* (AH & AW Reed 1984)

Margaret Lovell-Smith *Easily the Best: the life of Helen Cannon Brown 1857-1903* (CUP, 2004)

REPORT COMPLETED      1 February 2022

AUTHOR                      Dr Ann McEwan / Heritage Consultancy Services

# Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
House	1 Macmillan Avenue	No	Defining
House	1A Macmillan Avenue	No	Contributory
Cashmere Hills Presbyterian Church	2 Macmillan Avenue	Yes List entry # 1842	Defining [Scheduled item #345]
Hall	2 Macmillan Avenue	No	Defining
Cashmere Hills Presbyterian Church Office	2 Macmillan Avenue	No	Defining
House	3 Macmillan Avenue	No	Defining
House	3A Macmillan Avenue	No	Defining
House	4 Macmillan Avenue	No	Defining
House	4A Macmillan Avenue	No	Contributory
House	5 Macmillan Avenue	No	Defining
House	8 Macmillan Avenue	No	Defining
House	9 Macmillan Avenue	No	Contributory
House	11 Macmillan Avenue	No	Contributory
Townhouse	1/12 Macmillan Avenue	No	Neutral
Townhouse	2/12 Macmillan Avenue	No	Neutral
House	14 Macmillan Avenue	No	Defining
House	15 Macmillan Avenue	No	Contributory
House	15A Macmillan Avenue	No	Defining
House	16 Macmillan Avenue	No	Neutral
House	17 Macmillan Avenue	No	Defining
House	18 Macmillan Avenue	No	Neutral
House	20 Macmillan Avenue	No	Defining
House	76 Dyers Pass Road	No	Defining
House	2 Whisby Road	Yes List entry # 3674	Defining [Scheduled item # 540]

## Key for the Contribution to the RHA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Residential Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Residential Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Residential Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Residential Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.



## CONTEXT RECORD FORM

### MACMILLAN HERITAGE CONSERVATION AREA

CONTEXT/SETTING/LANDSCAPE FEATURES: MACMILLAN AVENUE AND WHISBY ROAD RECORD FORM

---

#### HERITAGE ITEM ADDRESS(S)/LOCATION:

Located on the lower slope of Cashmere Hill and based upon DP 2668, the area comprises Macmillan Avenue from Dyers Pass Road to Whisby Road, and Whisby Road from Macmillan Avenue to Dyers Pass Road, excluding Cashmere Village Green.

#### AREA/ELEMENT DESCRIPTION

Residential streets and associated pedestrian accessways between the streets, and properties as part of Professor John Macmillan Brown's 1908 subdivision.

#### CONTRIBUTING LANDSCAPES

Southern Alps and Canterbury Plains, valley and spur systems of the Cashmere Hills.

#### STREET AND BLOCK PATTERN

Irregular street pattern based on the topography of the area.

#### SECTION LAYOUTS

Highly variable in shape, area and dimensions, with a number of right of ways.

#### KEY LONG VIEWS

Southern Alps and Canterbury Plains.

#### KEY SHORT VIEWS

Valley and spur systems of the Cashmere Hills, Cashmere Village Green.

#### CONTEXTUAL SIGNIFICANCE

Macmillan Avenue traverses the lower slopes of the Cashmere Hills on an east-west axis, connecting to Dyers Pass Road, a key route to the Summit Road and Banks Peninsula. The Cashmere Hills Presbyterian Church (in combination with the Cashmere Village Green) provides a focal point to the area. The valley is traversed by a system of pedestrian walkways. A highly vegetated landscape of mature exotic trees and gardens, some of which were influenced by Alfred Buxton, a prominent nurseryman and garden designer.








Aerial view of Cashmere in the 1940s taken by William George Weigel. ATL



View from Garth Terrace (J Schroder 2009)





## INVENTORY OF PUBLIC REALM FEATURES





FEATURE	DESCRIPTION	
Open space	N/A	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	Pedestrian gates (Rating: Contributory)	  

<p>PATHS</p>	<p>Dyers Pass Road to Garth Terrace, Whisby Road to Macmillan Avenue, and Macmillan Avenue to Valley Road (Rating: Defining)</p>	 <p>The first photograph shows a paved path winding through a lush, green area with large trees and dappled sunlight. The second photograph shows a paved path bordered by a concrete retaining wall on one side and dense foliage on the other. The third photograph is an aerial view of a winding path through a green landscape with trees and some buildings in the background.</p>
<p>STRUCTURES</p>	<p>Retaining walls in both public and private space (Rating: Contributory)</p>	 <p>The photograph shows a stone retaining wall with a metal railing on top, situated next to a paved path. The wall is made of rough-hewn stones and is surrounded by trees and greenery.</p>



		
FENCES	Minimal fencing, with the exception of properties on Dyers Pass Road. (Rating: Neutral)	 
WALLS	Stone and brick walls (Rating: Defining)	

	Masonry/concrete walls (Rating: Neutral)	   
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	N/A	





LIGHTING	Galvanised steel with curved outreach (Rating: Neutral)	
MATERIALS	N/A	
COLOURS	N/A	
STREET	<p>Macmillan Avenue, curved form following topography (Rating: Defining)</p> <p>Whisby Road, short dead-end street, which changes to pedestrian only access (Rating: Defining)</p> <p>Dyers Pass Road, property access essentially acting as a slip road, following the original route of Dyers Pass Road (Rating: Defining)</p>	  



• WIDTH	Macmillan Ave 15m road reserve and 9.1m carriageway (Rating: Contributory) Whisby Road 20m road reserve and 5m carriageway (Rating: Contributory) Dyers Pass Road slip road 8m road reserve and 5m carriageway (Rating: Neutral)	
• ALIGNMENT AND LAYOUT	Macmillan Avenue, curved form, footpath both sides (Rating: Defining)  Whisby Road, short dead end street footpath one side (Rating: Defining)  Dyers Pass Road, straight property access beneath the level of Dyers Pass Road proper, footpath one side (Rating: Contributory)	
• MATERIAL	All asphalt (Rating: Neutral)	
• KERB AND CHANNEL	Macmillan Avenue concrete 1983-1995 (Rating: Neutral)  Whisby Road concrete dish 1950 (Rating: Contributory)  Dyers Pass Road concrete 1970 (Rating: Neutral)	
• FOOTPATH		
• BERM	Macmillan Avenue asphalt both sides (Rating: Neutral)  Whisby Road asphalt one side (Rating: Neutral)  Dyers Pass Road asphalt (Rating: Neutral)	
Street trees	N/A	
• CLUSTER	N/A	
• AVENUE	N/A	
• INTERMITTENT	N/A	
• SIZE	N/A	
• SPECIES	N/A	
Garden planting	N/A	
MATERIALS	N/A	
BUILDING SETBACK	Highly variable across the area (Rating: Contributory)	







		
TREES	Extensive mature tree coverage, predominantly by exotic tree species (Rating: Defining)	  

<p>VEGETATION</p>	<p>Extensive vegetation coverage, including hedges, predominantly by exotic plant species (Rating: Defining)</p>	
<p>VIEWS</p>	<p>Views to Christchurch, the Canterbury Plains and Southern Alps (Rating: Defining)</p> <p>Views up and down the Cashmere valley system (Rating: Defining)</p>	



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house appears to have been built for Elizabeth (nee Hopkins) and Arthur Browning, a boot importer. The couple married in 1919 and their son Justice was born in the following year; the family resided in Hackthorne Road before moving to Dyers Pass Road. Arthur Browning died in 1932 but the property was held by Elizabeth until 1950, when it was transferred to William James, a company director. The property has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development. The lot is located on what was originally part of Macmillan Browns' own property at 2 Whisby Road.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Bussell house

ADDRESS                        1 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Cecil Wood, architect

DATE OF CONSTRUCTION

1922

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Three-storey dwelling with irregular rectangular footprint and steeply pitched, multi-gabled roof. Arts and Crafts detailing includes shingled bell-cast gable ends, large chimney-breasts with quoins and exposed rafters under projecting eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a large lot within a mature garden setting at the corner of Macmillan Avenue and Dyers Pass Road. Metal panel fencing and vegetation mark the road boundary and largely screen the house from view.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick base and chimneys, slate roof.

ALTERATIONS

Alterations and additions (pre-2009). Chimneys rebuilt (post-EQs).

RATING

Defining

REASON FOR RATING

This architecturally-designed house dates to the interwar period and largely retains its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house was designed in 1919 by Cecil Wood for HR Bussell, a Christchurch grain and seed merchant. In late 1920, when it was nearly completed, the house burnt down. The Bussells decided to rebuild to the original plan, completing the house in 1922. Winifred (nee Camerford) and Henry Bussell remained in the house for more than 40 years until their deaths in 1965 and 1966 respectively. The house has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built. The former Bussell house is a good example of an English Domestic Revival style house designed by preeminent interwar architect Cecil Wood. This style was popular for grander houses in the early 20<sup>th</sup> century and Wood was among the leading exponents of the style.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

A high level of craftsmanship is evident in keeping with the upper-middle class context and the supervision of a professional architect.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)  
John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)  
John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1A Macmillan Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-and-a-half storey, single family dwelling. Vertical board cladding to first floor with monopitch roof. A-frame steeply pitched gable second storey. Basement storey of concrete block and aluminium glazing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house sits close to roadway; the boundary is marked, in part, by a low timber boarded fence. A driveway providing access to garaging under the house is located at the north corner of the lot.

MATERIALS/STRUCTURE

Timber, concrete block, metal balustrading, corrugated metal roofing.

ALTERATIONS

Addition of basement level conservatory (date unknown). West wing remodelled (post-2012).

RATING

Contributory

REASON FOR RATING

This is a later 20<sup>th</sup> century house on a subdivided section within the original 1908 Macmillan Brown subdivision.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. Throughout the 20<sup>th</sup> century some of the large sections on Macmillan Avenue were subdivided to create additional housing lots.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



ITEM NAME	Cashmere Hills Presbyterian Church Parish Office & Community Centre (former Carrick/Landreth/George house)
-----------	--

ADDRESS 2 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

## HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

[Paynter & Hamilton?]

DATE OF CONSTRUCTION

c.1926

## STYLE

## English Domestic Revival

## PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and cross-gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration. Single car garage at south-west corner of the lot. Road boundary is marked by trees and shrubs.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The building is located at the west end of the church property and is connected to the church hall via a modern foyer.

## MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

## ALTERATIONS

Connecting link between former house and hall (early 1980s?). Foyer addition (Wilkie & Bruce, architects, 2009).

## RATING

## Defining

REASON FOR RATING

The former dwelling forms a group with the other buildings on the church property, which together make a landmark contribution to the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

Together with the dwellings in this area, the buildings associated with the Cashmere Hills Presbyterian Church, chronicle the history of residential and community development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The Cashmere Hills Presbyterian Church opened in August 1929 and a hall to facilitate the church's youth work was erected in c.1936. The former Carrick/Landreth/George house to the south-west of the hall was later acquired by the church; the three, linked buildings continue to serve the local Presbyterian congregation and wider community. The house appears to have been built for Margaret (nee Polson) and Robert Carrick in c.1926. As the previous owner of the lots extending from 4 Macmillan Avenue to the Dyers Pass Road intersection was city contractors Paynter and Hamilton it is possible that they were responsible for the design and/or construction of the dwelling.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The building contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The church property has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The building provides an example of the building materials, methods and craft skills that were typical of the period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

Together with the dwellings in this area, the buildings associated with the Cashmere Hills Presbyterian Church, chronicle the history of residential and community development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The Cashmere Hills Presbyterian Church opened in August 1929 and a hall to facilitate the church's youth work was erected in c.1936. The former Carrick/Landreth/George house to the south-west of the hall was later acquired by the church; the three, linked buildings continue to serve the local Presbyterian congregation and wider community.

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Cashmere Hills Presbyterian Church Parish Office & Community Centre (church hall)

ADDRESS                        2 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1936

STYLE

Arts and Crafts vernacular

PHYSICAL DESCRIPTION

Single-storey building with irregular L-shaped footprint and gabled roof forms. Board and batten gable ends with louvred vents and scalloped bargeboards; stone feature wall on modern, southern extension. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is located at the centre of the church property, flanked by and connected to, the church in the north-east and a former dwelling in the south-west. The church buildings are open to the street and across the road from the Cashmere Village Green.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, stone feature wall, corrugated metal roofing.

ALTERATIONS

Cross-gabled extensions at north-east and south corners (early 1960s?). Connecting link between former house and hall (early 1980s?). Foyer addition (Wilkie & Bruce, architects, 2009).

RATING

Defining

REASON FOR RATING

The hall forms a group with the other buildings on the church property, which together make a landmark contribution to the area.

## HISTORICAL AND SOCIAL SIGNIFICANCE

Together with the dwellings in this area, the buildings associated with the Cashmere Hills Presbyterian Church, chronicle the history of residential and community development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The Cashmere Hills Presbyterian Church opened in August 1929 and a hall to facilitate the church's youth work was erected in c.1936. The former Carrick/Landreth/George house to the south-west of the hall was later acquired by the church; the three, linked buildings continue to serve the local Presbyterian congregation and wider community.

## CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

## ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

## CONTEXTUAL SIGNIFICANCE

The building contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

## ARCHAEOLOGICAL SIGNIFICANCE

The church property has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

## TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The building provides an example of the building materials, methods and craft skills that were typical of the period.

## REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 345  
*CASHMERE HILLS Presbyterian CHURCH AND SETTING – 2  
MACMILLAN AVENUE, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 05/01/2015**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Cashmere Hills Presbyterian Church, more commonly known as Cashmere Presbyterian Church, has high historical and social significance as a parish church that is associated with the development of the Presbyterian Church in Christchurch and the early 20<sup>th</sup> century growth of the suburb of Cashmere. Presbyterian services were first held in Christchurch in 1853 and in the 1906 census 23% of the population New Zealand reported adherence to the church.

By the early 1920s the call for a new parish church in Cashmere was prompted by the increasing settlement of the area, the subdivision of Macmillan Avenue having taken place in 1908. The church was commissioned in 1926 and opened in August 1929. It sustained some damage in the 2010/2011 Canterbury earthquakes but has since been repaired.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Cashmere Hills Presbyterian Church has high cultural and spiritual significance as a place of Presbyterian worship and community since 1929. The church's setting has cultural significance to tangata whenua as it is recorded that a Maori ara (path) from the base of Cashmere over the Port Hills to Governor's Bay and thence to Rapaki traversed what is today Dyers Pass Road.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Cashmere Hills Presbyterian Church has high architectural and aesthetic significance for its Arts and Crafts Gothic Revival styling and association with noted Canterbury architects Cecil Wood and RSD Harman with internal carving by noted carver Frederick Gurnsey. Born and educated in Christchurch, Cecil Wood (1878-1947) became Canterbury's leading inter-war architect, although his reputation extended nationwide. Wood is well known and acclaimed for his domestic architecture but he also made a distinguished contribution to the city's educational, public, commercial, and ecclesiastical architecture. Other churches designed by Wood include St Barnabas's Anglican Church (1925-26) on Fendalton Road and St Paul's Anglican Church at Tai Tapu (1930-31). Wood also designed the house 'Chellowdean' at 1 Macmillan Avenue, which was built in 1922.

In 1927 the project was taken over by Wood's partner RSD Harman, while Wood was overseas. Harman oversaw the construction of the church, producing the working drawings, and also designing woodwork for the interior and exterior. Harman is best known for his design of the Church of the Good Shepherd, Tekapo (1935).

Cashmere Hills Presbyterian Church is typical of the carefully crafted Arts and Craft style buildings of Wood's practice. It is a single storey stone church with steeply pitched slate gable roof. Two dormer windows are set upon the roof on each side of nave. The sanctuary and vestries have separate gable roofs. R J Seward extended the west end of the church and added the castellated bell tower in 1960-61. In 2009 a new link extension between church and hall was built and the work undertaken to designs by Wilkie and Bruce.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

Cashmere Hills Presbyterian Church has technological and craftsmanship significance relating to the materials used in its construction and the quality of its architectural detailing. The outer walls of random rubble construction are made of Port Hills basalt, randomly interspersed with various coloured rocks, including red tuff from Tai Tapu. The interior uses Timaru basalt, Mt Somers sandstone, and Oamaru stone.

The craftsmanship significance of the church is enhanced by the fine arts carving of Frederick Gurnsey (1868-1953), which can often be found in churches designed by both

Wood and Harman throughout Canterbury. Gurnsey carved the communion table and pulpit. Gurnsey's was a well-known Christchurch artist with works such as the ChristChurch Anglican Cathedral reredos, and carvings and furnishings in the Cathedral's Chapel of St Michael and St George (1932–51). Other major works in Christchurch include carvings for the Bridge of Remembrance in Christchurch

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The Cashmere Hills Presbyterian Church and its setting has high contextual significance for its landmark presence on Dyers Pass Road and its relationship with the Village Green on the other side of Macmillan Avenue. The church forms a group with the parish hall and the parish office and community centre. The latter is a 1920s Domestic Revival former dwelling that may have been the church manse at one time.

Macmillan Avenue is notable as an early Cashmere subdivision of houses set in large well planted gardens. The houses are designed to accommodate the views of the city below and the surrounding landscape. The Arts and Crafts Presbyterian church is in keeping stylistically with the early 20th century houses in the area and with the loss of so many stone buildings in the city following the 2010 and 2011 Canterbury earthquakes the landmark value of the church beyond its immediate setting has been increased.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The Cashmere Hills Presbyterian Church and its setting has archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Originally an overland route for Maori travelling to Rapaki, Dyers Pass Road was used as a stock route through the latter half of the 19th century.

## **ASSESSMENT STATEMENT**

Cashmere Hills Presbyterian Church and its setting has overall high significance to Christchurch, including Banks Peninsula. The church and setting has high historical significance for its association with the Presbyterian Church and as a reflection of the development of Cashmere in the early 20<sup>th</sup> century. Cashmere Hills Presbyterian Church and its setting has high cultural and spiritual significance as a place of Christian worship since 1929. The church has high architectural and aesthetic significance as an Arts and Crafts Gothic Revival style building associated with Cecil Wood and R S D Harman with internal carving by noted carver Frederick Gurnsey. It has craftsmanship and technological significance in both the exterior and interior of the church including the use of local stone and

Frederick Gurnsey's carved communion table and pulpit. Cashmere Hills Presbyterian Church and its setting has high contextual significance given its prominent corner location, relation to Dyers Pass Road's Village Green and the scarcity of stone churches in the city since the 2010 and 2011 Canterbury earthquakes. The Church and its setting has archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

#### REFERENCES:

RMA 920520085 Approved resource consent dated 21 June 2012.

Gordon Ogilvie *The Port Hills of Christchurch* (Christchurch, 2009 edition)

Historic place # 1842 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/1842>

<http://www.teara.govt.nz/en/biographies/3g26/gurnsey-frederick-george>

Exhibition catalogue: 'Arts and Crafts churches of Canterbury: School of Fine Arts Gallery, University of Canterbury, Christchurch, 12 to 30 August 1996 (Christchurch, 1996)

**REPORT DATED: 19 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.





#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The house may have been part of Annie Townend's 1907 Sumner house, which was moved from The Esplanade to 8 Macmillan Avenue in the latter half of 1911. Maud Tabart (died 1939) was bequeathed 'Glenholme' (8 Macmillan Avenue) in 1914 and, with the house at what is now 3A possibly serving as Glenholme's motor house, the house at #3 appears to have been the home of Miss Tabart's chauffeur and motor mechanic Percy Robinson. Robinson married Ethel Arbuckle in 1912 and the couple had at least two children. The house remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

## HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1911?

## STYLE

## Vernacular

## PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and gabled roof. Cross-gabled entry with enclosed porch on principal, north-east elevation. Multi-pane casement windows.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located on its site with a single-car garage at the north-west end of the lot. The narrowness of the site means that the road boundary is fully occupied by the driveway.

## MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, Decramastic tile roof.

## ALTERATIONS

Reroofed; glazed entrance porch added (date unknown).

## RATING

## Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling that is associated with two other residential buildings in the street and largely retains its original form and detailing.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. Annie Townend's 1907 Sumner house, which was moved from The Esplanade to 8 Macmillan Avenue in the latter half of 1911, was bequeathed to Maud Tabart (died 1939) in 1914. It would appear that 3A was Glenholme's motor house, with the house at #3 having been the home of Miss Tabart's chauffeur and motor mechanic Percy Robinson. The lot was subdivided to its current extent in 1969; which offers a possible date for the house's conversion to residential use, in which it remains.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

Gordon Ogilvie *The Port Hills of Christchurch* (Phillips & King 2009 ed.)

REPORT COMPLETED

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Crawford house

ADDRESS                        4 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1927?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey house with square footprint and low-pitched gabled roof forms. Shingled gable ends and casement-and-fanlight type fenestration. Bay window on north-east elevation; decking runs along north-west and south-west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is built close to the road boundary, which is marked by hedging and a corrugated iron fence. A single-car garage is located at the southern corner of the lot.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

This house dates to interwar period and retains its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house appears to have been built for Margaret and Robert Crawford. Margaret Crawford remained in the house after Robert's death in 1936; since her death in 1946 the house has passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built. As the previous owner of the lots extending from 4 Macmillan Avenue to the Dyers Pass Road intersection was city contractors Paynter and Hamilton it is possible that they were responsible for the design and/or construction of the Crawford dwelling.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Penny house  
ADDRESS                        4A Macmillan Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1981

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Two-storeyed dwelling with rectangular footprint and low-pitched gable roof; integrated garage. Cross-gabled bay extends to form garage on south elevation; casement windows. Ground floor is below road level.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a sloping site within a mature garden setting. Vegetation partially screens the house from view and marks the road boundary. Access to the internal garage is via a short concrete drive.

MATERIALS/STRUCTURE

Timber framing, fibre cement weatherboard cladding, Decramastic tile roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Modern, single-family home on a portion of an original 1908 Macmillan Brown subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The house stands on the south-easterly part of Lot 43 of the original Macmillan Brown subdivision, which was transferred to Annie Townend in 1911. It remained undeveloped for many years, with the exception of one or two auxiliary structures at mid-century, but was finally built on in c.1981, most likely by Patricia and John Penny; the latter was a university academic. The house remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development. There were structures on the site before the house was erected; possibly providing garaging for a neighbouring property.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services





#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house appears to have been built for Charles Newell, a dental surgeon, in late 1910. It was purchased by Annie Townend of 'Glenmark' and 'Mona Vale' in May 1911 and then inherited by Julia Crosby in 1914. Julia Crosby (1836-1917) had settled in Canterbury with her husband John (died 1889) in 1863. When the house passed to Mrs Crosby it was known as 'Glenmayer'. It was the home of Florence (nee Burnard) and Arthur Wells (1889-1972), a company secretary, by 1923 and remained in their possession until the late 1940s. The house has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Glenholme', former Townend / Tabart house

ADDRESS 8 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1907

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and twin gable roof. Cross-gabled extension at south corner; balconies have decorative balustrading and post brackets. Double-hung sash and casement-and-fanlight type fenestration. External staircase in south extension provides access to upper floor. First floor balconies offer expansive views over the city towards the Southern Alps.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is centrally located with a stand-alone garage at the west corner and mature trees marking the perimeter of the lot, including the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Relocated from Sumner (1911). Conversion into flats (pre-1947).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling that is typical of the large-scale dwellings erected in Macmillan Avenue and is associated with two other residential buildings in the street.

## HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. Annie Townend of 'Glenmark' and 'Mona Vale', acquired a large number of lots in Macmillan Brown's 1908 subdivision in 1911. Her 1907 Sumner house was moved from The Esplanade to 8 Macmillan Avenue in the latter half of 1911. Maud Tabart (died 1939) was bequeathed 'Glenholme' in 1914; the house at what is now 3A possibly served as Glenholme's motor house while the house at #3 appears to have been the home of Miss Tabart's chauffeur and motor mechanic Percy Robinson. After Miss Tabart's death the property was bought by WJ Scott, who lived at 47 Macmillan Avenue. By 1947 the building had been converted into six flats; two years later it was severely damaged by fire. At the time of the fire the occupants included Messrs Rosenberg and Prior, who were university lecturers. The flats were subsequently reinstated; more recently the building was sold in an 'as is, where is' condition' and is currently unoccupied.

## CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

## ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

## CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

## ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

## TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

## REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Thrower house

ADDRESS                        9 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1945

STYLE

Mid-century Neo-Georgian

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and hipped roof forms. Overhanging eaves, tripartite casement windows and inset first floor sun porch with concertina windows. Decorative external timber valances over ground floor windows. Glazed front door with sidelights; stone retaining walls and steps.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on a back section with a hip roofed garage in the east corner of the lot. The driveway runs along the north-eastern boundary and short sections of volcanic stone walls frame the entrance to the property.

MATERIALS/STRUCTURE

Cement stucco cladding, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A mid-century house that contributes to the established character of the RHA.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house appears to have been built for Patricia and Frederick Thrower, a Sydenham jeweller and watchmaker, who had previously lived in Cracroft Terrace. The house has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1955

STYLE

Mid-century Ranch

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and flat roof. Integrated garage on ground floor, overhanging eaves, large picture and casement type windows. Open metal steps lead to main entry on first floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is open to street with a low concrete fence defining the street boundary. A concrete driveway provides access to garaging on the ground floor.

MATERIALS/STRUCTURE

Stucco cladding.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A post-war house that is consistent with the single-family character of the RHA but stands on a section subdivided from three of the original 1908 Macmillan Brown subdivision lots.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse  
ADDRESS                        2/12 Macmillan Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1990s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Duplex townhouse with irregular footprint and hipped roof forms. Attached garage occupies nearly the full width of the lot adjacent to the road boundary. Pathway along south-west boundary provides access to entrance door. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is the southerly of a duplex that occupies most of the subdivided lot. While the road boundary is partly marked by vegetation, the majority of the frontage is occupied by a driveway providing access to garaging. The distinction between the two lots is marked by a shared letterbox wall and trees.

MATERIALS/STRUCTURE

Cement render, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Contemporary duplex townhouse with asphalted driveway rather than garden setting adjacent to the roadway.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. There was a house on the site by the later 1940s; this was replaced by duplex townhouses in the later 1990s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse  
ADDRESS                        1/12 Macmillan Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1990s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Duplex townhouse with irregular footprint and hipped roof forms. Attached garage at right angles to road boundary. Panelled entrance door and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is the northerly of a duplex that occupies most of the subdivided lot. The road boundary is partly marked by vegetation; the remainder of the frontage is occupied by a driveway providing access to a parking area and garaging. The distinction between the two lots is marked by a shared letterbox wall and trees.

MATERIALS/STRUCTURE

Cement render, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Contemporary duplex townhouse with asphalted driveway rather than garden setting adjacent to the roadway.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. There was a house on the site by the later 1940s; this was replaced by duplex townhouses in the later 1990s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Bennett house

ADDRESS                        14 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Collins & Harman, architects

DATE OF CONSTRUCTION

c.1911

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and gable roof forms. Shingled gable ends, exposed rafters, leadlight casement windows. First floor shutters and boxed bay windows with brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is built close to the road boundary and extends along the south-western boundary of the lot. A brick wall marks the road boundary, into which is set an arched entrance gate, a secondary entrance and, in the west corner, a two-car garage.

MATERIALS/STRUCTURE

Timber framing, board-and-batten and weatherboard cladding, brick chimneys, corrugated metal roofing.

ALTERATIONS

Chimneys reconstructed (post-EQs).

RATING

Defining

REASON FOR RATING

This architecturally-designed house dates to the early 20<sup>th</sup> century and retains its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house was built for Jessie (nee Coward) and Arthur Bennett, the latter was the general manager of the NZ Shipping Company. The Bennett family held the property until Arthur's death in 1928, when it was transferred to John Hall, a Christchurch famer. In 1944 the property became the home of Ronald Yates, an Auckland seed merchant; since 1961 it has passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

A high level of craftsmanship is evident in keeping with the upper-middle class context and the supervision of a professional architect.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)  
John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)  
John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The first stage of this house appears to have been built for Elizabeth (nee Sansom, 1878-1947) and Harry Fraer (1873-1953), a draper's assistant with Beath & Co., who had married in 1902. The couple had two children and later lived in Dyers Pass Road. The property was transferred to FC Jenkin in April 1919 and then to Alexander Foreman in December of the following year. It was the home of Frances and Francis Belton, a gas engineer, from 1926 until 1942; during which time the northern wing was erected. It has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Hardie house  
ADDRESS                        15A Macmillan Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Don Donnithorne, architect
DATE OF CONSTRUCTION	c.1966-68

STYLE

Canterbury Regionalism

PHYSICAL DESCRIPTION

Multi-level dwelling with rectangular footprint and varied roof forms, including a steeply pitched gable roof with ridgeline running perpendicular to the roadway. East elevation overlooking the street has first floor, cantilevered balcony over integrated garage. Feature stone wall on north elevation sheltered by gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on an elevated site and largely occupies the full width of the lot. Access to the integrated garaging is via a concrete driveway which is flanked by concrete steps to the north. Vegetation marks the remainder of the road boundary.

MATERIALS/STRUCTURE

Concrete block, stone, timber, corrugated metal roofing.

ALTERATIONS

Garage door replaced? (date unknown).

RATING

Defining

REASON FOR RATING

This mid-century dwelling was the first to be erected on Lot 28 of the 1908 Macmillan Brown subdivision; it is architecturally-designed and associated with a notable Cantabrian.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The house was built for Enid and Norman Hardie (1924-2017); the latter was a mountaineer who was secretary to the 1953 British Expedition to Everest during which Hillary and Tensing Norgay reached the peak of the world's tallest mountain. Norman Hardie was an accomplished mountaineer in his own right and director of Hillary's Himalayan Trust for 22 years. The house is no longer owned by the Hardie family but remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built. The Macmillan Brown Library at the University of Canterbury holds Don Donnithorne's drawings for the Hardie house.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        16 Macmillan Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof with hip at rear. Symmetrical, south-east-facing, façade; entrance door has sidelight and is flanked by paired casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies the full width of the narrow lot with a stand-alone, gable-roofed garage in the front yard and a garden at the rear (north-west) of the site.

MATERIALS/STRUCTURE

Weatherboard and plaster cladding, metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

This house replaced a 1918 dwelling, which had previously been remodelled, after the Canterbury earthquakes.

## HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house replaced an earlier dwelling that had originally been built for the poet Jessie Mackay and her sister Georgina in 1918. The two sisters never married and their house became a place of 'pilgrimage' for writers and humanitarians from all over New Zealand. The current house was erected after the Canterbury earthquakes 2010/11.

## CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

## ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

## CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

## ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

## TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

## REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

14 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      former Griffin / Schneider house

ADDRESS                        17 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1911

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped roof. Integrated garaging and lean-to roofs on west, north and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on an elevated site at the corner of Macmillan Avenue and Whisby Road. The building is largely screened from view by the abundant vegetation that marks the road boundaries to the west and south.

MATERIALS/STRUCTURE

Timber framing and board and batten cladding, corrugated metal roofing.

ALTERATIONS

Mid-century extensions.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling set within a well planted garden setting that contributes to the heritage values of Macmillan Avenue.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. Lot 29 of Macmillan Brown's 1908 subdivision was acquired by Lydia Griffin, the wife of the Rev Thomas Griffin, a Methodist minister then stationed in Greymouth, in September 1910. Lydia Griffin (nee De Carteret, died 1923) raised a mortgage on the property with State Advances in April 1911, which suggests the construction date of the dwelling. The property was transferred to Isabella Schneider, the wife of Johnathan Schneider, a clerk, in August 1918. Isabella was one of the Griffins' four daughters; she had married in 1909 and was in residence in Macmillan Avenue with her husband from 1911. From 1925 until 1950 #17 was owned by Emma Wilson, a widow; after a period in residence, it appears she let the property to Thomas McGregor and then Jocelyn Clarke. Since 1950 the house has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are typically designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

#### REPORT COMPLETED

#### AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular footprint, fitted to wedge shaped lot, and shallow gabled roof forms. First floor level with roadway, sloping site accommodates ground floor at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies the full width of the narrow lot with parking in the front yard and a garden at the rear (north-west) of the site.

MATERIALS/STRUCTURE

Timber, steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

This house was recently erected in place of an earlier dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The current house replaced the former Cannon/Stewart bungalow (c.1914?) on the site.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

14 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                former Shaw house  
ADDRESS                 20 Macmillan Avenue  
                                Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1918?

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre gutter hipped roof. Return veranda; cross-gabled entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set back from the road boundary within a mature garden that largely screens the house from view. The property slopes away from the road and the house is positioned for views to the north and west.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended to west? (c.2015).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house in large well planted garden setting that contributes to the heritage values of Macmillan Avenue.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house was most likely built for Arabella (died 1941) and George (c.1850-1935) Shaw; the latter was a manufacturer's agent. The Shaws' only child Janet (1883-1958) lived with her parents and became known as an authority on home science; according to her obituary she was in charge of the manual training centre at the Normal School for many years. Janet Shaw later shared the house with her aunt Elizabeth King (c.1861-1951) and remained in the family home until her death. The property has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

14 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 540  
*DWELLING AND SETTING – 2 WHISBY ROAD,  
CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 21/01/15**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The former Macmillan Brown dwelling and its setting has high historical significance as the home of Professor John Macmillan Brown (1845-1935), his wife Helen (nee Connon, c1857-1903) and their two daughters. Macmillan Brown was one of the three founding professors of Canterbury College (later the University of Canterbury) and also served, after his retirement from the college, as Vice-Chancellor and Chancellor of the University of New Zealand. He married Helen Connon in 1886; she was the first woman in the British Empire to graduate MA with honours (1881) and was headmistress of Christchurch Girl's High School for twelve years (1882-94). In 1897 the Macmillan Browns purchased a nine-acre property on the Cashmere Hills to serve as a winter escape from their Fendalton residence. They commissioned Helen's brother-in-law, noted local architect Samuel Hurst Seager, to build them an Arts and Crafts bungalow. It was the third house constructed in the area and was built between 1898 and 1900. The Macmillan Browns' garden was of particular note and was at the time recognised for its collection in New Zealand of native ferns. The Browns were well known for their hospitality at both their Wairarapa Terrace home and up on the hill. Ngaio Marsh's family spent the summer of 1905 staying at 2 Whisby Road, shortly afterwards

commissioning a house from Samuel Hurst Seager to be built in Valley Road Cashmere. Samuel Hurst Seager was Rose Marsh's cousin.

In 1908 Brown, by now a widower, subdivided the property and it was gradually built upon through the 20th century. Macmillan Brown spent the last years of his life living at 'Holmbank' at 35 Macmillan Avenue, which was named for the family's earlier Wairarapa Terrace home. The house remained in the Macmillan Brown family until 1919 and has had other owners since, including the Kennett family, of Kennett's Jewellery, who purchased the house in 1929 and retained family ownership until 2002. Both the Macmillan Browns and the Kennetts made the move to the Port Hills for health reasons, seeking an escape from the cold and damp of Christchurch winters. The house has a Heritage New Zealand Heritage Covenant over it and remains in private ownership.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former Macmillan Brown dwelling has cultural significance as an example of the early residential development that occurred on the Port Hills as a retreat from the city rather than a primary place of residence. It also has cultural significance due to the people who were responsible for its erection, the Macmillan Browns and Samuel Hurst Seager, all of whom made major cultural contributions to the artistic and intellectual life of New Zealand in the late 19th and early 20th centuries. In the early decades of the 20<sup>th</sup> century Cashmere was a particular reflection of the cultural residential patterns of the city and was considered to have developed a distinct sense of community based on its early popularity with intellectuals, artists and university people. Thus the former Macmillan Brown dwelling has cultural significance as an embodiment of this suburban typology.

The site of the former Macmillan Brown dwelling also has cultural significance for Maori. 'Early Maori, Ngati-Mamoe and Ngai Tahu, knew the foot of Cashmere as Iringa o Kahukura, the setting-up of the Kahukura (rainbow god). The base of the Cashmere Hill and the Spur now known as Cashmere Hill formed part of a well travelled trail from Riccarton bush to Rapaki and possibly to the Pa at Ohinetaha (Governors Bay) during tribal wars between the Ngati-Mamoe, residents of the Lyttelton Harbour area and the Ngai Tahu from the north'.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The former Macmillan Brown dwelling has high architectural and aesthetic significance as one of the earliest bungalows in New Zealand and because it represents a significant stage in Samuel Hurst Seager's architectural development. Seager (1855-1933) has been considered a visionary in regard to his views on New Zealand architectural style and he made a considerable contribution to the built environment of Christchurch. Born in England, Seager arrived in New Zealand in 1870 and then returned to England in the early 1880s to study architecture. In 1887 he married Hester, the sister of Helen Connon. Samuel Hurst Seager's cottage for the Macmillan Browns is regarded as a milestone in the history of New Zealand domestic architecture and it was the forerunner to his garden suburb development at The Spur.

Seager designed a wide variety of buildings throughout his career and from the early 20<sup>th</sup> century was increasingly interested in the wider planning context in which people lived and worked. He contributed to the Workers' Dwellings programme of the early 1900s and was the organising director of New Zealand's first town planning conference in 1919. He was also the 'official architect of New Zealand's battlefield memorials' in the early 1920s and an acknowledged expert on art gallery lighting. In about 1929 he left Christchurch for Wellington and thence retired to Sydney where he died in 1933.

The cottage built 1898-1900 is a small single-storey building with a rectangular footprint, low-pitched gable roof forms, grouped casement windows and unlined panelled interior. It stands within a reasonably generous garden setting, which may still feature remnants of Helen Brown's original planting scheme. Although some alterations have been made to the dwelling, including the addition of a room at the northwest corner, and the extension of the living room window and the kitchen, the original form and character of the dwelling remain.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The former Macmillan Brown dwelling has technological and craftsmanship significance due to its unusual structure which has been likened to that of a log cabin. The single skin walls of the house were formed by interlocking 2"x4" boards which project at the corners of the house to create a buttressing effect. It has the ability to provide evidence of a particular building type at the end of the 19<sup>th</sup> century.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The former Macmillan Brown dwelling has contextual significance for its siting to maximise those aspects of the property that could contribute to a healthy living environment. The dwelling also has high contextual significance within the oeuvre of leading New Zealand architect Samuel Hurst Seager, particularly as regards his Arts and Crafts bungalow designs, especially those at The Spur. The dwelling also has contextual significance for its association with the Macmillan Brown library at the University of Canterbury, which was established and endowed by Professor Brown, and his 1908 Cashmere subdivision that was centred upon Macmillan Avenue.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The former Macmillan Brown dwelling has archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The former Macmillan Brown dwelling has high overall significance to the Christchurch District, including Banks Peninsula, as the home of Professor John Macmillan Brown his wife Helen (nee Connon,) and their two daughters as well as a being designed by architect Samuel Hurst Seager. The dwelling has high historical significance as a winter retreat for the Macmillan Browns and as one of the first residential buildings to be erected on the Cashmere Hills. The former Macmillan Brown dwelling has cultural significance as a particular reflection of the cultural residential patterns of the city and was considered to have developed a distinct sense of community based on its early popularity with intellectuals, artists and university people. The former Macmillan Brown dwelling has high architectural significance for its association with Samuel Hurst Seager and landmark status within the history of New Zealand architecture. The dwelling has technological significance due to its unusual interlocking timber construction and contextual significance in relation to its garden setting and other houses designed by S H Seager, especially those at The Spur. The former Macmillan Brown dwelling has archaeological significance given the potential for pre-1900 evidence to be discovered on the site.

## **REFERENCES:**

Historic place # 3674 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/3674>

‘John Macmillan Brown’ *DNZB Entry – Te Ara The Encyclopedia of New Zealand*

<http://www.teara.govt.nz/en/biographies/2b41/brown-john-macmillan>

Christchurch City Council *Cashmere Village Green Management Plan* (Christchurch, 2001)

Gordon Ogilvie *The Port Hills of Christchurch* (Auckland, 1991)

Ian Lochhead ‘The Architectural Art of Samuel Hurst Seager’ *Art New Zealand* (44, Spring 1987, pp. 92-99)

Margaret Lovell-Smith *Easily the Best: the life of Helen Connon Brown 1857-1903* (Christchurch, 2004)

Thelma Strongman *The Gardens of Canterbury* (Wellington, 1984)

John Wilson et al *Christchurch Contextual Historical Overview* (for Christchurch City Council, June 2005)

**REPORT DATED: 27 NOVEMBER 2014**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



## CHRISTCHURCH DISTRICT PLAN

### PIKO/SHAND (RICCARTON BLOCK) STATE HOUSING HERITAGE AREA RECORD FORM

#### Location



*Date - 22.7.2022. Please refer to the District Plan for the most up to date mapping for the area.*

Comprised of the houses, three reserves, a shop and Plunket Rooms situated in Shand Crescent, Tara Street, Piko Crescent, and parts of Paeroa and Peverel Streets.

#### Summary of Current Heritage Protection and Recognition:

A Spanish Fir at 4 Paeroa Street is scheduled in the Christchurch District Plan as a Significant Tree (T977). There are no Heritage New Zealand Pouhere Taonga listed historic places within this area, nor are any of the buildings individually scheduled as heritage items in the Christchurch District Plan.

#### Christchurch District Plan Zoning

The entirety of the HA is zoned Residential Suburban Density Transition (RSDT) in the Christchurch District Plan, with the exception of the reserves, which are all zoned Open Space Community Parks. Properties adjacent to, or accessed from, Piko Crescent, Tara Street and Shand Crescent are Character Area Overlay 6 in the plan.

#### Summary of Heritage Values



This Heritage Area, encompassing 98 houses, a child wellness facility, a shop-dwelling and three reserves, is the most authentic component of 'one of the most fastidiously planned and carefully integrated' of all the early state housing schemes in New Zealand (G Bowron in *Long Live the Modern* p. 30).

In 1937 the first Labour Government purchased a large block of land owned by the NZ Metropolitan Trotting Club in Riccarton for development as a state housing area. Single-family houses and multi-unit flats were built by the Department of Housing Construction for over 300 families between 1938 and 1941. A grocery store, Plunket Clinic, parks and reserves were integral design features of the English Garden City planning model adopted by the DHC's Chief Architect, Gordon Wilson.

The single-storey houses and two-storey blocks of flats within this area were architecturally designed to foster good health and a sense of community amongst the residents. Visually varied and yet coherent in their design and placement within the subdivision, the buildings are predominantly English Cottage in style with some Moderne dwellings.

The street names in this area are both descriptive and commemorative. The former have te reo Maori names, perhaps reflecting a desire to endow a distinctive New Zealand character upon the subdivision, while the latter generally relate to former landowners, notable among them the Shand family.

## History of Subdivision and Development

The block of land on which one of the city's largest and earliest and largest state housing schemes was undertaken lies to the south-west of 'Pūtarikamotu (Riccarton Bush) ... the sole remnant of ancient podocarp forest in Canterbury that once covered large parts of the region. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tūāhuriri kaumātua recorded Pūtarikamotu as a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered. Pūtarikamotu was also described as a forest where whīnau (*Eleocarpus dentatus*), pōkākā (*Elaeocarpus hookerianus*), mātai (black pine), and kāhika (white pine) grew. The birds gathered here included kererū, kākā, kōkō (tūi), kōparapara (bellbird) and mahotatai (*Kā Huru Manu*). Largely depleted in the mid-19th century to provide timber to build colonial Christchurch, Pūtarikamotu is also known as Deans' Bush, after the early settler family who settled at Riccarton in the 1840s.

Following the colonial survey of Christchurch in 1850, John Shand (1805-74) took up Rural Section 95, a 100-acre land parcel (c. 40 hectares) on the south side of Riccarton Road, upon his arrival in the province. Shand was a widower from Liverpool and he arrived aboard the *Isabella Hercus* in March 1851 with his two sons, Charles and Thomas. The Shands' Riccarton farm extended from Riccarton Road to Blenheim Road and from Wharenui Road to Matipo Street. John Shand's son Thomas (1835-1918) built a large two-storeyed timber house to replace the original cob dwelling on the farm in 1870. There he raised six children with his wife Rebecca (1851-1950).

Thomas Shand's Avon Lodge was a 32-roomed Victorian manor house, built at a cost of £6000. Despite some consideration being given to including the Shand residence in the state house scheme by converting it into five flats, the house was demolished in 1941. As the quality of Avon Lodge's timber construction was revealed during the demolition local builders expressed their displeasure with the decision (See CCL heritage image collection). The curving form of its driveway was preserved, however, in the form of Shand Crescent.

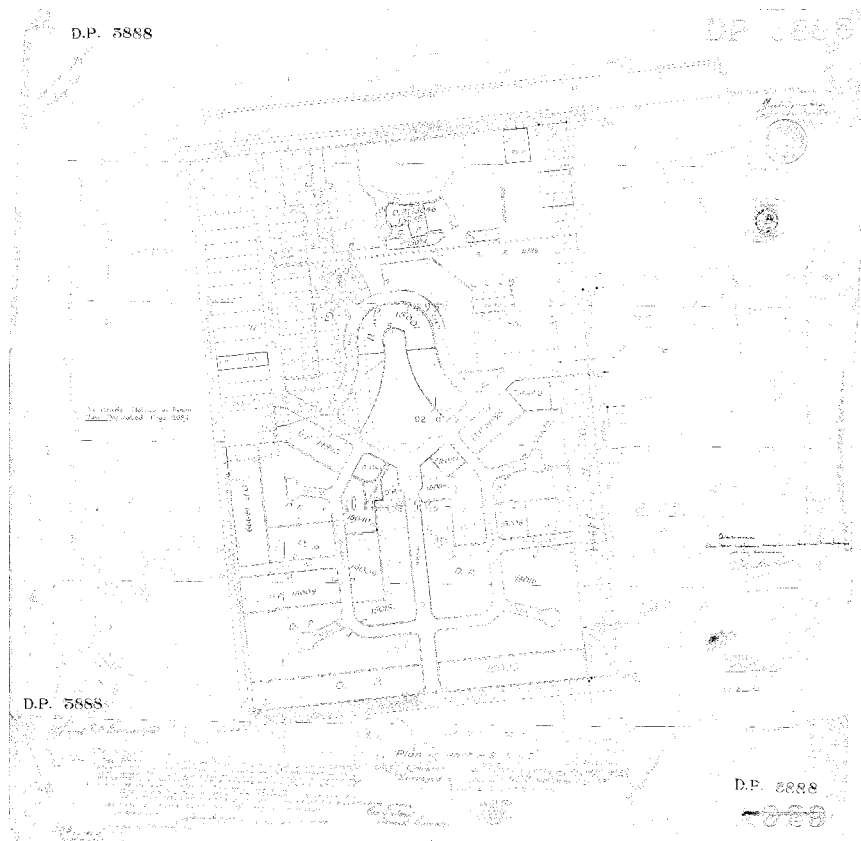


Avon Lodge, Riccarton Road (opposite Konini Street), Christchurch CCL Photo Collection 22 IMG01500

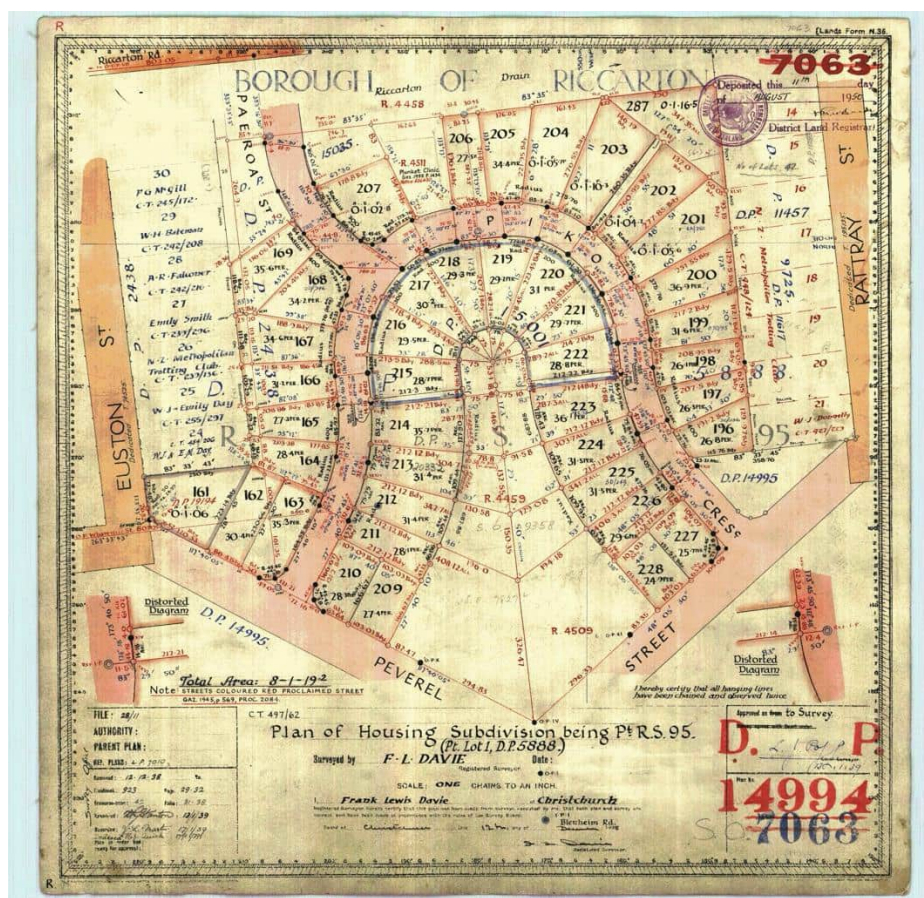
Meanwhile the bulk of the Shand farm had been acquired by the NZ Metropolitan Trotting Club in 1919. The Club had in mind to develop a new racecourse to replace the leasehold property they raced on at Addington. In 1922 the NZMTC commissioned plans for a new Riccarton raceway. In November 1924 the Club gave a strip of land to the Riccarton Borough Council to allow for Wharenui Road to be widened and in return the Club was to receive freehold title to the unformed roads on their land.

More years passed and by 1928 the NZMTC seems to have abandoned the prospect of developing a racetrack on the site and instead was pursuing the possibility of residential subdivision. The Club's historical notes prepared by DC Parker record the collection of rents from various properties and city street maps thought to date from the 1930s indicate the formation of some streets between Wharenui and Matipo.

After almost 20 years the NZMTC's ambitious plans had come to nothing and in July 1937 a block of c. 78 acres (32 hectares) was offered for sale to the government. As planning for the Piko/Shand state housing scheme had already commenced by this date it must be assumed that the sales offer had been negotiated before July 1937, not long after which time construction began.

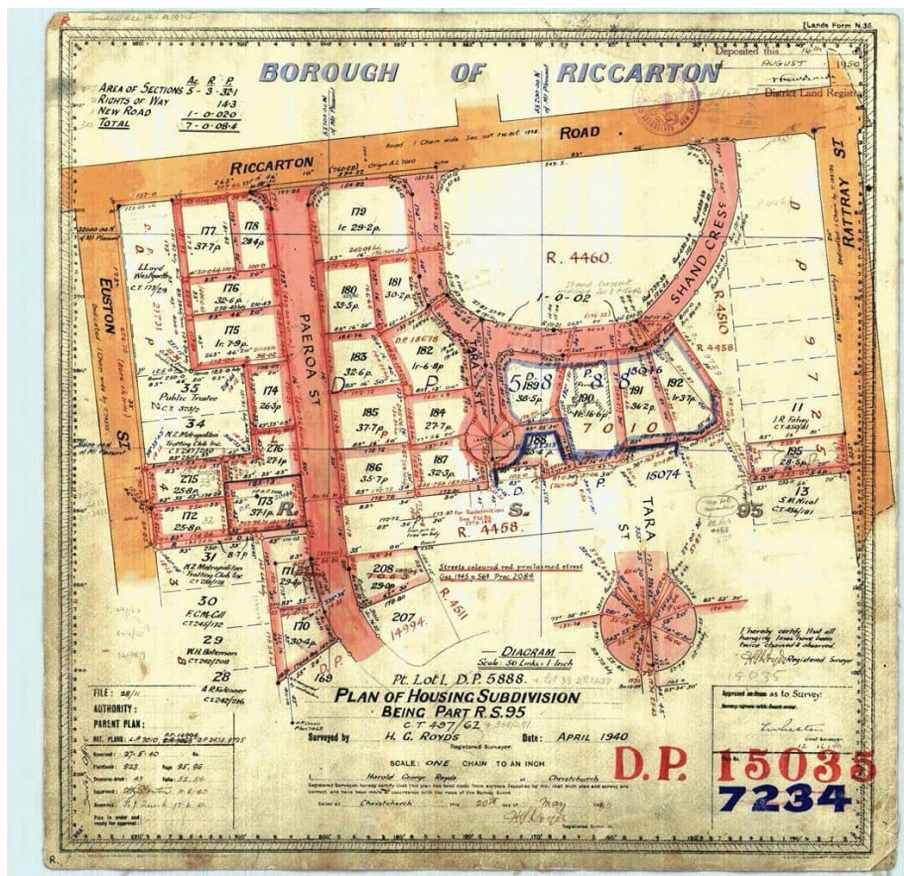


Plan of Rural Sections 78 & 95 with Piko/Shand development overlaid; DP 5888, dated 16 May 1921, approved by the NZ Metropolitan Trotting Club. LINZ.



Plan of Housing Subdivision being Part RS 95, dated 12 December 1938.





Plan of Housing Subdivision being Part RS 95, dated April 1940.

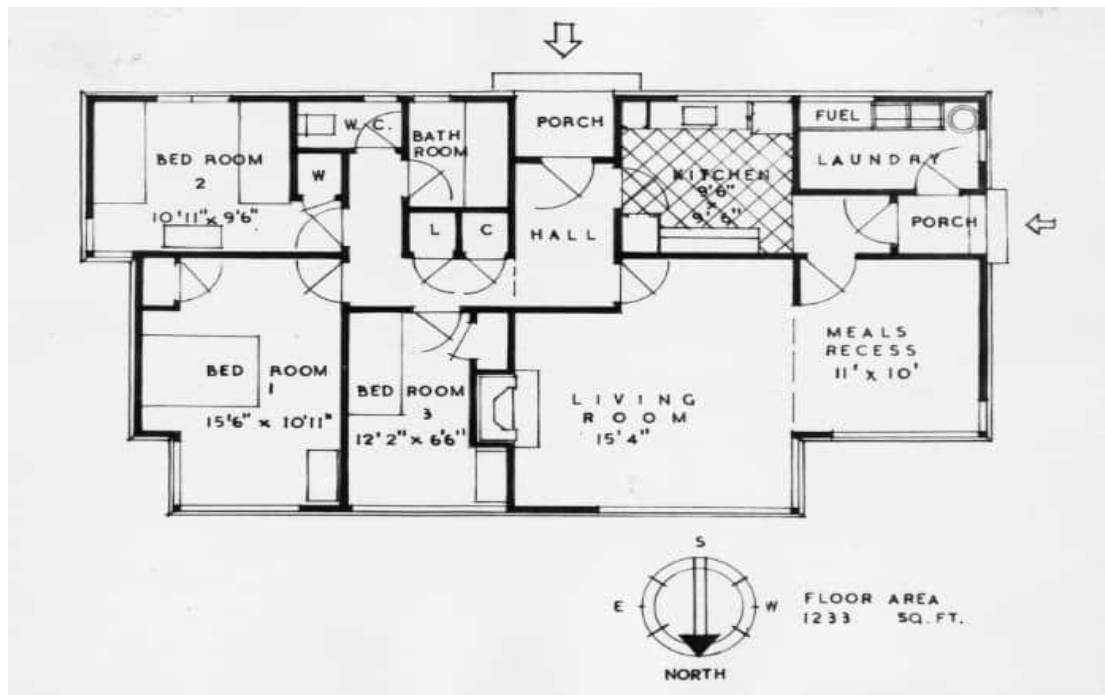
New Zealand's first Labour Government was elected in November 1935 under the campaign slogan 'Let's Build a New Nation'. Labour's commitment to rebuilding the social and economic fabric of New Zealand society following the Depression was given literal form with the establishment of the Department of Housing Construction.

Labour's state housing scheme was championed by Under-Secretary for Housing John A Lee (1891-1982). Lee was a colourful and somewhat controversial figure in Parliament. His enthusiasm for Labour's socialist housing policy was vital to the establishment and early success of the state housing scheme. In September 1937 the first state house tenants moved into their new home in Miramar, Wellington, with some help from a group of well-dressed 'moving men', Prime Minister Michael Joseph Savage and his ministers. A photograph taken that day of Savage struggling with the McGregor family's dining table has become one of the iconic images of New Zealand politics.

Like the workers' dwellings before them, state houses were built throughout New Zealand for rental to working families of modest means who could not afford to build their own homes. A determination not to build slums of the future spurred Labour, like the Liberals before them, to finance architecturally designed houses of good quality construction. Indeed the state house of the late 1930s and 1940s was to establish the benchmark for all New Zealand housing in the post-war years. Construction of hundreds of state houses across the country was also part of New Zealand's recovery from the effects of the Depression, which ultimately ended with the outbreak of war in 1939.

State houses were to be built in good locations, handy to existing workplaces, schools and shops, and situated for sun and view. All of these conditions were met on the NZMTC site. Overseeing the design of every element of the state house and its wider setting was the Department of Housing Construction's Chief Architect, Gordon Wilson (1900-59). Wilson and town planner Reginald Hammond (1894-1970) set the terms of

reference for the planning and design of state house communities, but private architects also received commissions for individual house designs. At a time when the country was still emerging from the Depression, work for the private sector was regarded as an important by-product of the state housing scheme.



Floor plan of a state house published in *Making New Zealand* Vol. 2, No. 2, 1939, p. 22

The Piko/Shand development was designed by staff in the Department of Housing Construction in 1936-7. Quickly built between 1938 and 1941, the Department thus narrowly avoided the virtual cessation of state housing construction that occurred in the later years of the war. J & W Jamieson Ltd and William Brunt (c.1893-1954) are thought to have been the chief contractors on the project. Both were local building companies, the former having had a long career in Canterbury construction since its establishment in 1864 by Samuel Jamieson, father of William and James. In the early 20<sup>th</sup> century Jamiesons built the Cathedral of the Blessed Sacrament in Barbadoes Street (FW Petre architect, 1901-5), the Government Buildings in Cathedral Square (JC Maddison architect, 1910-13), and a number of freezing works, as well as large houses for wealthy Cantabrians.

Archival photographs indicate that both the Plunket Rooms and the shop on the corner of Tika and Peverel Streets were built after the war had ended. Also erected after the houses had been completed was St Hilda's Anglican Church (1944), which is outside the HA in Centennial Avenue. Built as a mission hall St Hilda's, which is now in residential use, is thought to be the only church built in a state house subdivision in New Zealand.

In the early years of the new community the head of the household was generally a working man who might be a plasterer, an office clerk, or work for the railways. In 1946 Kenneth Cherry lived at 8 Shand Crescent and worked for the air force, at 8 Piko Crescent Frederick Foster worked as an engineer, and at 18 Piko Crescent lived an organ builder by the name of James Strachan. Mrs E Benton, at 33 Piko Crescent, was described as a baker in the Wisers's street directory of the same year, but as no occupation was given for Mrs Ruby Cornelius at 10 Piko Crescent she may have been a widow with dependent children.

Historian Ben Schrader has written about the sense of pride and possession felt by state house tenants in the 1940s and 1950s. With the return of servicemen after the war, and the baby boom that followed, state house communities throughout New Zealand were places of busy family life, just as the Labour Government had intended. With the election of a National Government in 1949 a shift in housing policy saw the state encourage tenants to buy their homes.

Today, although most of the houses in the NZMTC Block have passed into private ownership, the integrity of this large, carefully designed state house subdivision has been maintained. Some redevelopment by Kāinga Ora (formerly Housing New Zealand) has occurred on the southern fringe of the heritage area, but this has largely been in sympathy with the style and typology of the original state houses and flats. Where house sites within the area have been redeveloped this has typically involved intensification; the Canterbury earthquakes having had a minor effect on the area.

### Historic Names and Uses

Paeroa Street is said to have been named after a former resident in the area, although the CCL Index of Street Names says that no such resident can be located.

Peverel Street was named for the village of Hatfield Peverel in Essex, England, which was the birthplace of Edward Mulcock (1837-1915) a former local landowner. A section of Peverel Street first appears in the 1906 street directories, but it was not until 1923 that the full length of the roadway from Wharenui Road to Picton Avenue was known as Peverel.

The Maori word 'piko' may be translated as 'curve' or 'bow', as in 'the piece of wood had a bow in it'. Piko Crescent therefore has a name doubly descriptive of its form.

Riccarton Road is named for the Deans' family's home parish in Scotland. It is said to have been the second busiest street in NZ by the mid-1950s (Southern Capital p. 93).

Shand Crescent is named for the Shand family who farmed Rural Section 95 in lower Riccarton. The crescent follows the same path as the curving metalled driveway that once gave access to Thomas Shand's homestead Avon Lodge.

Tara Street evidently owes its name to 'the hill of Tara which was once the religious, cultural and political capital of Ireland' (CCL Index of Street Names). Quite what that has to do with a state housing subdivision in Riccarton, Christchurch is not immediately apparent. The street first appeared in the 1943 street directories.

Tika Street is said to have been named by Dudley Thomas Gainsford (1918-77), a member of the Riccarton Borough Council. Tika may be translated as 'straight', but also means 'equitable', 'appropriate', or 'correct'.

Harrington Park is named for Richard (Dick) Harrington, who was Mayor of Riccarton Borough Council from 1968 until 1989. The park was redeveloped in 1985 following residents' complaints about the need for more facilities in the area and its name was chosen by competition.



Aerial view of heritage area in c.1940. 'Avon Lodge' is shown just below the 'Shand Crescent' notation. Canterbury Maps.

### Distinctive Physical Characteristics

- The roads in this area are disposed in an almost symmetrical fashion. This symmetry is further amplified in the wider setting by the arrangement of a number of cul de sacs off Centennial Avenue, south of Peverel Street.
- A network of walkways through local reserves and between blocks allows pedestrians to walk through a considerable part of the area with minimal contact with vehicular traffic.
- Most of the houses are in the English cottage style, although some are more modernistic in appearance.
- Despite their stylistic differences the houses generally share a common plan model in which two or three bedrooms, a kitchen, living room and dining area are arranged so as to minimise the size of the internal hallway but maximise sunlight and ventilation in each room.
- Timber, brick and concrete roof tiles are the predominant building materials, used both for their structural qualities and to achieve variety in detailing and



decoration. Roofs are most commonly steeply pitched hipped roofs but may also be gabled or flat. Since the Canterbury earthquakes a number of roofs have been replaced in corrugated steel.

- There is a raised nib concrete strip, in front of each and every property contemporary with the state housing scheme, which provides a simple line of demarcation between the property and street.
- On the flat terrain of Riccarton the views within the area tend to be of the immediate environment. The curving street forms and the landscaped areas of Harrington Park, Paeroa Reserve and Shand Crescent Reserve create the appearance of a well-established suburban neighbourhood, in conjunction with the individual houses and their garden settings.

### The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social value as one of the earliest, and almost certainly the largest, state house developments in Christchurch. Cultural value can be attributed to the area due to the importance many New Zealanders place upon state housing as an embodiment of the welfare state and as a touchstone for New Zealand identity. The area's architectural and aesthetic value arises from the quality of the housing designs that are sited within a garden suburb matrix. The craftsmanship values inherent in this area are indicative of the good quality of state house construction. Contextual values of note relate to the relationship of the buildings to one another, the reserves and community amenities.

Archaeological values may arise from the farming activities of the Shand family in the 19<sup>th</sup> century.

### Historical/Social

Based on the research to date, the NZMTC Block would appear to have been the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments are to be found in a number of suburbs, including Spreydon (Winsor Crescent, 1937), Bryndwr (Kain Avenue, 1940) and Avonside (Sorensens Place, 1941/3), but none can compare in size and scale with the Riccarton project.

The area as a whole, and Shand Crescent in particular, is associated with John Shand, a pioneering Canterbury farmer and local politician. Shand is also associated with Shand's Emporium (1860) that once stood in Hereford Street and Shand's Road on the south-western outskirts of Christchurch.

On a national level state housing is associated with the first Labour Government, led by Michael Joseph Savage (1872-1940), which is credited with creating the architecture, both literally and figuratively, of New Zealand's modern welfare state. The houses, reserves, Plunket Rooms, and shop in the Piko/Shand state house area embody the Labour Government's commitment to improving the lives of New Zealand families by applying an English Garden City suburb planning and design philosophy and using good quality building materials and the labour of skilled local contractors. The Garden City suburb describes both a historical movement, a type of urbanism developed in the late 19<sup>th</sup> century as a response to the Victorian city and a landscape practice. While the movement was based around the planned development of an entire city or town, smaller developments were modified to allow for residential 'garden suburbs' without the commercial and industrial components of the garden city. They were denoted by picturesque curvilinear streets and traditionally styled low-density housing, with ample



access to public and private space, well treed environments and a network of pedestrian and vehicle access.

### Cultural/Spiritual

State housing has cultural value throughout New Zealand because it represents the physical manifestation of the first Labour Government's development of the modern welfare state. The state house, as a solidly built single-family home on a quarter-acre section, is part of the identity story of many New Zealanders, among them former Prime Minister John Key (b. 1961), who grew up in a Christchurch state house.

### Architectural/Aesthetic

The Piko/Shand State Housing Scheme has architectural and aesthetic value in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural unity.

Christchurch has been hailed as a 'garden city' for a century or more (*Southern Capital* p. 30) and renowned local architect Samuel Hurst Seager pioneered the garden suburb in Clifton in the early 20<sup>th</sup> century. There is therefore arguably a natural affinity between the history of the city's beautification ideals and the English Garden City suburb influences that can be seen in Riccarton's state house subdivision. As with the Department of Housing's other large-scale state house subdivisions, grassed berms and street trees line the curving streets to create a strong sense of visual continuity between the public and private domains.

The DHC architects and those private practitioners who also supplied plans to the government, created a wide variety of housing designs in the English Cottage and Moderne styles in an effort to avoid monotony and any social stigma that may have been associated with identical houses or blocks of flats. The careful attention to detail in the exterior treatment of door and window openings is particularly notable in the Piko/Shand area, as is the careful placement of the two-storey multi-units to frame intersections or serve as a backdrop to open spaces.

### Technological / Craftsmanship

The craftsmanship value of the houses in this area is generally typical of the period in which they were built. The individual state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods using timber and brick and illustrate the availability of well-qualified builders in the late 1930s and early 1940s, as New Zealand emerged from the Depression and then found itself at war.

### Contextual

The contribution this area makes to the city's environmental values is largely one that was created by the designers and builders of the state house suburb on the basis of the Garden City ideal.

On a flat site with few pre-existing features, it is the curvilinear streets typical of the Garden City suburb and the planting of the three reserves, Harrington, Shand and Paeroa, which establishes the area's landscape and contextual values. The more mature tree planting in the HA is predominantly exotic including Plane, Elm, Maple and Birch

trees. Later additions to reserves and properties include a mix of smaller scale native planting including Kowhai and Ake Ake.

Within the suburban streetscape of Piko/Shand grassed berms and lawns are an integral part of the visual continuity between the public and private domains. This melding of public and private space is fostered by the low concrete nib that demarcates the boundary between the footpath and front garden of each house. Later additions of low walls, fences, hedges and other boundary planting largely allow the continuation of this relationship.

Each house is set back about a third into the site from the street further adding to the sense of spaciousness provided by the integration of public and private space but allowing for a large private back yard. In recent years, subdivision of the rear of the sites has occurred.

Pedestrian access to the "front" door, located to the centre of the house or placed to the side but still visible to the street, is a feature of each of the original houses within the HA.

Further contribution to the contextual and landscape heritage values is made by the spring, which once fed the pond in front of Avon Lodge and is now a feature of the Paeroa and Shand Crescent reserves. The latter contributes to the streetscape of Riccarton Road and therefore has a high degree of visibility on one of the city's major thoroughfares.

#### Archaeological

The area's archaeological values are largely derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937. It is likely that the area in and around Shand Crescent (Fig 26) would have the highest archaeological potential; given that it was here that the Shand homestead was located. The vestigial remnants of the driveway and other landscape features may have survived the earthworks and roading construction undertaken in 1938-41.



A view of the area from Riccarton Road. Reproduced in *Long Live the Modern*; Archives NZ, Wellington.

## Principal References

Ben Schrader *We Call It Home - A History of State Housing in New Zealand* (Reed, 2005)

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

DC Parker '*Riccarton Property*' Addington Raceway Timeline.

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Ngāi Tahu Atlas *Kā Huru Manu*; available at <https://www.kahurumanu.co.nz/atlas>

'Timeline - state housing in New Zealand' New Zealand History On-line available at <http://www.nzhistory.net.nz/culture/we-call-it-home/timeline>

Vanessa Gifford '*The Riccarton State Housing Area Christchurch*' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

For further information refer to Archives New Zealand holdings relating to the MTC Block, Riccarton available at <http://www.archway.archives.govt.nz/>

REPORT COMPLETED 29 August 2021

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

## Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	109 Peverel Street	Contributory
House	111 Peverel Street	Contributory
House	112 Peverel Street	Defining
House	113 Peverel Street	Contributory
House	115 Peverel Street	Defining
House	117 Peverel Street	Defining
House	119 Peverel Street	Contributory
House	120 Peverel Street	Defining
Dairy and House	137 Peverel Street	Defining
Flat	143 Peverel Street	Defining
Flat	145 Peverel Street	Defining
House	148 Peverel Street	Defining
House	149 Peverel Street	Contributory
House	156 Peverel Street	Contributory
Harrington Park	Peverel Street	Defining
House	2 Centennial Avenue	Defining
Flat	71 Centennial Avenue	Defining
House	72 Centennial Avenue	Defining
Flat	75 Centennial Avenue	Defining
House	1 Piko Crescent	Contributory
House	2 Piko Crescent	Defining
House	3 Piko Crescent	Contributory
House	3B Piko Crescent	Neutral
House	5 Piko Crescent	Contributory
House	5A Piko Crescent	Neutral
House	6 Piko Crescent	Defining
House	7 Piko Crescent	Defining
House	8 Piko Crescent	Defining
House	9 Piko Crescent	Contributory
House	9A Piko Crescent	Neutral
House	10 Piko Crescent	Defining
House	11 Piko Crescent	Defining
House	12 Piko Crescent	Contributory

House	13 Piko Crescent	Contributory
House	14 Piko Crescent	Contributory
House	14A Piko Crescent	Neutral
House	15 Piko Crescent	Defining
House	16 Piko Crescent	Contributory
House	16A Piko Crescent	Neutral
House	17 Piko Crescent	Defining
House	18 Piko Crescent	Defining
House	18A Piko Crescent	Contributory
House	19 Piko Crescent	Defining
House	20 Piko Crescent	Contributory
House	20A Piko Crescent	Neutral
House	20B Piko Crescent	Neutral
House	21 Piko Crescent	Defining
House	22 Piko Crescent	Contributory
House	23 Piko Crescent	Contributory
House	24 Piko Crescent	Contributory
House	24A Piko Crescent	Neutral
House	25 Piko Crescent	Defining
House	26 Piko Crescent	Defining
Plunket Rooms	26A Piko Crescent	Defining
House	27 Piko Crescent	Defining
House	29 Piko Crescent	Contributory
House	30 Piko Crescent	Defining
House	31 Piko Crescent	Contributory
House	32 Piko Crescent	Defining
House	33 Piko Crescent	Defining
House	34 Piko Crescent	Contributory
House	35 Piko Crescent	Intrusive
House	36 Piko Crescent	Defining
House	38 Piko Crescent	Defining
House	40 Piko Crescent	Neutral
House	42 Piko Crescent	Neutral
House	2 Paeroa Street / 28 Piko Crescent	Defining
House	3 Paeroa Street	Contributory

House	3A Paeroa Street	Neutral
House	4 Paeroa Street	Defining
House	5 Paeroa Street	Neutral
House	5B Paeroa Street	Neutral
House	7 Paeroa Street	Contributory
House	7A Paeroa Street	Intrusive
House	1/8 Paeroa Street	Contributory
House	2/8 Paeroa Street	Neutral
House	9 Paeroa Street	Defining
House	9A Paeroa Street	Defining
House	10 Paeroa Street	Neutral
House	10A Paeroa Street	Neutral
House	11 Paeroa Street	Defining
House	12 Paeroa Street	Defining
House	13 Paeroa Street	Defining
House	14 Paeroa Street	Defining
House	17 Paeroa Street	Defining
Paeroa Reserve	Paeroa Street	Defining
House	1 Tara Street	Defining
House	2 Tara Street	Neutral
House	3 Tara Street	Defining
House	4 Tara Street	Defining
House	1/5 Tara Street	Defining
House	2/5 Tara Street	Contributory
House	6 Shand Crescent	Neutral
House	6A Shand Crescent	Neutral
House	8 Shand Crescent	Neutral
House	10 Shand Crescent	Contributory
Flat	12 Shand Crescent	Defining
Flat	14 Shand Crescent	Defining
Flat	16 Shand Crescent	Defining
Flat	18 Shand Crescent	Defining
House	20 Shand Crescent	Defining
House	22 Shand Crescent	Defining
Houses [2]	1/28 & 2/28 Shand Crescent	Neutral
Shand Crescent Reserve	Shand Crescent	Contributory

## Key for Contribution to HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

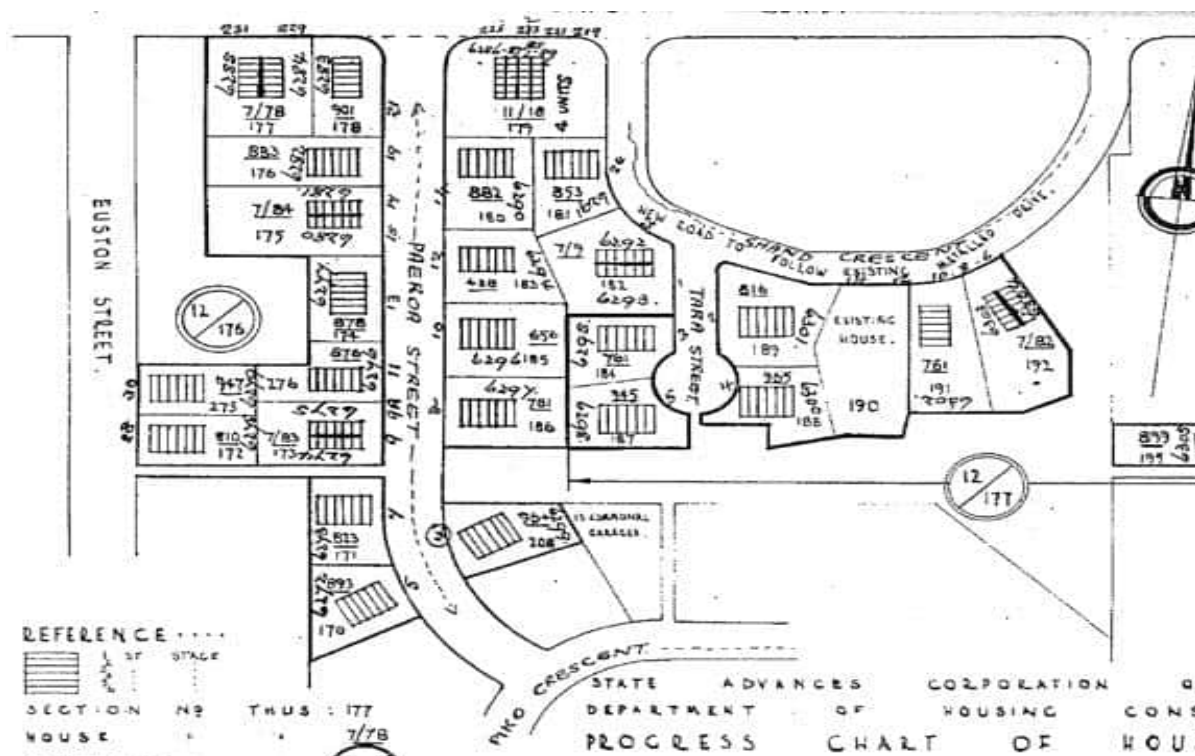
Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.



Shand Crescent design, Department of Housing 1936/37 (Gifford, 1994).

## Context Record Forms

### Piko Crescent and Paeroa Street Record Form

---

#### *Area/Element Description*

Curvilinear streets typical of the Garden City suburb, with houses located around areas of public open space with connections to and between Paeroa Reserve and Harrington Park, providing off street pedestrian access. The spring, which once fed the pond in front of Avon Lodge is now a feature of the Paeroa Reserve.

#### *Contributing landscapes*

Paeroa Reserve and Harrington Park

#### *Street and block pattern*

Crescent and cul de sac block pattern

#### *Section layouts*

Highly regular sections both in area and dimensions, with the exception of sections that were developed for comprehensive unit development.

#### *Key Long views*

Port Hills and Southern Alps

#### *Key Short views*

Internal views to the reserves system.

#### *Contextual Significance*

A comprehensively designed and developed state housing area that has an almost symmetrical street pattern and represents English Garden City ideals through the layout, open space, building and built form, focusing on the openness to public space, including the reserves and street. A network of walkways through local reserves and between blocks allows pedestrians to walk through a considerable part of the area with minimal contact with vehicular traffic.

### Shand Crescent Record Form

---

#### *Area/Element Description*

Shand Crescent was formerly the curving driveway to Avon Lodge. It was formed in 1941 and Shand Crescent Reserve was developed shortly after this.

#### *Contributing landscapes*

N/A

#### *Street and block pattern*

Crescent and cul de sac layout with pedestrian access to Paeroa Reserve.

#### *Section layouts*

Variable section size and dimensions dependent on individual or comprehensive housing development. Not quite sure of meaning here

#### *Key Long views*

N/A

#### *Key Short views*




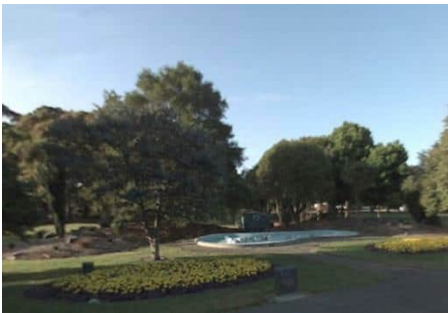
Internally to Shand Crescent Reserve only




#### *Contextual Significance*


Shand Crescent and Reserve provide an open space landmark on Riccarton Road and illustrate the importance of the interface between state housing and open space. Shand Crescent was developed comprehensively and the combination of development type and section size and dimensions is illustrative of this.








## INVENTORY OF PUBLIC REALM FEATURES


FEATURE	DESCRIPTION	
Open space	Shand Crescent Reserve (Rating: Defining), including spray and cascading fountains (Rating: Contributory) and substantial variety of young and mature trees (Rating: Defining)	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	Commemorating the Shands, located in the Shand Crescent Reserve (Rating: Contributory)	
GATES/PILLARS	N/A	
PATHS	Accesses to Paeroa Reserve (Rating: Defining)	
STRUCTURES	Shand Crescent Reserve spray fountain (Rating: Contributory) and rock cascade (Rating: Neutral)	

FENCES	<p>Variety of residential fences in conjunction with original state housing (Rating: Contributory)</p> <p>Residential fences in conjunction with redeveloped state housing (Rating: Neutral)</p>	
WALLS	N/A	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	Park signage (Rating: Neutral)	
LIGHTING	Galvanised steel pole with curved outreach (Rating: Neutral)	
MATERIALS	N/A	
COLOURS	N/A	





STREET	<p>Shand Crescent has the curving form of the Avon Lodge driveway (Rating: Defining)</p> <p>Tara Street is a short cul de sac (Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>WIDTH</li> </ul>	<p>Shand Crescent 6m carriageway and 11.5m road reserve (Rating: Defining)</p> <p>Tara Street 6.2m carriageway and 12m road reserve (Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>ALIGNMENT AND LAYOUT</li> </ul>	<p>Shand Crescent curving form (Rating: Defining)</p> <p>Tara Street straight (Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>MATERIAL</li> </ul>	Asphalt rating (Rating: Neutral)	
<ul style="list-style-type: none"> <li>KERB AND CHANNEL</li> </ul>	<p>Shand Crescent concrete 1955 (Rating: Contributory)</p> <p>Tara Street concrete 1951 (Rating: Contributory)</p>	Defining – signals completion of development
<ul style="list-style-type: none"> <li>FOOTPATH</li> </ul>	<p>Shand Crescent one side (Rating: Contributory)</p> <p>Tara Street both sides (Rating: Contributory)</p>	Defining – an aid to pedestrian movement
<ul style="list-style-type: none"> <li>BERM</li> </ul>	<p>Shand Crescent one side adjacent to housing (Rating: Contributory)</p> <p>Tara Street both sides (Rating: Contributory)</p>	Defining – part of Garden City aesthetic
Street trees	N/A	
<ul style="list-style-type: none"> <li>CLUSTER</li> </ul>	N/A	
<ul style="list-style-type: none"> <li>AVENUE</li> </ul>	N/A	
<ul style="list-style-type: none"> <li>INTERMITTENT</li> </ul>	N/A	
<ul style="list-style-type: none"> <li>SIZE</li> </ul>	N/A	
<ul style="list-style-type: none"> <li>SPECIES</li> </ul>	N/A	






Garden planting	Annual planting in Shand Crescent Reserve (Rating: Neutral)	
MATERIALS	N/A	
BUILDING SETBACK	Variable with minimum of 5m and maximum of 20m (Rating: Contributory)	
ANCILLARY BUILDINGS	Single garages (Rating: Neutral)	
TREES	Variety of large and smaller scale trees, predominantly exotic species (Rating: Contributory)	 



VEGETATION	Mix of vegetation (Rating: Contributory)	
VIEWS	N/A	




## INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES


FEATURE	DESCRIPTION	
Open space	Paeroa Reserve including accessways (Rating: Defining)	  
	Harrington Park (Rating: Defining)	
STREAMS	Riccarton Main Drain (Rating: Contributory)	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	N/A	






GATES/PILLARS	A few domestic gates (largely unfenced/walled sites) (Rating: Neutral)	
PATHS	Access ways to and through Harrington Reserve and Paeroa Reserve (Rating: Defining)	
STRUCTURES	Concrete nib kerb demarcating almost every individual section in the area (Rating: Defining)	
FENCES	Small scale picket/timber fences (Rating: Contributory)  High timber and corrugated iron fences (Rating: Intrusive)	 





LIGHTING	Concrete pole with metal arm (Rating: Neutral)	
STREET	Simple street layouts, curvilinear and straight with berms and footpaths both sides, no street trees (Rating: Defining)	 
<ul style="list-style-type: none"> <li>• WIDTH</li> </ul>	<p>Piko Crescent road reserve 15.6m and carriageway 8.6m (Rating: Defining)</p> <p>Paeroa Street road reserve 18m and carriageway 10m (Rating: Defining)</p> <p>Peverel Street road reserve 20m and carriageway 12.5-14m (Rating: Contributory)</p> <p>Tika Street road reserve 20m and carriageway 12.6m (Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>• ALIGNMENT AND LAYOUT</li> </ul>	All streets have a basic layout of footpaths both sides of the street against	

	the property boundaries, berm and carriageway. Piko Crescent curvilinear (Rating: Defining) Paeroa Street primarily straight (Rating: Defining) Peverel Street bowed (Rating: Defining) Tika Street straight (Rating: Defining)	
• MATERIAL	Chip seal and asphalt (Rating: Contributory)	
• KERB AND CHANNEL	All concrete kerb and channel. Piko Crescent 1951 (Rating: Defining) Paeroa Street unknown but estimated c.1950 (Rating: Defining) Peverel Street 1940-1952 (Rating: Defining) Tika Street 1951 (Rating: Defining)	
• FOOTPATH	Asphalt, both sides (Rating: Contributory)	
• BERM	Both sides adjacent to the street (Rating: Contributory)	
Street trees	N/A	
• CLUSTER	N/A	
• AVENUE	N/A	
• INTERMITTENT	N/A	
• SIZE	N/A	
• SPECIES	N/A	
Garden planting	N/A	
<i>Private Realm Features</i>		
MATERIALS	Concrete, brick, masonry, timber (Rating: Defining)	

BUILDING SETBACK	Relatively large setbacks varying from 6-12m (Rating: Defining)	
ANCILLARY BUILDINGS	Garages in the front yards (Rating: Intrusive)	
TREES	Mix of exotic and native trees, generally of a small scale (Rating: Contributory)	
VEGETATION	Varying levels of vegetation across the area (Rating: Contributory)	 
VIEWS	Port Hills and Southern Alps	Photo unavailable

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        2 Centennial Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Low batten fence; property bounded by Centennial Avenue and Peverel Street.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Flat  
ADDRESS 71 Centennial Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        72 Centennial Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION	1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with cruciform footprint, hip and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street with low picket fence.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Flat  
ADDRESS 75 Centennial Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Post and batten fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Harrington Park

ADDRESS Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

DHC

DATE OF CONSTRUCTION

1938-41

STYLE

Recreation park

PHYSICAL DESCRIPTION

Large open park on Peverel Street with foot access through to Piko Crescent. Large mature trees, cricket batting cage, basketball practice court and children's playground.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Play and sports equipment, grass, trees.

ALTERATIONS

Trees planted & play equipment installed (c.1980); cricket cage and basketball practice court installed (c.2000).

RATING

Primary

REASON FOR RATING

An original reserve space designed as part of one of the earliest, and largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Paeroa Reserve

ADDRESS Tara Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

DHC

DATE OF CONSTRUCTION

1938-41

STYLE

Public reserve

PHYSICAL DESCRIPTION

Public reserve with access through to Paeroa Street, Piko Crescent & Rattray Street. Mature trees, native plantings, pumping station, Plunket Rooms and children's playground.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Mechanical plant, play equipment, grass, trees.

ALTERATIONS

Plunket Rooms constructed (early 1950s?). Open drain through reserve undergrounded (c.1970 & 2000). Playground installed (c.2000). Pump station upgraded (2019).

RATING

Primary

REASON FOR RATING

An original reserve space designed as part of one of the earliest, and largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        2 Paeroa Street / 28 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER                      Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION                      1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with rectangular footprint and hip roof. Separate recessed entrance porches at east and west ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to the street.

MATERIALS/STRUCTURE

Brick, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        3 Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with square footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street; site largely paved for parking.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

Fenestration replaced (pre-2008). Reroofed (c.2010). Additional dwelling erected at rear of site (late 2010s).

RATING

Contributory

REASON FOR RATING

A modified state house, with compromised setting.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

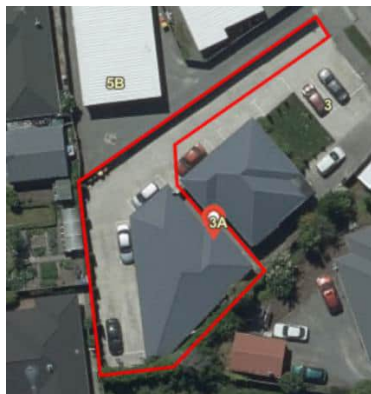
Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        3A Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER                      Unknown

DATE OF CONSTRUCTION                      Late 2010s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single storey dwelling with trapezoidal footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. At rear of modified state house; shared driveway on northern boundary.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house at the rear of a modified state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## STYLE

## English cottage style

## PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hip roof forms.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

## MATERIALS/STRUCTURE

Brick walls, tile roof.

## ALTERATIONS

Paling fence (2010s).

## RATING

## Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        5 Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2008

STYLE

Modern

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Tall paling fence on road boundary and bordering driveway of 5B Paeroa Street.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern redevelopment of a state house site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        5B Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2008

STYLE

Modern

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Driveway runs along southern boundary of 5 Paeroa Street.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern redevelopment of a state house site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        7 Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with cruciform footprint and gable roof forms. Hip roofed bays on west and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Metal balustrade style fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Subdivision of property and erection of new dwelling at 7A Paeroa Street; lean-to shelter over entry (west elevation) and carport erected at south end of house (c.2017).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        7A Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2017

STYLE

Modern

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Single-car garage largely screens house from roadway.

MATERIALS/STRUCTURE

Vertical weatherboard and cement rendered cladding, steel roof.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

Modern development that impinges upon the setting of original state house on the adjoining site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1/8 Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence; shared driveway on southern boundary with 2/8 Paeroa Street.

MATERIALS/STRUCTURE

Brick walls, metal roofing.

ALTERATIONS

Reroofed (2012); brick painted (pre-2017).

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Unknown

c.1995

Contemporary

## PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Shared driveway on southern boundary with 1/8 Paeroa Street.

## MATERIALS/STRUCTURE

Brick, timber, steel roofing.

## ALTERATIONS

N/A

## RATING

Neutral

REASON FOR RATING

Modern house at rear of original state house on site (1/8 Paeroa Street); roof form & materials are sympathetic to historic architectural values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        9 Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. House partially obscured by boundary hedge.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        9A Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Single-car garage on road boundary at north-east corner of site; low Summerhill stone fence.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Unknown

c.2008

## STYLE

## Modern vernacular

## PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and monopitch roof.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. High fence on road boundary.

## MATERIALS/STRUCTURE

Brick and weatherboard cladding, steel roof.

## ALTERATIONS

N/A

## RATING

Neutral

REASON FOR RATING

Modern house on redeveloped site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        10A Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER                      Unknown

DATE OF CONSTRUCTION                      c.2008

STYLE

Modern vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with composite footprint and monopitch roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. At rear of 10 Paeroa Street; shared driveway on southern boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern house on redeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof. Brick piers frame recessed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence with brick piers on road boundary.

MATERIALS/STRUCTURE

Brick walls, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        12 Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION	1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, dwelling with cruciform footprint and gabled roof forms. Recessed entrance porch with board and batten lining; adjacent window has decorative leadlights. Hipped bays on west and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Chimney partially removed (c.2010).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## STYLE

## English cottage style

## PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and hip roof forms.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence on road boundary

## MATERIALS/STRUCTURE

Brick walls, tile roof.

## ALTERATIONS

Unknown.

## RATING

## Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## STYLE

## English cottage style

## PHYSICAL DESCRIPTION

Single storey, dwelling with cruciform footprint and gabled roof forms. Recessed entrance porch with board and batten lining; adjacent window has decorative leadlights. Hipped bays on west and east elevations.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

## MATERIALS/STRUCTURE

Brick walls, weatherboard gable ends, tile roof.

## ALTERATIONS

Unknown

## RATING

## Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>  
Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)  
Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        17 Paeroa Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER                      Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION                      1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Shared driveway with 15 and 15A Paeroa Street along south boundary. Planted road boundary.

MATERIALS/STRUCTURE

Brick, timber shutters and lattice detailing at entrance porch, tile roof.

ALTERATIONS

Rear of property subdivided and two houses erected (c.2000).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        109 Peverel Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

C. 2000 subdivision of property with dwelling erected at rear of house.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        120 Peverel Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular square footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary with vehicle gates; property borders Harrington Park.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House & Harrington Dairy

ADDRESS 137 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

DHC

DATE OF CONSTRUCTION

c.1945 (house), early 1950s? (dairy)

STYLE

Moderne

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and roof concealed by parapet; connected at north-west corner to dairy with parapet and cantilevered canopy over entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Hedge on road boundary adjacent to house; dairy close to boundary with footpath extended to entry.

MATERIALS/STRUCTURE

Brick, tile roof.

ALTERATIONS

Flat-roofed addition at north end of house adjacent to dairy (late 20<sup>th</sup> century?).

RATING

Defining

REASON FOR RATING

An original state house and dairy that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Flat  
ADDRESS 143 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Post and batten fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>  
Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)  
Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Flat  
ADDRESS 145 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Post and batten fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        148 Peverel Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Recessed entry with brick pier detail on south elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street; property borders Harrington Park.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        149 Peverel Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Recessed entry with brick pier detail on south elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street with low picket fence and planting along road boundary.

MATERIALS/STRUCTURE

Brick cladding and timber detailing, steel roof.

ALTERATIONS

Subdivided section (c.1990?). Reroofed (c.2020?).

RATING

Contributory

REASON FOR RATING

A modified state house on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## STYLE

## English cottage style

## PHYSICAL DESCRIPTION

Single storey dwelling with square footprint and gable roof forms.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

## MATERIALS/STRUCTURE

Brick cladding and timber detailing, steel roof.

## ALTERATIONS

Fenestration replaced (date unknown); reroofed (late 2010s).

## RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        111 Peverel Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION	1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and gable roof with hip roofed bays.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

C. 2000 subdivision of property with dwelling erected at rear of house.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        112 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

Moderne style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with butterfly footprint and flat roof concealed by parapet.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. High paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, metal roof.

ALTERATIONS

Paling fence (c.2020).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        113 Peverel Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint, pyramidal roof and hip roof bay.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Fenced and planted road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roof.

ALTERATIONS

Boundary fence erected; fenestration replaced in front bay (date unknown); reroofed (c.2020).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## STYLE

## English cottage style

## PHYSICAL DESCRIPTION

Single storey, semi-detached dwelling with rectangular footprint and gable roof.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road and property boundaries.

## MATERIALS/STRUCTURE

Weatherboard and brick cladding, tile roof.

## ALTERATIONS

Unknown, if any.

## RATING

## Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        117 Peverel Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, semi-detached dwelling with rectangular footprint and gable roof. Arched opening over recessed entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street with planted boundary with 115 Peverel Street.

MATERIALS/STRUCTURE

Brick cladding with weatherboard detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        119 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Section subdivided and dwelling erected on rear lot; garage erected in front of house (c.1990). Extension to north-west corner of house (date unknown).

RATING

Contributory

REASON FOR RATING

A modified state house on a subdivided section with intrusive front yard garage.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

Modernised English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Partially screened from the roadway by vegetation; dual vehicle access from Piko Crescent and Peverel Street.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

Reroofed and enlarged (c.2009).

RATING

Contributory

REASON FOR RATING

Modified state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        3 & 3B Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER                      Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION                      1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint and gable roof forms. Bay window set into cross-gabled bay on front (north-east) elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick walls, weatherboard detailing and gable ends, tile roof.

ALTERATIONS

Carport erected on front of house; secondary dwelling and garaging erected at rear (late 2000s).

RATING

Contributory (# 3) / Neutral (#3B)

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch. Cross-leased section has secondary dwelling at rear of property.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        5 Piko Crescent  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Two-car garage erected in front of house; section subdivided and house erected on rear lot (early 1990s?).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch. Section has been subdivided and garage built in front garden.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



House

5A Piko Crescent  
Christchurch

## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Unknown

## Early 1990s?

Contemporary

Single storey dwelling with rectangular footprint and gable roof.

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

Timber cladding, metal roof.

Unknown, if any.

Neutral

A modern house built at the rear of one of the original state houses.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        6 Piko Crescent  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint and hip roof with cross-gabled bay on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

Entrance porch enclosed (date unknown).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                      7 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. House partially screened by vegetation.

MATERIALS/STRUCTURE

Stucco and brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        8 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint and pyramidal roof. Recessed entrance porch and flat-roofed bay on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

Chimney removed (c.2010).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>  
Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)  
Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        9 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and half-hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Section subdivided and house erected at rear of site (early 2000s).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch. Subdivided site and paling fence.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Unknown

Early 2000s?

## STYLE

Contemporary

## PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

## MATERIALS/STRUCTURE

Timber, metal roof.

## ALTERATIONS

Unknown.

## RATING

Neutral

REASON FOR RATING

Modern house erected at rear of original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        10 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof. Recessed entrance porch and hip roof extensions to north, south and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## STYLE

## English cottage style

## PHYSICAL DESCRIPTION

Single storey dwelling with squat T-shaped footprint and hip roof forms.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

## MATERIALS/STRUCTURE

Brick cladding and weatherboard detailing, tile roof.

## ALTERATIONS

Unknown.

## RATING

## Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        12 Piko Crescent  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey with L-shaped footprint and hip roof forms. Flat-roofed extension to west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, metal roof.

ALTERATIONS

Hip-roofed bay at front (west elevation) altered with flat-roofed addition (c.2000).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        13 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roof.

ALTERATIONS

Fenestration replaced & lean-to veranda erected on north elevation (date unknown); reroofed (2010s?).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## English Cottage style

Single storey dwelling with L-shaped footprint and hip roof forms.

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. On same lot as 14A Piko Crescent; paling fence along driveway and road boundary.

Brick cladding, tile roof.

Unknown.

## Contributory

An original state house on a cross-leased site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        14A Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER                      Unknown

DATE OF CONSTRUCTION                      Mid-2000s

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. On same lot as 14 Piko Crescent, driveway along southern boundary demarcated by paling fence.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house, largely unseen from the street.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        15 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint and hip and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Stucco, brick, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## STYLE

## English cottage style

## PHYSICAL DESCRIPTION

Single storey dwelling with irregular footprint and hip roof forms.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. House obscured by garage and paling street.

## MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

## ALTERATIONS

Section subdivided, garage erected on front yard (early 2000s)

## RATING

## Contributory

REASON FOR RATING

An original state house compromised by subdivision of lot and intrusive garage placement.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## STYLE

## PHYSICAL DESCRIPTION

## CONTEXT/SETTING/LANDSCAPE FEATURES

## MATERIALS/STRUCTURE

## ALTERATIONS

N/A

## RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## STYLE

## English cottage style

## PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and gable roof. Recessed entrance porch with arched opening on north elevation.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

## MATERIALS/STRUCTURE

Stucco, tile roof.

## ALTERATIONS

Unknown, if any.

## RATING

## Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18 Piko Crescent  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint, gable roof & cross-gabled bay. Flat-roofed entrance porch with brick pier on principal, south-west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18A Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	DHC
DATE OF CONSTRUCTION	Early 1950s

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Vehicle access from Piko Crescent; property bounded to the north by Paeroa Reserve.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Second-stage state house built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        19 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and gable roof; gabled bay at rear (south elevation). Arched opening over recessed porch and bay window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Hedge along road boundary.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        2 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

Moderne style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with butterfly footprint and flat roof concealed by parapet.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. High paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, metal roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        20 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Recessed entrance porch; shutters with decorative V-pattern battens.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence, largely open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

c.1990 subdivision of lot with new dwelling erected at rear.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        20A Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A

ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Vehicle access from Piko Crescent; property backs on to Paeroa Reserve.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Unknown

c.1990

## STYLE

### Contemporary cottage style

## PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Vehicle access from Piko Crescent; property backs on to Paeroa Reserve.

## MATERIALS/STRUCTURE

Brick cladding, tile roof.

## ALTERATIONS

N/A

## RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

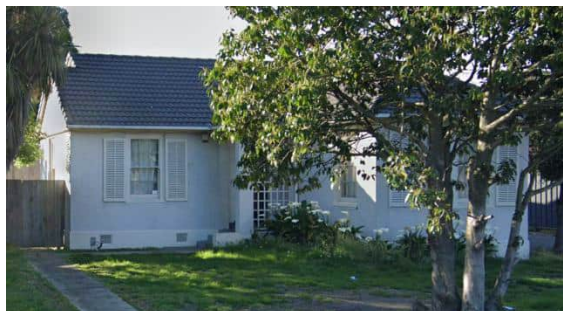
Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        21 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint, gable roof and hipped bay on north-west elevation. Shutters, multi-pane sash windows and trellis panel screening front door.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Stucco, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        22 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and half-hip roof; cross-gable bay along front, south-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, weatherboard detailing, tile roof.

ALTERATIONS

c.1990 subdivision of 22 and 20 Piko Crescent to create 20A and 20B Piko Crescent .

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## English cottage style

## PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and gable roof forms.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

## MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

## ALTERATIONS

Reroofed and fence erected (late 2010s?).

## RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        24 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Hedge along road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Later 2010s erection of secondary dwelling (24A) at rear of lot.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Unknown

Later 2010s

## STYLE

## Contemporary cottage style

## PHYSICAL DESCRIPTION

Single storey dwelling with squat H-shaped footprint and monopitch roof.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Shared driveway with 24 Piko Crescent runs along western boundary. Property backs on to Paeroa Reserve.

## MATERIALS/STRUCTURE

Timber cladding, steel roofing.

## ALTERATIONS

N/A

## RATING

Neutral

REASON FOR RATING

A modern house at the rear of an original state house.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION	1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular footprint, pyramidal roof and cross-gabled bays.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Stucco, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        26 Piko Crescent  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and pyramidal roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Low fence and vegetation on road boundary.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Carport on front elevation (c.2000?).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Plunket Rooms  
ADDRESS 26A Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

DHC

DATE OF CONSTRUCTION

early 1950s?

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single storey building with L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Located within Paeroa Reserve and adjacent to children's play area. Pedestrian access from Piko Crescent and Tara Street.

MATERIALS/STRUCTURE

Brick, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A community building that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        27 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular footprint and gable roof forms. Shutters, weatherboard gable ends, decorative brickwork panel; flat-roofed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street, plantings along road boundary.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>  
Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)  
Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        29 Piko Crescent  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular footprint, gable and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Stucco, timber detailing, tile roof.

ALTERATIONS

Hipped bay added to front, west-facing elevation (c.1980).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        30 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Overlooking the intersection of Piko Crescent and Paeroa Street; paling fence & vegetation along road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Reroofed?

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        31 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Balustrade style fencing and planting on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Fenestration replaced (date unknown).

RATING

Contributory

REASON FOR RATING

An modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        32 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint, hip and gable roof forms. Angled entrance porch framed by columns; weatherboarded gable end and ornamental shutters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Stucco and timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        33 Piko Crescent  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and half-hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        34 Piko Crescent  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with square footprint and pyramidal roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Balustrade style fencing.

MATERIALS/STRUCTURE

Brick and timber detailing, tile roof.

ALTERATIONS

Entrance porch enclosed (date unknown); reroofed (later 2010s).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        35 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER                      Unknown

DATE OF CONSTRUCTION                      Later 2000s

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint, hip and gable roof forms. Attached and stand-alone garages.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary and demarcating property line with 22 Shand Crescent.

MATERIALS/STRUCTURE

Brick cladding, steel roof.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

An out-of-scale modern house on the former site of an original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        36 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint, hip and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding and timber detailing, tile roof.

ALTERATIONS

Fenestration replaced (c.2020)

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        38 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Stucco and timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

House

40 Piko Crescent

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Unknown

Late 2000s

## Modern cottage

## PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and hip roof forms.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on street boundary.

## MATERIALS/STRUCTURE

Brick cladding, weatherboard detailing, steel roof.

## ALTERATIONS

N/A

## RATING

Neutral

REASON FOR RATING

A modern dwelling, one of two on the former site of a state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        42 Piko Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 2000s

STYLE

Modern cottage

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on street boundary; overlooking intersection of Piko Crescent and Peverel Street.

MATERIALS/STRUCTURE

Brick cladding, weatherboard detailing, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling, one of two on the former site of a state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Shand Crescent Reserve  
ADDRESS                        Shand Crescent & Riccarton Road  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1870 +

STYLE

Public park

PHYSICAL DESCRIPTION

Semi-circular park with mature trees, fountain and plaques referencing 'Avon Lodge', the Shand family homestead.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Trees, shrubs, garden beds, grass.

ALTERATIONS

Fountain installed in central south position (c.1945). Fountain removed; landscaping, including major tree planting, undertaken (late 1960s). Second fountain installed near Riccarton Road frontage (c.1980). Garden beds established on Riccarton Road boundary (late 1990s).

RATING

Contributory

REASON FOR RATING

A modified park whose form represents the original garden setting of 'Avon Lodge'.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

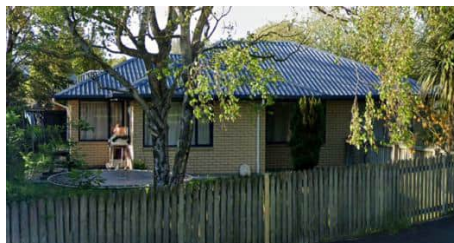


CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        6 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER                      Unknown

DATE OF CONSTRUCTION                      c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Stand-alone garage to west.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Adjacent to Paeroa Reserve walkway.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

One of three modern houses built on the site of an original state house. Colour of brick differs from neighbouring state houses but overall form is in keeping.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

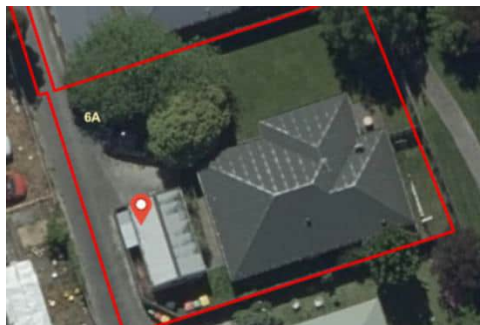
Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        6A Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Adjacent to Paeroa Reserve walkway.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

One of three modern houses built on the site of an original state house. Colour of brick differs from neighbouring state houses but overall form is in keeping.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        8 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER                      Unknown

DATE OF CONSTRUCTION                      c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Stand-alone garage to west.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Adjacent to Paeroa Reserve walkway.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

One of three modern houses built on the site of an original state house. Colour of brick differs from neighbouring state houses but overall form is in keeping.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        10 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof; single-storey flat-roofed extensions to north and east.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Set back from road boundary but open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Single-storey extensions (c.1960).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flat  
ADDRESS                        12 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Side entry to # 12 at east end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Low brick wall on street boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

Conservatory addition to front (north) elevation (date unknown).

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flat  
ADDRESS                      14 Shand Crescent  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Entrance porch on front (north) elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flat  
ADDRESS                        16 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Entrance porch on front (north) elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Hedge on road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flat  
ADDRESS                        18 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Side entry to # 18 at west end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street; single-car garage between terrace and street.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        20 Shand Crescent  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence along road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Garage erected on west side (c.1995?).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        22 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER                      Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION                      1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, semi-detached stucco dwelling with rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence demarcating property line with 1 Tara Street.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Replacement entrance door and fenestration (date unknown); chimney removed (c.2010).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Houses  
ADDRESS 1/28 & 2/28 Shand Crescent  
Christchurch

PHOTO



[1/28 shown here]

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2019

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two, two-storey dwellings with rectangular footprints and hip roofs.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick and weatherboard wall cladding; corrugated steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern housing that is open to the street but has intensified site coverage and is two storeys on height.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1 Tara Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, semi-detached stucco dwelling with L-shaped footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary and demarcating property line with 22 Shand Crescent.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



PHOTO



ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

## English cottage style

Single storey, dwelling with irregular rectangular footprint and gable roof.

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence on street boundary.

Plaster rendered walls, steel roof.

N/A

Neutral

Single-family dwelling with differing roof form from neighbouring state houses.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>  
Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)  
Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        2/5 Tara Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990 [relocation?]

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Stands on subdivided property at rear of 1/5 Tara Street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Possible relocation to site in c.1990.

RATING

Contributory

REASON FOR RATING

Relocated state house [?] that is in keeping with the original dwellings in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



## HNZPT LIST ENTRY STATUS

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

1938-41

## English cottage style

## PHYSICAL DESCRIPTION

Two-storey single family dwelling with L-shaped footprint and hip roof.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. No fence, open to street.

## MATERIALS/STRUCTURE

Stucco cladding, tile roof.

## ALTERATIONS

Unknown

## RATING

## Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        4 Tara Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey, dwelling with squat rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, timber shutters, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1/5 Tara Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two- storey dwelling with L-shaped footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street; rear of property subdivided and single-storey dwelling erected.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

# CHRISTCHURCH DISTRICT PLAN

## SHELLEY/FORBES STREETS RESIDENTIAL HERITAGE AREA RECORD FORM

### Location



*Date 22/7/2022 Please refer to the District Plan for the most up to date mapping for the area.*

The Shelley/Forbes Streets Residential Heritage Area (RHA) encompasses properties in Shelley Street (excluding # 16), the northern section of Forbes Street (excluding 17B) and part of the north side of Beaumont Street.

### Summary of Current Heritage Protection and Recognition

Houses at 5 and 6 Shelley Street are scheduled heritage items in the Christchurch District Plan (HID 495 & 496) and listed as historic places by Heritage New Zealand Pouhere Toanga (list nos. 3701 & 3702).

There are no significant trees scheduled on the district plan located within the Residential Heritage Area.

### Christchurch District Plan Zoning

The properties within the RHA are zoned Residential Medium Density.

### Summary of Heritage Values:

This Residential Heritage Area is comprised of 33 residential properties that provide a snapshot of working-class residential development within the suburb of Sydenham in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The area embodies historic, architectural and contextual values relating to its historic demographic profile, cottage and villa typologies and styles, and its city-fringe location.

The area is located to the south of the inner city and north of the Ōpāwaho-Heathcote River, which was 'part of the interconnected network of ara tawhito (traditional travel routes) that crossed the once-widespread wetland system of greater Christchurch.'<sup>1</sup> Directly south of the area, at the base of the Cashmere Hills, is Te Iringa-o-Kahukura, the site of a sacred figure that would be uplifted by tohunga for karakia.

Two subdivisions of parts of Rural Section 238 in 1877 and 1881 created 44 small-scale residential properties within the block bounded by Jacksons Creek, Colombo and Devon Streets and Bradford Park. The 1877 development by Henry Pridham Blanchard (1829-85), a draughtsman, created Shelley and Beaumont Streets, while the 1881 subdivision of Anderson's Paddock created sites with frontages to Devon Road, Forbes, Beaumont, Shelley and Bent Streets. Advertising for the later subdivision was pitched at 'mechanics and artisans, who may obtain a Suburban Freehold at a Small Outlay' in close proximity to the tramway terminus in Colombo Street.<sup>2</sup> The historic development of modest housing for manual workers in Sydenham, 'Christchurch's working-class suburb par excellence' according to historian John Wilson, is embodied in this heritage area.<sup>3</sup>

The dwellings within the area are predominantly single-family homes. They address the street, typically occupy narrow rectangular (Forbes) or square (Shelley) lots and represent the development of owner/occupier and rental housing for labourers and those involved in the trades, railways and local manufacturing. A number of households in the area were also headed by women, especially by the 1940s. One townhouse development in Forbes Street dates to the mid-1970s and the only vacant site in the area (7 Beaumont Street) has been largely undeveloped since c.1980.

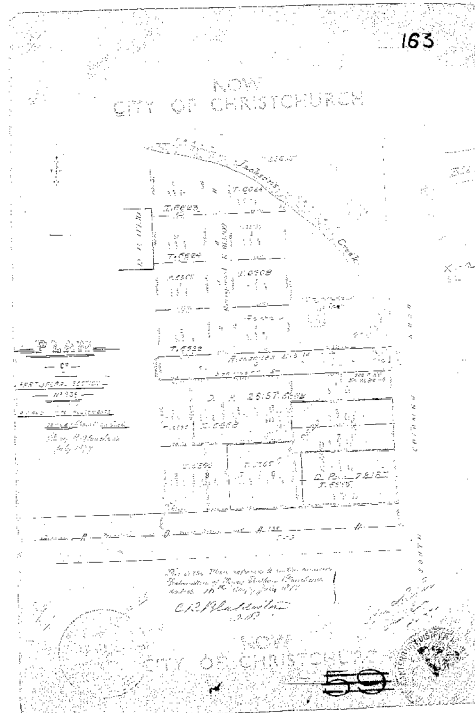
Although some houses sustained damage from the 2010-11 Canterbury earthquakes, and four were subsequently demolished, the area retains a good level of integrity and authenticity. The intimate scale and character of Shelley Street is particularly notable; as is the relationship between the built environment and the natural form of Jacksons Creek.

---

<sup>1</sup> <https://www.kahurumanu.co.nz/atlas>

<sup>2</sup> *Press* 3 May 1882, p. 4.

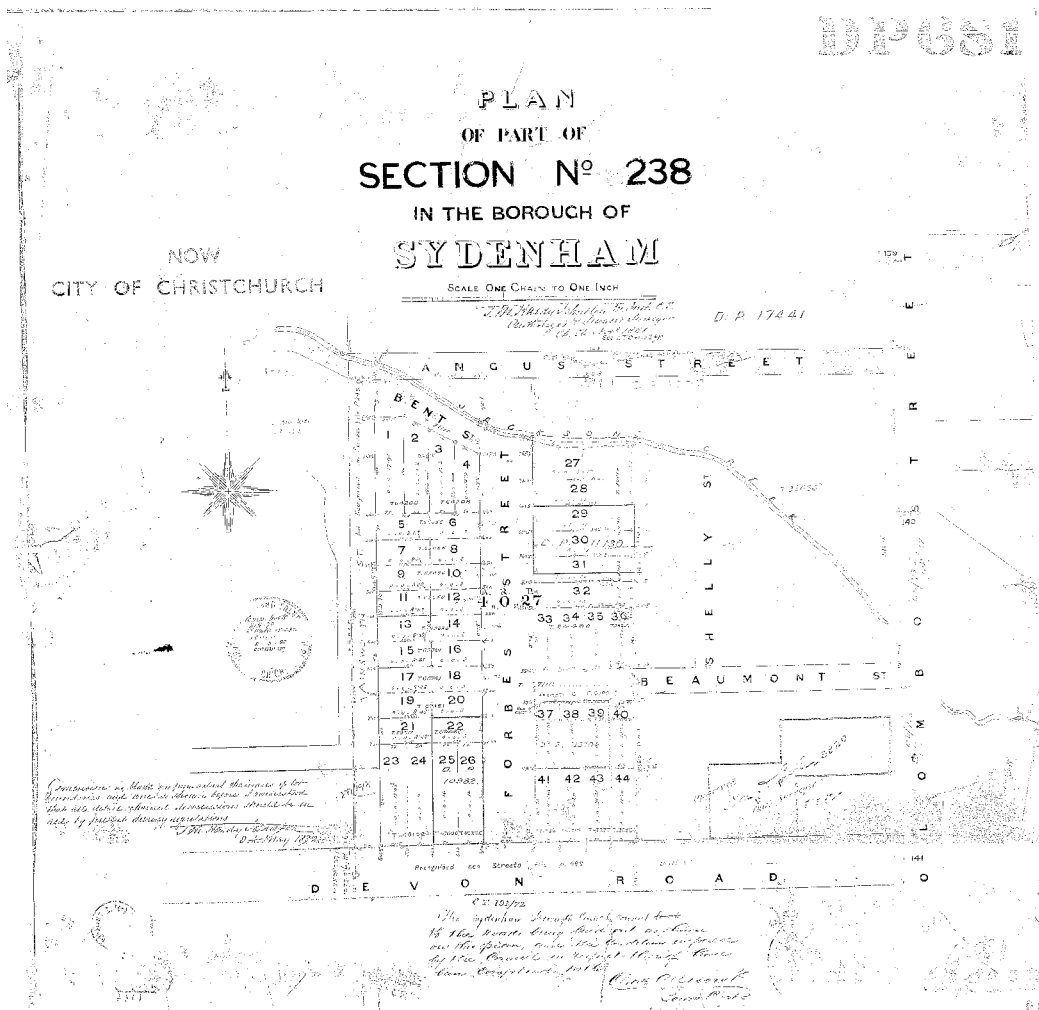
<sup>3</sup> John Wilson 'Christchurch Contextual Historical Overview' (2013), p. 154.



DP 163 showing subdivision of Part Rural Section 238 for Henry Pridham Blanchard in July 1877. QuickMap.  
History of Subdivision and Development:

The area is located to the north of the Ōpāwaho-Heathcote River. The waterway was 'part of the interconnected network of traditional travel routes that crossed the once-widespread wetland system of greater Christchurch. The river, and its immediate area, was an important kāinga mahinga kai (food-gathering place) where native fish such as tuna (eels), inaka (whitebait), mata (juvenile whitebait), kōkopu (native trout), koukoupāra (giant kōkopu), and kanakana (lampreys) were gathered. Ducks such as pārerā (grey duck), pūtakitaki (paradise duck), raipo (New Zealand scaup), tataa (brown duck), and pāteke (brown teal) were also harvested from the river. Taura, pora ('Māori turnip'), tutu, and aruhe (bracken fernroot) were all gathered from the river banks.'<sup>4</sup>

<sup>4</sup> <https://www.kahurumanu.co.nz/atlas>



DP 681 showing the subdivision of Part Rural Section 238 in 1881. QuickMap.

Following colonial settlement Rural Section 238 was initially granted to Alfred Creyke; it was in possession of a number of parties by the early 1860s. HP Blanchard and WD Meares undertook the subdivisions that created Shelley, Beaumont and Forbes Streets. Initially the properties on the west side of Forbes Street were to have been bounded to the west by a street (Ainsworth), as can be seen on Deposit Plan 681. Instead, the small lots surveyed on this side of Forbes Street were combined. The land to the west was developed by Christchurch City Council as Bradford Park in 1930; the parkland had formerly been the site of gravel pits associated with Samuel Smart's asphalt business in Milton Street.

**Excellent Cottage  
BUILDING SITES.**

**TO ARTISANS, MECHANICS,  
AND OTHERS.**

**44** CHOICE BUILDING SECTIONS  
IN THE  
BOROUGH OF SYDENHAM,  
BEING  
THE SUBDIVISION  
OF  
ANDERSON'S PADDOCK.

**M**ESSRS H. MATSON & CO. have received instructions from the Freeholder to

SELL BY PUBLIC AUCTION,  
AT THE  
LAND AND ESTATE SALE ROOMS,  
Cashel street,  
ON

**SATURDAY, OCTOBER 29TH, 1881,**  
At Two o'clock,

**44** SECTIONS, situated in the best part of Sydenham, having FRONT-AGES on

DEVON ROAD  
FORBES STREET  
BEAUMONT STREET  
SHELLY STREET

And  
BENT STREET

The property is close to the Tramway Terminus in Colombo road, connecting it to Christchurch and the Railway Station. The neighborhood is largely populated, and it also has the advantage of being near to the South Christchurch Schools. It also affords peculiar advantages to Mechanics and Artisans, who may obtain a Suburban Freehold at a Small Outlay, and by Tramway transit be carried from the city workshops to the thresholds of their homes in a few minutes.

Sydenham being a borough of considerable importance and constantly progressing, must eventually become the counterpart of the Cathedral City itself, and

**RISEING ENORMOUSLY IN VALUE.**

**TERMS:**

Press 15 October 1881, p. 4. PapersPast.

The early owner/occupiers of the cottages and villas that were built within the area appear to have been the very mechanics and artisans, that is people who worked with their hands, to whom Meare's subdivision was marketed. Charles Harding, a bricklayer, was issued with the first title to 5 Shelley Street in 1877; he sold the cottage to Thomas Ferguson (c.1864-1928), a local farm labourer, in 1901. It is notable that this dwelling was later home (1975-95) to three Christchurch artists: Michael Reed, Julia Morrison and Rena Jarosewitch.

14 Shelley Street was in possession of Thomas Chambers, a bootmaker, between 1878 and 1882. It may have been a rental property before being owned successively by father and son George and Charles Dowding, the latter a local labourer, between c.1890 and 1918. By the mid-1940s the house was rented by Mary Cuniffe, whose husband Albert had died in 1942. A 'good tenant' was in residence when 6 Shelley Street was offered for sale by Peter Grenfell's estate in 1903.



Although it was subdivided before Shelley Street, it would appear that Forbes Street was not built on until after 1900. Title was issued for the two lots comprising 11 Forbes Street to James Allison, a Sydenham carpenter, in September 1900. Allison sold the property to JCE Yates, also a builder, in 1916. Widows Emily Glen and Elsie Champion then owned the house between 1957 and 1973.

Pastrycook Hugh McClelland the younger acquired the four lots comprising 29 Forbes Street in 1904; his father, who was a carpenter, was in residence by 1910. McClelland junior held the property until 1920, when it was transferred to Arthur Robertson. Alfred Smith, a furniture polisher, acquired several plots at the north end of Forbes Street (east side) in 1906; it appears he lived in the house at 28 Forbes Street. After Smith died the lots were sold individually; Samuel Harrison, a [boot?] clicker, acquired 24 Forbes Street in May 1920, although he had been in residence since c.1901.

Meanwhile, a tramline between Sydenham and Papanui had opened in 1880 and in 1903 the borough of Sydenham (est. 1877) was amalgamated with Christchurch, Linwood and St Albans. The suburb retained its industrial and working-class identity through the 20<sup>th</sup> century and the only major development to occur in the RHA before the Canterbury earthquakes was the removal of a square-plan villa at 13 Forbes Street and the construction of nine flats, including one two-storey maisonette, in its place. The flats were designed by architect John Phillips and engineer Paul Kaye in 1973 and represent a later 20<sup>th</sup> century approach to intensification and increasing rental housing supply.

Damage caused by the 2010-11 Canterbury earthquake resulted in a handful of houses being demolished in the area. The cottage at 5 Shelley Street is still awaiting conservation and duplex townhouses at 1 and 3 Shelley Street were erected in 2012 in place of a square-plan villa.



5 Shelley Street after seismic strengthening and conservation. T Ussher, CCC Heritage Files, 14 July 2021.



## Historic names and uses

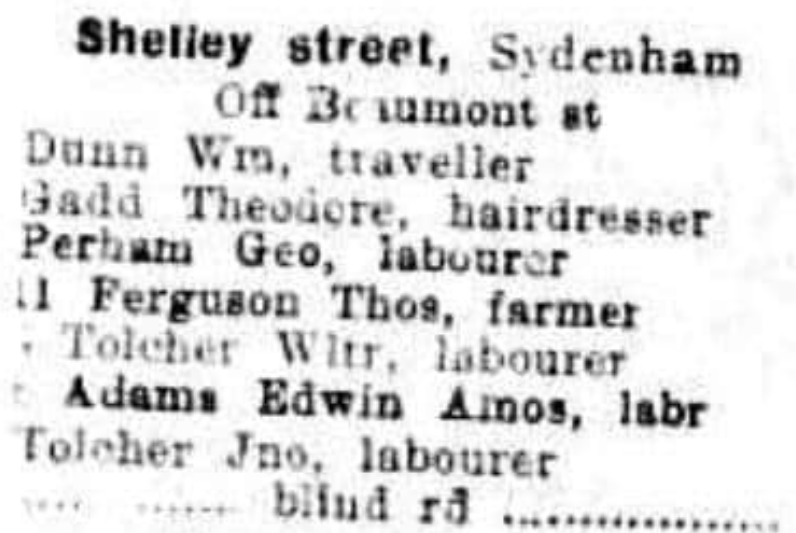
Forbes Street was likely named for British naturalist Edward Forbes (1815-54) (CCL Street Names Index). Sir James Hector was an assistant to Forbes at the University of Edinburgh before he immigrated to New Zealand and established his illustrious geological career.

Shelley Street, one of a number of Sydenham streets named in honour of British literary figures, was named in 1880 after the early 19<sup>th</sup> century English Romantic poet Percy Bysshe Shelley (1792-1822) (CCL Street Names Index).

Beaumont Street was named after Francis Beaumont (1584-1616) who was an early 17<sup>th</sup> century English poet and playwright (CCL Street Names Index).

Bent Street is not included in the CCL Street Names Index but was presumably named in reference to the shape of the roadway.

Jacksons Creek was named after Thomas Jackson who had been granted some of the land through which the stream passed by the Canterbury Association. Jackson (1812-86) was a clergyman who spent just six weeks in Christchurch in early 1851, having failed in his mission to become the first Anglican Bishop of Canterbury. As mapped on SO 805 (dated August 1880), the creek arises near the intersection of Lincoln Road and Barrington Street. It is underground for much of its length and drains into the Heathcote River to the south of Opawa School. Jacksons Creek Park is to the north-east of the RHA between Huxley and Cameron Streets.

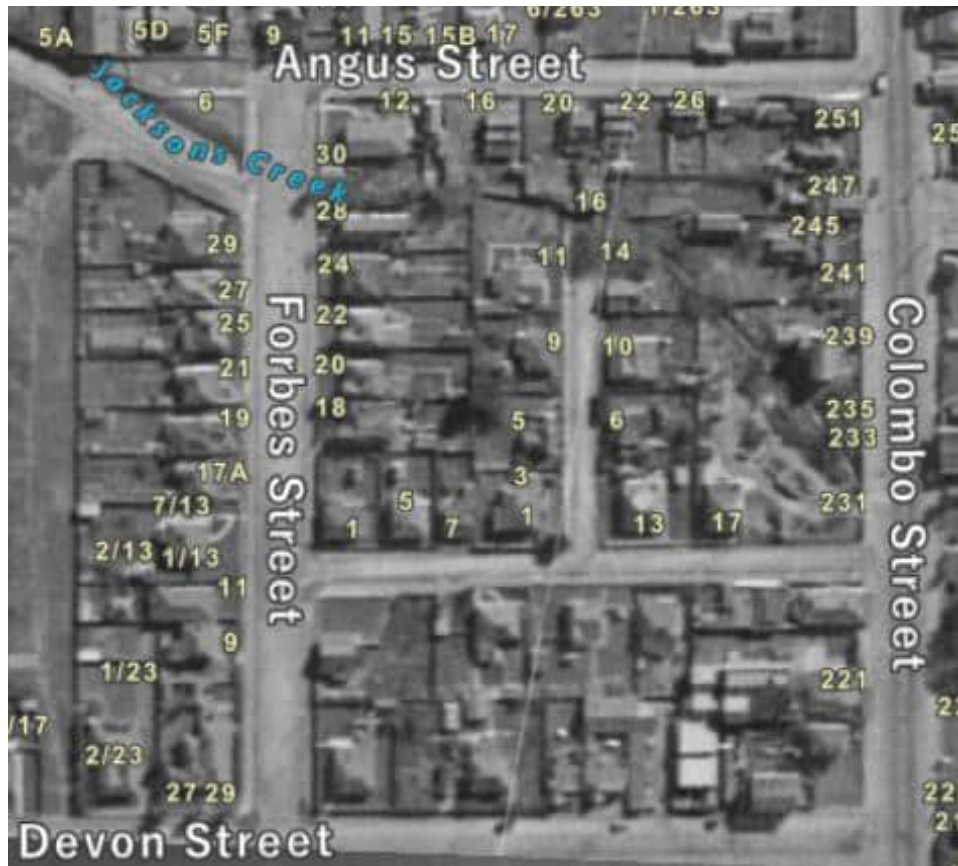


Residents of Shelley Street in 1910: *Wises's New Zealand Post Office Directory*.

## Distinctive Physical Characteristics:

- The streets depart slightly, in their width and arrangement, from the standard dimensions of the city's colonial grid pattern; this reflects the subdivision history of the site and responds to the curvilinear form of Jacksons Creek.
- The style of dwellings is typically vernacular, crafted by builders into colonial cottages or modest villas.
- The houses within the area are one storey in height; with the exception of the c.1973 flats in Forbes Street and the duplex townhouses at the corner of Beaumont and Shelley Streets (2012).

- Timber and corrugated metal are the predominant building materials; although masonry dwellings are also present.
- Standard footpaths and berms extend along both sides of Forbes Street; Shelley and Beaumont Street lacks berms and have narrow footpaths. Street trees and plantings are present, the latter concentrated at intersections.
- Access to Jacksons Creek, Bent Street, Bradford Park and Angus Street is provided from the north end of Forbes Street.



An aerial view of the area in 1940-44. Canterbury Maps.

#### The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its historical and social value as a place of working-class residence that dates from the later 19<sup>th</sup> century. Cultural values are associated with the proximity of the area to the city's river network, which is valued by Ngāi Tahu, as well as the demonstration of the way of life of its former residents. The area's architectural and aesthetic value resides in the overall integrity and authenticity of its housing designs and typologies, which date predominantly from late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The craftsmanship value of the houses is generally typical of the period in which they were built. Contextual values relate to the area's city fringe location, its intimate scale and character and relationship to Jacksons Creek. Archaeological values may arise from the area's location within the wetland system of pre-colonial Ōtatauhi, its proximity to Jacksons Creek and to the residential development that has occurred within the area since the late 1870s.

## Historical/Social

The historical and social value of this area arises from its demonstration of the later 19<sup>th</sup> century settlement of Sydenham, the 'mechanics and artisans' who contributed to the development of the city, and the ongoing social patterns associated with the occupation and use of small-scale residential typologies.

The early owner/occupiers of the cottages and villas erected in the area exemplify the working-class history and identity of Sydenham. The association of 5 Shelley Street with a number of Christchurch artists is also notable as it reflects both continuity and change in the profile of local residents.



Former Webb/McFarlane house; 21 Forbes Street. Google Maps.

## Cultural/Spiritual

The cultural value of the area is derived from its location within what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century. The presence of two scheduled items within Shelley Street signals the esteem in which these modest cottages are held for their heritage value.

## Architectural/Aesthetic

The houses within this area have architectural and aesthetic values related to their style typology and overall level of integrity and authenticity, which creates a snapshot of the city's working-class residential development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries. The houses within the area are vernacular dwellings that generally conform to the colonial cottage and villa styles of the period. A comparison can be made between the small-scale vernacular cottages of Shelley Street and the larger and slightly more decorative villas of Forbes Street; one which showcases changing design preferences as well as suggesting a higher level of investment in the second stage of development within the area.

## Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement. Some brick masonry construction is also present and can, in some instances, be linked to the occupations of early owner/occupiers. (The masonry houses suffered the greatest extent of damage in the Canterbury earthquakes and some were subsequently demolished.)

## Contextual

The contextual value of the Heritage Area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> century. Braford Park provides the backdrop to the properties on the west side of Forbes Street and the intimate scale of Shelley Street makes a distinctive contribution to visual character of the area and, more generally, the central city.

## Archaeological

Multiple archaeological values, pertaining to Maori use and occupation and colonial residential development since the late 1870s, may be revealed within this area.

## Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson 'Christchurch Contextual Historical Overview' (CCC, 2005/2013)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

<https://www.heritage.org.nz/the-list/details/3701>

<https://www.heritage.org.nz/the-list/details/3702>

REPORT COMPLETED

17 March 2022

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Shelley Street houses. Google Maps.

## Schedule of Individual Items Included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Townhouse	1 Shelley Street		Neutral
Townhouse	3 Shelley Street		Neutral
House	5 Shelley Street	List entry # 3701	Defining [Scheduled item # 495]
House	6 Shelley Street	List entry # 3702	Defining [Scheduled item # 496]
House	9 Shelley Street		Defining
House	10 Shelley Street		Contributory
House	11 Shelley Street		Defining
House	14 Shelley Street		Contributory
House	11 Forbes Street		Defining
Flat	1/13 Forbes Street		Neutral
Flat	2/13 Forbes Street		Neutral
Flat	3/13 Forbes Street		Neutral
Flat	4/13 Forbes Street		Neutral
Flat	5/13 Forbes Street		Neutral
Flat	6/13 Forbes Street		Neutral
Flat	7/13 Forbes Street		Neutral
Flat	8/13 Forbes Street		Neutral
Flat	9/13 Forbes Street		Neutral
House	17A Forbes Street		Neutral
House	18 Forbes Street		Contributory
House	19 Forbes Street		Intrusive
House	20 Forbes Street		Defining
House	21 Forbes Street		Defining
House	22 Forbes Street		Contributory
House	24 Forbes Street		Defining
House	25 Forbes Street		Neutral
House	27 Forbes Street		Defining
House	28 Forbes Street		Defining
House	29 Forbes Street		Defining
House	1 Beaumont Street		Contributory
House	5 Beaumont Street		Contributory
House	7 Beaumont Street		Neutral

House	13 Beaumont Street		Contributory
-------	--------------------	--	--------------

## Key for Contribution to HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

## Context Record Form

### Shelley, Forbes & Beaumont Streets

#### *Area/Element Description*

Forbes and Shelley Streets are parallel to one another and run on a north-south axis. Beaumont Street, which connects the two at right angles, runs on an east-west axis and the curving form of Jacksons Creek establishes the northern boundary of the area and terminates both Forbes and Shelley Streets.

#### *Contributing landscapes*

Jacksons Creek

#### *Street and block pattern*

Grid

#### *Section layouts*

Small-scale rectangular and square lots

#### *Key Long views*

Port Hills to the south

#### *Key Short views*



Jacksons Creek & Bradford Park








### *Contextual Significance*





The interface between the built form and Jacksons Creek is notable, as is the intimate scale and overall integrity of the streetscape that has been maintained within this part of the city.


### Inventory of Public Realm Features

Feature	Description	
Open space	N/A  [Bradford Park borders RHA to the west]	
Streams	Jacksons Creek (Rating: Contributory)	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates/pillars	Small number domestic gates and pillars (Rating: Neutral)	
Paths	N/A	
Structures	N/A	

Fences	Variety of fences (Rating: Neutral)	
Walls	Brick and masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	Combined wooden power pole/lighting (Rating: Neutral)	
Materials	N/A	
Colours	N/A	
Street	<p>Shelley Street – narrow, unmarked roadway with paved threshold and asphalt footpaths (Rating: Defining)</p> <p>Forbes Street – unmarked roadway with speed bump, street plantings, trees and berms (Rating: Contributory)</p> <p>Beaumont Street – narrow roadway with speed bump, street plantings and asphalt footpath (Rating: Contributory)</p>	 



		
Street trees	Planted along Forbes and Beaumont Streets (Rating: Neutral)	
Building setback	Generally close to road boundary (Rating: Defining)	
Ancillary buildings	Garages at side or rear of sites where present (Rating: Neutral)	

Trees	Variety of exotic and native trees (Rating: Neutral)	
Vegetation	Mixed vegetation (Rating: Neutral)	
Views	To Port Hills along Forbes Street (Rating: Neutral)	

## Appendix 1

### Individual site record forms

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1 Beaumont Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1900s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-facing facade has central entry sheltered by small hood and flanked by casement-and-fanlight type windows. Lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Beaumont Street, immediately adjacent to its intersection with Forbes Street. A composite corrugated iron and paling fence marks the road boundaries. Outbuildings located along northern boundary; vehicle access possible via Forbes Street.

MATERIALS/STRUCTURE

Weatherboards and corrugated metal roofing.

ALTERATIONS

Reclad and windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified dwelling that dates to the early period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        5 Beaumont Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1900s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and pyramidal roof. Lean-to at rear (north elevation). South-facing façade has central entry flanked by mismatched windows. Casement-and-fanlight type windows on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Beaumont Street; the vacant lot at #7 shares the same battened paling fence marking the road boundary. Wrought iron vehicle gates, mounted on brick piers, are located at the west end of the south boundary.

MATERIALS/STRUCTURE

Plaster cladding and tile roofing.

ALTERATIONS

Extended to rear (c.1965). Exterior plastered; reroofed in tile (date unknown).

RATING

Contributory

REASON FOR RATING

A modified dwelling that dates to the early period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant site  
ADDRESS 7 Beaumont Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Grassed lot with some vegetation along east and south boundaries.

CONTEXT/SETTING/LANDSCAPE FEATURES

The lot is located on the north side of Beaumont Street. A battened paling fence, which is shared with the property at # 5, marks the road boundary.

MATERIALS/STRUCTURE

N/A

ALTERATIONS

Demolition of colonial cottage on site (c.1980).

RATING

Neutral

REASON FOR RATING

A vacant lot on which previously stood a small cottage. The lot now reads as the continuation of the property at #5.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        13 Beaumont Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 <sup>th</sup> C / remodelled c.1960

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Principal, south-facing elevation has central entry sheltered by lean-to porch and flanked by casement and fanlight type windows. Lean-to at rear and vertical panelling in south gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Beaumont Street; Shelley Street forms the western boundary of the property. Low paling fence marks road boundary; stand-alone garage is located to the east of the house.

MATERIALS/STRUCTURE

Timber weatherboards and detailing, corrugated metal roofing.

ALTERATIONS

Original square plan cottage with pyramidal roof remodelled with new roof and replacement windows (c.1960).

RATING

Contributory

REASON FOR RATING

A remodelled cottage in sympathy with the earlier phases of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Forbes Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	J Allison or JCE Yates, builder?
DATE OF CONSTRUCTION	c.1915?

STYLE

Craftsman Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Brick fire wall on south elevation, exposed rafters; enclosed porch at north-east corner has decorative timber detailing. Bay window on east elevation has shingled sunhood and casement-and-fanlight type fenestration. Side (north elevation) entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street and is largely screened from view by vegetation. Bradford Park borders the property to the west. The lot is too narrow to accommodate garaging. The road boundary is marked by a low concrete block wall.

MATERIALS/STRUCTURE

Plaster cladding, brick, timber and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20th century bungalow from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Flats  
ADDRESS                        1-9 13 Forbes Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	JG Phillips, architect; PB Kaye, engineer
DATE OF CONSTRUCTION	1973-74

STYLE

Modernist

PHYSICAL DESCRIPTION

Four, two-storey units with octagonal footprints and low-pitched dome roofs; one, two-storey maisonette with rectangular footprint and hipped roof. Three octagonal units arrayed along north boundary; one octagonal unit and maisonette at south-west corner. External staircases/access balconies; aluminium casement windows and sliding doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property, comprising 9 unit titles in total, is located on the west side of Forbes Street opposite its intersection with Beaumont Street. Bradford Park is located to the west of the lot. Metal balustrade style fencing and vegetation along road boundary; asphalt carparking.

MATERIALS/STRUCTURE

Concrete block, timber and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

An early 1970s example of intensification that maintains the small-scale residential unit character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city. These townhouse units replaced an earlier dwelling on the property.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries. John Phillips was a Christchurch architect.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s. These flats replaced an earlier dwelling on the property.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        17A Forbes Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2012

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Central entry on principal, east-facing elevation, is flanked by integrated garage and projecting bay with small window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the west side of Forbes Street and the house is open to the street. Driveway accessing unit on rear lot runs along north boundary.

MATERIALS/STRUCTURE

Weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse that replaced an earlier dwelling on the site, which has been subdivided to accommodate a second dwelling at the rear of the lot.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18 Forbes Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Harris & Geilwray [sp?], builders
DATE OF CONSTRUCTION	1907

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and centre-gutter hipped roof. Cross-gabled bay has partially panelled gable end; double-hung sash windows. Concrete block party wall on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street; the road boundary is marked by a low pipe and wire fence and vegetation. Driveway runs along southern boundary.

MATERIALS/STRUCTURE

Plaster cladding, concrete blocks and corrugated metal roofing.

ALTERATIONS

Plastered; aluminium French doors installed off veranda on west elevation (date unknown). Chimney removed (c.2011). Rear lean-to replaced (c.2015).

RATING

Contributory

REASON FOR RATING

A modified dwelling that dates from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city. The house at # 18 was built by JG Parish, a saddler.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        19 Forbes Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and monopitch roof. Principal, east-facing elevation has garage doors; roof slopes north to south. Side entry. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is to the west of the lot. The dwelling occupies most of the site, which is open to the road.

MATERIALS/STRUCTURE

Plaster and corrugated metal cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

A modern house that replaced an earlier villa on the lot and presents only a garage to the street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        20 Forbes Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and centre-gutter hipped roof. Cross-gabled bay has conical roof over bay terminating straight veranda. Two-pane, double-hung sash style windows; lean-to at south end of rear, east-facing elevation. Driveway along northern boundary leads to stand-alone garage with gable roof. Main entry has side- and fanlights; label moulds under windows on veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street; the road boundary is marked by a low picket fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Chimney removed (c.2011?). Windows replaced (pre-2019).

RATING

Defining

REASON FOR RATING

A small early 20<sup>th</sup> century villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        21 Forbes Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and pyramidal roof. Convex veranda on principal, east-facing elevation is carried on timber posts with decorative cast-iron brackets and valance. Central entry flanked by fanlight and casement type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is to the west of the lot. The house is set behind a brick wall and a driveway running along the northern boundary provides access to garaging at the rear of the lot.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Rear extension (late 20<sup>th</sup> C?). Chimney removed; windows replaced (c.2011?).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa from the second phase of residential development in the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        22 Forbes Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with a T-shaped footprint and centre-gutter hipped roof. Cross-gabled bay has conical roof terminated by straight veranda. French doors with side-lights are sheltered by veranda and flank panelled door with side- and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Forbes Street. A picket fence with scalloped detail marks the road boundary and a driveway runs along the northern boundary of the property. This house matches that at #20 Forbes Street.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Windows replaced; French doors installed & chimney removed (pre-2012).

RATING

Contributory

REASON FOR RATING

A modified villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        24 Forbes Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1900s

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and pyramidal roof. Straight veranda on principal, west-facing elevation; lean-to at rear (east elevation). Central entry is glazed and has side-lights. Bracketed eaves; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street. A low picket fence and carport mark / stand adjacent to the road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Windows on façade replaced (mid-20<sup>th</sup> C?).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 Forbes Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2021

STYLE

Modern, neo-colonial cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Casement windows, central entry on principal, east-facing elevation is flanked by bipartite windows. Bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is immediately to the west of the lot. Balustrade style fencing marks the road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house designed in sympathy with the previous dwelling on the site, which dated from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        27 Forbes Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and half-hipped roof. Gabled bay with truss and finial detailing shelters faceted bay that terminates straight veranda with decorative brackets and valance. Brick party wall on north elevation; double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is immediately to the west of the lot. A single-car garage and paling and trellis fence on the road boundary partly obscure house from view.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Garage in front yard (c.2010).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa from the second phase of residential development in the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        28 Forbes Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Straight veranda on principal, west-facing elevation, shelters main entry and paired double-hung sash window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street and the northern boundary of the lot is formed by Jacksons Creek. Driveway along southern boundary provides access to stand-alone garage; road boundary is marked by picket fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Rear lean-to enlarged (c.1975?). New veranda posts, front door replaced, reroofed and interior refurbished (c.2021).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century cottage from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        29 Forbes Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof. Cross-gabled bay with decorative truss, finial and brackets shelters boxed bay 'Chicago type' window. Convex veranda shelters main entry, with side- and fanlights, and paired double-hung sash window. Lean-to and veranda at rear (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; the northern boundary is formed by Bent Street and Jacksons Creek and Bradford Park is immediately to the west of the lot. Low trellis fence marks the road boundary; lychgate with wrought iron gate provides pedestrian access at north-east corner of the lot.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse  
ADDRESS                        1 Shelley Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-and-a-half-storey duplex with rectangular footprint and steeply pitched gable roof with hip at west end. Shed dormer on north elevation, integrated garage, casement windows with fanlight detail. Overhanging eaves; main entry is sheltered by roof overhang.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse stands on the west corner of Shelley and Beaumont Streets and occupies most of the site. The matching townhouse at 3 Shelley Street shares a party wall. Low paling fence and hedging marks road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern duplex townhouse that replaced a square plan villa on the site of 1 & 3 Shelley Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse  
ADDRESS                        3 Shelley Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-and-a-half-storey duplex with rectangular footprint and steeply pitched gable roof with hip at west end. Shed dormer on north elevation, integrated garage, casement windows with fanlight detail. Overhanging eaves; main entry is sheltered by roof overhang.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse stands on the west side of Shelley Street and occupies most of the site. The matching townhouse at 1 Shelley Street shares a party wall. Garden bed marks road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern duplex townhouse that replaced a square plan villa on the site of 1 & 3 Shelley Street.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 495  
*DWELLING AND SETTING – 5 SHELLEY STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 19/12/14**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

This dwelling is of historical and social significance for its construction in c.1880 and its association with the early residential development of Sydenham Borough. Charles Harding, a Christchurch bricklayer, purchased the property in 1877. Research to date has not been able to confirm if Harding built the dwelling or if he ever lived in it, partly because local street directories do not include Shelley Street listings prior to 1900. Shelley Street was divided into residential allotments in 1877 (DP163). In 1880 many of the streets in the area were given the names of literary figures, including Shelley, Beaumont, Austin, and Milton, by the street naming committee of the Sydenham Borough Council (1877-1903).

The property was subsequently owned and occupied by Thomas Ferguson a farm labourer (1901-1928). Ferguson's wife Christina, nee Russell, died at the property in March 1910. Annie Meadows owned the property from 1928-51 and rented it out. Frederick Harrison then owned and lived in the property until 1973. Michael and Marilyn Reed owned the property

from 1975 and were the first of a number of artist owners who occupied the house between 1975 and 1993. Michael Reed is known as a printmaker and Christchurch art teacher. Reed built the studio to the rear of the house. Subsequent owner occupants included artists Julia Morrison, who has exhibited nationally since 1975, and Rena Jarosewitsch, a glass artist. The current owner purchased the property in 1995. The property was jointly owned with No. 6 Shelley Street directly opposite from 1973-5 and 1982-3. The dwelling sustained damage in the 2010/2011 Canterbury earthquakes and is awaiting repair.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

5 Shelley Street has cultural significance as it demonstrates the characteristics of the way of life of its former residents, whether tenant or owner, during the 19<sup>th</sup> and 20<sup>th</sup> centuries. The cottage is of particular cultural interest for its association with a number of Canterbury artists in the second half of the 20<sup>th</sup> century.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

5 Shelley Street is of architectural and aesthetic significance as an example of vernacular domestic architecture, which may have been built by bricklayer Charles Harding. The dwelling is single-storey cottage with a gabled roof and rear lean to. Its construction in brick is notable in comparison with the more common timber cottages of this period. The facade is symmetrical, with a central entry flanked by sash windows. An arched fanlight is located over the panelled front door. A conservatory-style, hip-roofed artist's studio addition was added to the dwelling in the 1980s.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The cottage is of technological and craftsmanship significance for its brick construction, which illustrates a degree of skill in this area of craftsmanship. Stained glass added to the interior by artist resident Rena Jarosewitsch is also noted for its craftsmanship.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling at 5 Shelley Street is of contextual significance for its relationship with 6 Shelley Street and its association with the formation of Shelley Street from 1877 and its residential

development. The cottage is also of contextual significance for its streetscape prominence due to its close proximity to the roadway and unobstructed views of its front elevation.

The setting of the dwelling consists of the immediate parcel of land and includes areas of gardens, an open area of grass at the rear of the property and a treed boundary. The cottage stands at the front of the rectangular section with a small setback from the road. A path extends from the road frontage on the west of the dwelling and a drive runs along the boundary on the east of the property.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which pre-dates 1900.

## **ASSESSMENT STATEMENT**

5 Shelley Street and its setting are of overall significance to Christchurch, including Banks Peninsula. The cottage has historical and social significance as a colonial cottage associated with the early development of Shelley Street. The building has cultural significance as a demonstration of the way of life of its former occupants, in particular that of the three Christchurch-based artists resident here from 1975 until 1993. The dwelling has architectural and aesthetic significance as an example of a small vernacular brick cottage. 5 Shelley Street has technological and craftsmanship significance for its ability to demonstrate construction techniques used during Christchurch's mid-Victorian period and contextual significance for its relationship with 6 Shelley Street, another pre-1900 cottage, and contribution to the street scape of Shelley Street. The cottage has archaeological significance in view of the date of its construction.

## **REFERENCES:**

*CCC Heritage files - 5 Shelley Street*

Report of the street naming committee, Sydenham Borough Council minute book 1879-1880, p 217, Christchurch City Council archives.

"Borough Council" *The Star* 20 January 1880, p 3.

Historic place # 3701 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/3701>

**REPORT DATED: 11 MARCH 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.





**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 496  
*DWELLING AND SETTING – 6 SHELLEY STREET,*  
**CHRISTCHURCH****



**PHOTOGRAPH: M.VAIR-PIOVA, 19/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

6 Shelley is of historical and social significance for its construction in 1878 and its association with the early residential development in the Sydenham Borough. Thomas Beare (died 1898), a labourer, purchased the property in 1878 and mortgage records indicate that he is likely to have built a dwelling on the property at this time. The Beare family were members of the Sydenham Wesleyan Church. Shelley Street was divided into residential allotments in 1877 (DP163). In the 1880s many of the streets in the area were given the names of literary figures, including Shelley, Beaumont, Austin, and Milton, by the street naming committee of the Sydenham Borough Council (1877-1903).

Peter Grenfell owned and resided in the house from 1882 until 1903. Subsequent owners and occupants include Mary and George Clark, and James Ellis and Beatrice Adcock. From

c.1942 to c.2000 the dwelling was largely used as a rental property. The property was jointly owned with No. 5 Shelley Street directly opposite from 1973-5 and again in 1982-1983. It remains a rental property.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

6 Shelley Street has cultural significance as it demonstrates the characteristics of the way of life of its former residents, whether tenant or owner, during the 19<sup>th</sup> and 20<sup>th</sup> centuries.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling is of architectural and aesthetic significance as an example of vernacular domestic architecture. The dwelling is single storied with a gabled roof, and lean to at the rear. The façade is symmetrical, with a central entry sheltered by a hood and flanked by sash windows. The form and detailing of the dwelling are simple, with no ornamentation. Additions to the dwelling were made in 1973,1980,1982 (associated with the bathroom/toilet and laundry) and 1990 (garage).

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling is of technological and craftsmanship value for its construction and detailing. Construction is of weatherboard on a timber frame, with a corrugated iron roof. The construction materials and methods illustrate the skills and techniques in common use for the period. Joinery such as the sash windows evidences practices and skills of the period.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

6 Shelley Street and its setting are of contextual significance for its relationship with 5 Shelly Street and its association with the formation of Shelley Street from 1877 and its residential development. The cottage is also of contextual significance for its streetscape prominence due to its close proximity to the roadway and unobstructed views of its front elevation.

The setting of the dwelling consists of the immediate parcel of land and includes an enclosed rear garden with patio, and area of lawn and boundary plantings. The cottage stands at the

front of the rectangular section with a small setback from the road. A concrete path runs from the road frontage on the east of the cottage to the rear and a sealed drive edges the property boundary on the west and terminates in a garage. A picket fence extends along part of the cottage's street front boundary and edges a portion of the drive. On the east a trellis gate and trellis fence extend between the rear of the cottage and the boundary.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which pre-dates 1900.

## **ASSESSMENT STATEMENT**

6 Shelley Street and setting are of overall significance to Christchurch, including Banks Peninsula. The cottage has historical and social significance as a colonial cottage associated with the early development of Shelley Street. The building has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance as an example of a small vernacular cottage, which has been altered only a little over the years. 6 Shelley Street has contextual significance through its relationship with 5 Shelley Street, another pre-1900 cottage, and its contribution to the streetscape of Shelley Street. The cottage has archaeological significance in view of the date of its c.1878 construction.

## **REFERENCES:**

*CCC Heritage files - 6 Shelley Street.*

*CCC Heritage files - 5 Shelley Street*

Deposit Plan163, LINZ

Report of the street naming committee, Sydenham Borough Council minute book 1879-1880, p 217, Christchurch City Council archives.

"Borough Council", *The Star*, 20 January 1880, p 3

Historic place # 3702 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/3702>

**REPORT DATED: 11 MARCH 2015**



PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        9 Shelley Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Lean-to at rear (west elevation). Casement and fanlight type windows flank central entry on principal, east-facing elevation; glazed and panelled entrance door with fanlight.

CONTEXT/SETTING/LANDSCAPE FEATURES

The cottage stands on the west side of Shelley Street, close to the round boundary which is marked by low plantings. A stand-alone gabled garage with double doors stands immediately to the north of the dwelling; a paling fence extends from the south-east corner of house to the south boundary of the property.

MATERIALS/STRUCTURE

Rusticated and lapped weatherboards and corrugated metal roofing.

ALTERATIONS

Façade windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

A small late 19<sup>th</sup> century cottage from the earliest period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        10 Shelley Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Lean-to at rear, multi-part casement windows. Lean-to veranda carried on plain posts that are set within garden bed.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Shelley Street behind a low masonry wall marking the road boundary. Driveway access to stand-alone garage runs along southern boundary.

MATERIALS/STRUCTURE

Plaster cladding and corrugated metal roofing.

ALTERATIONS

Stuccoed, veranda and windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified late 19<sup>th</sup> century cottage from the earliest period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Shelley Street  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1910s?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and cross-gabled roof. Central entry on east-facing, facade is flanked by a boxed window and faceted bay window. Gable end is shingled, as are hoods over door and windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Shelley Street; the property's northern boundary is formed by Jacksons Creek. A stand-alone garage with gabled roof is located immediately to the north of the house. The road boundary is marked by vegetation and a low post and wire fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century bungalow from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        14 Shelley Street  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1880?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and saltbox roof. Principal, north-facing elevation has panelled entrance door flanked by multi-pane windows. Arch-headed window on west elevation is centrally located within gable end topped by finial. Additional lean-to on east elevation with later 20<sup>th</sup> century extension at north-east corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Shelley Street; the property's north boundary is formed by Jacksons Creek. A carport is located to the north of the house, which is set close to the road boundary behind a garden bed.

MATERIALS/STRUCTURE

Wide weatherboards and corrugated metal roofing.

ALTERATIONS

Reclad, some windows replaced, addition to north-east; carport erected (later 20<sup>th</sup> century).

RATING

Contributory

REASON FOR RATING

A modified late 19<sup>th</sup> century cottage from the earliest period of residential development in the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

WAYSIDE AVENUE 'PARADE OF HOMES'  
RESIDENTIAL HERITAGE AREA RECORD FORM

---

Location



Date 22.7.22 Please refer to the District Plan for the most up to date mapping for the area.

Comprising the southern section of Wayside Avenue in the suburb of Bryndwr (#s 1-31 and 2-36 inclusive), with the watercourse of the Wairarapa Stream to the east and connecting with Guildford Street to the south and Flay Crescent to the west.

Summary of Current Heritage Protection and Recognition:

None of the houses in this Residential Heritage Area (RHA) are individually listed by Heritage New Zealand Pouhere Taonga nor are they scheduled in the Christchurch District Plan. The area has not been previously identified as a Special Amenity Area (SAM) but it does fall within the current Community Housing Redevelopment Mechanism Overlay.

Christchurch District Plan Zoning

The entirety of the RHA is zoned Residential Suburban Zone.

Summary of Heritage Values

This Residential Heritage Area is comprised of 31 residential properties, 28 of which date from 1957, the year in which a Parade of Homes exhibition was held in Wayside Avenue, Bryndwr. The area embodies historic, architectural, and technological heritage values

relating to the mid-20<sup>th</sup> century central government promotion of good quality locally designed, built and furnished middle-income housing.

Wairarapa Stream was a Ngāi Tūāhuriri kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place); following colonial settlement the land near its source was farmed. Wayside Avenue was surveyed by AJS Morely between 1956 and 1958 and subdivided by the Crown during this period. The 1957 Parade of Homes was sponsored by the National Housing Council to foster private home ownership and promote modern building methods and designs. Nationwide the Parades of Homes of the late 1950s and early 1960s attracted thousands of people to view the latest trends in house design and interior decoration.

The houses within this area are generally mid-20<sup>th</sup> century single-family bungalows in both traditional and contemporary (Modernist) styles. A diversity of styles was encouraged by the 'show case and shop window' nature of the home exhibition (Pictorial Parade No. 62, 1957). By the end of the weeklong Parade all the houses had been sold. More recent houses in the area have maintained its pattern of single-family detached dwellings, albeit with some intensification of site usage.



'Some of the houses which are being built in Wayside Avenue'. *Press* 8 March 1957, p. 7. PapersPast.

## History of Subdivision and Development

'The Wairarapa Stream is a tributary of the Ōtākaro - Avon River in Christchurch. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Wiremu Te Uki and others from Ngāi Tūāhuriri recorded Wairarapa as a kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place). Kāuru (root of the tī kouka),



aruhe (bracken fernroot), inaka (whitebait), tuna (eels) and kiore (Polynesian rat) were all gathered here.<sup>1</sup>

Most of northwest Christchurch, including the land on which Wayside Avenue was surveyed and subdivided by the Crown between 1956 and 1958, was farmland for the century following the European settlement of Christchurch. Where once sheep and cattle, market gardens and orchards met Christchurch's food needs, Bryndwr and Burnside became a major hub for meeting the housing needs of the growing city in the post-World War II era. Wayside Avenue was subdivided from the Flay block (see Historic Names section below) as part of what was known as the Group Housing Scheme.



Harewood Extension No. 172, DP 20130, received by the Land Transfer Office 18 August 1958, approved by Commissioner of Lands on behalf of HM the Queen as Registered Owner on 3 November 1958.

In order to encourage private home construction, as opposed to state rental housing, central government purchased land for residential development and then leased or on sold it to builders. All-trades building companies such as Maurice Carter Ltd would then build an entire subdivision, or group, of houses, thereby achieving economies of scale. Prospective homeowners were helped by the availability of low-interest loans from the government's State Advances Corporation. Thus the risks and costs associated with residential property development and purchase could be largely shouldered by central government at a time when post-war housing shortages were still significant.

The National Government elected in 1949 had ushered in this shift in housing policy, away from the previous Labour government's emphasis on state house provision, towards private provision of low and middle-income family homes. After Labour returned to power in 1957 it continued to support private home ownership, introducing 3% loans for those earning less than £1000 per annum. '(B)y 1961, 52 per cent of all residential buildings completed were funded by the state. ... Plans and specifications had to be submitted to

<sup>1</sup> <https://www.kahurumanu.co.nz/atlas>

the State Advances Corporation for approval if the government was guaranteeing the house for finance' (Shaw p. 166-8).

Between 1953 and 1968 the government's Group Housing Scheme facilitated the construction of nearly 20,000 houses around the country, the majority of which were built between 1954 and 1960. At the same time the uptake of State Advances Corporation low-interest housing loans rose from £6.2m in 1953 to £31.8m in 1961 (Shaw p. 166).

To promote the Group Housing Scheme to prospective homeowners the National Housing Council was established in 1953. The Council's major undertaking was to sponsor home exhibition weeks, called Parades of Homes. From small beginnings, with the first exhibition of two housing models in each of the four main centres in August 1953, the Parades rapidly grew in size and popularity. By 1962 47 parades had been held around New Zealand in 24 towns and cities. Such was their appeal that a writer in the *Evening Post* declared in March 1960 'there is no doubt that a parade of homes is next in popularity to racing and football among New Zealanders. They will turn out in droves to inspect one' (cited Shaw p. 169).

The 1955 Parade of Homes was 'New Zealand's first full-scale exhibition of small houses' (Pictorial Parade No. 37, 1955). About 20 houses were erected in Norrie Avenue, Mt Albert in Auckland by local builders. In 1956 the Auckland Parade included 56 houses by 30 builders and c.200,000 people visited over a two-week period. The 1957 season saw houses built in Invercargill (11 houses), Christchurch (29 houses), Wellington, Palmerston North, Hamilton and Auckland (32 houses). Visitors to the exhibitions were told the cost of the houses and the land on which they stood and were able to walk through each fully furnished home to inspect the latest trends in planning, construction and decoration.

The Wayside Avenue Parade of Homes was opened by JK McAlpine, the Minister of Railways, on Saturday 30 March 1957. It was the first full-scale Parade to be held in the city. *The Press* published a special 16-page supplement the day before the Parade opened to showcase the 'modern trends in housing' that visitors to the exhibition could expect. The newspaper had earlier reported that '(a)lthough many of the homes were builders' showpieces some builders deliberately set out to display the type of house they usually built' (*The Press* 9 March 1957 p. 3).

By the time it closed on Sunday 7 April, not only were all the houses sold but nearly 80,000 visitors had inspected the Wayside Parade. Two days before the Parade closed the Manuka Boy Scout troupe had sold out of the 10,000 exhibition booklets they had been given to distribute. By way of comparison the seating capacity of Lancaster Park (AMI Stadium) was 33,000 in 1957 and New Zealand's total annual attendance at the movies in the post-war era peaked at 40,632 in 1960 (*NZ Historical Atlas* plate 71B).

One feature of the exhibition was the vote by visitors to determine the most popular show home. The winning home was No. 8 (18 Wayside Avenue, since demolished), which was built from Summerhill Stone, with a concrete tile roof and cedar boarding on the terrace. This two-bedroom L-shaped house, also featured a combined kitchen-dining room, and a sunroom, which presumably could serve as a third bedroom if required. No. 5 (12 Wayside Avenue), designed by the architect H. Francis Willis, was the third-place getter and house No. 10 (22 Wayside Avenue) was also very popular with visitors. Together this selection suggests that both conventional 'brick and tile' and modern homes were appreciated by Parade visitors.

When the exhibition closed the new homeowners were quick to move in and the surrounding neighbourhood was gradually built up with both state houses and group houses; some of the latter were built by Maurice Carter Ltd in Sevenoaks Drive in c.1962. The spotlight on modern builders' homes in Christchurch then shifted to Wainoni in the eastern suburbs, where the 1958 Parade of 15 houses was held off Rowan Avenue.

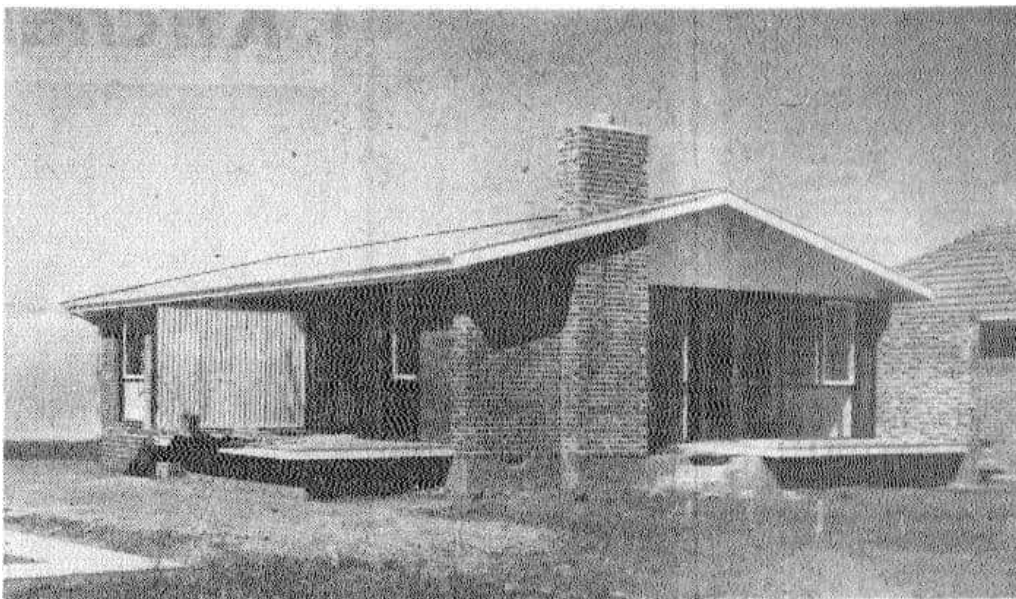
## Historic Names and Uses

Wayside Avenue may be 'translated' as meaning at the side of a wide, tree-lined road. Whereas many of the streets in its vicinity reference particular places or people, Wayside Avenue has a descriptive name that was possibly intended to evoke a place that is both peaceful and slightly more elegant than a conventional street or road.

Flay Crescent 'was named after Professor Albert Hugh Flay (1905-1973). Flay was head of farm management at Lincoln College. He owned 50 acres of land on the eastern side of Grahams Road opposite the Waimairi Cemetery, where Flay Crescent was formed. The street first appears in street directories in 1960' (CCL Christchurch Street and Place Names).

Guildford Street 'was named after Guildford, a town in Surrey, England. It first appears in street directories in 1960' (CCL Christchurch Street and Place Names).

The Greer and Graham families, after which the major streets in the locale are named, farmed holdings of 40 and 57 hectares respectively (c.100 and 140 acres). Douglas Graham (1818-72) had arrived in Canterbury in 1852 and managed cattle for the Deans' family from 1854 until his death in 1872. His home was located on what is now Flay Park. David Greer (1842-1918) built his first farmhouse, at what was later 302 Greers Road, in 1878.



Rear of house number 19, built by ML Paynter Ltd. *Press* 29 March 1957, p. 5 (supplement).

## Distinctive Physical Characteristics

- Wayside Avenue runs on a north-south axis between Grahams Road and Guildford Street. The 1957 Parade of Homes properties are framed by the northern entrance to Flay Crescent and by Guildford Street to the south. The eastern boundary of the HCA is the watercourse of the Wairarapa Stream, which is a tributary of the Ōtākaro - Avon River.
- The houses are variously conventional and Modernist in style, with references to English Cottage, Arts and Crafts bungalow, and Californian and Scandinavian Modernist domestic architecture.

- Almost all of the houses are single storey, with the exception of two, two-storey 'expandable' houses that stand side by side adjacent to the northern entrance to Flay Crescent. As built the Parade houses contained two, three or four bedrooms and were set in spacious gardens. The houses are generally centred between the side boundaries but positioned closer to the street than the rear boundary, with driveways running to the rear of the property along a side boundary.
- Timber, brick, corrugated iron and ceramic tiles are the predominant building materials, but Summerhill Stone, asbestos sheets, and concrete block also feature.
- Grassed berms inset with street trees separate the roadway from the footpath on both sides of the avenue.
- The flat terrain in this part of the city means that views within and beyond the HCA are confined to views of Wayside Avenue and other streets in the area. The curvilinear layout of Wayside Avenue encourages a sense of expansiveness and shields the houses within the HCA from the busier suburban thoroughfares of Greers and Grahams Roads.
- Walking access to Sevenoaks Drive is via a reserve adjacent to the northern boundary of 34 Wayside Avenue. It had been intended to put a road through here, connecting Wayside and Sevenoaks Drives. The reserve walkway is the vestigial reminder of that plan.

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historic and social value as an example of the extremely popular Parade of Homes exhibitions of the late 1950s and early 1960s. Its architectural and aesthetic value resides in the showcase of contemporary housing designs offered by the architects and builders of the Parade of Homes. The craftsmanship values of these houses relate to their exhibition of new building materials. Modest contextual values attach to the relationship of the houses to their garden settings and a tree-lined suburban street. Archaeological values may arise from a 100-year period of European agricultural use predating the existing built environment. Scientific values pertain to the Parade of Homes as a mid-20<sup>th</sup> century landmark in New Zealand's cultural history.

## Historical/Social

By 1958 '(t)he Parade of Homes has become an exciting annual affair in many of our cities and towns, and while it gives enterprising builders a chance to show the public what they can provide in the way of housing, it also acts as a mirror to public opinion, thus giving the trade a fine opportunity to gauge popular trends' (*The Mirror* April 1958, p. 28).

The 1957 Parade of Homes in Wayside Avenue embodies both regional and national historic and social values. It was the first full-scale Parade of Homes to be held in Christchurch, promoting central government's housing policy and showcasing the work of local building firms to thousands of visitors who inspected the 29 show homes. The Parade homes exemplified the material aspirations of middle-class New Zealanders in the late 1950s and early 1960s and gave rise to discussions amongst women's groups as to the best house in which a housewife could work and raise a family.

Within the local context 'the suburbs of Bryndwr and Burnside were "one of the most rapidly growing areas in New Zealand" during the 1950s and 1960s' (Bryndwr and Burnside, CC Libraries). That growth was clearly underpinned by the government's Group Housing Scheme and made visible by the National Housing Council sponsorship of the Wayside Avenue Parade of Homes. The association of well-known building companies, including Maurice Carter Ltd and ML Paynter Ltd, and home furnishings stores, such as McKenzie & Willis, Beath's, Ballantynes, Hay's and Farmers, with the Parade is also evidence of the significance of these home exhibitions as shop fronts for local businesses.

### Cultural/Spiritual

The houses in the area have cultural value as a demonstration of the way of life of their past and present occupants and in relation to the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

### Architectural/Aesthetic

The architectural values of the Wayside Avenue Parade of Homes are considerable, given that the 29 houses of the Parade were intended to showcase the best in contemporary builders' houses for middle-income earners.

The 1958 Auckland Parade of Homes was said to have once again ignited the 'smouldering controversy' of Traditional v. Contemporary housing design (*The Mirror* April 1958 p. 28) but the Wayside Parade homes appear to demonstrate the capacity for builders and architects working side by side to embrace both Modernist and traditional styles. James Garrett, writing in the *Encyclopaedia of New Zealand* in 1966, observed that 'by 1960 "modern" characteristics were appearing in builders' "parades of homes". The architects' idiom was passing into the builders' vernacular' (Garrett 'Towards an Indigenous Architecture').

The involvement of architects such as H. Francis Willis, Don Donnithorne and FH Neumann (aka Fred Newman) of the Housing Construction Division may account for the modernity of some of the house plans and construction methods on display. The New Zealand Institute of Architects competition home, design by Don Donnithorne for Griffiths and Moffatt, was published in *Home & Building* on 1 July 1957. In this house the kitchen was set against one end wall of the family room, which was only partially separated from the living room. Although this is undeniably a sign of Donnithorne's adoption of open-plan Modernism, it was noted in the *Press* that 'comparisons with other centres showed a tendency in Christchurch to "open living" with telescoped kitchens and dining rooms.' By contrast Auckland Parade houses, it was said, 'tended to the conventional separate dining-room-lounge or a dining alcove' (*The Press* 3 April 1957, p. 10). Given that New Zealand architectural historians have long recognised the distinctive character of the Christchurch school of Modernism dating from the work of Paul Pascoe in the 1940s it is interesting to consider that this regional willingness to adopt the tenets of Modernism had also had an impact on builders' houses by 1957.

Modernist influences may be seen in the open planning of houses such as the NZIA's House 25 (No. 1 Wayside Avenue) and the capacity of the government's 'expandable' homes designed by Neumann to be added to without the need to make structural changes to the building (Houses 26, 27, 28 and 29 at 25, 27 29 and 31 Wayside Avenue). The latter were first presented to the public by the Government Architect in the 1957 Parade season, following criticism by women's groups, including the National Council of Women, that the 1955 Auckland Parade houses were too small and making additions to them would be too costly (Shaw pp. 174-5).



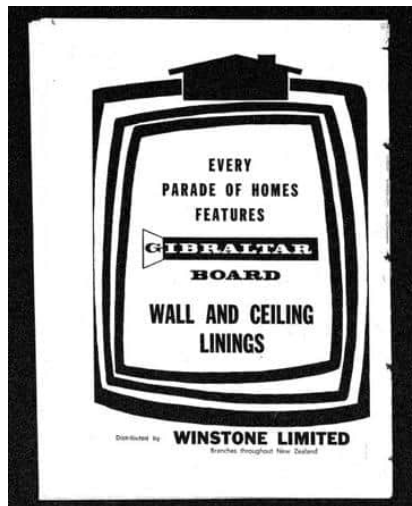
The aesthetic simplicity of Modernist domestic architecture can also be seen in House 25, House 10 (22 Wayside), the single-storey 'expandable' Houses 26 and 27, and House 21 (9 Wayside Avenue), which was built by the Canterbury Timber Merchants' Association. By contrast some of the Parade homes conformed to the more conservative or conventional 'brick and tile' model of the post-war bungalow, among them House 24 (3 Wayside Avenue), House 2 (4 Wayside Avenue) and House 16 (23 Wayside Avenue). Neumann's two-storey 'expandable' Houses 28 and 29 (29 & 31 Wayside Avenue) clothe their modern approach to planning in an English Cottage exterior.

### Technological / Craftsmanship

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. In addition to the impetus given by the Parade, innovation and experimentation in materials and planning was also encouraged by the pressure to reduce housing costs in the post-war era, which was due in part to ongoing material shortages (Shaw p. 170).

At the same time modern labour-saving devices and appliances were coming to the rescue of the nation's housewives, as well as being symptomatic of the rise of post-war consumerism. 'By 1958 it was unthinkable that house plans would not make provision for a refrigerator' (Shaw p. 178). Advertisements in the Wayside Parade booklet for refrigerators, washing machines, and electric ranges suggested that the modernity of the Parade houses was to be measured in how their new owners lived, as well as how their houses were built.

Cladding products featured in the Parade included traditional brick and timber and new materials such as Summerhill Stone and asbestos panels (House 12, 26 Wayside Avenue). '(C)oncrete block was everywhere in the mid-1950s' (Shaw p. 161) and House 13 (28 Wayside Avenue) was clad in plastered concrete 'Modenage' blocks, presumably a proprietary brand of concrete block. Production of coloured split concrete blocks had begun in the mid-1950s and this product was variously known as Summerhill Stone, Roskill Stone, if it was made by Winstones at their Mount Roskill scoria depot, and Waitaki Stone, if it was made at the Pukeuri Freezing Works north of Oamaru. Houses 3 (6 Wayside Avenue) and 14 (30 Wayside Avenue) were clad in Summerhill Stone, while House 17 (21 Wayside Avenue) showcased the material in a feature wall beside the front door. A brick feature wall beside the main entry on House 19 (15 Wayside Avenue) not only drew attention to the external cladding material but also highlighted the skill of the builder ML Paynter Ltd. This house was on the market during the Parade for £3,890, which included a garage with automatic opening device, another innovative home product that was to become a standard feature.



The Parade of Homes was a showcase for new building products as well as modern house designs. Winstones' Gib board advertisement published in *Te Ao Hou The New World* No. 43, June 1963 p. 66

### Contextual

Within the suburban streetscape of Wayside Avenue may be seen the echoes of the Garden City design philosophy wherein grassed berms and street trees are an integral part of the visual continuity between the public and private domains. This melding of public and private space is fostered by the low walls or fences that subtly demarcate the boundary between the footpath and the ornamental front garden of each house. Some of the Parade houses retain the carefully maintained street-side gardens that are typical of conventional 1950s garden design, notably House 16 (23 Wayside Avenue) and also House 9 (20 Wayside Avenue).

The generous size of the sections in this HA is in keeping with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car. The environment is typical, rather than distinctive, in nature and is well established, although subdivision of some properties on the east side of the avenue has undermined the integrity of the RHA's landscape values. The houses relate to one another in terms of their style, materials and form while at the same time subtly displaying the variety of approach that was central to the 'Parade of Homes' concept.

### Archaeological

Archaeological values pertaining to a century of agricultural land use before 1957 may survive beneath the roadway and house sites in the area, although earthworks associated with the Parade could have substantially remodelled the landscape and destroyed such archaeological evidence.

The scientific values of the area may support further research into the cultural history of housing design and public exhibition in the middle years of the 20<sup>th</sup> century. Many New Zealanders will recall attending a Parade of Homes, some seeking out those in different towns and cities to inspect the latest house designs and interior decorating trends. The publication of research about the Parade of Homes phenomena would contribute to an understanding of how New Zealand families became familiar with innovations in house designs and also shed light on the process by which modern architectural thinking 'trickled down' to the housing market, of which builders have always had the lion's share.



Press 2 April 1957, p. 1.

## Principal References

'Bryndwr and Burnside', Christchurch City Libraries Heritage Section, available at [http://christchurchcitylibraries.com/Heritage/LocalHistory/Fendalton/Bryndwr\\_Burnside.asp](http://christchurchcitylibraries.com/Heritage/LocalHistory/Fendalton/Bryndwr_Burnside.asp)

'Christchurch Parade of Homes' *Home & Building* (1 July 1957, profiling the NZIA house designed by Don Donnithorne for Griffiths & Moffatt)

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch)

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Douglas Lloyd-Jenkins *At Home – A century of New Zealand design* (Godwit 2004)

James Garrett 'Towards an Indigenous Architecture "Space, Light, and Nature" *Encyclopaedia of New Zealand 1966*, available at <http://www.teara.govt.nz/en/1966/architecture/7>

Louise Shaw 'A Woman's Place' in *At Home in New Zealand – History Houses People* edited by Barbara Brookes (Bridget Williams Books 2000)

Pictorial Parade No. 37 (1955) and No. 62 (1957) – NZ National Film Unit, Archives New Zealand; available at [http://www.ziln.co.nz/program\\_detail.php?program\\_id=247&channel\\_id=60](http://www.ziln.co.nz/program_detail.php?program_id=247&channel_id=60)  
[http://www.ziln.co.nz/program\\_detail.php?program\\_id=318&channel\\_id=60](http://www.ziln.co.nz/program_detail.php?program_id=318&channel_id=60)

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch)

'The Word on Modernism – How books aided a revolution in design, 1925-1965' (University of Otago Central Library exhibition, curated by Michael Findlay, held 11 July - 23 September 2005, available at [http://www.library.otago.ac.nz/exhibitions/word\\_on\\_Modernism/index.html](http://www.library.otago.ac.nz/exhibitions/word_on_Modernism/index.html)

Winifred Davies '1958 Parade of Homes – held at Haverstock Road, Mt. Albert, Auckland' *The Mirror* Vol. 37, No. 10, April 1958 pp. 28-9, 35, 84.

<https://www.kahurumanu.co.nz/atlas>

For further information refer to Archives New Zealand holdings for the 1957 Parade of Homes available at <http://www.archway.archives.govt.nz/>

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

#### Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	1 Wayside Avenue	Defining
House	3 Wayside Avenue	Defining
House	5 Wayside Avenue	Defining
House	7 Wayside Avenue	Contributory
House	9 Wayside Avenue	Contributory
House	11 Wayside Avenue	Defining
House	15 Wayside Avenue	Defining
House	17 Wayside Avenue	Contributory
House	21 Wayside Avenue	Defining
House	23 Wayside Avenue	Defining
House	25 Wayside Avenue	Defining
House	27 Wayside Avenue	Defining
House	29 Wayside Avenue	Defining
House	31 Wayside Avenue	Contributory
House	2 Wayside Avenue	Contributory
House	4 Wayside Avenue	Defining
House	6 Wayside Avenue	Defining
House	8 Wayside Avenue	Defining
House	10 Wayside Avenue	Contributory
House	12 Wayside Avenue	Defining

House	14 Wayside Avenue	Contributory
House	16A Wayside Avenue	Contributory
House	18 Wayside Avenue	Neutral
House	20 Wayside Avenue	Defining
House	22 Wayside Avenue	Contributory
House	24 Wayside Avenue	Contributory
House	26 Wayside Avenue	Neutral
House	28 Wayside Avenue	Defining
House	30 Wayside Avenue	Contributory
House	32 Wayside Avenue	Defining
House	34 Wayside Avenue	Contributory
Accessway	36 Wayside Avenue	Contributory

## Key for Contribution to RHA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Residential Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Residential Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Residential Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.



## **CONTEXT RECORD FORM**

### **WAYSIDE AVENUE HERITAGE CONSERVATION AREA**

#### **CONTEXT/SETTING/LANDSCAPE FEATURES: WAYSIDE AVENUE RECORD FORM**

---

**HERITAGE ITEM ADDRESS(S) /LOCATION:**

Wayside avenue from the intersection with Guildford street Flay Crescent.

**AREA/ELEMENT DESCRIPTION**

A suburban street developed in 1957.

**CONTRIBUTING LANDSCAPES**

Wairarapa Stream

**STREET AND BLOCK PATTERN**

Crescent and irregular grid

**SECTION LAYOUTS**

Fairly regular sections layouts with change in size from the east to the west side of the street, high level of subdivision on the west side of the street.

**KEY LONG VIEWS**

N/A

**KEY SHORT VIEWS**

N/A


**CONTEXTUAL SIGNIFICANCE**

Designed in a manner highly representative of the era, and while there is some demarcation between public and private space, the elements of both have been designed to work in conjunction with each other, anticipating a high level of interaction between public and private space. This is illustrated through the lack of boundary fencing or low walls designed in conjunction with the style of housing and still present in the street.

**PHOTOS**









## INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES





FEATURE	DESCRIPTION	
<b>OPEN SPACE</b>	Accessway to Wairarapa Stream and Seven Oaks Drive (Rating: Contributory)	
<b>STREAMS</b>	Wairarapa Stream (Rating: Primary)	
<b>CEMETERY</b>	N/A	
<b>LANDMARKS</b>	N/A	
<b>MEMORIALS</b>	N/A	
<b>PLAQUES</b>	N/A	
<b>GATES/PILLARS</b>	N/A	
<b>PATHS</b>	Refer to open space above	
<b>STRUCTURES</b>	N/A	
<b>FENCES</b>	Various timber paling contrasting with the open nature and intent of the original development (Rating: Intrusive)	



		 
<b>WALLS</b>	Brick, block and concrete, many developed as an integral element of the house and site design (Rating: Primary) and more recent	 





		
<b>WHARFS/PIERS</b>	N/A	
<b>STEPS</b>	N/A	
<b>SEATS</b>	N/A	
<b>SIGNS</b>	N/A	
<b>LIGHTING</b>	Luminaries on arm, timber posts (Rating: Neutral)	
<b>STREET</b>	Intact curvilinear street, simple form consistent with era (Rating: Primary)	
• <b>WIDTH</b>	Carriageway 8m, road reserve 15.1m (Rating: Primary)	
• <b>ALIGNMENT</b>	Curvilinear (Rating: Primary)	

AND LAYOUT	Primary)	
• MATERIAL	Concrete, chip seal (Rating: Neutral)	
• KERB AND CHANNEL	Constructed in 1958 (Rating: Primary)	
• FOOTPATH	Footpath both sides 1.4m wide (Rating: Primary)	
• BERM	Both sides (Rating: Primary)	
<b>STREET TREES</b>		 
• CLUSTER		
• AVENUE	Fraxinus sp (Ash) (Rating: Contributory)	
• INTERMITTENT		
• SIZE		
• SPECIES		
<b>GARDEN PLANTING</b>	N/A	
<b>Private Realm Features</b>		
<b>PRIVATE SPACE MATERIALS</b>	Brick, concrete, timber, block (rating: Primary)	

<b>BUILDING SETBACK</b>	Variable, but predominantly 7m (Rating: Primary)	
<b>ANCILLARY BUILDINGS</b>	Original garages in conjunction with house style (Rating: Primary)  Front yard garages as the result of subdivision (Rating: Intrusive)	  





		
<b>TREES</b>	Variety, exotic and native (Rating: Contributory)	 
<b>VEGETATION</b>	Variety, exotic and native, very simple garden forms (Rating: Contributory)	

		
<b>VIEWS</b>	N/A	

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        1 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Griffiths and Moffat (Don Donnithorne)
DATE OF CONSTRUCTION	1957

STYLE

Regional Modernism

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gable roof; minimal eaves and casement windows. Paling fence on northern section of Wayside Avenue road boundary; vegetation marks remainder of boundary. Vehicle access to stand-alone garage off Guildford Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and the property is bounded to the south by Guildford Street.

MATERIALS/STRUCTURE

Cavity brick, rough sawn weatherboards, corrugated metal roof, concrete floor.

ALTERATIONS

Garage extended / rebuilt (c.1980).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. The local branch of the NZ Institute of Architects held a competition for a house to be built on their allocated section, at 1 Wayside Avenue; the winning design by Griffiths and Moffat was selected from five entries. The house was built by Stan Muirson Ltd and furnished by D.I.C; its sale price was £3,686.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. Designed by Don Donnithorne, a leading Christchurch architect, this house applies the principles of Regional Modernism to a middle-class family home. The house's aesthetic qualities are enhanced through its treatment of natural materials.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        2 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Thwaites & Cross Ltd, builders
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Cross-gabled bay on principal, north-west facing elevation. Textured brick string course detailing; casement windows. Paling fence marks road boundary. Vehicle access to stand-alone garage off Guildford Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; the property is bounded to the south by Guildford Street.

MATERIALS/STRUCTURE

Brick, timber weatherboards, corrugated metal roof.

ALTERATIONS

Windows replaced and sun porch enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. Originally labelled House No. 1, this three-bedroom house was built by Thwaites and Cross and furnished for the Parade by Drages & Co. The sale price was £3,600.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was brick veneer, which was seen as more durable than timber, and had large windows to capture the afternoon sun, the latter being an important aspect of modern domestic planning.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        3 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	AA Moore, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and multiple hipped roof forms. Side entry and tripartite windows with fixed centres flanked by fanlight-and-casement type sashes. Low hedge marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to a hip-roofed garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber joinery, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 24 in the Parade of Homes, this three-bedroom house was built by AA Moore and furnished for the Parade by Smith's City Market. The sale price was £3,550.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard modern brick-and-tile home that was favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        4 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Richardson Construction Co., builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Side entry and multi-part windows; some with fixed centres flanked by fanlight-and-casement type sashes. Paling fence atop plastered masonry base marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to a gabled garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber joinery, tile roof.

ALTERATIONS

Original garage replaced (c.2010?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 2 in the parade, this two-bedroom house was built by Richardson Construction Co. and furnished by Drages & Co. The sale price was £3,825.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard modern brick-and-tile home that was favoured by the State Advances Corporation. Although only two bedrooms, this house also had a lounge, a dining room and a sunroom.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



N/A

N/A

CB Drinnan, builder

1957

## STYLE

## Modernist

## PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry, timber panel detailing beneath windows and at gable ends; chimney at north-west end. Casement windows. Paling fence marks road boundary.

## CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

## MATERIALS/STRUCTURE

Brick, timber, corrugated metal roof.

## ALTERATIONS

Some windows replaced (date unknown).

## RATING

## Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 23 in the parade, this three-bedroom house was built by CB Drinnan and furnished by NZ Farmers' Co-op Assn. The sale price was £3,703.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house has a more modernist appearance than some in the street, with its low-pitched gable and floor to ceiling living room glazing.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        6 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	DR Muir & Co, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gable roof. Side entry sheltered by extension of the main roof; weatherboard gabled ends & casement windows. Low paling fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to modern garage runs along the northern boundary.

MATERIALS/STRUCTURE

Summerhill stone, timber weatherboards, corrugated metal roof.

ALTERATIONS

New driveway (c.2015).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 3 in the Parade of Homes, this three-bedroom house was built by DR Muir & Co. and furnished by McKenzie & Willis. The sale price was £3,785

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The side entry, low-pitched roof, timber detailing and generous windows are typical of the post-war bungalow style.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Summerhill stone was a new building material that became popular in the 1950s and 1960s with builders, particularly for residential buildings.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        7 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Paramount Building Co, builders
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hip roof. Side entry, attached carport at south corner, casement windows. Post and wire fence with vegetation marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; a modern garage stands close to road boundary in the north corner of the lot.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

House extended at north-east corner (later 1970s?); garage erected (c.2010?).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 22 in the Parade of Homes, this two-bedroom house was built by Paramount Building Co. and furnished for the Parade by Harris Bros. The sale price was £3,470.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This English Cottage style house conforms to the standard style used for state housing at the time.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        8 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Southern Builders, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hip roof forms. Side entry, textured brick string course detailing, casement windows. Matching low brick wall and vegetation mark road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to stand-alone garage runs along northern boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Windows replaced (date unknown); extended to rear/south (c.1990). Tile roof replaced (c.2015).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 4 in the Parade of Homes, this two-bedroom house was built by Southern Builders and furnished by Victoria Furnishers. The sale price was £3,650.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard brick-and-tile home that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        9 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	[Unnamed architect]
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gable roof. Overhanging roof on south side forms carport. Veranda on north side, casement windows. Garage attached to north-east corner of house. Piling and trellis fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and is built close to the south boundary of the lot.

MATERIALS/STRUCTURE

Timber (rimu, red beech, radiata), corrugated metal roof.

ALTERATIONS

Attached garage erected in front yard (c.2000).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was presented by the Canterbury Timber Merchants' Association to showcase the use of New Zealand timbers. The house was built by the Paramount Building Company; its sale price was £3790.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. According to *The Parade of Homes* booklet this house was 'Architect planned and designed'. It is Modernist in its appearance and planning with a fully glazed north wall, open plan living and integrated carport.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Special attention given to the use of New Zealand timbers in the construction and finishing of this house.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        10 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Casement windows. Stand-alone garage adjacent to south-west corner of house. Asphalt driveway lined with hedging.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a rear section on the east side of Wayside Avenue; driveway access runs along the northern boundary of the neighbouring property (#8).

MATERIALS/STRUCTURE

Brick cladding, corrugated metal roof.

ALTERATIONS

Extended at north-east corner (later 1980s?).

RATING

Contributory

REASON FOR RATING

The section is contemporary with, and the house was built soon after, the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house, although not part of the Parade of Homes, except as the site for visitor 'conveniences', was planned as part of the original development. Its street number is in sequence with the rest of the street and the driveway is shown on site plans of the Parade of Houses.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house appears to conform to the design standards showcased in the Parade.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the house is typical of the period in which it was built.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        11 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	BK Smart, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Side entry, large casement windows. Open to the street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Fence erected across driveway (c.2012?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 20 in the Parade of Homes, this two-bedroom house was built by BK Smart and furnished by Simpson Bros. The sale price was £3,225.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house is an example of the modern brick-and-tile home that was favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        12 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	HF Willis, architect
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gabled roof. Largely glazed west wall; casement windows. Low block wall with pierced block inset marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Rusticated and vertical shiplap timber weatherboards, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. It appears that the subject lot was allocated to the Canterbury Builders' Association. House No. 5 in the Parade of Homes, this three-bedroom house was built by John C Bills and furnished by Calder Mackay Ltd. The sale price was £3,570.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house, designed by noted Christchurch architect Francis Willis, has a more modernist appearance than some in the street, with its low-pitched gable and floor to ceiling living room glazing.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        14 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	E King, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and low-pitched gabled roof forms. Vertical boarding in gable end; side entry and casement windows. Metal, batten effect fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards, aluminium joinery, corrugated metal roof.

ALTERATIONS

Extended to rear (later 1990s?). Windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 6 in the Parade of Homes, this two-bedroom house was built by E King Ltd and furnished for the parade by Drayton Jones Ltd. The sale price was £3,250.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        15 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	ML Paynter, designer/builder
DATE OF CONSTRUCTION	1957

STYLE

Modern Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gable roof. Detailing includes timbered gable ends and brick feature wall on north elevation. Large floor to ceiling windows. Open to the street with stone edging marking the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the original, matching garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 19 in the Parade of Homes, this three-bedroom house was built by ML Paynter Ltd and furnished by J. Ballantyne & Co. Ltd. The sale price was £3,890. The house was advertised in the Parade of Homes booklet as incorporating 'a few new features recently seen in Great Britain and the U.S.A.', including an automatic garage door opening device; 'definitely new to New Zealand'.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is of the brick-and-tile typology favoured by the State Advances Corporation but with a more Modernist L-shaped plan.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Detailing such as the vertical brickwork panel add to the level of craftsmanship evident in this house.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        16A Wayside Avenue  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Link & Fifield, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Hipped bay projects from north elevation, casement windows. Garage in front yard, immediately to the west of house. Paling fence marks road boundary and driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway accessing rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Concrete block, timber joinery, tile roof.

ALTERATIONS

Section subdivided and new garage built in front yard (later 2000s?). Some windows replaced (c.2022).

RATING

Contributing

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch, the site of which has been subdivided.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 7 in the Parade of Homes, this three-bedroom house was built by Link & Fifield Ltd and furnished for the Parade by Bradford & Rae. The sale price was £3,535.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard block and tile home that was favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        17 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	A Evans, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and multiple hipped roof forms. Casement windows. Tall paling style fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and the property is bordered to the north by Flay Crescent; access to the garage is via the latter.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

Addition to north-west corner (c.1970); sunroom extension to north-east corner (date unknown); one-and-a-half storey garage extension (c.2010?). House reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 18 in the Parade of Homes, this, initially, two-bedroom house was built by A Evans and furnished for the Parade by Direct Furniture Co. The sale price was £3,325.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house conforms to the contemporary state house style.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        18 Wayside Avenue  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2000s

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Cross-gabled bay on south side shelters main entry. Casement windows. Paling fence marks road boundary and front garden along driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; a shared driveway accessing garaging and another dwelling runs along the southern boundary.

MATERIALS/STRUCTURE

Brick, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A new home on the former site of a 1957 Parade of Homes dwelling.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 8 in the Parade of Homes was demolished in the 2000s and replaced by two dwellings; #s 18 and 18A.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Houses in the area have cultural value as they demonstrates the way of life of its past and present residents and express the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This modern house is in sympathy with the design of the historic parade homes on the street.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        20 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	RG Mauger, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Side entry, modern casement windows. Open to the street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to original, stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Plastered brick, tile roof.

ALTERATIONS

Extended to rear (c.1980?). Windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 9 in the Parade of Homes, this, initially, two-bedroom house was built by RG Mauger and furnished for the Parade by Hay's department store. The sale price was £3,425.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is an example of the standard brick-and-tile home that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        21 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	MA Toomer & Sons, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Large floor to ceiling window wall on east elevation. Side entry and casement windows. Tall paling fence marks the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and the property is bordered by Flay Crescent to the south. Driveway access to the stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

New fencing (c.2010). Summerhill stone feature wall beside entry removed and replaced by weatherboards; new garage (c.2012?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 17 in the Parade of Homes, this three-bedroom house was built by MA Toomer & Sons and furnished by T Cocks & Sons. The sale price was £3,560.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is reminiscent of a post-war state house in its design but with the glazed east wall suggesting a Modernist influence.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        22 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	EJ Easter & Co., builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry; triple stack casement windows framing large, fixed panes. Board-and-batten fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to neighbouring property runs along northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated metal roof.

ALTERATIONS

Extended to rear (later 1970s). Garage erected in front yard (later 1990s). Section subdivided and new house built on rear lot (c.2000). Metal framed oriel window installed in north elevation (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling on a subdivided site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 10 in the Parade of Homes, this two-bedroom house was built by EJ Easter & Co. and furnished for the Parade by Farmers' Co-Op Assn. The sale price was £4,000.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the house is typical of the period in which it was built.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        23 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Maurice R. Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and multiple hipped roof forms. Side entry, decorative pointing on brickwork, large casement windows. Paling fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to stand-alone garage runs along northern boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Extended to rear/west & garage replaced (c.1980). Low boundary wall replaced by paling fence (mid-2010s).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 16 in the Parade of Homes, this two-bedroom house was built by Maurice R. Carter Ltd. and furnished for the Parade by Victoria Furnishers. The sale price was £3,530.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house is an example of the standard brick-and-tile design favoured by the State Advances Corporation in the post-war era. The house has been sympathetically extended to the rear.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        24 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Regent Builders, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Casement windows; attached garage on west elevation. Low cement plastered wall marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway accessing rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards with plaster cladding, tile roof.

ALTERATIONS

Section subdivided and new garage built on to front of house (2000s). Windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling on a site that has been subdivided.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 11 in the Parade of Homes, this three-bedroom house was built by Regent Builders and furnished by D.I.C. The sale price was £3,557.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Regent Builders Ltd advertised their houses as 'constructed to State Advances specifications'.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        25 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

FH Newman, MOW Housing Division,  
architect; Maurice R Carter, builder

DATE OF CONSTRUCTION

1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gabled roof. Side entry, triangular windows in gable ends; small, shed dormer skylight on south side of roof, casement windows. Open to the street with vegetation along boundary; privacy trellis at north-east corner of house.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards and vertical boarding, corrugated metal roof.

ALTERATIONS

New garage (c.1970?). Extended to rear (later 1980s?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

## HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by Beath and Co. Ltd; its sale price was £3,075.

## CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

## ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25, 27, 29 & 31) to showcase the idea of expandable houses. No. 25 is stage one of the single storey expandable house, with no. 27 next door showing the expanded version. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

## CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

## ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

## TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

## REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        26 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and multiple hipped roof forms. Integrated garage, side entry, casement windows. Batten effect metal fencing marks road boundary and runs along driveway to rear section.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; a shared driveway accessing garaging and another dwelling runs along the northern boundary.

MATERIALS/STRUCTURE

Weatherboard and plaster finish cladding, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A new home on the former site of a 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. The site of House No. 12 in the Parade of Homes was subdivided in the later 2000s and then the original house was demolished and replaced in c.2015.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Houses in the area have cultural value as they demonstrates the way of life of its past and present residents and express the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This modern house is in sympathy with the design of the historic parade homes on the street.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        27 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

FH Newman, MOW Housing Division,  
architect; Maurice R Carter, builder

DATE OF CONSTRUCTION

1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with U-shaped footprint and low-pitched gabled roof forms. Side entry, triangular window in gable end; small, shed dormer skylight on south side of roof, casement windows. Open to the street with one boxed cabbage tree on the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards and panel detailing, corrugated metal roof.

ALTERATIONS

Garage (c.1970?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by JM Mitchell Ltd; its sale price was £3,700.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25, 27, 29 & 31) to showcase the idea of expandable houses. No. 25 is stage one of the single storey expandable house, with no. 27 next door showing the expanded version. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

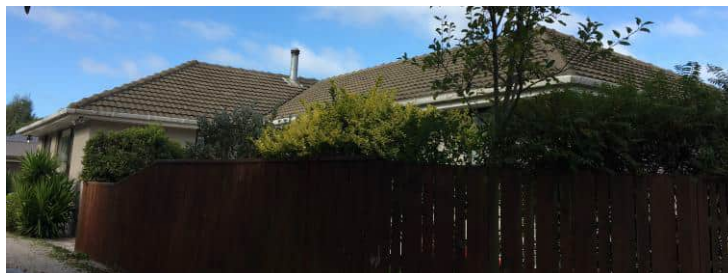
Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        28 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	John W Blance, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Side entry, modern casement windows. Low, plaster-finish concrete block wall along road boundary is topped by paling fence that extends part way along the shared drive.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to garage and rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Concrete block with plaster finish, tile roof.

ALTERATIONS

Section subdivided (later 2000s?). Windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 13 in the Parade of Homes, this three-bedroom house was built by John W Blance Ltd and furnished for the Parade by Drages & Co. The sale price was £3,970.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is an example of the standard brick-and-tile home that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        29 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with square footprint and steeply-pitched gabled roof containing upper floor. Entry on south side sheltered by lean-to carport; first floor dormers and oriel windows, casement windows. Tall paling fence on the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the garage runs along the southern boundary.

MATERIALS/STRUCTURE

Brick, timber weatherboards, tile roof.

ALTERATIONS

House expanded as per original design, including first floor windows on north side of roof (1973). Oriel window and portico added on east elevation (pre-2012).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by Hays Ltd; its sale price was £3,525. The house was extended in 1973 by owner/builder RTC Harman.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25,27,29 & 31) to showcase the idea of expandable houses. No. 29 was stage one of the two-storey expandable house, with no. 31 next door showing the expanded version. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        30 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Renwick Construction, builder
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Side entry and overhanging eaves; multi-part casement windows framed by shutters. Paling fence along road boundary and shared drive.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Summerhill stone (painted), tile roof.

ALTERATIONS

Section subdivided and house built on rear lot; Summerhill stone boundary wall replaced by tall paling fence (c.2015).

RATING

Contributory

REASON FOR RATING

One of the original 1957 Parade of Homes dwellings that now stands on a subdivided lot.

## HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 14 in the Parade of Homes, this three-bedroom house was built by Renwick Construction Co. and furnished by Lace Web Furnishers. The sale price was £3,620.

## CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

## ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is an example of the standard brick-and-tile design that was favoured by the State Advances Corporation in the post-war era.

## CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

## ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

## TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Although conventional in style, this house used the new building material of Summerhill stone in place of the more common weatherboard or brick. It was advertised as veneered in copper red Summerhill stone, with a wall section in 'random bond, random colour'.

## REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        31 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint and steeply-pitched gabled roofs forms containing upper floor. Entry and first floor dormer on south side; casement windows. Low paling fence and vegetation on the road boundary largely screens the house from view.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue with the northern boundary of the property formed by Flay Crescent; driveway access to the garage is via the latter.

MATERIALS/STRUCTURE

Brick, timber weatherboards, tile roof.

ALTERATIONS

Addition at south-west corner (earlier 1960s?); at north-west corner (c.1970?). Extension at north-east corner (c.2015).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by T Cocks & Son; its sale price was £4,225.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25, 27, 29 & 31) to showcase the idea of expandable houses. No. 31 is the expanded version of the two-storey model; no. 29 next door originally demonstrated stage one of the design. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        32 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Reg Muirson, builder
DATE OF CONSTRUCTION	1957

STYLE

Modern Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Hipped roof wings project from north elevation; side entry has vertical board panel detailing. Large, multi-part casement windows. Low brick wall with matching textured brick detail marks the road boundary on both sides of driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to the original, garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, vertical timber boarding, tile roof.

ALTERATIONS

Extended to front and rear (later 1980s?). Pergola extension to west wall (c.2020).

RATING

Defining

REASON FOR RATING

A sympathetically extended 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 15 in the Parade of Homes, this three-bedroom house was built by Reg Muirson Ltd and furnished for the Parade by Beaths Ltd. The sale price was £3,950.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is of the brick-and-tile typology favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      House  
ADDRESS                        34 Wayside Avenue  
                                      Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960?

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Side entry and casement windows. Stand-alone garage in front yard; driveway to rear section runs along southern boundary. Low block edging marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; the pedestrian accessway to Sevenoaks Drive is immediately to the north.

MATERIALS/STRUCTURE

Timber weatherboard cladding, corrugated metal roof.

ALTERATIONS

Section subdivided and house built on rear lot (1980s?).

RATING

Contributory

REASON FOR RATING

The section is contemporary with, and the house was built soon after, the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. The subject house was built soon after the parade.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house appears to conform to the design standards showcased in the Parade.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the house is typical of the period in which it was built.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Reserve  
ADDRESS                        36 Wayside Avenue  
                                        Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1957

STYLE

Reserve

PHYSICAL DESCRIPTION

Westerly portion of Wayside Avenue/Sevenoaks Drive pedestrian accessway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The reserve is located on a house lot that forms the northern extent of the 1957 Parade of Homes development. To the east of the lot is the Wairarapa Stream and the continuation of the accessway through to Sevenoaks Drive.

MATERIALS/STRUCTURE

Grass, trees, asphalt pathway; narrow metal bollards linked by chains.

ALTERATIONS

Tree planting (2000s?).

RATING

Contributory

REASON FOR RATING

A passive reserve that is in keeping with the design principals of the Garden Suburb.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The reserve has cultural value as it demonstrates the way of life of its past and present residents.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

N/A

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car. The reserve conforms to the Garden Suburb focus on the provision of pedestrian walkways as distinct from carriageways for vehicles.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

N/A

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

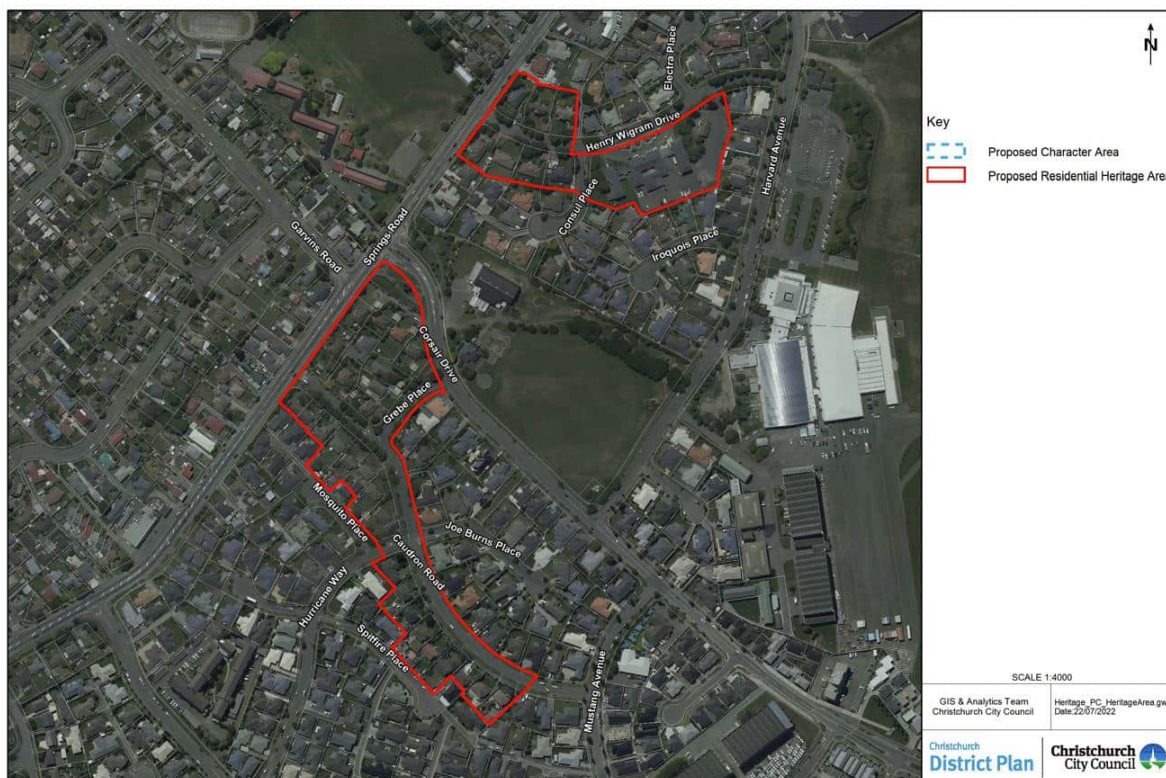
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

## CHRISTCHURCH DISTRICT PLAN

### RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA RECORD FORM

#### Location



Date - 22.7.2022. Please refer to the District Plan for the most up to date mapping for the area.

The Residential Heritage Area (RHA) is located on land that was formerly part of Wigram Air Base; it comprises former officer accommodation in Henry Wigram Drive (#s 1-10), former air force personnel housing in Corsair Drive, Grebe Place, and Caudron Road, and the No 1 Officers' Mess and Brevet Garden in Henry Wigram Drive.

#### Summary of Current Heritage Protection and Recognition:

The former RNZAF Station Wigram No. 1 Officers' Mess, Brevet Garden and setting is scheduled in the Christchurch District Plan (HID 630). Outside the HA, a number of other former RNZAF Station Wigram buildings are also scheduled on the District Plan. None of these items are listed by Heritage New Zealand Pouhere Toanga. There are no scheduled trees in the area.

#### Christchurch District Plan Zoning

The RHA is zoned Residential Suburban, with the reserve on the corner of Corsair Drive and Springs Road zoned Open Space Community Parks and the Officers' Mess property having Residential Guest Accommodation zoning.

#### Summary of Heritage Values



This RHA comprises 35 residential properties and a major non-residential structure and related open space, which date from 1939. The area embodies historic, cultural, architectural and contextual heritage values that are associated with the former Wigram Air Base and the Royal New Zealand Air Force.

The Wigram Air Base was established during World War One, largely due to the efforts of Henry Wigram, who was knighted for his services to aviation in 1926. As well as hangars and other structures associated with an air base, various buildings were constructed to provide recreational facilities for Air Force personnel such as messes and a chapel. Houses were also constructed for airmen and their families, focused on a pedestrian-friendly streetscape. The majority of the houses were in place by 1939 and occupied by air force servicemen and their families until the base closed in 1995.

House designs in the area share a common English Cottage style and standardised plans but vary in size according to rank and Art Deco detailing. Contextual heritage values relate to the layout of the streets, with formal avenue planting, and to individual site layouts and landscape detailing. The landmark quality of the former No 1 Officers' Mess is also notable.

Recent subdivision (dating from 2005) has visually and physically divided the two areas of accommodation from each other. However, a clear association remains between the housing clusters and the former airbase.

## History of Subdivision and Development

The source of the Ōpāwaho - Heathcote River lies to the south of the former Wigram Air Base. The river was part of the interconnected network of traditional Ngāi Tahu travel routes that crossed the once-widespread wetland system of greater Christchurch.

The houses within the RHA date, with two exceptions, from the late 1930s but their history is intertwined with the history of the entire Wigram Airbase.

The airfield was named after Sir Henry Wigram (1857-1934). Born in Britain, Wigram settled in Christchurch in 1883. He was the first person in public life to recognise the future importance of one of the great novelties of his age – aviation. Consequently, Wigram urged the Government, before World War I, to adopt the aeroplane as a means of defence.

The Government was dilatory in the early years of World War I about establishing flying schools to train pilots. Wigram took it upon himself to found the Canterbury Aviation Company with capital of £30,000. The company established a private flying school on land purchased at Sockburn in 1916, the airfield's original 106 acres (approximately 43 hectares). It became known as the Sockburn Aerodrome and trained pilots for service in Europe during the War. Between June 1917 and February 1919, 182 pilots graduated from the company's school.

After the war, the company continued training pilots and began to develop civil aviation services. However, by 1922 the company was ready to wind itself up and in 1923 Wigram gave the government £10,000, of a total purchase price of £31,000, to help it to buy the company's airfield and equipment. The airfield became the first permanent airbase as a result of the government purchase and it was given Wigram's name in recognition of this gift.

Furthermore, in the 1930s Wigram purchased the adjoining Plumpton Park racecourse and gave it to the Government to avoid residential development on the land restricting use of the airfield.

Significant development of the airfield occurred in the 1930s with growing recognition that air power would play an important part in the war that increasingly seemed likely. New hangars were constructed in 1934-36. After the 1936 Cochrane Report, the Royal New Zealand Air Force (RNZAF) was formed in 1937 and new construction went ahead at all of New Zealand's military airfields. In 1937 the Wigram aerodrome was designated an RNZAF Station, which it remained until 1966 when it was renamed as a base.

Development at Wigram in the second half of the 1930s included the construction of two groups of houses for air force personnel. A small group of houses was provided for married officers while a second, larger group accommodated married warrant officers and sergeants.

The houses were occupied by air force personnel for nearly five decades. The base was closed in 1995 and most of the land and buildings purchased by Ngāi Tahu in 1998. It was not until this time that the site was formally subdivided.

Immediately after this purchase, the existing houses were sold individually to their first civilian owners and occupiers. Plans were put in hand to subdivide the rest of the base. The airfield was finally decommissioned in February 2009.



Officer's house in Henry Wigram Drive. Dr J Wilson.

Today, although the houses at Wigram have passed into private ownership, the integrity of the RHA has been maintained; the Canterbury earthquakes having had a minor effect on dwellings in the area.

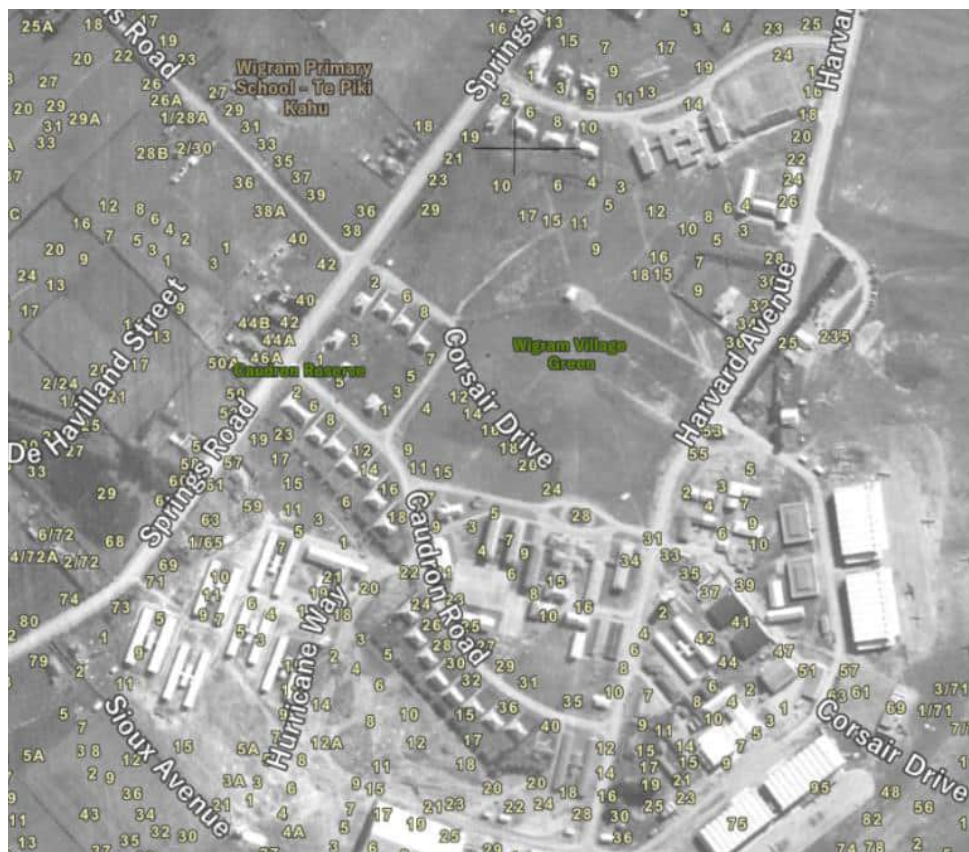
### Historic Names and Uses

Henry Wigram Drive, like the aerodrome itself and the surrounding suburb, takes its name from Sir Henry Wigram. Wigram had numerous diverse business interests and built up a substantial personal fortune. He entered public life in 1900 when he became chairman of the committee set up to celebrate the province's jubilee. In 1902 he was elected mayor of Christchurch. In 1903 he became the first mayor of a 'Greater Christchurch' when three boroughs amalgamated with the city. He sat on the Legislative Council from 1903 until 1920 and was knighted in 1926, largely because of his services to aviation.



Charles Kingsford Smith [at right] shakes hands with Sir Henry Wigram at the airfield in 1928.  
1370-17-14. Auckland Libraries Heritage Collections.

The names of the other three streets in the RHA were all taken from aircraft associated with the RNZAF and its predecessors. The Caudron was an early light bomber and reconnaissance aircraft which was manufactured in France and used by the Allies during World War I. The Gloster Grebe was a fighter aircraft introduced to the RAF in 1923. In 1926 Wigram donated £2,500 to the government, the money being used to purchase a Gloster Grebe. Two more Grebe were acquired later by the predecessor of the RNZAF. The Corsair was a World War II fighter developed in the United States. It first flew in 1940 and entered into service with the RNZAF in 1942.



Aerial view of Wigram Air Base area in 1940-44. Canterbury Maps.

### Distinctive Physical Characteristics

- The Wigram RHA has a very direct physical and visual relationship to the former airfield and associated buildings.

- Recent subdivision has divided the areas of former air force accommodation from each other, with redevelopment and changes to the street patterns and open space within the area.
- The scale of the houses and associated elements differs between Henry Wigram Drive and Caudron Road, a reflection of the rank of the officers accommodated in them.
- The area is typically characterized by a variety of small-scale houses in limited styles giving it a uniform appearance.
- Landmark features include the No.1 Officers' Mess, the hangars surrounding the airfield, the control tower and the Air Force Museum of New Zealand.
- Each house is located on a sizeable section with consistent setbacks and is designed to address the street.
- The landscape detailing is consistent throughout the various groups of houses and includes comprehensive fencing, garages in association with the officer accommodation on Henry Wigram Drive, and pedestrian only access for most of the properties adjoining Caudron Road.
- Mature street trees in Henry Wigram Drive and at the western end of Caudron Road are avenue planted, which in conjunction with the generous front gardens, results in a spacious suburban style development.
- There are limited distant views to the Port Hills and Southern Alps.
- The Brevet Gardens (memorial garden) are outside the No 1 Officers' Mess.

### The Significance of the Area to the Heritage of Christchurch

The heritage significance of this area lies in its historical and social value for its association with the beginnings of an Air Force in New Zealand and with Henry Wigram, a prominent businessman and public figure who enabled the establishment of the Wigram Air Base. Cultural and spiritual values arise from the way of life demonstrated by the houses and the presence of St Mark's Chapel within the grounds of the former No. 1 Officers' Mess. Architectural values are demonstrated in the range of housing that was designed by the government and then purpose-built to house military personnel. The construction techniques used to create the different housing types and other buildings contribute to the technological and craftsmanship values of the RHA. Contextual values are present in the consistency of the housing styles, forms and materials and as Wigram is significant within the Christchurch area as a former airbase with a number of landmark buildings including the No 1 Officers Mess, the hangars and control tower. Archaeological values may arise from early Ngāi Tahu activity and the area's previous agricultural use as well as activities associated with the air force base.

### Historical/Social

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government made a major effort to ready the country's fighting forces for an impending world war in the late 1930s.

The Wigram airfield is commonly described as 'the birth-place of the RNZAF' and led to the establishment of land-based military and civil aviation in New Zealand.

Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

### Cultural/Spiritual

The New Zealand Air Force has a particular culture and this is demonstrated in the approach taken in building houses specifically for personnel and their families, with an established social hierarchy based upon rank. The social network of air force personnel and their families was and is an important part of the air force culture. The separation of the officers' homes from those of the warrant officers and sergeants' homes reflects this social hierarchy. The No 1 Officers' Mess and associated accommodation wings provides evidence of the importance of social interaction between personnel, and the stratification of this interaction, within the Air Force Community.

In 1942 a chapel, one of eight erected at different air force stations or bases throughout New Zealand, was erected on a vacant corner section on Caudron Road. It was later relocated immediately to the northwest of the No 1 Officers Mess, where it remains today.

### Architectural/Aesthetic

The Art Deco/Moderne style was favoured internationally by air forces in the 1930s and 1940s as it expressed the modernity of contemporary military technology. The style can be seen in the treatment of the former No 1 Officers' Mess and the detailing of the staff housing.

The houses in Wigram were purpose-built for air force personnel and share a common style. Most of the houses were designed by the Government Architect's office in 1937-38 and built in 1938-39; John Thomas Mair (1876-1959) was the Government Architect of the time. The roading layout, boundary walls, placement of the houses and garages were carefully designed as part of a comprehensive design approach, accounting for all of the elements that contribute to neighbourhood development and associated ideals of communal life.

The houses have a common architectural vocabulary in the English Cottage style with Art Deco detailing; two basic designs being utilized. They vary slightly in their decorative treatment, particularly around the gable ends and entrances. The details and decorative elements were varied to give the impression of individuality. The most predominant design is the hipped roof house with a small gabled bay and a decorated entrance to the side of the bay. The other basic design has a gabled roof with the roofline projecting over the bay. The bay includes the front entrance which is also similarly decorated.

The decorative features around the front entrance comprise either low relief horizontal lines at the upper level, a low relief pattern that frames the entrance or horizontal lines incised into the entrance way. These are often accompanied by a timber embellished 'pelmet' provided over the entrance.

Within the housing complex were two groups of houses. The smaller group was for married officers and the larger for married warrant officers and sergeants. For the married warrant officers and sergeants, 25 single-storey houses and two semi-detached houses were

constructed some distance away from the officers' quarters, on what are now Caudron Road, Grebe Place and Corsair Drive.

Two of the houses built for married officers were two-storied and five were single-storied. These were constructed on what is now Henry Wigram Drive, near the No. 1 Officers' Mess, one of the other surviving historic buildings on the former base. The houses are similar in style to those of the warrant officers but are larger, with more embellishment. The two-storeyed version has a hipped roof with a large gabled bay which includes the front entrance.

The Officer's Mess and adjoining accommodation blocks have been modified with the addition of a pitched roof. Nevertheless, they remain as exceptional examples of institutional buildings designed in the Art Deco style with features that include vertical and horizontal lines incised into the façade. The clock tower is a distinctive element of the composition.

The residential houses remain for the most part much as they appeared when they were first built. The only significant general modification has been the replacement of the original window joinery with aluminium, which probably occurred within the last ten years that the houses were owned by the Air Force. More recently the Canterbury earthquakes had little impact on the houses within the area.

## Technological / Craftsmanship

The craftsmanship evidenced by the houses is typical of the time in which they were constructed. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

## Contextual

Wigram is located to the southwest of the city of Christchurch. The name is synonymous with the Air Base that was located there and the remaining buildings, including the hangars, control tower and officers mess, provide an enduring landmark within the Christchurch area.

The Wigram street layout was developed as an irregular grid, influenced by Ebenezer Howard's garden city ideals. By the 1930s the introduction of the private motor car was also influencing the New Zealand pattern of land development, producing a more suburban form.

The layout of sections, landscape elements and way in which the houses address the street is highly consistent, as is landscape detailing throughout the various groups of houses. Street trees and the openness of properties to the street results in a community focused context, consistent with the principles and reality of Air Force life.

The site layout and location of the houses on the sites allows generous front gardens, with the houses facing the street, their front doors visible and direct pedestrian access from the street. Landscape features in association with the houses including the metalwork front fences and gates, and rendered masonry walls, which were designed comprehensively, emphasising the recognition of these properties as a group and in keeping with the English Cottage/Moderne style of the houses.

The properties on Henry Wigram Drive are the more substantial of the two housing groups that comprise the HA. They include one and two-storey dwellings with associated garages designed in conjunction with the houses. In contrast the properties on and in the vicinity

of Caudron Road appear to have been designed without thought for the car and have pedestrian access only from the street frontage, except where driveways and garages have been developed retrospectively. Both sets of houses are consistent in their design, form and materials.

## Archaeological

Archaeological values may arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

## Principal References

'Christchurch Street and Place Names', available at  
<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Wilson 'Sir Henry Wigram – he forced his countrymen to take flying seriously' *The Press* 9 September 1978, p. 13.

L. Noble *Sir Henry Wigram: A Pioneer of Aviation in New Zealand*, (Whitcombe and Tombs, Christchurch, 1952)

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)





View of Henry Wigram Drive [at centre] with Officers' Mess in course of construction. WgF374, Air Force Museum of NZ Photograph Collection.

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



## Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	37 Springs Road	Defining
Vacant site	4 Corsair Drive	Intrusive
House	6 Corsair Drive	Defining
House	8 Corsair Drive	Defining
House	1 Grebe Place	Defining
House	3 Grebe Place	Contributory
House	5 Grebe Place	Contributory
House	7 Grebe Place	Defining
House	1 Caudron Road	Contributory
House	2 Caudron Road	Defining
House	3 Caudron Road	Neutral
House	5 Caudron Road	Defining
House	6 Caudron Road	Defining
House	8 Caudron Road	Contributory
House	10 Caudron Road	Defining
House	12 Caudron Road	Defining
House	14 Caudron Road	Defining
House	16 Caudron Road	Defining
House	18 Caudron Road	Defining
House	22 Caudron Road	Neutral
House	24 Caudron Road	Defining
House	26 Caudron Road	Defining
House	28 Caudron Road	Defining
House	30 Caudron Road	Defining
House	32 Caudron Road	Defining
House	34 Caudron Road	Defining
House	36 Caudron Road	Defining
House	38 Caudron Road	Defining
House	1 Henry Wigram Drive	Defining
House	2 Henry Wigram Drive	Defining
House	3 Henry Wigram Drive	Defining
House	5 Henry Wigram Drive	Defining
House	6 Henry Wigram Drive	Defining

House	8 Henry Wigram Drive	Defining
House	10 Henry Wigram Drive	Defining
No. 1 Officer's Mess and Brevet Garden	14 Henry Wigram Drive	Defining [Scheduled heritage item #630]

## Key for Contribution to RHA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

## CONTEXT RECORD FORM WIGRAM HERITAGE CONSERVATION AREA

### CONTEXT/SETTING/LANDSCAPE FEATURES: WIGRAM AIR BASE RECORD FORM

---

#### HERITAGE ITEM ADDRESS(S)/LOCATION:

Partial land area of the former Wigram Air Base including lengths of Henry Wigram Drive, Corsair Drive, Grebe Place, and Caudron Road.

#### AREA/ELEMENT DESCRIPTION

Areas of officer accommodation, Officers' Mess and Brevet Garden associated with the NZRAF and now incorporated into recent (post-2000) subdivision. Separated into two distinct areas – warrant officers and sergeants housing in Caudron Road/Grebe Place and officers' quarters on Henry Wigram Drive.

#### CONTRIBUTING LANDSCAPES

Wigram Airbase, Port Hills

#### STREET AND BLOCK PATTERN

Developed as an irregular grid, although there has been road stopping and changes to the layout with the recent subdivision, which is largely based a upon cul de sac layout.

#### SECTION LAYOUTS

Regular widths of sections, particularly on Caudron Road, while section area is variable.

#### KEY LONG VIEWS

Port Hills

#### KEY SHORT VIEWS

Within the Air Base itself to landmark features including the No.1 Officers' Mess, the hangars surrounding the airfield and the control tower.

#### CONTEXTUAL SIGNIFICANCE

The layout of sections, landscape elements and way in which the houses address the street is highly consistent, as is landscape detailing, throughout the various groups of houses. This includes comprehensive fencing, garages in association with the officer accommodation on Henry Wigram Drive, and pedestrian only access for most of the properties adjoining Caudron Road. Street trees and the openness of properties to the street results in a community focused context, consistent with the principles and reality of Air Force life.








The No 1 Officers Mess and housing in 1941.




Caudron Road, Wigram in 2009. J Schroder.

## INVENTORY OF PUBLIC AND REALM FEATURES

FEATURE	DESCRIPTION	
Open space	<p>Land adjoining Corsair Drive, part of Wigram Village Green and including tree planting, stone entry features and gardens (Rating: Contributory)</p> <p>Open space in association with the No. 1 Officers' Mess, Chapel and Brevet Garden (Rating: Defining)</p>	 
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	<p>Officers' Mess (Rating: Defining), Control Tower (Rating: Defining), Hangar (Rating: Defining) Museum (Rating: Defining)</p>	 

		
MEMORIALS	Brevet Gardens (see Open Space)	
PLAQUES	N/A	
GATES/PILLARS	Domestic gates to properties in consistent materials and style and catch detail (Rating: Defining)	  
PATHS	N/A	
STRUCTURES	N/A	



FENCES	<p>Timber paling fences at varying heights (Rating: Neutral to Intrusive)</p>	
WALLS	<p>Domestic walls in consistent style and materials (Rating: Defining)</p> <p>Entry stone walls as features (Rating: Contributory)</p>	