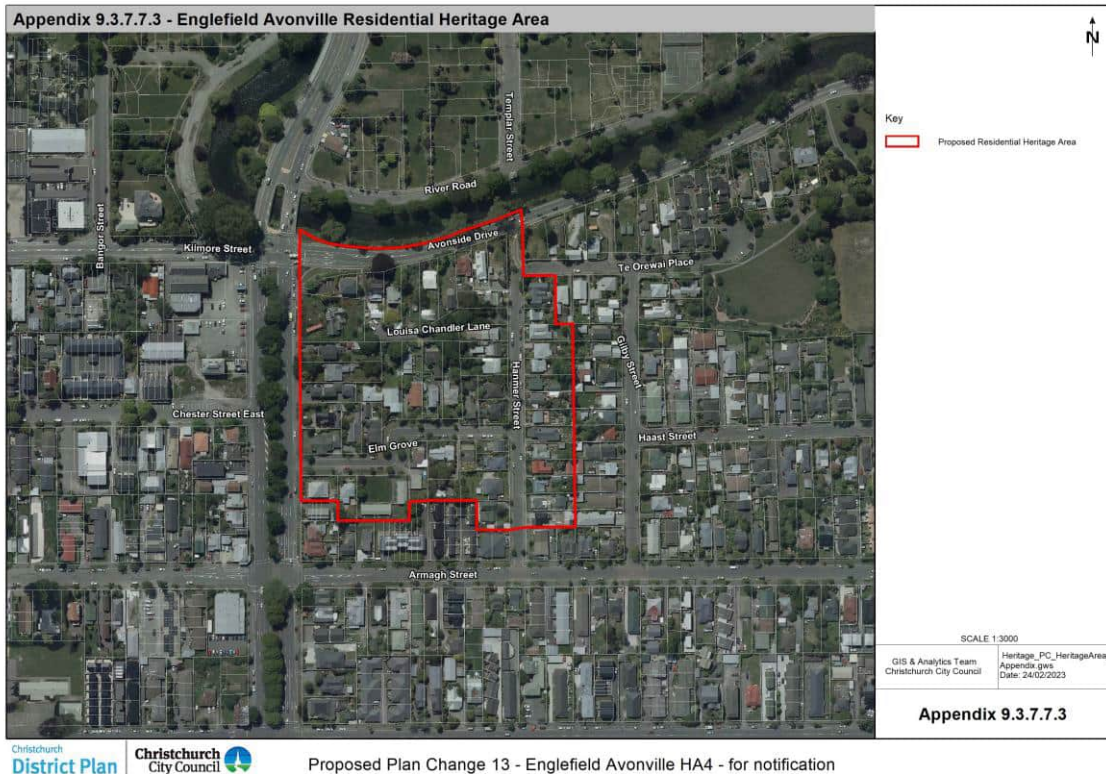


CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL
HERITAGE AREA RECORD FORM

Location



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

Comprising all the properties in the block bounded by the Ōtākaro Avon River and Avonside Drive, Fitzgerald Avenue, Hanmer Street and Elm Grove. Properties on both sides of Hanmer Street and Elm Grove are included within the area.

Summary of Current Heritage Protection and Recognition

The boundaries of this Heritage Area (HA) match those of Heritage New Zealand Pouhere Taonga's Englefield Historic Area, which was listed in 2001 (List No. 7484). Within the HA, Englefield Lodge is listed by HNZPT as a Category I historic place (230 Fitzgerald Avenue, List No. 1867). Englefield Lodge is also individually scheduled as a 'highly significant' heritage item in the Christchurch District Plan (Heritage Item No. 203). The copper beech on the road reserve on Avonside Drive is scheduled as STG23. The Ti Kouka Fishing Marker in the north-east corner of the William Guise Historical Garden reserve is included in the Schedule of Ngāa Tuuranga Tuupuna (ID # 54) within the district plan.

Christchurch District Plan Zoning

The properties fronting on to Avonside Drive, encompassing Louisa Chandler Lane, are zoned Residential Suburban in the Christchurch District Plan. The remainder of the HA is zoned Residential Medium Density.

Summary of Heritage Values:

This Heritage Area is principally comprised of 55 residential properties and a reserve that chronicle the history of residential development from the 1850s until the present day.

Along the Ōtākaro (Avon River) many kāinga mahinga kai were once located, providing sites of food gathering and harvest both on the river and its banks. A key component of the traditional travel routes of mana whenua, the Ōtākaro also became a defining feature in the city of Christchurch. With the advent of colonial settlement, the block of land between the East Town Belt (Fitzgerald Avenue), the Ōtākaro Avon River, Linwood Avenue and Armagh Street was first owned by William Guise Brittan, a 'First Four Ships' immigrant and Commissioner of Lands for Canterbury. Englefield Lodge, the house that Brittan built for himself, his wife Louisa and their children, is one of the oldest in Christchurch (c.1855/6). Over the next 80 years the Brittans' block was subdivided and workers' cottages and riverside townhouses were erected around Englefield, giving the area a composite character reflecting a mix of social classes, dwelling types and styles.

The houses within this area are generally late 19th and early 20th century single-family homes constructed from timber. They address the street, most occupy rectangular sites, and they range in style from Victorian workers' cottages and villas to English Domestic Revival townhouses and inter-war bungalows. Despite its extensive earthquake damage, Englefield Lodge remains notable for both its brick construction and Gothic Revival styling.

The area's relationship to the river, its street pattern, and the intimate scale of Elm Grove and Hanmer Street, in conjunction with the underlying dune formation of the land, gives the HA its heritage landscape value. The street names in this area are either descriptive of the locale or commemorative of an early Canterbury settler and/or a local landowner.

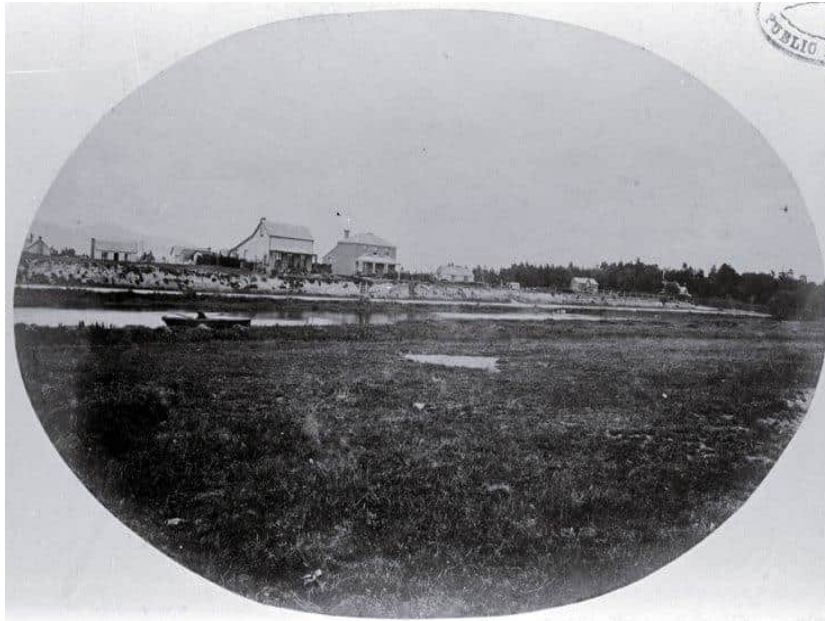
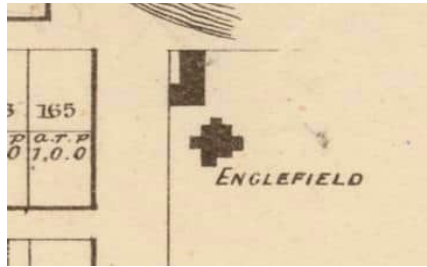


Aerial view of the heritage area in 1940-44. Canterbury Maps.

History of Subdivision and Development:

The heritage area is associated with the earliest period of colonial settlement in Christchurch. William Guise Brittan (1807-76) was born in Dorsetshire and had a varied career in England as a doctor and newspaper editor. He chaired the meeting at which the Society of Canterbury Colonists was founded on 24 April 1850 and sailed with his family to the fledgling colony later that year. In Christchurch he was appointed Commissioner of Lands by JR Godley and was responsible for making town and rural allotments to settlers. Brittan initially selected two rural blocks, one in Papanui Bush, which was largely cut down for timber to build Christchurch, and the other just east of the town belt on the Ōtākaro Avon River. According to one writer 'this (latter) district was much overvalued in early days owing to exaggerated ideas of the possible navigation of the Avon' (*Encyclopaedia of NZ*).

The Brittans lived on their Town Section in Oxford Terrace before moving to Rural Section 26, on the south bank of the Ōtākaro Avon River. Here they built a house they called 'Englefield'. In 1852 WG Brittan gave Englefield as his address when he enrolled his two sons at Christ's College, although the present house is thought to date from 1855/56. Charles Fooks' 1862 map of the city clearly shows Englefield, as well as another building or structure with an L-shaped plan form, situated close to the river at what would become the intersection of Fitzgerald Avenue and Avonside Drive. The latter building may have been the brewery, established by Messrs Croft and Wilson in 1854 on land leased to them by Brittan, which was moved to the other side of Fitzgerald Avenue in c.1860. In time this became known as Ward's Brewery, which became a local landmark until it was partially destroyed by the Canterbury Earthquakes.



Top: Detail from CE Fooks' 1862 Christchurch map showing the Brittans' house south of what may have been Croft and Wilson's first brewery. CCLMaps 212667.

Bottom: Englefield is at the extreme right in this c. 1865 view taken from the north bank of the Ōtākaro Avon River. CCL PhotoCD 1, IMG0028.

In the early 1860s the Brittan family moved to Halswell. The block of land on which Englefield stood was sold for £2000 in 1864 to John Aikman. WTL Travers (1819-1903) then owned Englefield for a time and by c.1865 there are half a dozen houses overlooking the Avon immediately to the east of Englefield Lodge.



Travers family in the garden of Englefield, 1866.

In 1869 the property passed to Edward CJ Stevens (1837-1915). Stevens was a land agent, provincial and central government politician and, like Brittan, an early supporter of provincial cricket. He developed a four-hole golf course at Englefield in 1868. As a member of the Canterbury Boating Club Stevens may have been attracted to Englefield because it offered 'a commanding view of the annual opening of the boating season' (*Dictionary of NZ Biography*). He left a large fortune at the time of his death and his wife lived on in Englefield Lodge until 1922, when the house was sold to the architect JJ Collins.

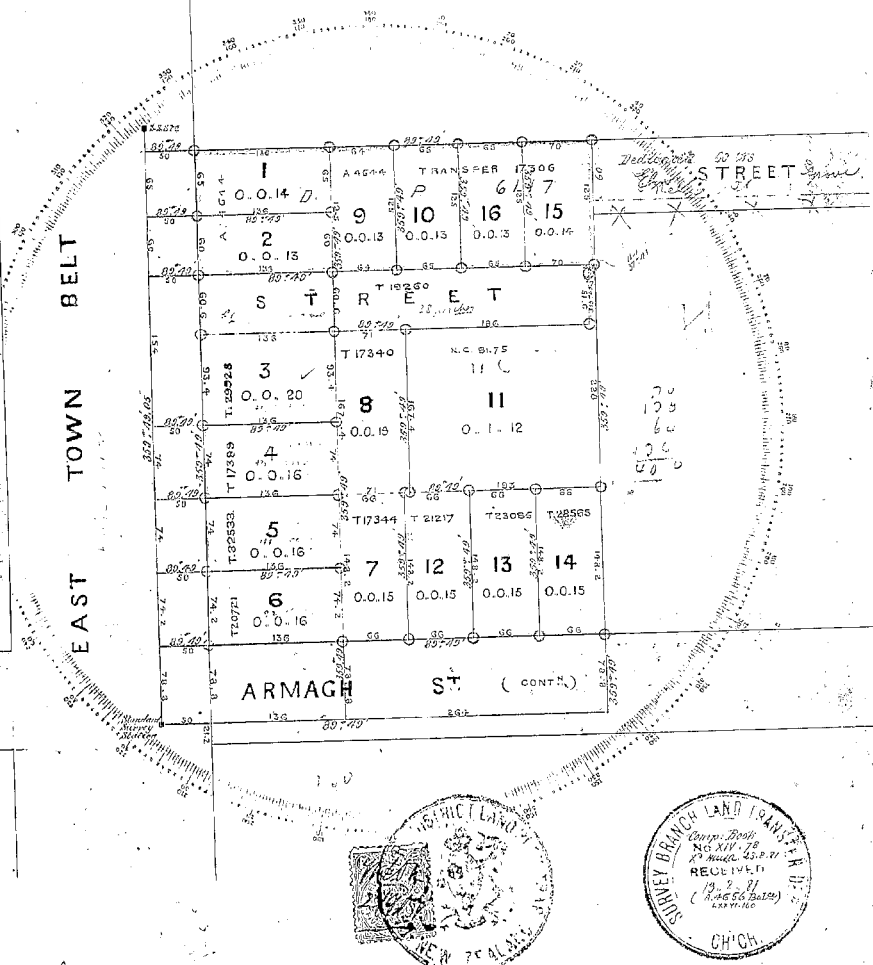
Subdivision of the Brittan block occurred from 1859 onwards, principally in 1865, 1881 and 1921 (see HNZPT Historic Area list report for further details). In Hanmer Street and the two streets that would become Elm Grove tradesmen and artisans lived in modest cottages on relatively small sections. In 1910, for example, residents in Hanmer Street included David Petre, a driver at No. 12, Wallace Samuel Detmer, a piano tuner at No. 16, three carpenters, including Frederick Borrell at No. 17, and four painters, among them James Mazey at No. 22. At No. 28 lived Mrs Jane Harper, her daughter Margaret, who was a nurse, as well as Joseph Wade and Reginald Nash, an upholsterer. Mrs Harper's son William had been killed in 1898 after a collision with a night soil cart in Sydenham and he is buried in the cemetery of Holy Trinity Anglican Church just along Avonside Drive.

Received at the Land Transfer Survey Office

General Survey Department of the City of Christchurch DP 598

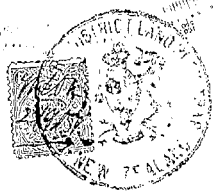
Survey under Section 107 of the Land Transfer Act, 1870.

CITY OF CHRISTCHURCH



Approved by the Chief Surveyor

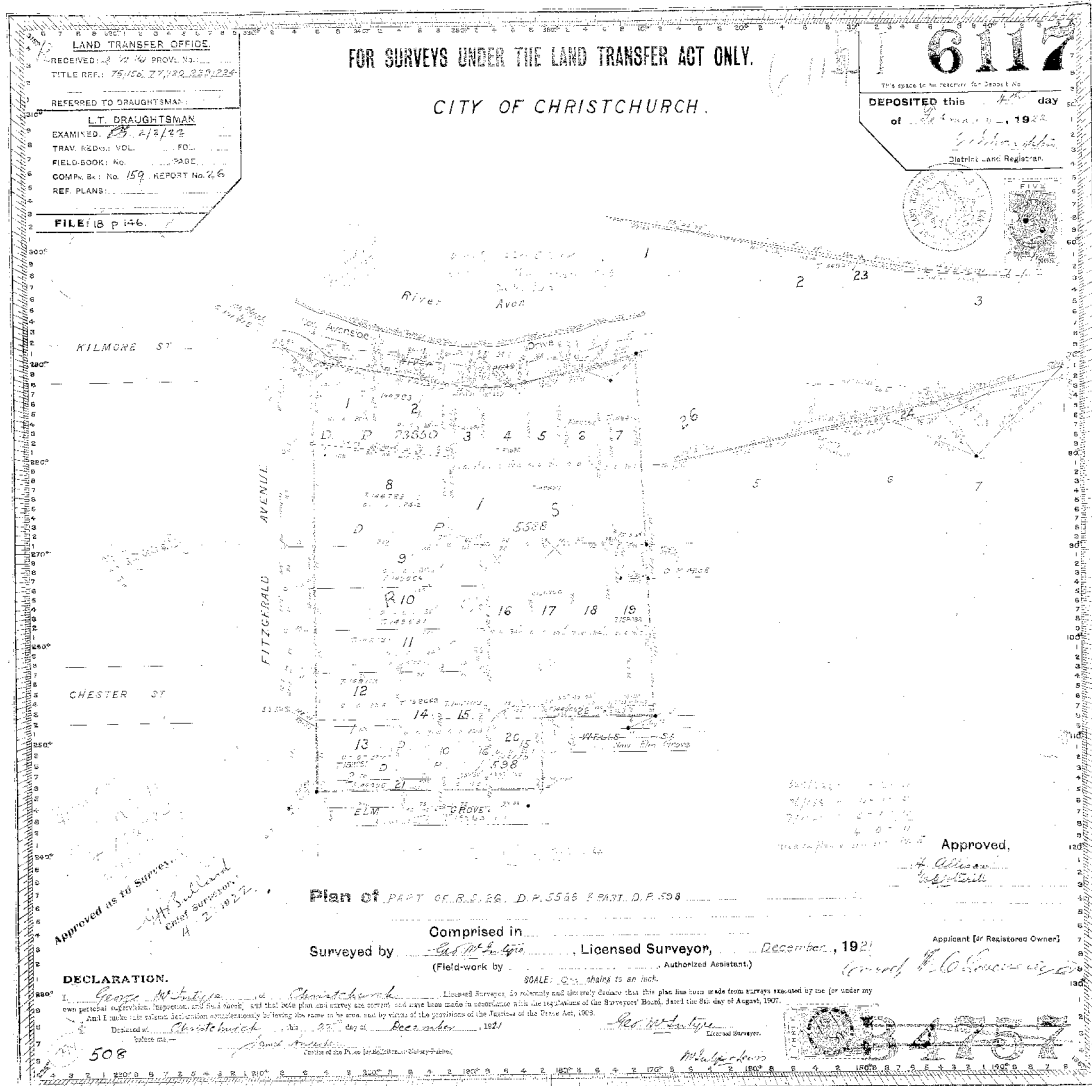
Plan of part of Rural Section No. 26
Surveyed for Mr. William Atwood
By Thomas W. David, Licensed Surveyor.
8 August 1881
Scale One Chain to an Inch.



210

~~DP 598~~

DP 598, dated 8 August 1881, showing subdivision of part of Rural Section 26 bounded by Armagh Street and Fitzgerald Avenue (East Town Belt). QuickMap.



DP 6117, dated December 1921, showing subdivision of part of RS 26 bounded by Fitzgerald Avenue and Avonside Drive. Elm Grove and Wells Street are shown in this plan. QuickMap.

The elevated properties overlooking Avonside Drive were generally larger and attracted owner-occupiers of greater means. In 1921 the last major subdivision of the block created most of these sections, with the exception of the three closest to the Hanmer Street intersection, and those along Fitzgerald Avenue. In 1946 George Law, a manufacturing chemist, lived at 6 Avonside Drive, and Floyd Sheppard, a sharebroker, lived at No. 10. Mesdames Lee (No. 14), Stacey (No. 22) and Christopher (No. 24), who were perhaps widows given that they are listed as the principal householder in the 1946 Wises's Street Directory, also lived along this stretch of road.

In the late 20th century 'the appeal of the small "workers" cottages and their proximity to the city within this suburban locale led to their gentrification. [As described by Heritage NPZT in 2000,] [t]his process is completing the change in the social makeup of this area', arguably bringing it full circle back to its middle-class origins with William and Louisa Brittan (HNZPT Historic Area list report, p. 8).



Englefield in July 2021. A McEwan.

Historic names and uses

Avonside Drive was called River Road until it was renamed in 1933 by the Public Utilities Committee of the Heathcote County Council. River Road had first appeared in the 1887 street directory (CCL Street Names Index).

Fitzgerald Avenue is named for James Fitzgerald (1818-96), who was the inaugural Canterbury Provincial Superintendent and founder of *The Press* newspaper. The road was renamed in honour of Fitzgerald in 1904, having earlier been known simply as the East Town Belt.

Elm Grove was once two streets, Elmwood Grove, which ran off Fitzgerald Avenue, and Wells Street, which ran off Hanmer Street. The latter can be seen on an 1879 map of Christchurch in the City Libraries Collection. The estate of Mrs MAA Wells was advertising for sale two 'cottage properties' on Wells's Lane (aka Wells Street), off Hanmer Street, in early 1910 (*Press* 14 February 1910, p. 12). After the two streets were connected, with the loss of one section at the end of Elmwood Grove, the name Wells disappeared and Elm Grove made its first appearance in the 1909 street directories, although some later maps and plans still show both names.

Hanmer Street takes its name from Humphrey Hanmer (1827-92), who purchased a block of land east of Englefield Lodge in 1864; the district of Hanmer was evidently named for his brother Philip. According to the CCL Index of Street Names, Hanmer Street appears in a Heathcote Road Board report in 1876 and in the local street directories in 1887.

Louisa Chandler Lane was named for Mrs Guise Brittan (c.1810 -1901) in 1995.

Avonville was the 19th century place name for this part of the city, which was said to be the oldest suburb of Christchurch after Heathcote. Like nearby Bingsland (later Richmond), Avonville was an early Christchurch suburban name that did not survive beyond c.1910 (see CCL Index of Place Names).

1911 Dec, 1863

AVONVILLE.

VALUABLE FREEHOLD BUILDING SITES.

A FEW LOTS remain unsold in this much admired locality, which is situated between the River Avon road and Armagh street east, and intersected with 40-foot roads. Terms: One-fifth cash, the remainder to stand over two or more years, at £10 per cent. interest.

For plan and further particulars, apply to **PERCIVAL PEARCE**, at Messrs. Travers and Hanmer's Office, Gloucester street, Christchurch.

Dated 18th December, 1863. 6454

Lyttelton Times 19 December 1863, p. 6. PapersPast.

Note: Travers Road was renamed Gilby Street in 1948, most likely in memory of Charles Gilby (1856-1946), who founded Gilby's Commercial College. The area around Hanmer, Haast and Gilby streets is sometimes called Gilby, however despite Gilby's contribution to the city, the name arguably has less historic resonance than either Englefield or Avonville.

Distinctive Physical Characteristics:

- The streets in this area partly continue the colonial grid of the city within the four avenues or town belts, while also responding to the curvature of the Ōtākaro Avon River and reflecting the somewhat awkward connection of Elmwood Grove and Wells Streets that resulted in Elm Grove.
- Hanmer Street and Elm Grove are of an intimate scale, with narrow road reserves, which are relatively uncommon in Christchurch except within the four avenues.
- The style of houses varies according to their genesis as either middle class dwellings, which evoke the architectural styling of Gothic Revival or English Domestic Revival, or as working-class vernacular homes crafted by builders into colonial cottages, Victorian villas or inter-war bungalows.
- Most of the houses are single-storeyed, although some of the houses elevated above the Ōtākaro Avon River and overlooking Fitzgerald Avenue have a second storey to capture the view and express the higher socio-economic status of their owner-occupiers.
- Timber and corrugated metal are the predominant building materials.
- Standard footpaths extend along both sides of Hanmer Street and Elm Grove; street improvements were undertaken by the CCC prior to the Canterbury Earthquakes.
- Houses located on Avonside Drive and Fitzgerald Avenue have the most expansive views as they take in the Ōtākaro Avon River and the tree-lined avenue. Looking south on Hanmer Street the Port Hills are visible and looking north the pumping station on the opposite bank of the Avon creates a local focal point.



Detail from aerial view of Christchurch, taken 19 March 1959, looking across the Heritage Area from Avonside Drive towards Armagh Street. WA-49731-F, Whites Aviation Ltd, Alexander Turnbull Library, Wellington.

The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its historical and social value as a place of mixed-class residence that dates from the earliest years of the Canterbury settlement. Cultural values are associated with the Ōtākaro Avon River and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive, as well as the changing demographics of the area since the European settlement of Christchurch. The area's architectural and aesthetic value resides in housing designs that date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period. The craftsmanship value of the houses is generally typical of the period in which they were built. Contextual values relate to the riverside setting and mix of streetscape environments within the area. Archaeological values may arise from the Brittons' farming activities, the brewery operated by Messrs Croft and Ward, and the residential subdivision of Hanmer, Wells and Elmwood Grove in the 19th century.

Historical/Social

The historic value of this area is founded upon one of the oldest residential buildings in Christchurch, Englefield Lodge. Englefield may be compared with 'Wahi Ruru', the former Parkerson residence, in Sumner (1851-3, with a 1901 addition) and Chokeybore Lodge in Upper Riccarton built by John Willis (1856, with later additions), but its location and association with William Guise Brittan arguably gives it greater historic and social value (see NZHPT List No. 1867, available at heritage.org.nz).

The area as a whole is also associated with William Guise Brittan and his wife Louisa (née Chandler) because it was once part of RS 26, one of Brittan's original rural land selections. Brittan was the 'first person to apply to purchase land from the Canterbury Association' (St Paul's Papanui Cemetery Tour p. 16). In addition to his work for the settlement and Anglican Diocese, Brittan 'is generally considered to be the father of Canterbury cricket', the first game of which was played in 1851 (*The Star* 19 July 1876 p. 3, see also *Southern Capital* p. 328). Louisa Brittan's obituary published in *The Star* in August 1901 noted that she 'was probably the oldest of the Canterbury pilgrims' at the time of her death at the age of 92 (*The Star* 19 August 1901, p. 3).

William and Louisa Brittan's children, of whom there were six in total, also made a notable contribution to the city. Their oldest daughter Emily (1842-97) was headmistress of the girls' division at Christchurch West School (later Hagley High School) from 1875 and then principal of Christchurch Girls' High School. She held that position at the time of her death, having succeeded Helen Macmillan Brown in 1894. Their son Frederick Brittan (1848-1945) was 'famed as the last survivor of the Canterbury Pilgrims' (St Paul's Papanui Cemetery Tour p. 22). Like his father, Frederick Brittan is buried in the churchyard of St Paul's Anglican Church in Papanui, where he served as vicar from 1873 until 1883. William Brittan's older brother Joseph Brittan (1805-67) built Linwood House after which the Avenue is named. He came out from England in 1852 and founded the *Canterbury Standard* newspaper.

ECJ Stevens and JJ Collins, subsequent owners of Englefield, also made notable contributions to the development of Christchurch, one as a politician, the other as an architect. Equally the less well-to-do men and women who lived and worked in Hanmer Street and Elm Grove in the late 19th and early 20th centuries contributed their labour to the city as carpenters, painters, cab drivers, nurses and bootmakers. The combination of housing types in the area attest to the close proximity in which members of different social groups lived in early Christchurch.

Cultural/Spiritual

The cultural value of the area is derived from its relationship to the river, which has a high level of significance to mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the mid-19th century.

'In pre-European days the Avon River (Ōtākaro) was a major landscape feature where local Maori gathered food. On the Englefield section of the riverbank was a cabbage tree, used as a fishing marker. The original (cabbage tree) was removed about 1922 but it was formally replaced in 1994' (HNZPT Historic Area List Report).

The way of life of local residents, and their contribution to the sporting life of the city in particular, is part of its cultural value.



Ti Kouka Fishing Marker. A McEwan, July 2021.

Architectural/Aesthetic

The houses within this area have aesthetic values related to their style, which provides a visual chronology of middle- and working-class residential development in the area from the 1850s until the present day. Only Englefield Lodge stands out for its design, although Charles Fooks (1829-1907), who is credited with its design, is not in the first rank of Canterbury architects.

JJ Collins (1855-1933) made a number of alterations to the house, largely it would appear to strengthen and preserve it. Collins was a partner in the firm Armson, Collins and Harman, which was one of the city's leading architectural practises in the early 20th century. Just as his contemporary Samuel Hurst Seager had purchased an 1864 cottage in Armagh Street house (Red House) and extended it in 1899, Collins may have bought Englefield to preserve it in recognition of its architectural heritage value to the city. Both houses would then stand as examples of an emergent appreciation amongst the city's architectural profession of the legacy of their colonial predecessors, which in time would lead to the recognition of a distinctive New Zealand style of architecture.

The colonial cottages, villas and bungalows that predominate in the area demonstrate the evolution of vernacular housing from the mid-19th century through to the interwar period of the 20th century. A small number of two-storey English Domestic Revival style houses signal the presence of building owners with more capital to spend in the early 20th century.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The construction of Englefield Lodge, to the design of Brittan's nephew Charles Fooks, is notable because it was made with bricks, brought out from England as ballast, and cob and roofed in slate. The materials are expressive of the Brittans' position within early colonial Christchurch, in as much as the family had access to the resources needed to create a substantial 12-room, one and a half storey house, featuring a barrel-vaulted drawing room. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement.

Contextual

In the Brittans' day Englefield's 'environs ... were developed into a beautiful garden stretching down to the Avon River Ōtākaro, (making) it a showplace of early Christchurch' (NZHPT registration report). The William Guise Brittan Historical Garden on the corner of Fitzgerald Avenue and Avonside Drive is a council reserve that pays tribute to the Brittans' garden and their generosity as hosts within it.

Brittan is said to have planted the first willow tree in the area, thus beginning the enduring association between the Avon and this introduced tree species. The elevated setting of the Avonside Drive properties within the area and the more intimate scale of the properties on Hanmer Street and Elm Grove make a distinctive contribution to visual character of the city.

Archaeological

Multiple archaeological values, pertaining to Maori food gathering on the Ōtākaro Avon River, Brittan's farming activities, the operation of the city's first brewery, and the subdivision of Englefield into residential sections from 1859 may all be revealed within this area.

Principal References

'Brittan, William Guise' from *An Encyclopaedia of New Zealand* edited by AH McLintock, 1966 available at www.TeAra.govt.nz/en/1966/brittan-william-guise/1

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

Graham M Miller 'Stevens, Edward Cephas John 1837-1915' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

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

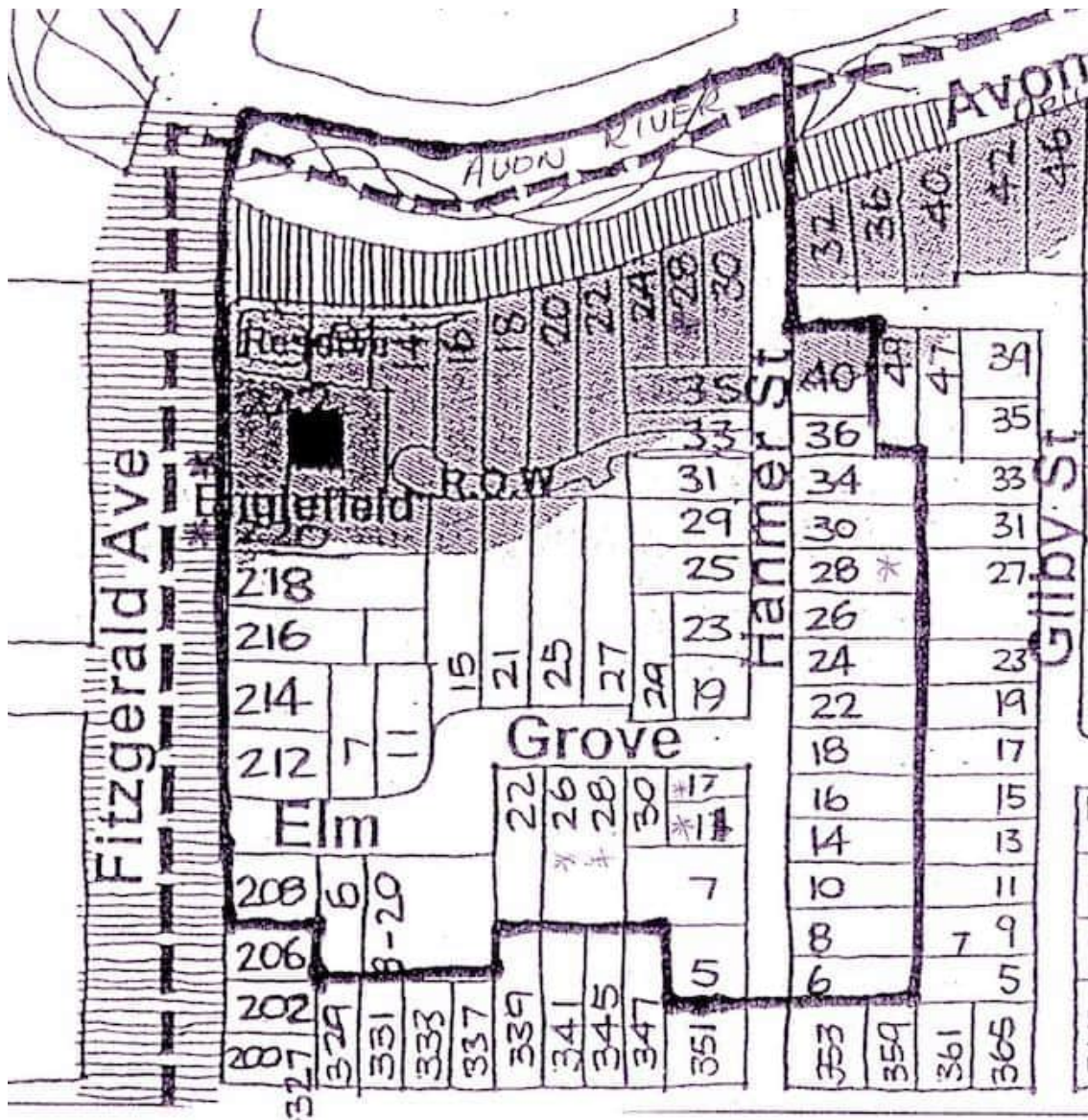
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

NZ Historic Places Trust, online registration reports for Englefield Lodge and the Englefield Historic Area, available at www.historic.org.nz

Peter Shaw *A History of New Zealand Architecture* (Hodder Moa Beckett 1991/7)

Richard Greenaway *St. Paul's Anglican Cemetery Tour* Papanui (CCL 2007)

Richard Greenaway *Avonside Anglican Parish Cemetery Tour* (CCL 2007)



HNZPT Historic Area.

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

Schedule of Individual Items Included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
House	5 Hanmer Street	Englefield Historic Area	Contributory
House	6 Hanmer Street	Englefield Historic Area	Contributory
House	7 Hanmer Street	Englefield Historic Area	Defining
House	8 Hanmer Street	Englefield Historic Area	Defining
House	10 Hanmer Street	Englefield Historic Area	Defining
House	11 Hanmer Street	Englefield Historic Area	Defining
House	14 Hanmer Street	Englefield Historic Area	Defining
House	16 Hanmer Street	Englefield Historic Area	Defining
House	17 Hanmer Street	Englefield Historic Area	Defining
House	18 Hanmer Street	Englefield Historic Area	Contributory
House	19 Hanmer Street	Englefield Historic Area	Neutral
House	22 Hanmer Street	Englefield Historic Area	Defining
House	23 Hanmer Street	Englefield Historic Area	Defining
House	24 Hanmer Street	Englefield Historic Area	Defining
House	25 Hanmer Street	Englefield Historic Area	Defining
House	26 Hanmer Street	Englefield Historic Area	Defining
House	28 Hanmer Street	Englefield Historic Area	Defining
House	29 Hanmer Street	Englefield Historic Area	Defining
House	30 Hanmer Street	Englefield Historic Area	Defining
Flats	1/31 & 2/31 Hanmer Street	Englefield Historic Area	Neutral
House	34 Hanmer Street	Englefield Historic Area	Defining
House	35 Hanmer Street	Englefield Historic Area	Defining
House	36 Hanmer Street	Englefield Historic Area	Defining
House	40 Hanmer Street	Englefield Historic Area	Defining
House	14 Avonside Drive	Englefield Historic Area	Defining
House	16 Avonside Drive	Englefield Historic Area	Defining
House	18 Avonside Drive	Englefield Historic Area	Neutral
House	20 Avonside Drive	Englefield Historic Area	Defining
Site	22 Avonside Drive	Englefield Historic Area	Neutral
House	24 Avonside Drive	Englefield Historic Area	Defining
House	28 Avonside Drive 37 Hanmer Street	Englefield Historic Area	Defining
Site	30 Avonside Drive	Englefield Historic Area	Neutral

House	208 Avenue	Fitzgerald	Englefield Historic Area	Defining
House	212 Avenue	Fitzgerald	Englefield Historic Area	Defining
House	214 Avenue	Fitzgerald	Englefield Historic Area	Defining
Townhouses	216/216B/216C Fitzgerald Avenue		Englefield Historic Area	Intrusive
House	218 Avenue	Fitzgerald	Englefield Historic Area	Defining
House	220 Avenue	Fitzgerald	Englefield Historic Area	Defining
Englefield	230 Avenue	Fitzgerald	Englefield Historic Area Category 1 Historic Place List Entry # 1867	Defining [Scheduled Heritage Item # 203]
House	232 Avenue /10 Avonside Drive	Fitzgerald	Englefield Historic Area	Defining
William Guise Brittan Historical Garden	234 Avenue	Fitzgerald	Englefield Historic Area	Contributory
House	6 Elm Grove		Englefield Historic Area	Defining
House	7 Elm Grove		Englefield Historic Area	Defining
Elm Grove Council Flats	8-20 Elm Grove		Englefield Historic Area	Neutral
House	11 Elm Grove		Englefield Historic Area	Defining
House	15 Elm Grove		Englefield Historic Area	Neutral
House	21 Elm Grove		Englefield Historic Area	Defining
House	22 Elm Grove		Englefield Historic Area	Contributory
House	25 Elm Grove		Englefield Historic Area	Defining
House	25A Elm Grove		Englefield Historic Area	Neutral
House	26 & 28 Elm Grove		Englefield Historic Area	Defining
House	27 Elm Grove		Englefield Historic Area	Defining
House	28A Elm Grove		Englefield Historic Area	Neutral
House	29 Elm Grove		Englefield Historic Area	Defining
House	30 Elm Grove		Englefield Historic Area	Defining

Key for Contribution to HA

Defining

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

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

Contributory

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

Neutral

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

Intrusive

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

Context Record Form

Fitzgerald Avenue and Avonside Drive Record Form

Area/Element Description

Fitzgerald Avenue is one of the four key defining avenues of Christchurch's inner-city and Avonside Drive (formerly River Road) is a river-side road.

Contributing landscapes

Avon River

Street and block pattern

Irregular grid, influenced by the course of the river and subdivision and amalgamation of sections over a long period of time.

Section layouts

The sections addressing Avonside Drive are regular in width but not in area. On Fitzgerald Avenue, both the section sizes and dimensions are variable.

Key Long views

Port Hills





Key Short views



Avon River





Contextual Significance





The influence of the river location in terms of outlook and the river terraces adjacent, in combination with one of the defining avenues of Christchurch provides both a historic and current contextual significance to the area. Contains the home of William Guise Brittan, an early Canterbury colonist.

Inventory of Public Realm Features

Feature	description	
Open space	William Guise Brittan Historical Garden (Rating: Contributory)	
Streams	Avon River (Rating: Defining)	
Cemetery	N/A	
Landmarks	N/A	
Memorials	William Guise Brittan Historical Garden (ref Open Space) Cabbage tree and plaque installed in 1994 to signify the original cabbage tree used as a fishing marker by Maori (Rating: Defining) Ngaa Tuuranga Tuupuna item 54 – Ti Kouka Fishing Marker	
Plaques	Refer to Memorials	
Gates/pillars	Variety of domestic gates and pillars, most in association with pedestrian entrances to Avonside Drive (Rating: Defining)	

		
Paths	N/A	
Structures	Retaining walls (Rating: Neutral)	

	Masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	Fabricated steel arm oclyte (Rating: Neutral) Windsor heritage lamp (Rating: Neutral)	 
Materials	N/A	
Colours	N/A	
Street	Avonside Drive, two lane road widening to the Fitzgerald Ave intersection. Road widening undertaken in 2002.	
Width	Carriageway 9-12.5m, road reserve 20m	
Alignment and layout	Follows the course of the Avon River (Rating: Contributory)	
Material	Asphalt (Rating: Neutral)	
Kerb and channel	Concrete, one side only (Rating: Neutral)	

Footpath	One side only (Rating: Neutral)	
Berm	N/A	
Street trees	Single Copper Beech (<i>Fagus sylvatica</i>) (Rating: Defining) STG23, ID # 4570	
Cluster	N/A	
Avenue	N/A	
Intermittent	N/A	
Size	N/A	
Species	N/A	
Garden planting	N/A	
Materials	N/A	
Building setback	Irregular setback along Fitzgerald Avenue (Rating: Neutral) Regular setback of approximately 4.5m along Avonside Drive (Rating: Contributory)	
Ancillary buildings	Garages predominantly at the rear of sites (Rating: Neutral) Garages on the street frontage (Rating: Intrusive)	
Trees	Variety of exotic and native trees (Rating: Contributory)	

			
Vegetation	Mixed vegetation (Rating: Contributory)		
Views	Avon River (Rating: Defining) Port Hills (Rating: Neutral)		

Context Record Form

Hanmer Street and Elm Grove Record Form

Area/Element Description

Two short street streets and a rear lane bounded by Armagh Street, Avonside Drive and Fitzgerald Avenue. Elm Grove was the conjunction of two streets, Elmwood Grove and Wells Street (no longer existing).

Contributing landscapes

River terraces and Avon River Ōtākaro.

Street and block pattern

Grid street and block pattern. Louisa Chandler Lane is a short dead-end lane.

Section layouts

With the exception of Hanmer Street the section layouts are variable in size and dimensions.

Key Long views

Port Hills






Key Short views






Avon River


Contextual Significance





Low key narrow residential streets with the dwellings set higher from the streets in parts on river terraces. Hanmer Street terminates with views to the Avon River. Louisa Chandler Lane is a service lane.

Inventory of public realm features

Feature	description	
Open space	N/A	
Streams	N/A	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates/pillars	Small scale cottage style timber and iron gates (Rating: Contributory)	 
Paths	N/A	
Structures	N/A	
Fences	Wide variety of small-scale fences including picket, masonry and timber and corrugated iron (Rating: Contributory)	  

		  
	Larger scale timber fences (Rating: Intrusive)	
Walls	Small scale concrete block and masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	Outreach on power poles (Rating: Neutral)	
Materials	N/A	
Colours	N/A	

Street	<p>Elm Grove reconstructed 2009 (Rating: Neutral)</p> <p>Hanmer reconstructed in 2009 (Rating: Neutral) with the exception of the most northern length of Hanmer between Gilby Street and Avonside Drive (Rating: Intrusive)</p>	
Width	<p>Elm Grove 15m road reserve with 5.5m carriageway.</p> <p>Hanmer 15m road reserve with 8m carriageway.</p>	
Alignment and layout	<p>Elm Grove kink in the street, parking bays. Hanmer Street straight.</p>	
Material	<p>Asphalt, concrete, brick paving.</p>	
Kerb and channel	<p>Both concrete renewed 2009.</p>	
Footpath	<p>Both sides</p>	
Berm	<p>Elm Grove only with the exception of the northern end of Hanmer Street.</p>	
Street trees	<p>N/A</p>	
Cluster		
Avenue		
Intermittent		
Size		
Species		

Garden planting	Variety of exotic and native species. (Rating: Contributory)	
Building setback	<p>Hanmer Street highly consistent, generally 3-5m (Rating: Defining)</p> <p>Elm Grove 4-9m with the exception of the Council flats which are variable (Rating: Contributory).</p>	
Ancillary buildings	Garages in front yards (Rating: Intrusive) and rear yards (Rating: Neutral)	
Trees	Variety of native and exotic, generally small to medium in size (Rating: Contributory)	

Vegetation	Variety of native and exotic, generally small to medium in size (Rating: Contributory)		
Views	Avon River and pump station (Rating: Contributory)		

Appendix 1

Individual site record forms

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Avonside Drive
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

English Domestic Revival with bungalow influences.

PHYSICAL DESCRIPTION

Two-storey, single family home with vehicle access from Louisa Chandler Lane. Casement-and-fanlight windows typical of bungalow styling with prominent first floor sunroom jettied over ground floor and lit by large windows inset with small leaded panes.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Ōtakaro Avon River. Paling fence.

MATERIALS/STRUCTURE

Weatherboard cladding, timber shingles, brick, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House – 'The Arbour'

ADDRESS 16 Avonside Drive
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey single family home with vehicle access from Louisa Chandler Lane. Horizontal emphasis typical of bungalow created by fenestration and pitch of gabled roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Paling fence on road boundary.

MATERIALS/STRUCTURE

Timber shingle cladding, corrugated iron roof, timber window joinery.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Avonside Drive
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2020
STYLE	
Modern	
PHYSICAL DESCRIPTION	
Two-storey, single family dwelling with gabled roof.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Solid masonry boundary wall on Avonside Drive boundary.	
MATERIALS/STRUCTURE	
Timber & steel roofing.	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
Modern house in keeping with the scale and appearance of its neighbours.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Avonside Drive
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family home with vehicle access from Louisa Chandler Lane. First floor shed dormer on principal elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Masonry boundary wall with brick coping.

MATERIALS/STRUCTURE

Weatherboard cladding, timber shingles, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Site
ADDRESS 22 Avonside Drive
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Masonry boundary wall with brick coping.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Ōtakaro Avon River.

MATERIALS/STRUCTURE

N/A

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

House demolished. Gable-roofed brick secondary dwelling (c.2010?) at rear of site, accessed from Louisa Chandler Lane.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. The 1920s house that stood on this site was demolished in the 2010s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Avonside Drive
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION c.1900-10

STYLE

Double-bay villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on elevated site with central entrance flanked by cross-gabled bays inset with boxed bay windows. Vehicle access from Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Corrugated metal fence on concrete block base.

MATERIALS/STRUCTURE

Timber, corrugated iron, brick chimney.

ALTERATIONS

Entrance porch on principal elevation has been enclosed with French doors flanked by bungalow casement-and-fanlight windows.

RATING

Defining

REASON FOR RATING

One of three properties adjacent to the Avonside Drive/Hanmer Street intersection that date from early 20th century and thus represent a further period of development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

<https://www.heritage.org.nz/the-list/details/7484>

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Avonside Drive / 37 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Walter Fowler, carpenter [?]
DATE OF CONSTRUCTION 1901

STYLE

Villa

PHYSICAL DESCRIPTION

Single storey, single family home on elevated site with decorative cross-gable and bracketed eaves. Narrow rectangular footprint to fit site and vehicle access from Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River; random rubble stone boundary fence with heavy pointing.

MATERIALS/STRUCTURE

Weatherboard with vertical boarding in gable end, corrugated iron roofing.

ALTERATIONS

French doors in principal elevation, date unknown.

RATING

Defining

REASON FOR RATING

One of three properties adjacent to the Avonside Drive/Hanmer Street intersection that date from early 20th century and thus represent a further period of development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Probably built by Annie and Walter Fowler in 1901 before it was sold to Walter Yippley, schoolteacher in the following year.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Site
ADDRESS 30 Avonside Drive
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Low masonry wall marks road boundaries with metal entrance gate at corner.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Positioned for views over Avonside Drive to the Ōtakaro Avon River.	
MATERIALS/STRUCTURE	
N/A	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
House demolished.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. The c. 1900 bay villa that stood on this site was demolished in the late 2010s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

<https://www.heritage.org.nz/the-list/details/7484>

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s

STYLE

Square-plan cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with symmetrical façade inset with central entry flanked by casement-and-fanlight bungalow windows. Hipped roof and partial lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting with picket fence and entrance pergola.

MATERIALS/STRUCTURE

Stuccoed external cladding with corrugated iron roof and brick chimney.

ALTERATIONS

Stucco cladding, bungalow windows and front entry, date unknown.

RATING

Defining

REASON FOR RATING

Single-family dwelling that addresses the street and predates platting of Elmwood Grove in the first decade of the 20th century.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof and side entry; aligned to fit rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting with ivy-clad brick boundary wall.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, tile roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

<https://www.heritage.org.nz/the-list/details/7484>

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof and side entry; aligned to fit rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting. Low paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, timber shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 15 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1940s

STYLE

Bungalow

PHYSICAL DESCRIPTION

Split-level, single family dwelling with hipped and gabled roof forms; varied fenestration and wall cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

Paling fence and shrubbery partially screen dwelling from street. Generous T-shaped site extends through to Louisa Chandler Lane to the north.

MATERIALS/STRUCTURE

Timber weatherboards, concrete block and plaster cladding, corrugated iron roof.

ALTERATIONS

Additions to west and south (c.1990?).

RATING

Neutral

REASON FOR RATING

Modified mid-century dwelling built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Elm Grove Council Flats

ADDRESS 8-20 Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Modern terraced cottages

PHYSICAL DESCRIPTION

Two single-storey gabled buildings containing three or four units aligned to east and south boundaries of site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Large grassed open space and modest garden plots beside the units. Low concrete nib wall topped by bricks marks road boundary.

MATERIALS/STRUCTURE

Concrete, timber, long-run iron roofing.

ALTERATIONS

Unknown

RATING

Neutral

REASON FOR RATING

Pensioner housing is commensurate with local historic values but terraced architectural form introduces a new typology to the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Pensioner housing provided by the CCC contributes modest historic values to this area.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with side entry, aligned to fit rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting; low masonry boundary wall with textured course detail. Property extends north to Louisa Chandler Lane.

MATERIALS/STRUCTURE

Timber weatherboards & shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION c.1870-1900?

STYLE

Modified bay villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling that has had two street frontages since Wells Street and Elmwood Grove were connected in the early 20th century.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting and open to the street.

MATERIALS/STRUCTURE

Stucco, decramastic roof tiles.

ALTERATIONS

Replacement roofing, stucco cladding, fenestration, and additions to rear, date unknown.

RATING

Contributory

REASON FOR RATING

Considerably modified late 19th century cottage that owes its prominence in the streetscape to the early 20th century connection of Wells Street and Elmwood Grove.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION 1920s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey, single family dwelling on subdivided section.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting, wire fence.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25A Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Cottage

PHYSICAL DESCRIPTION

Single family home on subdivided section, adjacent to Louisa Chandler Lane and with vehicle access from Elm Grove. Single gable running parallel to northern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Rear section with garden setting.

MATERIALS/STRUCTURE

Timber weatherboards, casement windows, corrugated metal roof.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

Intensification of post-1921 subdivision property (no. 25).

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 & 28 Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION 28 – 1867, 26 – 1871 (l-r)

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling; two gabled cottages, linked by 1920s addition. Gable roof with rear lean-tos and straight verandas.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting, fencing (picket, trellis and paling over concrete or brick bases) distinguishes between two dwellings, which are close to street boundary.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofs.

ALTERATIONS

c.1920s addition to no. 26 linked the two cottages together for members of Hazard family.

RATING

Defining

REASON FOR RATING

Two cottages, subsequently linked together during Hazard family ownership, that date from earliest period of post-Englefield subdivision.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Both cottages were owned by members of the Hazard family, Thomas snr and Thomas jr in the late 19th and early 20th centuries. Thomas Hazard snr was one of the original owner/occupiers of the area after its subdivision commenced in the 1860s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 27 Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with side entry and cross-gable addressing street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting and low picket fence. Section extends through to Louisa Chandler Lane.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28A Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1990s?
STYLE	
Cottage	
PHYSICAL DESCRIPTION	
Single family home on subdivided section with vehicle access from Elm Grove.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Rear section, behind 26 & 28 Elm Grove, within garden setting.	
MATERIALS/STRUCTURE	
[Can't be viewed from the street].	
ALTERATIONS	
Unknown	
RATING	
Neutral	
REASON FOR RATING	
Subdivision & development of 19 th century property.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1910

STYLE

Transitional bungalow

PHYSICAL DESCRIPTION

Single-storey, single-family home with hipped roof and side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set quite close to street with picket fence and garden setting.

MATERIALS/STRUCTURE

Stucco, corrugated iron roof, bungalow casement-and-fanlight windows, brick chimney.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

The sole house in Elm Grove that dates from the early 20th century and thus represents an intermediary stage in the development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Thomas Foote, a canvasser, may have been the first owner/occupier of this house in the early 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1880?

STYLE

Square-plan villa/cottage

PHYSICAL DESCRIPTION

Single-storey, single family home on small section. Cottage addresses the street and occupies most of the site. Straight veranda, partially enclosed, with decorative frieze and brackets

CONTEXT/SETTING/LANDSCAPE FEATURES

Set quite close to the street with low stone wall, hedging and garden setting.

MATERIALS/STRUCTURE

Timber rusticated weatherboards, corrugated iron roof.

ALTERATIONS

Veranda partially filled in – casement-and-fanlight windows suggesting post-WWII date.

RATING

Defining

REASON FOR RATING

Small late 19th century villa/cottage from first phase of residential subdivision in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 208 Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof and veranda, which addresses Fitzgerald Avenue.

CONTEXT/SETTING/LANDSCAPE FEATURES

Tall picket and paling fence; corner site.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Veranda partially enclosed (date unknown).

RATING

Defining

REASON FOR RATING

Turn of the century (19th/20th) dwelling that is part of the development history of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 212 Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single storey, single family dwelling with vehicle access from Elm Grove.

CONTEXT/SETTING/LANDSCAPE FEATURES

Established garden setting at corner of Fitzgerald Avenue and Elm Grove; solid masonry boundary wall.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 214 Fitzgerald Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family dwelling centred on site with gabled roof, shed dormers, exposed rafters and corner entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

Established garden setting providing partial screen from Fitzgerald Avenue; low random rubble stone wall surmounted by hedging.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 216 / 216B / 216C Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 2000s

STYLE

Contemporary terraced townhouse

PHYSICAL DESCRIPTION

Three linked two-storey townhouses on long rectangular section with integrated garaging and large area of asphalt for driveway and parking.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting; site largely taken up with townhouse units. Concrete block and metal balustrade style boundary fencing.

MATERIALS/STRUCTURE

Brick, weatherboard feature cladding, long-run steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Intrusive

REASON FOR RATING

Intensification of site usage involving loss of earlier single family dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 218 Fitzgerald Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family home set back from roadway on long rectangular site. Gabled roof with cross gable over façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Largely screened by fencing and shrubs from Fitzgerald Avenue.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 220 Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION 1922

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family home set back from roadway on long rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Screened by fencing and shrubs from Fitzgerald Avenue.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roofing.

ALTERATIONS

Modern window on street front (date unknown).

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. This house was bought by George Cooper, a company secretary, and remained in his ownership until 1969.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**CHRISTCHURCH CITY PLAN – LISTED HERITAGE ITEM AND SETTING
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 203**

***DWELLING AND SETTING, ENGLEFIELD - 230
FITZGERALD AVENUE, CHRISTCHURCH***



PHOTO M.VAIR-PIOVA, 9/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

Englefield is of high historical and social significance for its role in the early European settlement of Canterbury, and for its associations with W. G. Brittan, a notable early colonist involved in the establishment and administration of the Canterbury Settlement, and with local notary and politician E. C. J. Stevens.

Englefield was built on a 50 acre block at the corner of then East Town belt, later Fitzgerald Avenue by William Guise Brittan (1809 – 1876) in 1855-1856. Brittan, his wife Louisa and their four young children arrived in 1850 on board one of the first four Canterbury Association ships, the Sir George Seymour. Brittan was a major figure in founding the Canterbury Settlement, and was the first to register his name as a buyer in January 1850. He held a number of prominent positions in the early settlement including Commissioner of Crown Lands, chairman of the Colonists' Society, supervisor of the allocation of Orders of Choice - the process by which colonists selected their land purchases - and treasurer of the Waste

Lands Board. Brittan was also known for his philanthropy and gave land for the Papanui Anglican Church. In August 1864 he sold Englefield for subdivision. A mix of small cottages and larger homes were subsequently built in a series of small streets around his former homestead.

Member of the Legislative Council Edward Cephas John Stevens and his family owned the property from 1869 until WWI. President of the Christchurch Rowing Club, Stevens was responsible for the arrangement of the popular regattas which took place each year on the stretch of the Avon alongside Englefield. Stevens laid out a four-hole golf course on the property, establishing this sport for the first time in Canterbury. J. G. Collins, of noted architectural practice Collins and Harman, owned the property from 1922 to 1927 and made additions to the house and subdivided the property further. Between 1972 and 2009, Englefield was owned by Frances and Rex Ryman, who did much to recover and protect the history of the property. The current owners purchased the property from the Ryman's however the house suffered substantial damage in the 2010 and 2011 Canterbury earthquakes, and has since been unoccupied.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

Englefield is of high cultural significance for its location adjacent to the mahinga kai area of the Otakaro-Avon, as a house designed to reflect the aspirations and changes of early citizens and as colonial life progressed with a strong belief in the future of the province. Originally set on 50 acres the house reflecting the need for small land holdings as a means of self-sufficiency and has been in continuous use as a residence for 150 years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

Englefield is of high architectural and aesthetic significance as an important example of an early colonial dwelling. It is likely that Guise Brittan's brother-in-law, Charles Fooks, an architect and surveyor who had travelled with him to Canterbury, was responsible for the initial design. Fooks also designed Linwood House (1857), now demolished) for Guise Brittan's brother Joseph, and his own home at River Road (now also demolished). Built in a domestic Gothic Revival style, Englefield been altered by successive owners. The greatest number of changes appear to have made during the tenure of notable architect J. G. Collins (1922-1927). These included a brick lean-to replacement of the original conservatory, the partial bricking-in of the main west entry and the replacement of the original timber buttresses to the barrel vaulted living area in brick. Stucco was also possibly applied to the house at this time. Fretted barge boards, cross gabling and half-timbering detail in the bell cast gables remain, although some of the more decorative elements of the house, such as the detail of the west entry porch and the open timber buttresses have been removed. These changes have however not detracted from the overall reading of the initial architectural intent. The house has suffered severe damage as consequence of the Canterbury Earthquakes of 2010 and 2011, including chimney collapse but the majority of the building remains extant albeit in fragile condition at this time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

Englefield is of technological and craftsmanship significance for the capacity it has to illustrate the availability of materials and the adaptation of construction techniques in the early colonial context. A wide range of materials and building methods have been employed in the construction of the house and its subsequent alterations. Materials used include timber, brick, a form of cob, hand drawn glass and slate. Unusual internal decorative elements include the cast metal decorative cornice elements in the dining room.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

Englefield has high contextual significance on its site, in its setting, as a city landmark and as part of a wider group. The setting of the house is its immediate land parcel, a large rectangular block containing many mature plantings, including a large *Cordyline australis* (Cabbage tree) and some outbuildings. The house is centrally located on the parcel. Whilst the setting is sufficient to enable appreciation of the house, the original setting has been extensively subdivided over time. The house has, for example, lost its physical connection with the Avon - although a small memorial reserve (The William Guise Brittan Memorial Garden) at the corner of Avonside Drive and Fitzgerald Avenue has been created to restore this link. The house none-the-less remains a landmark on Fitzgerald Avenue because of its visibility and distinctive appearance. Surrounding streets were cut from the original Englefield property. The (modern) lane immediately to the rear of the house is named after for Guise Brittan's wife – Louisa (Chandler). The houses in the immediate area document the evolution of domestic architecture in Christchurch over more than a century, and include a number of modest nineteenth century dwellings that provide a contrast with the grander Englefield.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

Englefield and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred pre-1900.

The Avon – Ōtākaro was highly regarded as a mahinga kai by Maori. Habitation in the area was not permanent however, as it was linked to a region-wide seasonal migration for food gathering. Construction of Englefield commenced in 1855, although planting and farm

activities had begun as early as 1851. Extensive subdivision and roading development may limit the potential for any surviving archaeological evidence.

ASSESSMENT STATEMENT

Englefield is of high overall heritage significance to the Christchurch District, including Banks Peninsula. It is of high historical and social significance as one of the earliest remaining dwellings in the city, and for its association with William Guise Brittan, a notable early colonist involved in the establishment and the administration of the Canterbury Settlement, and with politician and local notary E. C. J. Stevens. It is of high cultural significance for its long history of use as a residence, and for its connection to the early sporting and recreational activities of European settlers. Englefield is of high architectural and aesthetic significance as an important example of an early colonial dwelling. Englefield is of technological and craftsmanship significance for the evidence it provides of 1850s colonial craftsmanship, skills, construction materials, technology and methods. Englefield is of archaeological significance for its location within a mahinga kai area associated with the Avon River, and for the potential it has to provide evidence of early European activity in the area.

REFERENCES:

CCC Heritage files: 230 Fitzgerald Avenue – *Englefield*

Christchurch City Plan – Listed Heritage Item and Setting - Heritage Assessment – Statement of Significance – Englefield, 230 Fitzgerald Avenue (2011)

UPDATED:11 MARCH 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 232 Fitzgerald Avenue / 10 Avonside Drive
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey single family home with vehicle access from Fitzgerald Avenue.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Paling fence and vegetation on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated iron roofing, brick chimneys.

ALTERATIONS

Interior divided into ground floor professional rooms and first floor apartment, date unknown.

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Mid-20th owner/occupier was Floyd Sheppard, a sharebroker (d. 1950).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME William Guise Brittan Historical Garden

ADDRESS 234 Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1994-95

STYLE

Picturesque informal

PHYSICAL DESCRIPTION

Pocket park at corner of Fitzgerald Avenue and Avonside Drive with picket fence, English cottage garden planting, signage and commemorative cabbage tree (He tohu whakamaumahara o matou tipuna) north-eastern corner. Post and chain surround of ti kouka (cabbage tree) features carved pou. Replica lampposts.

CONTEXT/SETTING/LANDSCAPE FEATURES

Adjacent to Englefield Lodge, Ōtakaro Avon River and East Town Belt [Fitzgerald Avenue]

MATERIALS/STRUCTURE

Grass, cabbage tree and shrubs, timber fence and signage.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

Non-residential council reserve that pays tribute to the garden developed by the Brittans at Englefield and acknowledges history of the locale.

HISTORICAL AND SOCIAL SIGNIFICANCE

The garden is associated with Englefield Lodge and was officially opened on 26 November 1994 by Amanda Upham, the great-great-granddaughter of William and Louisa Brittan.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The garden is designed in an English cottage garden style to pay homage to the Brittan family's origins and the garden they developed at Englefield.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Typical of a modern council reserve.

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION 1880s+

STYLE

Victorian vernacular cottage with modern addition

PHYSICAL DESCRIPTION

Single-storey cottage with bullnose veranda and two-storey northern addition.

CONTEXT/SETTING/LANDSCAPE FEATURES

Picket fence and several trees in the front yard. House occupies almost all of site.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Gabled two-car garage, two-storey addition on north side with bungalow windows.

RATING

Contributory

REASON FOR RATING

19th century cottage with double garage and two-storey addition contributes to historic and architectural values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION Various [late 19th C + ?]

HNZPT LIST ENTRY STATUS
Englefield Historic Area, List # 7484

STYLE

Worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

Open to the street with metal, balustrade style fencing and parking space at north-west corner.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Replacement roofing, cladding, and fenestration (c.2017).

RATING

Contributory

REASON FOR RATING

A refurbished cottage close to the street that likely dates from the late 19th century.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family home with hipped roof and shallow veranda. Carport on south elevation and lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Picket fence and open to the street.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated metal roofing.

ALTERATIONS

Replacement of veranda (between 2012 and 2017).

RATING

Defining

REASON FOR RATING

Early 20th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Victorian rudimentary bay villa.

PHYSICAL DESCRIPTION

Single storey, single family house on narrow rectangular section with enclosed veranda and prominent cross-gable.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with picket fence. Direct relationship with street.

MATERIALS/STRUCTURE

Lapped and rusticated weatherboards, corrugated iron roofing.

ALTERATIONS

Enclosure of veranda, new fenestration, picket fence (date unknown).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling close to the street on narrow rectangular site. Hipped roof, bullnose veranda on posts with simple brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting, with picket fence. Direct relationship with street and single garage at rear.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Possible veranda replacement, date unknown.

RATING

Defining

REASON FOR RATING

Late 19th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1873

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on small section with hipped roof and straight veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden and low brick and paling fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Rear addition, date unknown.

RATING

Defining

REASON FOR RATING

A small late 19th century cottage from the earliest period of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Built by cabman George Wells, after whom the neighbouring street was presumably named. This was likely the Wells family home and 17 was built for rental. Mary Ann Wells lived here in 1910.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION 1870s

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof, straight veranda and cross-gabled extension to the rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting, with direct relationship with street; low paling fence. Garaging at rear of property.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Cross-gabled extension to rear of house? (pre-2007).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s?

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof and enclosed veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting with picket fence and garaging at rear of property.

MATERIALS/STRUCTURE

Stucco, probably over timber framing, corrugated iron roofing.

ALTERATIONS

Veranda enclosed, new fenestration and stucco cladding.

RATING

Defining

REASON FOR RATING

A small late 19th century cottage from the earliest stage of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION c.1873

HNZPT LIST ENTRY STATUS
Englefield Historic Area, List # 7484

STYLE
Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION
Single-storey, single family dwelling with gable roof and rear lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES
Minimal garden setting, with brick and picket fence. Direct relationship with street.

MATERIALS/STRUCTURE
Stucco cladding likely over timber frame, corrugated metal roofing.

ALTERATIONS
Stucco cladding, trellised entrance porch & reroofing (date unknown).

RATING

Defining

REASON FOR RATING

A small, late 19th century cottage from the earliest period of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Built by cabman George Wells, after whom the neighbouring street was presumably named.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION Pre May 2017
STYLE Modern vernacular
PHYSICAL DESCRIPTION Single-storey, single family dwelling with gabled roof.
CONTEXT/SETTING/LANDSCAPE FEATURES Picket fencing with lean-to garaging to the rear of the property.
MATERIALS/STRUCTURE Lapped weatherboards & steel roofing.
ALTERATIONS N/A
RATING Contributory
REASON FOR RATING Modern cottage in keeping with the scale and appearance of its neighbours.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 19 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Modern Neo-colonial

PHYSICAL DESCRIPTION

Two-storey, single family home on corner section with steeply pitched hip roof and vehicle access from Elm Grove.

CONTEXT/SETTING/LANDSCAPE FEATURES

Corner site with picket fence and garden setting.

MATERIALS/STRUCTURE

Rendered walls with long-run steel roof.

ALTERATIONS

Unknown

RATING

Neutral

REASON FOR RATING

Two-storey modern home that interrupts historic streetscape due to its large size and expression of higher socio-economic status.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION 1890s?

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gable roof on narrow rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with low picket fence and garaging to rear of property.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing, brick chimney.

ALTERATIONS

New fenestration and entrance door on façade (1920s?).

RATING

Defining

REASON FOR RATING

A small late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof, boxed bay windows and decorative eaves brackets. Gabled addition at south-west corner has decorative façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Partially screened from street by paling fence and climbing plants. Twin cabbage trees enhance symmetry of house.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing, brick chimney.

ALTERATIONS

Gabled addition, date unknown.

RATING

Defining

REASON FOR RATING

A late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

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REPORT COMPLETED

21 July 2021

AUTHOR

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HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof and boxed bay windows. Similar, but less decorative, than 23 Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Partially screened from street by metal fencing and hedging.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Lean-to at rear remodelled (c.2000).

RATING

Defining

REASON FOR RATING

A late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gable roof forms and garage at rear of property. Scalloped bargeboard on cross gable.

CONTEXT/SETTING/LANDSCAPE FEATURES

Low picket fence at street front.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Gabled bay appears to be c.1945 addition to square-plan cottage.

RATING

Defining

REASON FOR RATING

A late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1887

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family home with gabled roof and straight veranda supported by posts with decorative brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with corrugated steel fence.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

A late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. John and Jane Storrier built this house after buying the section from John Murphy; John Storrier was a ploughman.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 th century?

STYLE

Arts and Crafts bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof, cross-gabled entrance porch and secondary dwelling at rear of property (No. 27).

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden with cement rendered fence cum retaining wall on street boundary.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roofing for principal dwelling.

ALTERATIONS

Bungalow 'makeover' of Victorian vernacular cottage (c.1910?). Secondary dwelling erected at rear of house (c.1980?).

RATING

Defining (No. 29)

REASON FOR RATING

Modified Victorian cottage that represents continuity of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hip roof on narrow rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with street front single garage; concrete nib wall.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing, brick party wall on south elevation.

ALTERATIONS

Concrete block garage at front of property (c.1980?).

RATING

Defining

REASON FOR RATING

A late 19th/ early 20th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

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21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flats
ADDRESS 1/31 & 2/32 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION Later 1970s

STYLE

Modern ranch

PHYSICAL DESCRIPTION

Three-part building accommodating two units with two-storey section flanked by single storey wings. Gabled roof forms and front unit addresses the street with side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

Abuts southern boundary of Louisa Chandler Lane with minimal garden setting and street-front paling fence.

MATERIALS/STRUCTURE

Concrete block, vertical timber boarding, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Neutral

REASON FOR RATING

Semi-detached late 20th century housing in compatible style and form to adjacent housing.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

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21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 34 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hip roof on narrow rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with off-street parking bay only; low masonry wall and hedging.

MATERIALS/STRUCTURE

Stuccoed walls on probable timber frame, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

A late 19th/ early 20th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 35 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION 1870s/1880s?

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on narrow rectangular site, which abuts northern boundary of Louisa Chandler Lane. Double gable roof and cross-gabled bay at front.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with direct relationship to street; low concrete nib wall on road boundary and framing steps and side path.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Bungalow 'makeover', including shingled gable end, porch detailing and new fenestration in front bay (1920s?).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling, albeit modified, that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 36 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s?

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on small section with gabled roof, rear lean-to and entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden partly obscured by recent board and batten fencing over low concrete wall.

MATERIALS/STRUCTURE

Rusticated timber weatherboards, corrugated iron roofing.

ALTERATIONS

Casement-and-fanlight type fenestration (1920s?).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 40 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s/1880s? +

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with multiple gabled roof forms and vehicle access and garaging off Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Corner site; shrubbery and post and rail fencing screens house from street.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Extended to north and south, including attached garage on south elevation (1990s?).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling with later 20th century extensions that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

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