

CHRISTCHURCH DISTRICT PLAN

CPT NORTH ST ALBANS SUBDIVISION (1923) (HA3) RESIDENTIAL HERITAGE AREA RECORD FORM

Location



The CPT North St Albans Subdivision area is 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.^{1]}

Summary of Heritage Values

This Heritage Area, comprising 112 residential properties, a church precinct 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'.² Set aside as endowment land for the Anglican Church, Rural Section 324 was leased in the later 19th 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 the land for Malvern Park and sold the land for 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 and Rugby Parks.

¹ 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.

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



Aerial view of heritage area in c.1940. Canterbury Maps.

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'.³ 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.

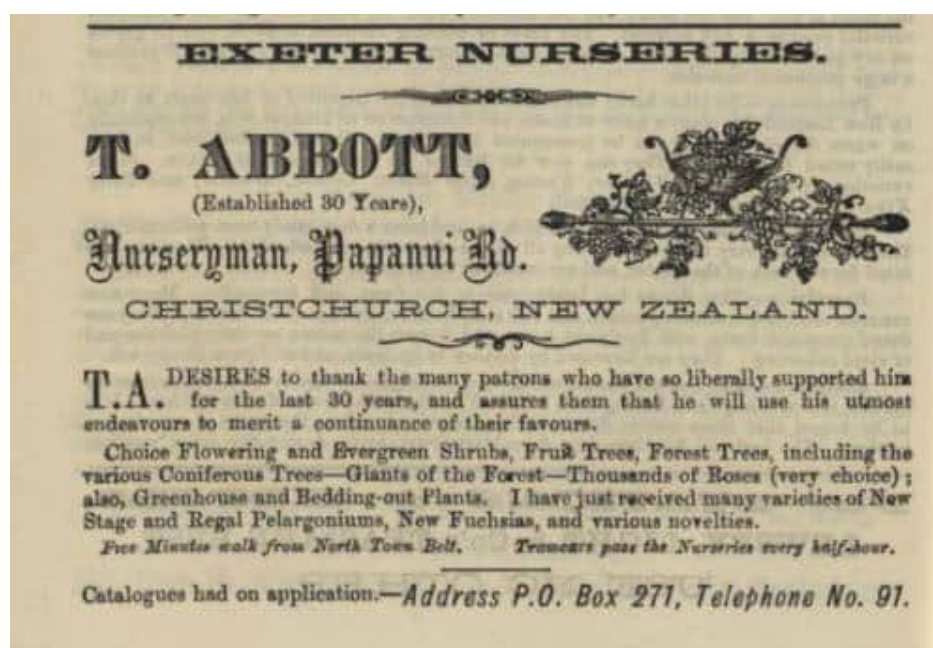
Following the Canterbury Association survey of Christchurch in 1850, Rural Section 324 was set aside as endowment land for the Anglican Church. Within what was to become the Borough of St Albans, the CPT held several rural sections in addition to the 100 acres of RS 324; RS 324A consisted of 50 acres, 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'.⁴

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

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

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

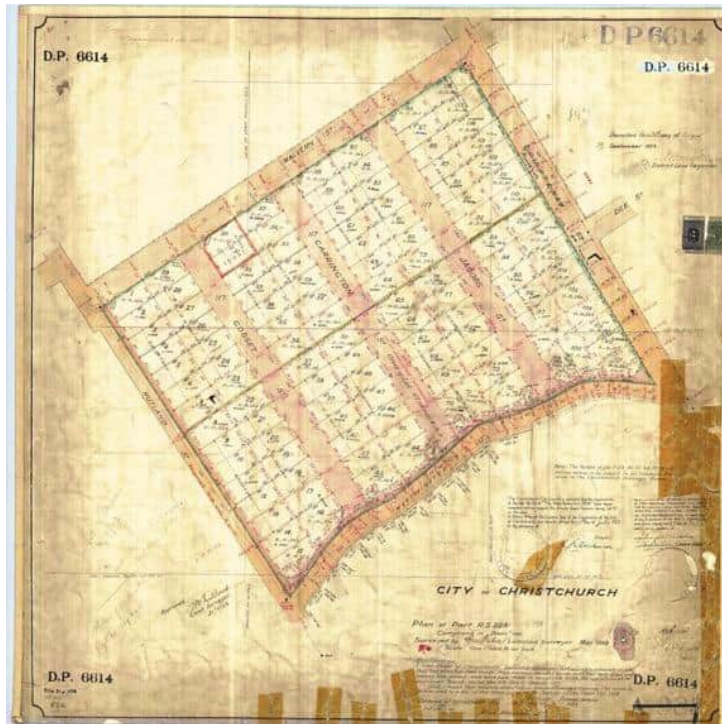
the Chinese market gardens on Rural Section 324 that were accessed from Chinaman's Road (later Rutland Street). The lease of these 'thoroughly stocked gardens' was for sale in January 1884, having apparently been sub-leased from George Dickinson by Lee Tung Cheon, Ma Chin Lung, Lee Tow and Gee Won.⁵



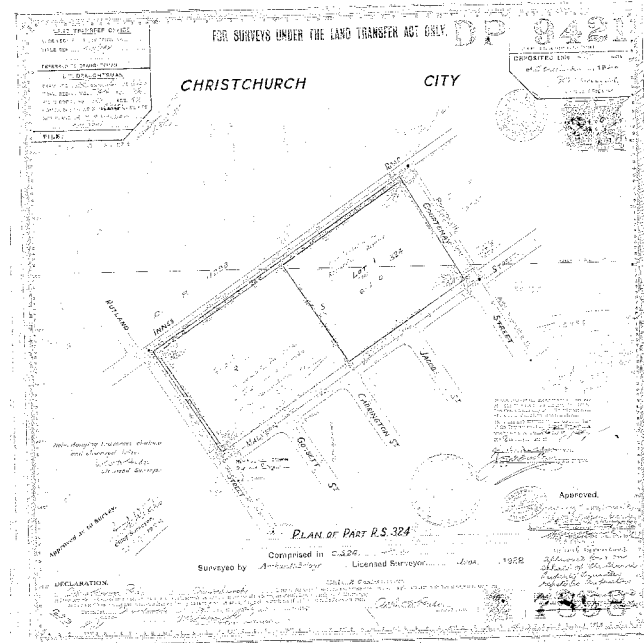
Advertisement for Exeter Nurseries, The Southern Provinces Almanac, Directory, Diary and Year-Book for 1890, CanterburyStories.

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.

⁵ Press 2 January 1884, p. 4.



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



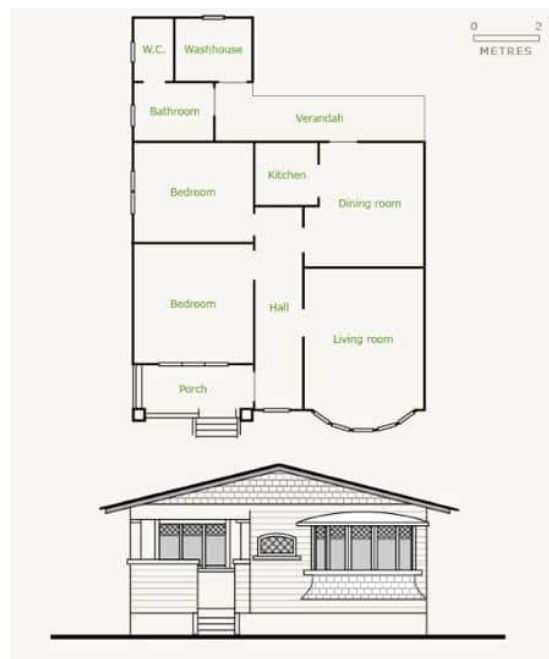
Plan of Part RS 324 on behalf of the Church Property Trustees, dated June 1928. LINZ.

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 1924.⁶ 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.

⁶ Press 20 March 1926, p. 9.

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 20th 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*.

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 which adjoins the residential heritage area. 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-20th 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 29th,
AT 7 P.M.

ON ACCOUNT OF THE CHURCH
PROPERTY TRUSTEES.

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

THE SECTIONS HAVE FRONTAGES TO
WESTMINSTER STREET, BUTLAND
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, McCROSTIE COMPANY, LTD.,
Auctioneers, Corner of Cashel 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). Rugby Park is named for its 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. A memorial gateway is located at the entrance to the adjacent 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 Malvern 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 19th and early 20th 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 20th 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 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. Malvern Park embodies the area's long association with sport. Rugby Park is located adjacent to the HA. The buildings that stand on the south corner of Rugby Park obscure longer views from Gosset Street but also relate to the area's long association with 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 Māori 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.⁷ 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 / revised 12 May 2025 / revised 21 October 2025
(Amanda Ohs)

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

⁷ Press 22 December 1897, p. 3.

List of sites included in the Residential Heritage Area (RHA)

Refer to the contributions map in Appendix 9.3.7.8 to confirm the contribution to the Heritage Area

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	1 Carrington Street (27 Westminster 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	5 Gosset Street (part of 12 Rutland Street)	Defining [NB refer Contributions Map]
Church library	7 Gosset Street (part of 12 Rutland 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
House	17 Gosset Street	Neutral
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
Malvern Park	180 Innes Road	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
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	Contributory
House	50 Malvern Street	Contributory
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
Rutland Street Church	12 Rutland Street	Neutral
House	20 Rutland Street	Defining
Duplex [2]	24 Rutland Street	Intrusive
House	28 Rutland Street	Contributory

Townhouses [4]	30 Rutland Street	Intrusive
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	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	125 Westminster Street (fmr 2 Gosset Street)	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. Malvern Park and Rugby Park (adjacent to the residential heritage area) reflect the history of its gifting and development; mature street trees in Gosset and Malvern Streets reflect later 20th 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. Located adjacent to the heritage area.

INVENTORY OF PUBLIC REALM FEATURES

FEATURE	DESCRIPTION	
Open space	Malvern Park (Rating: contributory)	
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		

Appendix 1
Individual Site Record Forms

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

ITEM NAME House
ADDRESS 1 Carrington Street (27 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

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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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.

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<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 20th 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 19th and early 20th 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.

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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) and replaced (c.2023).

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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

9 June 2022 / revised 6 June 2025

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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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

REPORT COMPLETED

9 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. 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 20th 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 19th and early 20th 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.

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<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?
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DATE OF CONSTRUCTION	c.1925
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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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.

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<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 20th 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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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
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DATE OF CONSTRUCTION	Early 1930s
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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 20th 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 19th and early 20th 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.

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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

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Integrated garage, casement windows with fanlights. Board and batten gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street. The road boundary is marked by a picket fence.

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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

9 June 2022 / revised 13 May 2025

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 20th 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 19th and early 20th 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)

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REPORT COMPLETED

9 June 2022

AUTHOR

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

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AUTHOR

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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 20th 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 19th and early 20th 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.

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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 Former Liebert house
ADDRESS 5 Gosset Street (part of 12 Rutland 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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

9 June 2022

AUTHOR

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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 (part of 12 Rutland Street)
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	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 20th 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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

3 June 2022

AUTHOR

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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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

3 June 2022

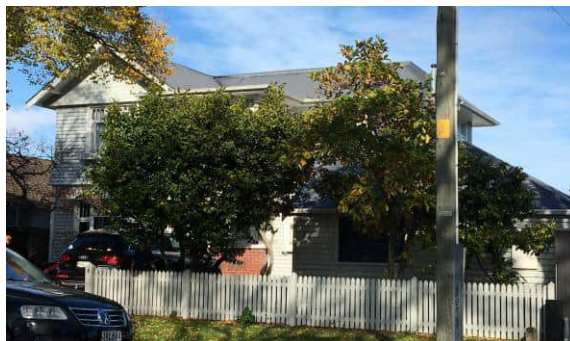
AUTHOR

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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 17 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Johnstone Callaghan Architects
DATE OF CONSTRUCTION	2023

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped and gabled roof forms. Integrated garage; casement windows and glazed sliding doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is on the west side of Gosset Street and largely open to the street. Pavers leading to the front entry have been laid on the berm.

MATERIALS/STRUCTURE

Timber cladding, ribbed steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

New build on a previously vacant, from which an original bungalow had 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 20th 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 19th and early 20th 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 / revised 12 May 2025

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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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

REPORT COMPLETED

3 June 2022 / updated 13 May 2025

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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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/>

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<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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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<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 20th 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 19th and early 20th 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/>

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<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 20th 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 19th and early 20th 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/>

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<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
ADDRESS 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

Passive recreation reserve / Utilitarian

PHYSICAL DESCRIPTION

Recreation reserve with service building, play and exercise equipment along western boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The park is bordered by Innes Road, Roosevelt Avenue, and Malvern Street; Rugby Park lies beyond the western boundary. Trees planted around the perimeter; mix of bollards and wire and hedging along road boundaries. Western boundary marked by corrugated metal fence.

MATERIALS/STRUCTURE

Grass, trees, shrubs, asphalt, timber, concrete block and corrugated metal.

ALTERATIONS

Trees planted (c.1950). Replacement service building erected (later 2000s).

RATING

Contributory

REASON FOR RATING

Recreation reserve, developed in tandem with CPT housing subdivision, that contributes to an understanding of the heritage values of 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 CPT gifted the eastern half of a large parcel forming the northern boundary of their residential subdivision to the Christchurch City Council in 1922; the St Albans Borough Council having expressed a desire to acquire the land as a public recreation ground since the early 1890s. Named Malvern Park, the grounds remain in public ownership, whereas the western parcel was purchased in 1926 by the Canterbury Rugby Football Union, and named Rugby Park, after the council declined the purchase offer made by the CPT.

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 20th 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 two popular suburban parks. 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 19th and early 20th 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 / revised 8 July 2025

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 20th 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 19th and early 20th 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/>

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<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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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/>

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<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 12 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. Side entry on north elevation; shingled gable ends, sunhoods 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 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 erected (c.1945). Lean-to extension at north-west corner (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. 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 20th 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 19th and early 20th 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/>

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<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 20th 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 19th and early 20th 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.

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<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 20th 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 19th and early 20th 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.

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

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



N/A

DATE OF CONSTRUCTION Early 1930s

California bungalow

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends, casement and fanlight type fenestration; bay window on north elevation.

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.

Timber framing and cladding, corrugated metal roofing.

Garage extended / replaced (c.1980).

Defining

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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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.

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<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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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/>

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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CHRISTCHURCH DISTRICT PLAN
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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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)

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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)

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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/>

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<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 20th 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 19th and early 20th 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.

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AUTHOR

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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 20th 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 19th and early 20th 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.

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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 bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Integrated, single-storey garage at south-west corner. Cross-gabled bay adjacent to entrance porch on principal, north-facing elevation. Casement windows, some with fanlights; glazed and stackable doors on north elevation. Some first floor sections are jettied over ground floor. Gable ends have shingles and exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the northern boundary is formed by Malvern Street. Combination paling and picket fencing; vehicle entry off Jacobs Street, main entry accessed from Malvern Street.

MATERIALS/STRUCTURE

Timber framing, weatherboard cladding and shingles; corrugated steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A sympathetically-designed 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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

13 June 2022 / revised 13 May 2025

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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

9 June 2022

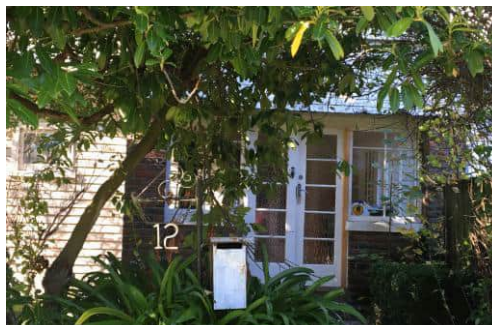
AUTHOR

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 20th 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 19th and early 20th 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.

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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	HNZPT LIST ENTRY STATUS
N/A	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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

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AUTHOR

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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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

9 June 2022

AUTHOR

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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<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). Rear extension (c.1994). Alterations and additions on both floors; new garage (2025, John Creighton Builders).

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. 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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

9 June 2022 / revised 23 May 2025

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 with metal railings 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). Porch floor relined and fence railings erected (2024).

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 20th 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 19th and early 20th 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.

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REPORT COMPLETED

9 June 2022 / revised 13 May 2025

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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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AUTHOR

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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 20th 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 19th and early 20th 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)

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AUTHOR

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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 20th 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 19th and early 20th 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)

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REPORT COMPLETED

10 June 2022

AUTHOR

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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

N/A

HNZPT LIST ENTRY STATUS

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 20th 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 19th and early 20th 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)

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REPORT COMPLETED

10 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. 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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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)

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10 June 2022

AUTHOR

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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 20th 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 19th and early 20th 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)

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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 20th 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 19th and early 20th 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 20th 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 19th and early 20th 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.

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<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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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/>

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<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

N/A

HNZPT LIST ENTRY STATUS

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

Intrusive

REASON FOR RATING

A new, two-storey multi-unit 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 20th 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 19th and early 20th 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/>

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

REPORT COMPLETED

10 June 2022 / revised 9 July 2025

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 wide 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 20th 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 19th and early 20th 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.

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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 Townhouses [4]
ADDRESS 30 Rutland Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Hazeldine Construction

DATE OF CONSTRUCTION

2022

STYLE

Contemporary modern

PHYSICAL DESCRIPTION

Four, two-storey townhouses with an irregular rectangular footprint and gabled roof forms. Integrated garaging, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The site is located on the east side of Rutland Street. The road boundary is partially fenced.

MATERIALS/STRUCTURE

Concrete pad, timber framing, timber and brick cladding; ribbed steel roofing.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

New two-storey, multi-unit residential development 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 20th 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 19th and early 20th 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/>

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

REPORT COMPLETED

10 June 2022 / revised 13 May 2025

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 20th 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 19th and early 20th 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)

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<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 20th 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 19th and early 20th 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.

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<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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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<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 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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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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 20th 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 19th and early 20th 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.

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<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 20th 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 19th and early 20th 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.

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<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 20th 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 19th and early 20th 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 125 Westminster Street (formerly 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 20th century.

CONTEXTUAL SIGNIFICANCE

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REPORT COMPLETED

3 June 2022

AUTHOR

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