

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE 'PARADE OF HOMES'  
RESIDENTIAL HERITAGE AREA RECORD FORM

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Location



Christchurch  
District Plan

Christchurch  
City Council

Proposed Plan Change 13 - Wayside Avenue 'Parade of Homes' HA12 - for notification

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

Comprising the southern section of Wayside Avenue in the suburb of Bryndwr (#s 1-31 and 2-36 inclusive), with the watercourse of the Wairarapa Stream to the east and connecting with Guildford Street to the south and Flay Crescent to the west.

Summary of Current Heritage Protection and Recognition:

None of the houses in this Residential Heritage Area (RHA) are individually listed by Heritage New Zealand Pouhere Taonga nor are they scheduled in the Christchurch District Plan. The area has not been previously identified as a Special Amenity Area (SAM) but it does fall within the current Community Housing Redevelopment Mechanism Overlay.

Christchurch District Plan Zoning

The entirety of the RHA is zoned Residential Suburban Zone.

Summary of Heritage Values

This Residential Heritage Area is comprised of 31 residential properties, 28 of which date from 1957, the year in which a Parade of Homes exhibition was held in Wayside Avenue, Bryndwr. The area embodies historic, architectural, and technological heritage values

relating to the mid-20<sup>th</sup> century central government promotion of good quality locally designed, built and furnished middle-income housing.

Wairarapa Stream was a Ngāi Tūāhuriri kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place); following colonial settlement the land near its source was farmed. Wayside Avenue was surveyed by AJS Morely between 1956 and 1958 and subdivided by the Crown during this period. The 1957 Parade of Homes was sponsored by the National Housing Council to foster private home ownership and promote modern building methods and designs. Nationwide the Parades of Homes of the late 1950s and early 1960s attracted thousands of people to view the latest trends in house design and interior decoration.

The houses within this area are generally mid-20<sup>th</sup> century single-family bungalows in both traditional and contemporary (Modernist) styles. A diversity of styles was encouraged by the 'show case and shop window' nature of the home exhibition (Pictorial Parade No. 62, 1957). By the end of the weeklong Parade all the houses had been sold. More recent houses in the area have maintained its pattern of single-family detached dwellings, albeit with some intensification of site usage.



'Some of the houses which are being built in Wayside Avenue'. *Press* 8 March 1957, p. 7. PapersPast.

## History of Subdivision and Development

The Wairarapa Stream is a tributary of the Ōtākaro - Avon River in Christchurch. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Wiremu Te Uki and others from Ngāi Tūāhuriri recorded Wairarapa as a kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place). Kāuru (root of the tī kouka),

aruhe (bracken fernroot), inaka (whitebait), tuna (eels) and kiore (Polynesian rat) were all gathered here.<sup>1</sup>

Most of northwest Christchurch, including the land on which Wayside Avenue was surveyed and subdivided by the Crown between 1956 and 1958, was farmland for the century following the European settlement of Christchurch. Where once sheep and cattle, market gardens and orchards met Christchurch's food needs, Bryndwr and Burnside became a major hub for meeting the housing needs of the growing city in the post-World War II era. Wayside Avenue was subdivided from the Flay block (see Historic Names section below) as part of what was known as the Group Housing Scheme.



Harewood Extension No. 172, DP 20130, received by the Land Transfer Office 18 August 1958, approved by Commissioner of Lands on behalf of HM the Queen as Registered Owner on 3 November 1958.

In order to encourage private home construction, as opposed to state rental housing, central government purchased land for residential development and then leased or on sold it to builders. All-trades building companies such as Maurice Carter Ltd would then build an entire subdivision, or group, of houses, thereby achieving economies of scale. Prospective homeowners were helped by the availability of low-interest loans from the government's State Advances Corporation. Thus the risks and costs associated with residential property development and purchase could be largely shouldered by central government at a time when post-war housing shortages were still significant.

The National Government elected in 1949 had ushered in this shift in housing policy, away from the previous Labour government's emphasis on state house provision, towards private provision of low and middle-income family homes. After Labour returned to power in 1957 it continued to support private home ownership, introducing 3% loans for those earning less than £1000 per annum. '(B)y 1961, 52 per cent of all residential buildings completed were funded by the state. ... Plans and specifications had to be submitted to

<sup>1</sup> <https://www.kahurumanu.co.nz/atlas>

the State Advances Corporation for approval if the government was guaranteeing the house for finance' (Shaw p. 166-8).

Between 1953 and 1968 the government's Group Housing Scheme facilitated the construction of nearly 20,000 houses around the country, the majority of which were built between 1954 and 1960. At the same time the uptake of State Advances Corporation low-interest housing loans rose from £6.2m in 1953 to £31.8m in 1961 (Shaw p. 166).

To promote the Group Housing Scheme to prospective homeowners the National Housing Council was established in 1953. The Council's major undertaking was to sponsor home exhibition weeks, called Parades of Homes. From small beginnings, with the first exhibition of two housing models in each of the four main centres in August 1953, the Parades rapidly grew in size and popularity. By 1962 47 parades had been held around New Zealand in 24 towns and cities. Such was their appeal that a writer in the *Evening Post* declared in March 1960 'there is no doubt that a parade of homes is next in popularity to racing and football among New Zealanders. They will turn out in droves to inspect one' (cited Shaw p. 169).

The 1955 Parade of Homes was 'New Zealand's first full-scale exhibition of small houses' (Pictorial Parade No. 37, 1955). About 20 houses were erected in Norrie Avenue, Mt Albert in Auckland by local builders. In 1956 the Auckland Parade included 56 houses by 30 builders and c.200,000 people visited over a two-week period. The 1957 season saw houses built in Invercargill (11 houses), Christchurch (29 houses), Wellington, Palmerston North, Hamilton and Auckland (32 houses). Visitors to the exhibitions were told the cost of the houses and the land on which they stood and were able to walk through each fully furnished home to inspect the latest trends in planning, construction and decoration.

The Wayside Avenue Parade of Homes was opened by JK McAlpine, the Minister of Railways, on Saturday 30 March 1957. It was the first full-scale Parade to be held in the city. *The Press* published a special 16-page supplement the day before the Parade opened to showcase the 'modern trends in housing' that visitors to the exhibition could expect. The newspaper had earlier reported that '(a)lthough many of the homes were builders' showpieces some builders deliberately set out to display the type of house they usually built' (*The Press* 9 March 1957 p. 3).

By the time it closed on Sunday 7 April, not only were all the houses sold but nearly 80,000 visitors had inspected the Wayside Parade. Two days before the Parade closed the Manuka Boy Scout troupe had sold out of the 10,000 exhibition booklets they had been given to distribute. By way of comparison the seating capacity of Lancaster Park (AMI Stadium) was 33,000 in 1957 and New Zealand's total annual attendance at the movies in the post-war era peaked at 40,632 in 1960 (*NZ Historical Atlas* plate 71B).

One feature of the exhibition was the vote by visitors to determine the most popular show home. The winning home was No. 8 (18 Wayside Avenue, since demolished), which was built from Summerhill Stone, with a concrete tile roof and cedar boarding on the terrace. This two-bedroom L-shaped house, also featured a combined kitchen-dining room, and a sunroom, which presumably could serve as a third bedroom if required. No. 5 (12 Wayside Avenue), designed by the architect H. Francis Willis, was the third-place getter and house No. 10 (22 Wayside Avenue) was also very popular with visitors. Together this selection suggests that both conventional 'brick and tile' and modern homes were appreciated by Parade visitors.

When the exhibition closed the new homeowners were quick to move in and the surrounding neighbourhood was gradually built up with both state houses and group houses; some of the latter were built by Maurice Carter Ltd in Sevenoaks Drive in c.1962. The spotlight on modern builders' homes in Christchurch then shifted to Wainoni in the eastern suburbs, where the 1958 Parade of 15 houses was held off Rowan Avenue.

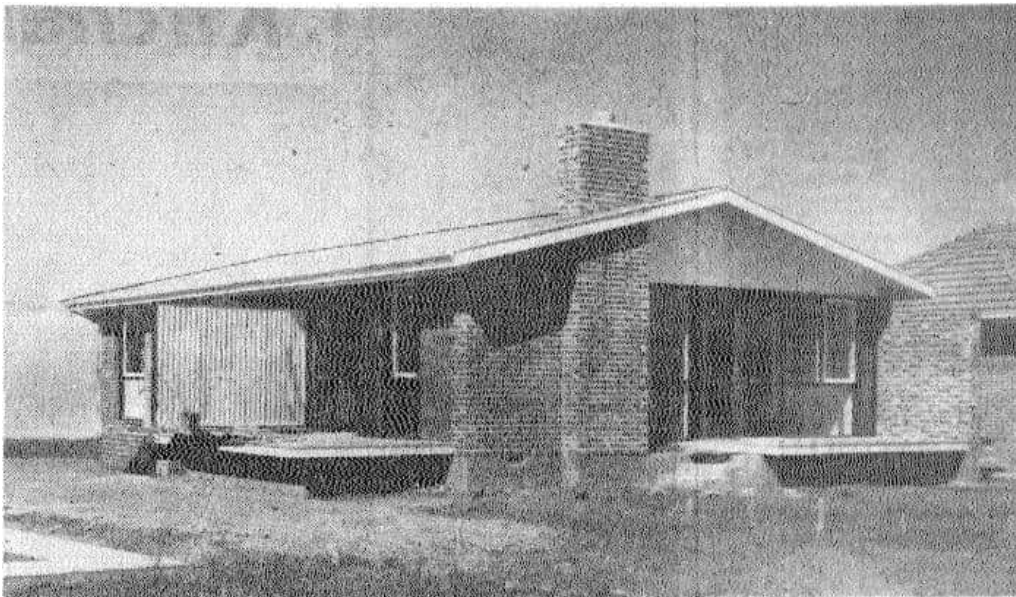
## Historic Names and Uses

Wayside Avenue may be 'translated' as meaning at the side of a wide, tree-lined road. Whereas many of the streets in its vicinity reference particular places or people, Wayside Avenue has a descriptive name that was possibly intended to evoke a place that is both peaceful and slightly more elegant than a conventional street or road.

Flay Crescent 'was named after Professor Albert Hugh Flay (1905-1973). Flay was head of farm management at Lincoln College. He owned 50 acres of land on the eastern side of Grahams Road opposite the Waimairi Cemetery, where Flay Crescent was formed. The street first appears in street directories in 1960' (CCL Christchurch Street and Place Names).

Guildford Street 'was named after Guildford, a town in Surrey, England. It first appears in street directories in 1960' (CCL Christchurch Street and Place Names).

The Greer and Graham families, after which the major streets in the locale are named, farmed holdings of 40 and 57 hectares respectively (c.100 and 140 acres). Douglas Graham (1818-72) had arrived in Canterbury in 1852 and managed cattle for the Deans' family from 1854 until his death in 1872. His home was located on what is now Flay Park. David Greer (1842-1918) built his first farmhouse, at what was later 302 Greers Road, in 1878.



Rear of house number 19, built by ML Paynter Ltd. *Press* 29 March 1957, p. 5 (supplement).

## Distinctive Physical Characteristics

- Wayside Avenue runs on a north-south axis between Grahams Road and Guildford Street. The 1957 Parade of Homes properties are framed by the northern entrance to Flay Crescent and by Guildford Street to the south. The eastern boundary of the HCA is the watercourse of the Wairarapa Stream, which is a tributary of the Ōtākaro - Avon River.
- The houses are variously conventional and Modernist in style, with references to English Cottage, Arts and Crafts bungalow, and Californian and Scandinavian Modernist domestic architecture.

- Almost all of the houses are single storey, with the exception of two, two-storey 'expandable' houses that stand side by side adjacent to the northern entrance to Flay Crescent. As built the Parade houses contained two, three or four bedrooms and were set in spacious gardens. The houses are generally centred between the side boundaries but positioned closer to the street than the rear boundary, with driveways running to the rear of the property along a side boundary.
- Timber, brick, corrugated iron and ceramic tiles are the predominant building materials, but Summerhill Stone, asbestos sheets, and concrete block also feature.
- Grassed berms inset with street trees separate the roadway from the footpath on both sides of the avenue.
- The flat terrain in this part of the city means that views within and beyond the HCA are confined to views of Wayside Avenue and other streets in the area. The curvilinear layout of Wayside Avenue encourages a sense of expansiveness and shields the houses within the HCA from the busier suburban thoroughfares of Greers and Grahams Roads.
- Walking access to Sevenoaks Drive is via a reserve adjacent to the northern boundary of 34 Wayside Avenue. It had been intended to put a road through here, connecting Wayside and Sevenoaks Drives. The reserve walkway is the vestigial reminder of that plan.

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

The historic heritage significance of this area lies in its historic and social value as an example of the extremely popular Parade of Homes exhibitions of the late 1950s and early 1960s. Its architectural and aesthetic value resides in the showcase of contemporary housing designs offered by the architects and builders of the Parade of Homes. The craftsmanship values of these houses relate to their exhibition of new building materials. Modest contextual values attach to the relationship of the houses to their garden settings and a tree-lined suburban street. Archaeological values may arise from a 100-year period of European agricultural use predating the existing built environment. Scientific values pertain to the Parade of Homes as a mid-20<sup>th</sup> century landmark in New Zealand's cultural history.

### Historical/Social

By 1958 '(t)he Parade of Homes has become an exciting annual affair in many of our cities and towns, and while it gives enterprising builders a chance to show the public what they can provide in the way of housing, it also acts as a mirror to public opinion, thus giving the trade a fine opportunity to gauge popular trends' (*The Mirror* April 1958, p. 28).

The 1957 Parade of Homes in Wayside Avenue embodies both regional and national historic and social values. It was the first full-scale Parade of Homes to be held in Christchurch, promoting central government's housing policy and showcasing the work of local building firms to thousands of visitors who inspected the 29 show homes. The Parade homes exemplified the material aspirations of middle-class New Zealanders in the late 1950s and early 1960s and gave rise to discussions amongst women's groups as to the best house in which a housewife could work and raise a family.

Within the local context 'the suburbs of Bryndwr and Burnside were "one of the most rapidly growing areas in New Zealand" during the 1950s and 1960s' (Bryndwr and Burnside, CC Libraries). That growth was clearly underpinned by the government's Group Housing Scheme and made visible by the National Housing Council sponsorship of the Wayside Avenue Parade of Homes. The association of well-known building companies, including Maurice Carter Ltd and ML Paynter Ltd, and home furnishings stores, such as McKenzie & Willis, Beath's, Ballantynes, Hay's and Farmers, with the Parade is also evidence of the significance of these home exhibitions as shop fronts for local businesses.

### Cultural/Spiritual

The houses in the area have cultural value as a demonstration of the way of life of their past and present occupants and in relation to the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

### Architectural/Aesthetic

The architectural values of the Wayside Avenue Parade of Homes are considerable, given that the 29 houses of the Parade were intended to showcase the best in contemporary builders' houses for middle-income earners.

The 1958 Auckland Parade of Homes was said to have once again ignited the 'smouldering controversy' of Traditional v. Contemporary housing design (*The Mirror* April 1958 p. 28) but the Wayside Parade homes appear to demonstrate the capacity for builders and architects working side by side to embrace both Modernist and traditional styles. James Garrett, writing in the *Encyclopaedia of New Zealand* in 1966, observed that 'by 1960 "modern" characteristics were appearing in builders' "parades of homes". The architects' idiom was passing into the builders' vernacular' (Garrett 'Towards an Indigenous Architecture').

The involvement of architects such as H. Francis Willis, Don Donnithorne and FH Neumann (aka Fred Newman) of the Housing Construction Division may account for the modernity of some of the house plans and construction methods on display. The New Zealand Institute of Architects competition home, design by Don Donnithorne for Griffiths and Moffatt, was published in *Home & Building* on 1 July 1957. In this house the kitchen was set against one end wall of the family room, which was only partially separated from the living room. Although this is undeniably a sign of Donnithorne's adoption of open-plan Modernism, it was noted in the *Press* that 'comparisons with other centres showed a tendency in Christchurch to "open living" with telescoped kitchens and dining rooms.' By contrast Auckland Parade houses, it was said, 'tended to the conventional separate dining-room-lounge or a dining alcove' (*The Press* 3 April 1957, p. 10). Given that New Zealand architectural historians have long recognised the distinctive character of the Christchurch school of Modernism dating from the work of Paul Pascoe in the 1940s it is interesting to consider that this regional willingness to adopt the tenets of Modernism had also had an impact on builders' houses by 1957.

Modernist influences may be seen in the open planning of houses such as the NZIA's House 25 (No. 1 Wayside Avenue) and the capacity of the government's 'expandable' homes designed by Neumann to be added to without the need to make structural changes to the building (Houses 26, 27, 28 and 29 at 25, 27 29 and 31 Wayside Avenue). The latter were first presented to the public by the Government Architect in the 1957 Parade season, following criticism by women's groups, including the National Council of Women, that the 1955 Auckland Parade houses were too small and making additions to them would be too costly (Shaw pp. 174-5).

The aesthetic simplicity of Modernist domestic architecture can also be seen in House 25, House 10 (22 Wayside), the single-storey 'expandable' Houses 26 and 27, and House 21 (9 Wayside Avenue), which was built by the Canterbury Timber Merchants' Association. By contrast some of the Parade homes conformed to the more conservative or conventional 'brick and tile' model of the post-war bungalow, among them House 24 (3 Wayside Avenue), House 2 (4 Wayside Avenue) and House 16 (23 Wayside Avenue). Neumann's two-storey 'expandable' Houses 28 and 29 (29 & 31 Wayside Avenue) clothe their modern approach to planning in an English Cottage exterior.

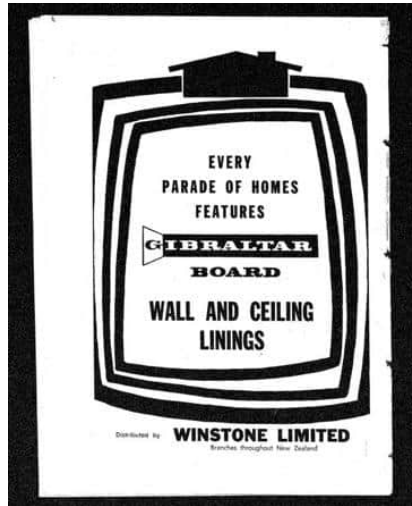
#### Technological / Craftsmanship

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. In addition to the impetus given by the Parade, innovation and experimentation in materials and planning was also encouraged by the pressure to reduce housing costs in the post-war era, which was due in part to ongoing material shortages (Shaw p. 170).

At the same time modern labour-saving devices and appliances were coming to the rescue of the nation's housewives, as well as being symptomatic of the rise of post-war consumerism. 'By 1958 it was unthinkable that house plans would not make provision for a refrigerator' (Shaw p. 178). Advertisements in the Wayside Parade booklet for refrigerators, washing machines, and electric ranges suggested that the modernity of the Parade houses was to be measured in how their new owners lived, as well as how their houses were built.

Cladding products featured in the Parade included traditional brick and timber and new materials such as Summerhill Stone and asbestos panels (House 12, 26 Wayside Avenue). '(C)oncrete block was everywhere in the mid-1950s' (Shaw p. 161) and House 13 (28 Wayside Avenue) was clad in plastered concrete 'Modenage' blocks, presumably a proprietary brand of concrete block. Production of coloured split concrete blocks had begun in the mid-1950s and this product was variously known as Summerhill Stone, Roskill Stone, if it was made by Winstones at their Mount Roskill scoria depot, and Waitaki Stone, if it was made at the Pukeuri Freezing Works north of Oamaru. Houses 3 (6 Wayside Avenue) and 14 (30 Wayside Avenue) were clad in Summerhill Stone, while House 17 (21 Wayside Avenue) showcased the material in a feature wall beside the front door. A brick feature wall beside the main entry on House 19 (15 Wayside Avenue) not only drew attention to the external cladding material but also highlighted the skill of the builder ML Paynter Ltd. This house was on the market during the Parade for £3,890, which included a garage with automatic opening device, another innovative home product that was to become a standard feature.





The Parade of Homes was a showcase for new building products as well as modern house designs. Winstones' Gib board advertisement published in *Te Ao Hou The New World* No. 43, June 1963 p. 66

### Contextual

Within the suburban streetscape of Wayside Avenue may be seen the echoes of the Garden City design philosophy wherein grassed berms and street trees are an integral part of the visual continuity between the public and private domains. This melding of public and private space is fostered by the low walls or fences that subtly demarcate the boundary between the footpath and the ornamental front garden of each house. Some of the Parade houses retain the carefully maintained street-side gardens that are typical of conventional 1950s garden design, notably House 16 (23 Wayside Avenue) and also House 9 (20 Wayside Avenue).

The generous size of the sections in this HA is in keeping with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car. The environment is typical, rather than distinctive, in nature and is well established, although subdivision of some properties on the east side of the avenue has undermined the integrity of the RHA's landscape values. The houses relate to one another in terms of their style, materials and form while at the same time subtly displaying the variety of approach that was central to the 'Parade of Homes' concept.

### Archaeological

Archaeological values pertaining to a century of agricultural land use before 1957 may survive beneath the roadway and house sites in the area, although earthworks associated with the Parade could have substantially remodelled the landscape and destroyed such archaeological evidence.

The scientific values of the area may support further research into the cultural history of housing design and public exhibition in the middle years of the 20<sup>th</sup> century. Many New Zealanders will recall attending a Parade of Homes, some seeking out those in different towns and cities to inspect the latest house designs and interior decorating trends. The publication of research about the Parade of Homes phenomena would contribute to an understanding of how New Zealand families became familiar with innovations in house designs and also shed light on the process by which modern architectural thinking 'trickled down' to the housing market, of which builders have always had the lion's share.

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WAYSIDE AVENUE  
 WAYSIDE AVENUE  
 WAYSIDE AVENUE  
 (off Green road).

9 MODEL HOMES PORTRAYING  
 THE LATEST TRENDS IN  
 GRACIOUS LIVING.

OPEN FOR INSPECTION MARCH  
 30-APRIL 7 INCLUSIVE.

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 Fare 8d.

PARKING.

Adequate parking is available in  
 Willie Park on Green road, oppo-  
 site Parade of Homes entrance.

A 56-page descriptive booklet will  
 be on sale on the site for 1s.

COMPETITION.  
 "BEST VALUE FOR THE MONEY."  
 Prize Money £30.

The entry form is page 27 of the  
 booklet—don't forget to fill it in.

PARADE OF HOMES COMMITTEE.

Press 2 April 1957, p. 1.

## Principal References

'Bryndwr and Burnside', Christchurch City Libraries Heritage Section, available at [http://christchurchcitylibraries.com/Heritage/LocalHistory/Fendalton/Bryndwr\\_Burnside.asp](http://christchurchcitylibraries.com/Heritage/LocalHistory/Fendalton/Bryndwr_Burnside.asp)

'Christchurch Parade of Homes' *Home & Building* (1 July 1957, profiling the NZIA house designed by Don Donnithorne for Griffiths & Moffatt)

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch)

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

Douglas Lloyd-Jenkins *At Home – A century of New Zealand design* (Godwit 2004)

James Garrett 'Towards an Indigenous Architecture "Space, Light, and Nature" *Encyclopaedia of New Zealand 1966*, available at <http://www.teara.govt.nz/en/1966/architecture/7>

Louise Shaw 'A Woman's Place' in *At Home in New Zealand – History Houses People* edited by Barbara Brookes (Bridget Williams Books 2000)

Pictorial Parade No. 37 (1955) and No. 62 (1957) – NZ National Film Unit, Archives New Zealand; available at [http://www.ziLn.co.nz/program\\_detail.php?program\\_id=247&channel\\_id=60](http://www.ziLn.co.nz/program_detail.php?program_id=247&channel_id=60)  
[http://www.ziLn.co.nz/program\\_detail.php?program\\_id=318&channel\\_id=60](http://www.ziLn.co.nz/program_detail.php?program_id=318&channel_id=60)

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch)

'The Word on Modernism – How books aided a revolution in design, 1925-1965' (University of Otago Central Library exhibition, curated by Michael Findlay, held 11 July - 23 September 2005, available at [http://www.library.otago.ac.nz/exhibitions/word\\_on\\_Modernism/index.html](http://www.library.otago.ac.nz/exhibitions/word_on_Modernism/index.html)

Winifred Davies '1958 Parade of Homes – held at Haverstock Road, Mt. Albert, Auckland'  
*The Mirror* Vol. 37, No. 10, April 1958 pp. 28-9, 35, 84.

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

For further information refer to Archives New Zealand holdings for the 1957 Parade of Homes available at <http://www.archway.archives.govt.nz/>

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

#### Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	1 Wayside Avenue	Defining
House	3 Wayside Avenue	Defining
House	5 Wayside Avenue	Defining
House	7 Wayside Avenue	Contributory
House	9 Wayside Avenue	Contributory
House	11 Wayside Avenue	Defining
House	15 Wayside Avenue	Defining
House	17 Wayside Avenue	Contributory
House	21 Wayside Avenue	Defining
House	23 Wayside Avenue	Defining
House	25 Wayside Avenue	Defining
House	27 Wayside Avenue	Defining
House	29 Wayside Avenue	Defining
House	31 Wayside Avenue	Contributory
House	2 Wayside Avenue	Contributory
House	4 Wayside Avenue	Defining
House	6 Wayside Avenue	Defining
House	8 Wayside Avenue	Defining
House	10 Wayside Avenue	Contributory
House	12 Wayside Avenue	Defining

House	14 Wayside Avenue	Contributory
House	16A Wayside Avenue	Contributory
House	18 Wayside Avenue	Neutral
House	20 Wayside Avenue	Defining
House	22 Wayside Avenue	Contributory
House	24 Wayside Avenue	Contributory
House	26 Wayside Avenue	Neutral
House	28 Wayside Avenue	Defining
House	30 Wayside Avenue	Contributory
House	32 Wayside Avenue	Defining
House	34 Wayside Avenue	Contributory
Accessway	36 Wayside Avenue	Contributory

## Key for Contribution to RHA

### *Defining*

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

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

### *Contributory*

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

### *Neutral*

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

### *Intrusive*

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



## **CONTEXT RECORD FORM**

### **WAYSIDE AVENUE HERITAGE CONSERVATION AREA**

#### **CONTEXT/SETTING/LANDSCAPE FEATURES: WAYSIDE AVENUE RECORD FORM**

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**HERITAGE ITEM ADDRESS(S)/LOCATION:**

Wayside avenue from the intersection with Guildford street Flay Crescent.

**AREA/ELEMENT DESCRIPTION**

A suburban street developed in 1957.

**CONTRIBUTING LANDSCAPES**

Wairarapa Stream

**STREET AND BLOCK PATTERN**

Crescent and irregular grid

**SECTION LAYOUTS**

Fairly regular sections layouts with change in size from the east to the west side of the street, high level of subdivision on the west side of the street.

**KEY LONG VIEWS**

N/A

**KEY SHORT VIEWS**

N/A




**CONTEXTUAL SIGNIFICANCE**

Designed in a manner highly representative of the era, and while there is some demarcation between public and private space, the elements of both have been designed to work in conjunction with each other, anticipating a high level of interaction between public and private space. This is illustrated through the lack of boundary fencing or low walls designed in conjunction with the style of housing and still present in the street.

**PHOTOS**








**INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES**



FEATURE	DESCRIPTION	
<b>OPEN SPACE</b>	Accessway to Wairarapa Stream and Seven Oaks Drive (Rating: Contributory)	
<b>STREAMS</b>	Wairarapa Stream (Rating: Primary)	
<b>CEMETERY</b>	N/A	
<b>LANDMARKS</b>	N/A	
<b>MEMORIALS</b>	N/A	
<b>PLAQUES</b>	N/A	
<b>GATES/PILLARS</b>	N/A	
<b>PATHS</b>	Refer to open space above	
<b>STRUCTURES</b>	N/A	
<b>FENCES</b>	Various timber paling contrasting with the open nature and intent of the original development (Rating: Intrusive)	

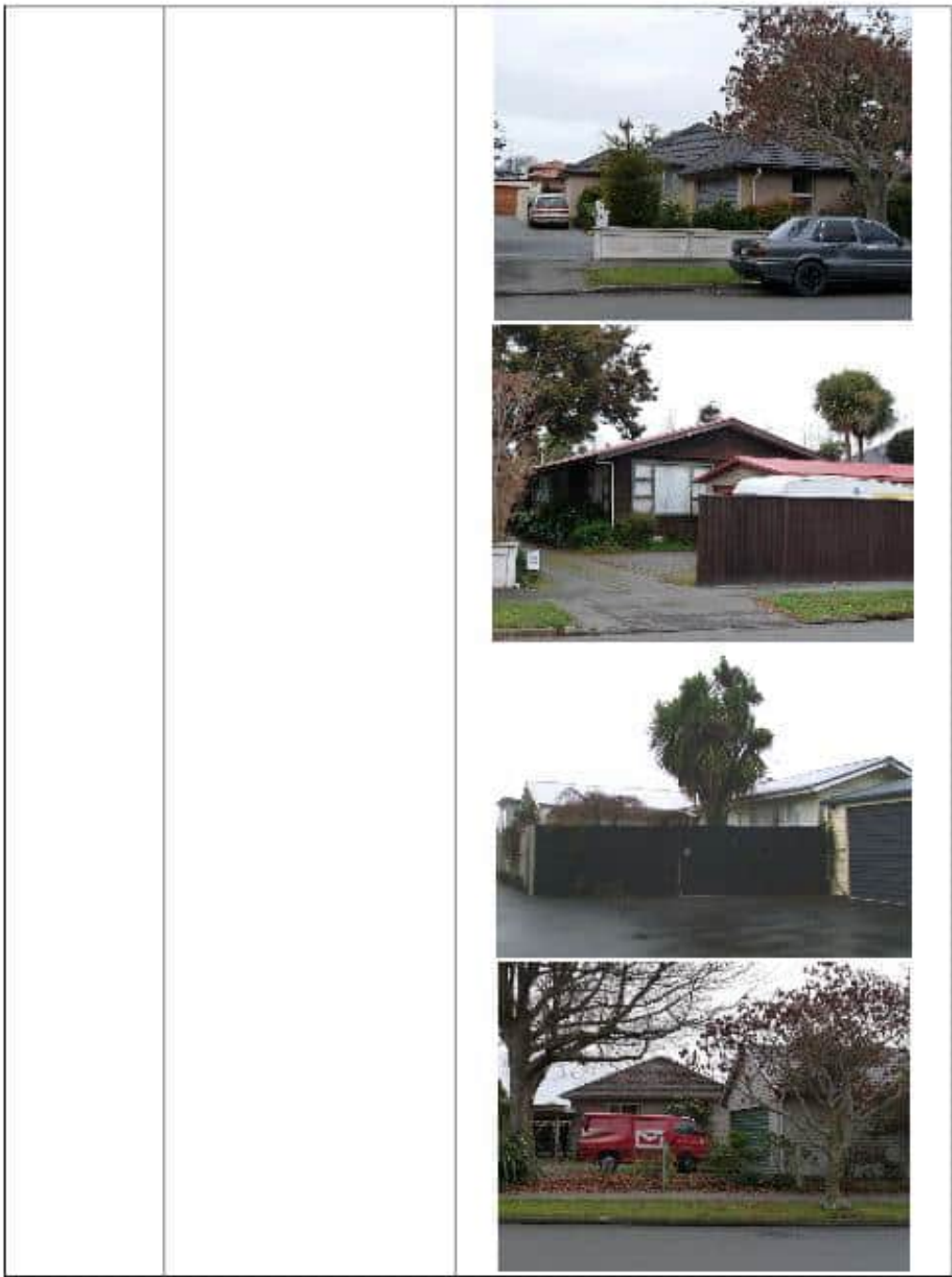
		
<p><b>WALLS</b></p>	<p>Brick, block and concrete, many developed as an integral element of the house and site design (Rating: Primary) and more recent</p>	








		
<b>WHARFS / PIERS</b>	N/A	
<b>STEPS</b>	N/A	
<b>SEATS</b>	N/A	
<b>SIGNS</b>	N/A	
<b>LIGHTING</b>	Luminaries on arm, timber posts (Rating: Neutral)	
<b>STREET</b>	Intact curvilinear street, simple form consistent with era (Rating: Primary)	
• <b>WIDTH</b>	Carriageway 8m, road reserve 15.1m (Rating: Primary)	
• <b>ALIGNMENT</b>	Curvilinear (Rating: Primary)	

AND LAYOUT	Primary)	
• MATERIAL	Concrete, chip seal (Rating: Neutral)	
• KERB AND CHANNEL	Constructed in 1958 (Rating: Primary)	
• FOOTPATH	Footpath both sides 1.4m wide (Rating: Primary)	
• BERM	Both sides (Rating: Primary)	
<b>STREET TREES</b>		
• CLUSTER		
• AVENUE	Fraxinus sp (Ash) (Rating: Contributory)	
• INTERMITTENT		
• SIZE		
• SPECIES		
<b>GARDEN PLANTING</b>	N/A	
<b>Private Realm Features</b>		
<b>PRIVATE SPACE MATERIALS</b>	Brick, concrete, timber, block (rating: Primary)	

<p><b>BUILDING SETBACK</b></p>	<p>Variable, but predominantly 7m (Rating: Primary)</p>	
<p><b>ANCILLARY BUILDINGS</b></p>	<p>Original garages in conjunction with house style (Rating: Primary) Front yard garages as the result of subdivision (Rating: Intrusive)</p>	



		
<p><b>TREES</b></p>	<p>Variety, exotic and native (Rating: Contributory)</p>	 
<p><b>VEGETATION</b></p>	<p>Variety, exotic and native, very simple garden forms (Rating: Contributory)</p>	

		
<b>VEWS</b>	N/A	

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    1 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Griffiths and Moffat (Don Donnithorne)
DATE OF CONSTRUCTION	1957

STYLE

Regional Modernism

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gable roof; minimal eaves and casement windows. Paling fence on northern section of Wayside Avenue road boundary; vegetation marks remainder of boundary. Vehicle access to stand-alone garage off Guildford Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and the property is bounded to the south by Guildford Street.

MATERIALS/STRUCTURE

Cavity brick, rough sawn weatherboards, corrugated metal roof, concrete floor.

ALTERATIONS

Garage extended / rebuilt (c.1980).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. The local branch of the NZ Institute of Architects held a competition for a house to be built on their allocated section, at 1 Wayside Avenue; the winning design by Griffiths and Moffat was selected from five entries. The house was built by Stan Muirson Ltd and furnished by D.I.C; its sale price was £3,686.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. Designed by Don Donnithorne, a leading Christchurch architect, this house applies the principles of Regional Modernism to a middle-class family home. The house's aesthetic qualities are enhanced through its treatment of natural materials.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    2 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Thwaites & Cross Ltd, builders
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Cross-gabled bay on principal, north-west facing elevation. Textured brick string course detailing; casement windows. Paling fence marks road boundary. Vehicle access to stand-alone garage off Guildford Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; the property is bounded to the south by Guildford Street.

MATERIALS/STRUCTURE

Brick, timber weatherboards, corrugated metal roof.

ALTERATIONS

Windows replaced and sun porch enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. Originally labelled House No. 1, this three-bedroom house was built by Thwaites and Cross and furnished for the Parade by Drages & Co. The sale price was £3,600.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was brick veneer, which was seen as more durable than timber, and had large windows to capture the afternoon sun, the latter being an important aspect of modern domestic planning.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 3 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	AA Moore, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and multiple hipped roof forms. Side entry and tripartite windows with fixed centres flanked by fanlight-and-casement type sashes. Low hedge marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to a hip-roofed garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber joinery, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 24 in the Parade of Homes, this three-bedroom house was built by AA Moore and furnished for the Parade by Smith's City Market. The sale price was £3,550.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard modern brick-and-tile home that was favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    4 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Richardson Construction Co., builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Side entry and multi-part windows; some with fixed centres flanked by fanlight-and-casement type sashes. Paling fence atop plastered masonry base marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to a gabled garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber joinery, tile roof.

ALTERATIONS

Original garage replaced (c.2010?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 2 in the parade, this two-bedroom house was built by Richardson Construction Co. and furnished by Drages & Co. The sale price was £3,825.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard modern brick-and-tile home that was favoured by the State Advances Corporation. Although only two bedrooms, this house also had a lounge, a dining room and a sunroom.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    5 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	CB Drinnan, builder
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry, timber panel detailing beneath windows and at gable ends; chimney at north-west end. Casement windows. Paling fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal roof.

ALTERATIONS

Some windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 23 in the parade, this three-bedroom house was built by CB Drinnan and furnished by NZ Farmers' Co-op Assn. The sale price was £3,703.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house has a more modernist appearance than some in the street, with its low-pitched gable and floor to ceiling living room glazing.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
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REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    6 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	DR Muir & Co, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gable roof. Side entry sheltered by extension of the main roof; weatherboard gabled ends & casement windows. Low paling fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to modern garage runs along the northern boundary.

MATERIALS/STRUCTURE

Summerhill stone, timber weatherboards, corrugated metal roof.

ALTERATIONS

New driveway (c.2015).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 3 in the Parade of Homes, this three-bedroom house was built by DR Muir & Co. and furnished by McKenzie & Willis. The sale price was £3,785

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The side entry, low-pitched roof, timber detailing and generous windows are typical of the post-war bungalow style.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Summerhill stone was a new building material that became popular in the 1950s and 1960s with builders, particularly for residential buildings.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 7 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Paramount Building Co, builders
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hip roof. Side entry, attached carport at south corner, casement windows. Post and wire fence with vegetation marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; a modern garage stands close to road boundary in the north corner of the lot.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

House extended at north-east corner (later 1970s?); garage erected (c.2010?).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 22 in the Parade of Homes, this two-bedroom house was built by Paramount Building Co. and furnished for the Parade by Harris Bros. The sale price was £3,470.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This English Cottage style house conforms to the standard style used for state housing at the time.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    8 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Southern Builders, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hip roof forms. Side entry, textured brick string course detailing, casement windows. Matching low brick wall and vegetation mark road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to stand-alone garage runs along northern boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Windows replaced (date unknown); extended to rear/south (c.1990). Tile roof replaced (c.2015).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 4 in the Parade of Homes, this two-bedroom house was built by Southern Builders and furnished by Victoria Furnishers. The sale price was £3,650.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard brick-and-tile home that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
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REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    9 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	[Unnamed architect]
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gable roof. Overhanging roof on south side forms carport. Veranda on north side, casement windows. Garage attached to north-east corner of house. Paling and trellis fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and is built close to the south boundary of the lot.

MATERIALS/STRUCTURE

Timber (rimu, red beech, radiata), corrugated metal roof.

ALTERATIONS

Attached garage erected in front yard (c.2000).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was presented by the Canterbury Timber Merchants' Association to showcase the use of New Zealand timbers. The house was built by the Paramount Building Company; its sale price was £3790.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. According to *The Parade of Homes* booklet this house was 'Architect planned and designed'. It is Modernist in its appearance and planning with a fully glazed north wall, open plan living and integrated carport.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Special attention given to the use of New Zealand timbers in the construction and finishing of this house.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    10 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Casement windows. Stand-alone garage adjacent to south-west corner of house. Asphalt driveway lined with hedging.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a rear section on the east side of Wayside Avenue; driveway access runs along the northern boundary of the neighbouring property (#8).

MATERIALS/STRUCTURE

Brick cladding, corrugated metal roof.

ALTERATIONS

Extended at north-east corner (later 1980s?).

RATING

Contributory

REASON FOR RATING

The section is contemporary with, and the house was built soon after, the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house, although not part of the Parade of Homes, except as the site for visitor 'conveniences', was planned as part of the original development. Its street number is in sequence with the rest of the street and the driveway is shown on site plans of the Parade of Houses.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house appears to conform to the design standards showcased in the Parade.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the house is typical of the period in which it was built.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 11 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	BK Smart, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Side entry, large casement windows. Open to the street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Fence erected across driveway (c.2012?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 20 in the Parade of Homes, this two-bedroom house was built by BK Smart and furnished by Simpson Bros. The sale price was £3,225.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house is an example of the modern brick-and-tile home that was favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 12 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	HF Willis, architect
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gabled roof. Largely glazed west wall; casement windows. Low block wall with pierced block inset marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Rusticated and vertical shiplap timber weatherboards, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. It appears that the subject lot was allocated to the Canterbury Builders' Association. House No. 5 in the Parade of Homes, this three-bedroom house was built by John C Bills and furnished by Calder Mackay Ltd. The sale price was £3,570.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house, designed by noted Christchurch architect Francis Willis, has a more modernist appearance than some in the street, with its low-pitched gable and floor to ceiling living room glazing.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    14 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	E King, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and low-pitched gabled roof forms. Vertical boarding in gable end; side entry and casement windows. Metal, batten effect fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards, aluminium joinery, corrugated metal roof.

ALTERATIONS

Extended to rear (later 1990s?). Windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 6 in the Parade of Homes, this two-bedroom house was built by E King Ltd and furnished for the parade by Drayton Jones Ltd. The sale price was £3,250.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    15 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	ML Paynter, designer/builder
DATE OF CONSTRUCTION	1957

STYLE

Modern Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gable roof. Detailing includes timbered gable ends and brick feature wall on north elevation. Large floor to ceiling windows. Open to the street with stone edging marking the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the original, matching garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 19 in the Parade of Homes, this three-bedroom house was built by ML Paynter Ltd and furnished by J. Ballantyne & Co. Ltd. The sale price was £3,890. The house was advertised in the Parade of Homes booklet as incorporating 'a few new features recently seen in Great Britain and the U.S.A.', including an automatic garage door opening device; 'definitely new to New Zealand'.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is of the brick-and-tile typology favoured by the State Advances Corporation but with a more Modernist L-shaped plan.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Detailing such as the vertical brickwork panel add to the level of craftsmanship evident in this house.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    16A Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Link & Fifield, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Hipped bay projects from north elevation, casement windows. Garage in front yard, immediately to the west of house. Paling fence marks road boundary and driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway accessing rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Concrete block, timber joinery, tile roof.

ALTERATIONS

Section subdivided and new garage built in front yard (later 2000s?). Some windows replaced (c.2022).

RATING

Contributing

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch, the site of which has been subdivided.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 7 in the Parade of Homes, this three-bedroom house was built by Link & Fifield Ltd and furnished for the Parade by Bradford & Rae. The sale price was £3,535.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard block and tile home that was favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    17 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	A Evans, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and multiple hipped roof forms. Casement windows. Tall paling style fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and the property is bordered to the north by Flay Crescent; access to the garage is via the latter.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

Addition to north-west corner (c.1970); sunroom extension to north-east corner (date unknown); one-and-a-half storey garage extension (c.2010?). House reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 18 in the Parade of Homes, this, initially, two-bedroom house was built by A Evans and furnished for the Parade by Direct Furniture Co. The sale price was £3,325.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house conforms to the contemporary state house style.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    18 Wayside Avenue  
                                  Christchurch

PHOTO



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

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Cross-gabled bay on south side shelters main entry. Casement windows. Paling fence marks road boundary and front garden along driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; a shared driveway accessing garaging and another dwelling runs along the southern boundary.

MATERIALS/STRUCTURE

Brick, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A new home on the former site of a 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 8 in the Parade of Homes was demolished in the 2000s and replaced by two dwellings; #s 18 and 18A.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Houses in the area have cultural value as they demonstrates the way of life of its past and present residents and express the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This modern house is in sympathy with the design of the historic parade homes on the street.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
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REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    20 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	RG Mauger, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Side entry, modern casement windows. Open to the street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to original, stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Plastered brick, tile roof.

ALTERATIONS

Extended to rear (c.1980?). Windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 9 in the Parade of Homes, this, initially, two-bedroom house was built by RG Mauger and furnished for the Parade by Hay's department store. The sale price was £3,425.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is an example of the standard brick-and-tile home that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    21 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	MA Toomer & Sons, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Large floor to ceiling window wall on east elevation. Side entry and casement windows. Tall paling fence marks the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and the property is bordered by Flay Crescent to the south. Driveway access to the stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

New fencing (c.2010). Summerhill stone feature wall beside entry removed and replaced by weatherboards; new garage (c.2012?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 17 in the Parade of Homes, this three-bedroom house was built by MA Toomer & Sons and furnished by T Cocks & Sons. The sale price was £3,560.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is reminiscent of a post-war state house in its design but with the glazed east wall suggesting a Modernist influence.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 22 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	EJ Easter & Co., builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry; triple stack casement windows framing large, fixed panes. Board-and-batten fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to neighbouring property runs along northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated metal roof.

ALTERATIONS

Extended to rear (later 1970s). Garage erected in front yard (later 1990s). Section subdivided and new house built on rear lot (c.2000). Metal framed oriel window installed in north elevation (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling on a subdivided site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 10 in the Parade of Homes, this two-bedroom house was built by EJ Easter & Co. and furnished for the Parade by Farmers' Co-Op Assn. The sale price was £4,000.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the house is typical of the period in which it was built.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 23 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER Maurice R. Carter, builder  
DATE OF CONSTRUCTION 1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and multiple hipped roof forms. Side entry, decorative pointing on brickwork, large casement windows. Paling fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to stand-alone garage runs along northern boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Extended to rear/west & garage replaced (c.1980). Low boundary wall replaced by paling fence (mid-2010s).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 16 in the Parade of Homes, this two-bedroom house was built by Maurice R. Carter Ltd. and furnished for the Parade by Victoria Furnishers. The sale price was £3,530.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house is an example of the standard brick-and-tile design favoured by the State Advances Corporation in the post-war era. The house has been sympathetically extended to the rear.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    24 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Regent Builders, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Casement windows; attached garage on west elevation. Low cement plastered wall marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway accessing rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards with plaster cladding, tile roof.

ALTERATIONS

Section subdivided and new garage built on to front of house (2000s). Windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling on a site that has been subdivided.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 11 in the Parade of Homes, this three-bedroom house was built by Regent Builders and furnished by D.I.C. The sale price was £3,557.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Regent Builders Ltd advertised their houses as 'constructed to State Advances specifications'.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    25 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957
STYLE	
Modernist	
PHYSICAL DESCRIPTION	
Single-storey dwelling with rectangular footprint and low-pitched gabled roof. Side entry, triangular windows in gable ends; small, shed dormer skylight on south side of roof, casement windows. Open to the street with vegetation along boundary; privacy trellis at north-east corner of house.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
The house is located on the west side of Wayside Avenue; driveway access to the garage runs along the northern boundary.	
MATERIALS/STRUCTURE	
Timber weatherboards and vertical boarding, corrugated metal roof.	
ALTERATIONS	
New garage (c.1970?). Extended to rear (later 1980s?).	
RATING	
Defining	
REASON FOR RATING	
One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by Beath and Co. Ltd; its sale price was £3,075.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25, 27, 29 & 31) to showcase the idea of expandable houses. No. 25 is stage one of the single storey expandable house, with no. 27 next door showing the expanded version. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 26 Wayside Avenue  
Christchurch

PHOTO



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

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and multiple hipped roof forms. Integrated garage, side entry, casement windows. Batten effect metal fencing marks road boundary and runs along driveway to rear section.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; a shared driveway accessing garaging and another dwelling runs along the northern boundary.

MATERIALS/STRUCTURE

Weatherboard and plaster finish cladding, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A new home on the former site of a 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. The site of House No. 12 in the Parade of Homes was subdivided in the later 2000s and then the original house was demolished and replaced in c.2015.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Houses in the area have cultural value as they demonstrates the way of life of its past and present residents and express the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This modern house is in sympathy with the design of the historic parade homes on the street.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    27 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with U-shaped footprint and low-pitched gabled roof forms. Side entry, triangular window in gable end; small, shed dormer skylight on south side of roof, casement windows. Open to the street with one boxed cabbage tree on the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards and panel detailing, corrugated metal roof.

ALTERATIONS

Garage (c.1970?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

## HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by JM Mitchell Ltd; its sale price was £3,700.

## CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

## ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25,27,29 & 31) to showcase the idea of expandable houses. No. 25 is stage one of the single storey expandable house, with no. 27 next door showing the expanded version. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

## CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

## ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

## TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

## REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
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27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

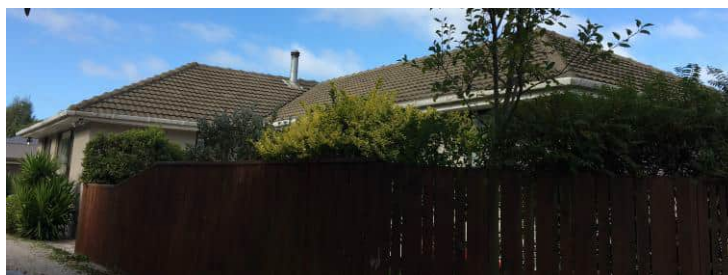


CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 28 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	John W Blance, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Side entry, modern casement windows. Low, plaster-finish concrete block wall along road boundary is topped by paling fence that extends part way along the shared drive.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to garage and rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Concrete block with plaster finish, tile roof.

ALTERATIONS

Section subdivided (later 2000s?). Windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 13 in the Parade of Homes, this three-bedroom house was built by John W Blance Ltd and furnished for the Parade by Drages & Co. The sale price was £3,970.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is an example of the standard brick-and-tile home that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    29 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with square footprint and steeply-pitched gabled roof containing upper floor. Entry on south side sheltered by lean-to carport; first floor dormers and oriel windows, casement windows. Tall paling fence on the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the garage runs along the southern boundary.

MATERIALS/STRUCTURE

Brick, timber weatherboards, tile roof.

ALTERATIONS

House expanded as per original design, including first floor windows on north side of roof (1973). Oriel window and portico added on east elevation (pre-2012).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by Hays Ltd; its sale price was £3,525. The house was extended in 1973 by owner/builder RTC Harman.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25,27,29 & 31) to showcase the idea of expandable houses. No. 29 was stage one of the two-storey expandable house, with no. 31 next door showing the expanded version. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 30 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Renwick Construction, builder
DATE OF CONSTRUCTION	1957

STYLE  
English Cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Side entry and overhanging eaves; multi-part casement windows framed by shutters. Paling fence along road boundary and shared drive.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Summerhill stone (painted), tile roof.

ALTERATIONS

Section subdivided and house built on rear lot; Summerhill stone boundary wall replaced by tall paling fence (c.2015).

RATING

Contributory

REASON FOR RATING

One of the original 1957 Parade of Homes dwellings that now stands on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 14 in the Parade of Homes, this three-bedroom house was built by Renwick Construction Co. and furnished by Lace Web Furnishers. The sale price was £3,620.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is an example of the standard brick-and-tile design that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Although conventional in style, this house used the new building material of Summerhill stone in place of the more common weatherboard or brick. It was advertised as veneered in copper red Summerhill stone, with a wall section in 'random bond, random colour'.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 31 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint and steeply-pitched gabled roofs forms containing upper floor. Entry and first floor dormer on south side; casement windows. Low paling fence and vegetation on the road boundary largely screens the house from view.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue with the northern boundary of the property formed by Flay Crescent; driveway access to the garage is via the latter.

MATERIALS/STRUCTURE

Brick, timber weatherboards, tile roof.

ALTERATIONS

Addition at south-west corner (earlier 1960s?); at north-west corner (c.1970?). Extension at north-east corner (c.2015).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by T Cocks & Son; its sale price was £4,225.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25, 27, 29 & 31) to showcase the idea of expandable houses. No. 31 is the expanded version of the two-storey model; no. 29 next door originally demonstrated stage one of the design. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    32 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Reg Muirson, builder
DATE OF CONSTRUCTION	1957

STYLE

Modern Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Hipped roof wings project from north elevation; side entry has vertical board panel detailing. Large, multi-part casement windows. Low brick wall with matching textured brick detail marks the road boundary on both sides of driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to the original, garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, vertical timber boarding, tile roof.

ALTERATIONS

Extended to front and rear (later 1980s?). Pergola extension to west wall (c.2020).

RATING

Defining

REASON FOR RATING

A sympathetically extended 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 15 in the Parade of Homes, this three-bedroom house was built by Reg Muirson Ltd and furnished for the Parade by Beaths Ltd. The sale price was £3,950.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is of the brick-and-tile typology favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 34 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960?

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Side entry and casement windows. Stand-alone garage in front yard; driveway to rear section runs along southern boundary. Low block edging marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; the pedestrian accessway to Sevenoaks Drive is immediately to the north.

MATERIALS/STRUCTURE

Timber weatherboard cladding, corrugated metal roof.

ALTERATIONS

Section subdivided and house built on rear lot (1980s?).

RATING

Contributory

REASON FOR RATING

The section is contemporary with, and the house was built soon after, the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. The subject house was built soon after the parade.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house appears to conform to the design standards showcased in the Parade.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the house is typical of the period in which it was built.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    Reserve  
ADDRESS                    36 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1957

STYLE

Reserve

PHYSICAL DESCRIPTION

Westerly portion of Wayside Avenue/Sevenoaks Drive pedestrian accessway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The reserve is located on a house lot that forms the northern extent of the 1957 Parade of Homes development. To the east of the lot is the Wairarapa Stream and the continuation of the accessway through to Sevenoaks Drive.

MATERIALS/STRUCTURE

Grass, trees, asphalt pathway; narrow metal bollards linked by chains.

ALTERATIONS

Tree planting (2000s?).

RATING

Contributory

REASON FOR RATING

A passive reserve that is in keeping with the design principals of the Garden Suburb.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The reserve has cultural value as it demonstrates the way of life of its past and present residents.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

N/A

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car. The reserve conforms to the Garden Suburb focus on the provision of pedestrian walkways as distinct from carriageways for vehicles.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

N/A

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

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