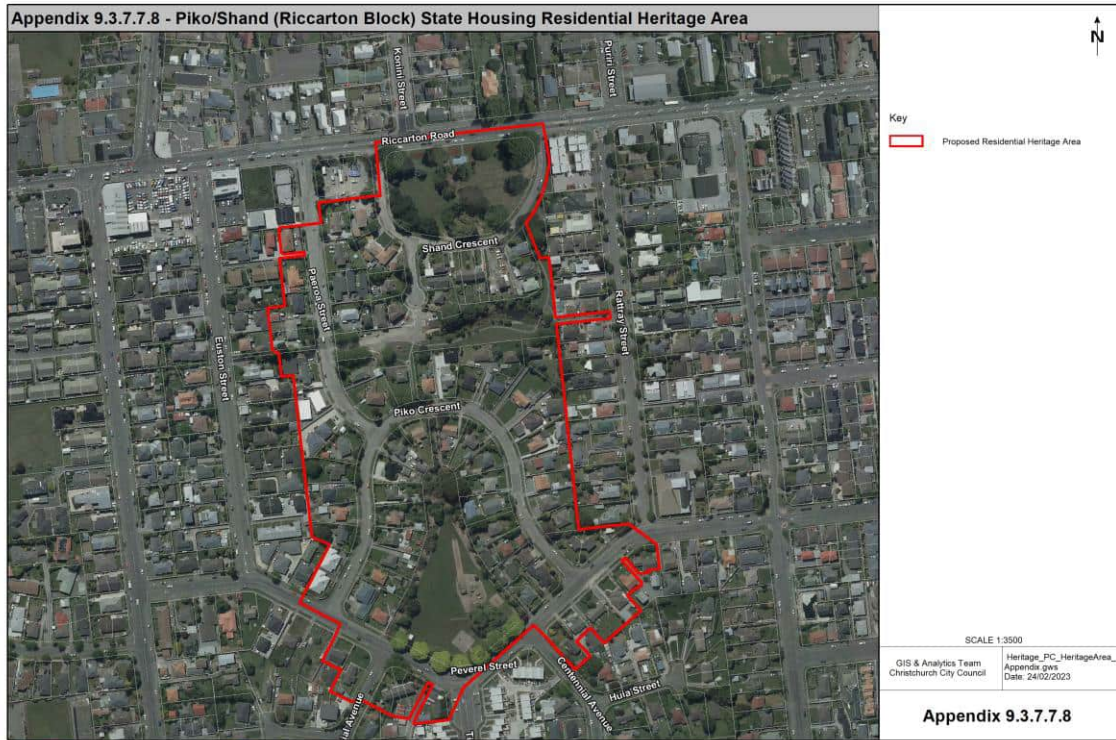


CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND (RICCARTON BLOCK) STATE HOUSING
HERITAGE AREA RECORD FORM

Location



Christchurch District Plan | Christchurch City Council | Proposed Plan Change 13 - Piko/Shand (Riccarton Block) State housing HA9 - for notification

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

Comprised of the houses, three reserves, a shop and Plunket Rooms situated in Shand Crescent, Tara Street, Piko Crescent, and parts of Paeroa and Peverel Streets.

Summary of Current Heritage Protection and Recognition:

A Spanish Fir at 4 Paeroa Street is scheduled in the Christchurch District Plan as a Significant Tree (T977). There are no Heritage New Zealand Pouhere Taonga listed historic places within this area, nor are any of the buildings individually scheduled as heritage items in the Christchurch District Plan.

Christchurch District Plan Zoning

The entirety of the HA is zoned Residential Suburban Density Transition (RSDT) in the Christchurch District Plan, with the exception of the reserves, which are all zoned Open Space Community Parks. Properties adjacent to, or accessed from, Piko Crescent, Tara Street and Shand Crescent are Character Area Overlay 6 in the plan.

Summary of Heritage Values

This Heritage Area, encompassing 98 houses, a child wellness facility, a shop-dwelling and three reserves, is the most authentic component of 'one of the most fastidiously planned and carefully integrated' of all the early state housing schemes in New Zealand (G Bowron in *Long Live the Modern* p. 30).

In 1937 the first Labour Government purchased a large block of land owned by the NZ Metropolitan Trotting Club in Riccarton for development as a state housing area. Single-family houses and multi-unit flats were built by the Department of Housing Construction for over 300 families between 1938 and 1941. A grocery store, Plunket Clinic, parks and reserves were integral design features of the English Garden City planning model adopted by the DHC's Chief Architect, Gordon Wilson.

The single-storey houses and two-storey blocks of flats within this area were architecturally designed to foster good health and a sense of community amongst the residents. Visually varied and yet coherent in their design and placement within the subdivision, the buildings are predominantly English Cottage in style with some Moderne dwellings.

The street names in this area are both descriptive and commemorative. The former have te reo Maori names, perhaps reflecting a desire to endow a distinctive New Zealand character upon the subdivision, while the latter generally relate to former landowners, notable among them the Shand family.

History of Subdivision and Development

The block of land on which one of the city's largest and earliest and largest state housing schemes was undertaken lies to the south-west of 'Pūtarikamotu (Riccarton Bush) ... the sole remnant of ancient podocarp forest in Canterbury that once covered large parts of the region. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tūāhuriri kaumātua recorded Pūtarikamotu as a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered. Pūtarikamotu was also described as a forest where whīnau (*Eleocarpus dentatus*), pōkākā (*Elaeocarpus hookerianus*), mātai (black pine), and kāhika (white pine) grew. The birds gathered here included kererū, kākā, kōkō (tūi), kōparapara (bellbird) and mahotatai (*Kā Huru Manu*). Largely depleted in the mid-19th century to provide timber to build colonial Christchurch, Pūtarikamotu is also known as Deans' Bush, after the early settler family who settled at Riccarton in the 1840s.

Following the colonial survey of Christchurch in 1850, John Shand (1805-74) took up Rural Section 95, a 100-acre land parcel (c. 40 hectares) on the south side of Riccarton Road, upon his arrival in the province. Shand was a widower from Liverpool and he arrived aboard the *Isabella Hercus* in March 1851 with his two sons, Charles and Thomas. The Shands' Riccarton farm extended from Riccarton Road to Blenheim Road and from Wharenui Road to Matipo Street. John Shand's son Thomas (1835-1918) built a large two-storeyed timber house to replace the original cob dwelling on the farm in 1870. There he raised six children with his wife Rebecca (1851-1950).

Thomas Shand's Avon Lodge was a 32-roomed Victorian manor house, built at a cost of £6000. Despite some consideration being given to including the Shand residence in the state house scheme by converting it into five flats, the house was demolished in 1941. As the quality of Avon Lodge's timber construction was revealed during the demolition local builders expressed their displeasure with the decision (See CCL heritage image collection). The curving form of its driveway was preserved, however, in the form of Shand Crescent.

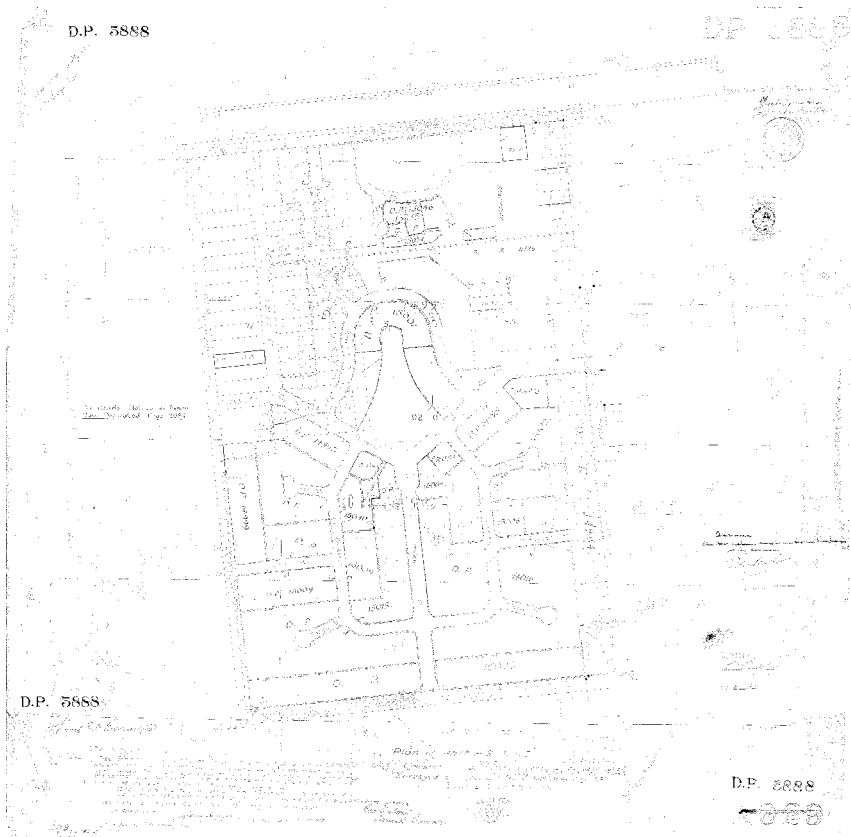


Avon Lodge, Riccarton Road (opposite Konini Street), Christchurch CCL Photo Collection 22 IMG01500

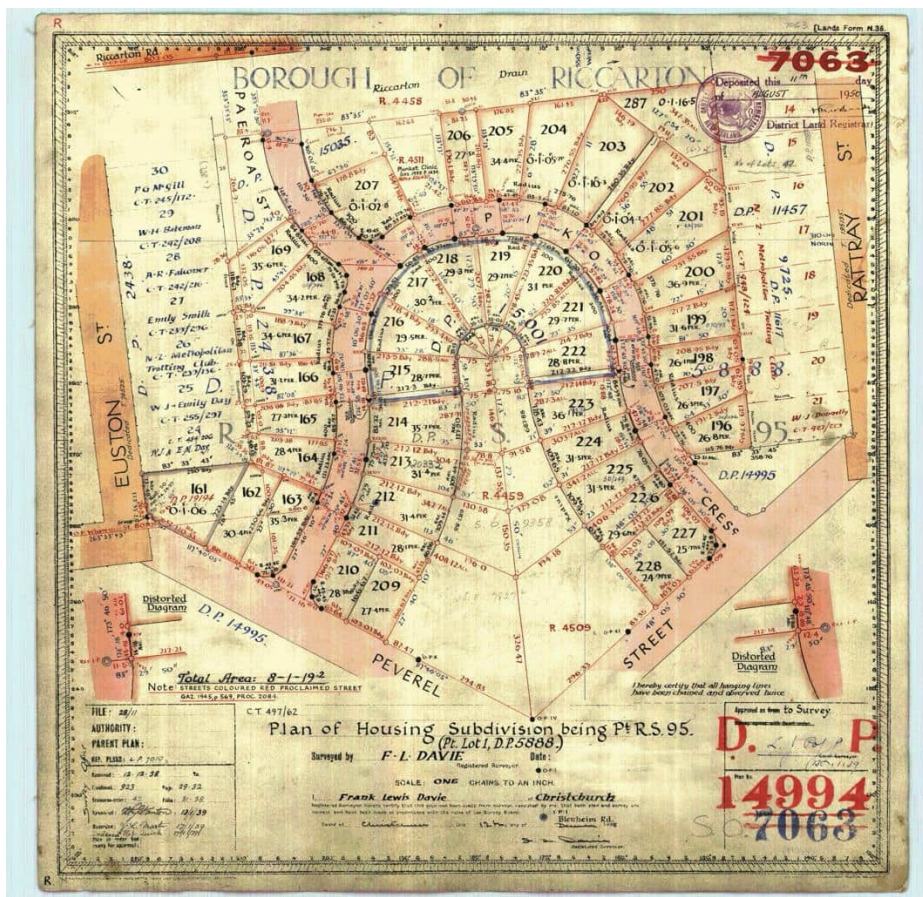
Meanwhile the bulk of the Shand farm had been acquired by the NZ Metropolitan Trotting Club in 1919. The Club had in mind to develop a new racecourse to replace the leasehold property they raced on at Addington. In 1922 the NZMTC commissioned plans for a new Riccarton raceway. In November 1924 the Club gave a strip of land to the Riccarton Borough Council to allow for Wharenui Road to be widened and in return the Club was to receive freehold title to the unformed roads on their land.

More years passed and by 1928 the NZMTC seems to have abandoned the prospect of developing a racetrack on the site and instead was pursuing the possibility of residential subdivision. The Club's historical notes prepared by DC Parker record the collection of rents from various properties and city street maps thought to date from the 1930s indicate the formation of some streets between Wharenui and Matipo.

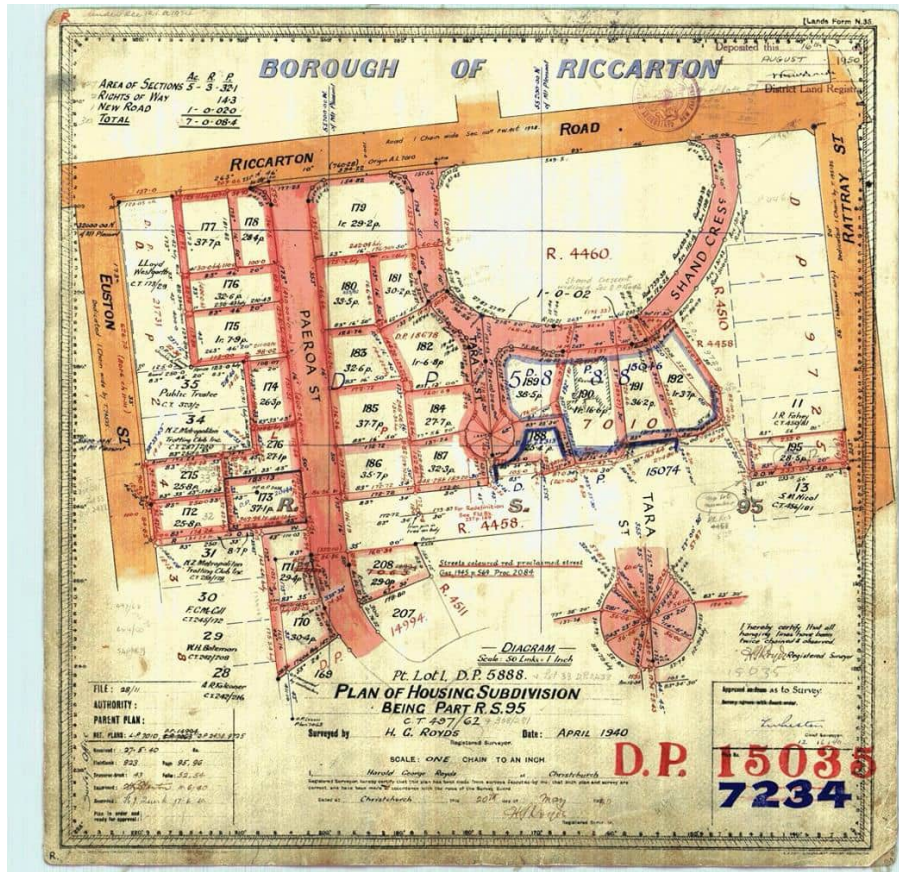
After almost 20 years the NZMTC's ambitious plans had come to nothing and in July 1937 a block of c. 78 acres (32 hectares) was offered for sale to the government. As planning for the Piko/Shand state housing scheme had already commenced by this date it must be assumed that the sales offer had been negotiated before July 1937, not long after which time construction began.



Plan of Rural Sections 78 & 95 with Piko/Shand development overlaid; DP 5888, dated 16 May 1921, approved by the NZ Metropolitan Trotting Club. LINZ.



Plan of Housing Subdivision being Part RS 95, dated 12 December 1938.



Plan of Housing Subdivision being Part RS 95, dated April 1940.

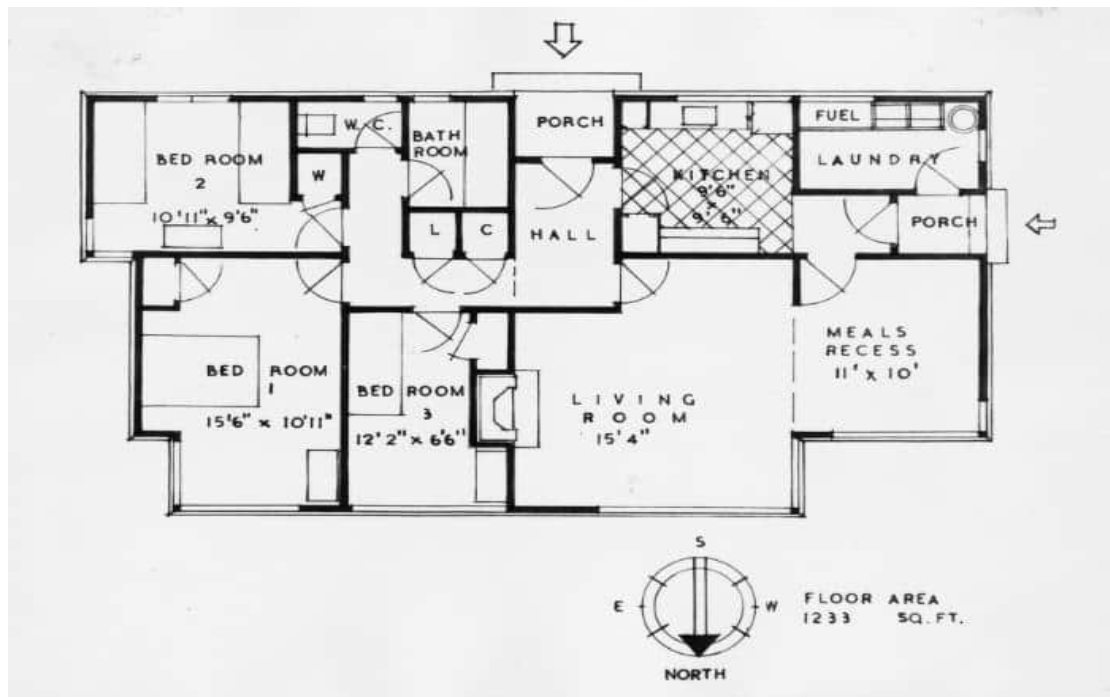
New Zealand's first Labour Government was elected in November 1935 under the campaign slogan 'Let's Build a New Nation'. Labour's commitment to rebuilding the social and economic fabric of New Zealand society following the Depression was given literal form with the establishment of the Department of Housing Construction.

Labour's state housing scheme was championed by Under-Secretary for Housing John A Lee (1891-1982). Lee was a colourful and somewhat controversial figure in Parliament. His enthusiasm for Labour's socialist housing policy was vital to the establishment and early success of the state housing scheme. In September 1937 the first state house tenants moved into their new home in Miramar, Wellington, with some help from a group of well-dressed 'moving men', Prime Minister Michael Joseph Savage and his ministers. A photograph taken that day of Savage struggling with the McGregor family's dining table has become one of the iconic images of New Zealand politics.

Like the workers' dwellings before them, state houses were built throughout New Zealand for rental to working families of modest means who could not afford to build their own homes. A determination not to build slums of the future spurred Labour, like the Liberals before them, to finance architecturally designed houses of good quality construction. Indeed the state house of the late 1930s and 1940s was to establish the benchmark for all New Zealand housing in the post-war years. Construction of hundreds of state houses across the country was also part of New Zealand's recovery from the effects of the Depression, which ultimately ended with the outbreak of war in 1939.

State houses were to be built in good locations, handy to existing workplaces, schools and shops, and situated for sun and view. All of these conditions were met on the NZMTC site. Overseeing the design of every element of the state house and its wider setting was the Department of Housing Construction's Chief Architect, Gordon Wilson (1900-59). Wilson and town planner Reginald Hammond (1894-1970) set the terms of

reference for the planning and design of state house communities, but private architects also received commissions for individual house designs. At a time when the country was still emerging from the Depression, work for the private sector was regarded as an important by-product of the state housing scheme.



Floor plan of a state house published in *Making New Zealand* Vol. 2, No. 2, 1939, p. 22

The Piko/Shand development was designed by staff in the Department of Housing Construction in 1936-7. Quickly built between 1938 and 1941, the Department thus narrowly avoided the virtual cessation of state housing construction that occurred in the later years of the war. J & W Jamieson Ltd and William Brunt (c.1893-1954) are thought to have been the chief contractors on the project. Both were local building companies, the former having had a long career in Canterbury construction since its establishment in 1864 by Samuel Jamieson, father of William and James. In the early 20th century Jamiesons built the Cathedral of the Blessed Sacrament in Barbadoes Street (FW Petre architect, 1901-5), the Government Buildings in Cathedral Square (JC Maddison architect, 1910-13), and a number of freezing works, as well as large houses for wealthy Cantabrians.

Archival photographs indicate that both the Plunket Rooms and the shop on the corner of Tika and Peverel Streets were built after the war had ended. Also erected after the houses had been completed was St Hilda's Anglican Church (1944), which is outside the HA in Centennial Avenue. Built as a mission hall St Hilda's, which is now in residential use, is thought to be the only church built in a state house subdivision in New Zealand.

In the early years of the new community the head of the household was generally a working man who might be a plasterer, an office clerk, or work for the railways. In 1946 Kenneth Cherry lived at 8 Shand Crescent and worked for the air force, at 8 Piko Crescent Frederick Foster worked as an engineer, and at 18 Piko Crescent lived an organ builder by the name of James Strachan. Mrs E Benton, at 33 Piko Crescent, was described as a baker in the Wisers's street directory of the same year, but as no occupation was given for Mrs Ruby Cornelius at 10 Piko Crescent she may have been a widow with dependent children.

Historian Ben Schrader has written about the sense of pride and possession felt by state house tenants in the 1940s and 1950s. With the return of servicemen after the war, and the baby boom that followed, state house communities throughout New Zealand were places of busy family life, just as the Labour Government had intended. With the election of a National Government in 1949 a shift in housing policy saw the state encourage tenants to buy their homes.

Today, although most of the houses in the NZMTC Block have passed into private ownership, the integrity of this large, carefully designed state house subdivision has been maintained. Some redevelopment by Kāinga Ora (formerly Housing New Zealand) has occurred on the southern fringe of the heritage area, but this has largely been in sympathy with the style and typology of the original state houses and flats. Where house sites within the area have been redeveloped this has typically involved intensification; the Canterbury earthquakes having had a minor effect on the area.

Historic Names and Uses

Paeroa Street is said to have been named after a former resident in the area, although the CCL Index of Street Names says that no such resident can be located.

Peverel Street was named for the village of Hatfield Peverel in Essex, England, which was the birthplace of Edward Mulcock (1837-1915) a former local landowner. A section of Peverel Street first appears in the 1906 street directories, but it was not until 1923 that the full length of the roadway from Wharenui Road to Picton Avenue was known as Peverel.

The Maori word 'piko' may be translated as 'curve' or 'bow', as in 'the piece of wood had a bow in it'. Piko Crescent therefore has a name doubly descriptive of its form.

Riccarton Road is named for the Deans' family's home parish in Scotland. It is said to have been the second busiest street in NZ by the mid-1950s (Southern Capital p. 93).

Shand Crescent is named for the Shand family who farmed Rural Section 95 in lower Riccarton. The crescent follows the same path as the curving metalled driveway that once gave access to Thomas Shand's homestead Avon Lodge.

Tara Street evidently owes its name to 'the hill of Tara which was once the religious, cultural and political capital of Ireland' (CCL Index of Street Names). Quite what that has to do with a state housing subdivision in Riccarton, Christchurch is not immediately apparent. The street first appeared in the 1943 street directories.

Tika Street is said to have been named by Dudley Thomas Gainsford (1918-77), a member of the Riccarton Borough Council. Tika may be translated as 'straight', but also means 'equitable', 'appropriate', or 'correct'.

Harrington Park is named for Richard (Dick) Harrington, who was Mayor of Riccarton Borough Council from 1968 until 1989. The park was redeveloped in 1985 following residents' complaints about the need for more facilities in the area and its name was chosen by competition.



Aerial view of heritage area in c.1940. 'Avon Lodge' is shown just below the 'Shand Crescent' notation. Canterbury Maps.

Distinctive Physical Characteristics

- The roads in this area are disposed in an almost symmetrical fashion. This symmetry is further amplified in the wider setting by the arrangement of a number of cul de sacs off Centennial Avenue, south of Peverel Street.
- A network of walkways through local reserves and between blocks allows pedestrians to walk through a considerable part of the area with minimal contact with vehicular traffic.
- Most of the houses are in the English cottage style, although some are more modernistic in appearance.
- Despite their stylistic differences the houses generally share a common plan model in which two or three bedrooms, a kitchen, living room and dining area are arranged so as to minimise the size of the internal hallway but maximise sunlight and ventilation in each room.
- Timber, brick and concrete roof tiles are the predominant building materials, used both for their structural qualities and to achieve variety in detailing and

decoration. Roofs are most commonly steeply pitched hipped roofs but may also be gabled or flat. Since the Canterbury earthquakes a number of roofs have been replaced in corrugated steel.

- There is a raised nib concrete strip, in front of each and every property contemporary with the state housing scheme, which provides a simple line of demarcation between the property and street.
- On the flat terrain of Riccarton the views within the area tend to be of the immediate environment. The curving street forms and the landscaped areas of Harrington Park, Paeroa Reserve and Shand Crescent Reserve create the appearance of a well-established suburban neighbourhood, in conjunction with the individual houses and their garden settings.

The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social value as one of the earliest, and almost certainly the largest, state house developments in Christchurch. Cultural value can be attributed to the area due to the importance many New Zealanders place upon state housing as an embodiment of the welfare state and as a touchstone for New Zealand identity. The area's architectural and aesthetic value arises from the quality of the housing designs that are sited within a garden suburb matrix. The craftsmanship values inherent in this area are indicative of the good quality of state house construction. Contextual values of note relate to the relationship of the buildings to one another, the reserves and community amenities.

Archaeological values may arise from the farming activities of the Shand family in the 19th century.

Historical/Social

Based on the research to date, the NZMTC Block would appear to have been the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments are to be found in a number of suburbs, including Spreydon (Winsor Crescent, 1937), Bryndwr (Kain Avenue, 1940) and Avonside (Sorensens Place, 1941/3), but none can compare in size and scale with the Riccarton project.

The area as a whole, and Shand Crescent in particular, is associated with John Shand, a pioneering Canterbury farmer and local politician. Shand is also associated with Shand's Emporium (1860) that once stood in Hereford Street and Shand's Road on the south-western outskirts of Christchurch.

On a national level state housing is associated with the first Labour Government, led by Michael Joseph Savage (1872-1940), which is credited with creating the architecture, both literally and figuratively, of New Zealand's modern welfare state. The houses, reserves, Plunket Rooms, and shop in the Piko/Shand state house area embody the Labour Government's commitment to improving the lives of New Zealand families by applying an English Garden City suburb planning and design philosophy and using good quality building materials and the labour of skilled local contractors. The Garden City suburb describes both a historical movement, a type of urbanism developed in the late 19th century as a response to the Victorian city and a landscape practice. While the movement was based around the planned development of an entire city or town, smaller developments were modified to allow for residential 'garden suburbs' without the commercial and industrial components of the garden city. They were denoted by picturesque curvilinear streets and traditionally styled low-density housing, with ample

access to public and private space, well treed environments and a network of pedestrian and vehicle access.

Cultural/Spiritual

State housing has cultural value throughout New Zealand because it represents the physical manifestation of the first Labour Government's development of the modern welfare state. The state house, as a solidly built single-family home on a quarter-acre section, is part of the identity story of many New Zealanders, among them former Prime Minister John Key (b. 1961), who grew up in a Christchurch state house.

Architectural/Aesthetic

The Piko/Shand State Housing Scheme has architectural and aesthetic value in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural unity.

Christchurch has been hailed as a 'garden city' for a century or more (*Southern Capital* p. 30) and renowned local architect Samuel Hurst Seager pioneered the garden suburb in Clifton in the early 20th century. There is therefore arguably a natural affinity between the history of the city's beautification ideals and the English Garden City suburb influences that can be seen in Riccarton's state house subdivision. As with the Department of Housing's other large-scale state house subdivisions, grassed berms and street trees line the curving streets to create a strong sense of visual continuity between the public and private domains.

The DHC architects and those private practitioners who also supplied plans to the government, created a wide variety of housing designs in the English Cottage and Moderne styles in an effort to avoid monotony and any social stigma that may have been associated with identical houses or blocks of flats. The careful attention to detail in the exterior treatment of door and window openings is particularly notable in the Piko/Shand area, as is the careful placement of the two-storey multi-units to frame intersections or serve as a backdrop to open spaces.

Technological / Craftsmanship

The craftsmanship value of the houses in this area is generally typical of the period in which they were built. The individual state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods using timber and brick and illustrate the availability of well-qualified builders in the late 1930s and early 1940s, as New Zealand emerged from the Depression and then found itself at war.

Contextual

The contribution this area makes to the city's environmental values is largely one that was created by the designers and builders of the state house suburb on the basis of the Garden City ideal.

On a flat site with few pre-existing features, it is the curvilinear streets typical of the Garden City suburb and the planting of the three reserves, Harrington, Shand and Paeroa, which establishes the area's landscape and contextual values. The more mature tree planting in the HA is predominantly exotic including Plane, Elm, Maple and Birch

trees. Later additions to reserves and properties include a mix of smaller scale native planting including Kowhai and Ake Ake.

Within the suburban streetscape of Piko/Shand grassed berms and lawns are an integral part of the visual continuity between the public and private domains. This melding of public and private space is fostered by the low concrete nib that demarcates the boundary between the footpath and front garden of each house. Later additions of low walls, fences, hedges and other boundary planting largely allow the continuation of this relationship.

Each house is set back about a third into the site from the street further adding to the sense of spaciousness provided by the integration of public and private space but allowing for a large private back yard. In recent years, subdivision of the rear of the sites has occurred.

Pedestrian access to the "front" door, located to the centre of the house or placed to the side but still visible to the street, is a feature of each of the original houses within the HA.

Further contribution to the contextual and landscape heritage values is made by the spring, which once fed the pond in front of Avon Lodge and is now a feature of the Paeroa and Shand Crescent reserves. The latter contributes to the streetscape of Riccarton Road and therefore has a high degree of visibility on one of the city's major thoroughfares.

Archaeological

The area's archaeological values are largely derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937. It is likely that the area in and around Shand Crescent (Fig 26) would have the highest archaeological potential; given that it was here that the Shand homestead was located. The vestigial remnants of the driveway and other landscape features may have survived the earthworks and roading construction undertaken in 1938-41.



A view of the area from Riccarton Road. Reproduced in *Long Live the Modern*; Archives NZ, Wellington.

Principal References

Ben Schrader *We Call It Home - A History of State Housing in New Zealand* (Reed, 2005)

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

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

DC Parker '*Riccarton Property*' Addington Raceway Timeline.

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

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

'Timeline - state housing in New Zealand' New Zealand History On-line available at <http://www.nzhistory.net.nz/culture/we-call-it-home/timeline>

Vanessa Gifford '*The Riccarton State Housing Area Christchurch*' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

For further information refer to Archives New Zealand holdings relating to the MTC Block, Riccarton available at <http://www.archway.archives.govt.nz/>

REPORT COMPLETED 29 August 2021

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	109 Peverel Street	Contributory
House	111 Peverel Street	Contributory
House	112 Peverel Street	Defining
House	113 Peverel Street	Contributory
House	115 Peverel Street	Defining
House	117 Peverel Street	Defining
House	119 Peverel Street	Contributory
House	120 Peverel Street	Defining
Dairy and House	137 Peverel Street	Defining
Flat	143 Peverel Street	Defining
Flat	145 Peverel Street	Defining
House	148 Peverel Street	Defining
House	149 Peverel Street	Contributory
House	156 Peverel Street	Contributory
Harrington Park	Peverel Street	Defining
House	2 Centennial Avenue	Defining
Flat	71 Centennial Avenue	Defining
House	72 Centennial Avenue	Defining
Flat	75 Centennial Avenue	Defining
House	1 Piko Crescent	Contributory
House	2 Piko Crescent	Defining
House	3 Piko Crescent	Contributory
House	3B Piko Crescent	Neutral
House	5 Piko Crescent	Contributory
House	5A Piko Crescent	Neutral
House	6 Piko Crescent	Defining
House	7 Piko Crescent	Defining
House	8 Piko Crescent	Defining
House	9 Piko Crescent	Contributory
House	9A Piko Crescent	Neutral
House	10 Piko Crescent	Defining
House	11 Piko Crescent	Defining
House	12 Piko Crescent	Contributory

House	13 Piko Crescent	Contributory
House	14 Piko Crescent	Contributory
House	14A Piko Crescent	Neutral
House	15 Piko Crescent	Defining
House	16 Piko Crescent	Contributory
House	16A Piko Crescent	Neutral
House	17 Piko Crescent	Defining
House	18 Piko Crescent	Defining
House	18A Piko Crescent	Contributory
House	19 Piko Crescent	Defining
House	20 Piko Crescent	Contributory
House	20A Piko Crescent	Neutral
House	20B Piko Crescent	Neutral
House	21 Piko Crescent	Defining
House	22 Piko Crescent	Contributory
House	23 Piko Crescent	Contributory
House	24 Piko Crescent	Contributory
House	24A Piko Crescent	Neutral
House	25 Piko Crescent	Defining
House	26 Piko Crescent	Defining
Plunket Rooms	26A Piko Crescent	Defining
House	27 Piko Crescent	Defining
House	29 Piko Crescent	Contributory
House	30 Piko Crescent	Defining
House	31 Piko Crescent	Contributory
House	32 Piko Crescent	Defining
House	33 Piko Crescent	Defining
House	34 Piko Crescent	Contributory
House	35 Piko Crescent	Intrusive
House	36 Piko Crescent	Defining
House	38 Piko Crescent	Defining
House	40 Piko Crescent	Neutral
House	42 Piko Crescent	Neutral
House	2 Paeroa Street / 28 Piko Crescent	Defining
House	3 Paeroa Street	Contributory

House	3A Paeroa Street	Neutral
House	4 Paeroa Street	Defining
House	5 Paeroa Street	Neutral
House	5B Paeroa Street	Neutral
House	7 Paeroa Street	Contributory
House	7A Paeroa Street	Intrusive
House	1/8 Paeroa Street	Contributory
House	2/8 Paeroa Street	Neutral
House	9 Paeroa Street	Defining
House	9A Paeroa Street	Defining
House	10 Paeroa Street	Neutral
House	10A Paeroa Street	Neutral
House	11 Paeroa Street	Defining
House	12 Paeroa Street	Defining
House	13 Paeroa Street	Defining
House	14 Paeroa Street	Defining
House	17 Paeroa Street	Defining
Paeroa Reserve	Paeroa Street	Defining
House	1 Tara Street	Defining
House	2 Tara Street	Neutral
House	3 Tara Street	Defining
House	4 Tara Street	Defining
House	1/5 Tara Street	Defining
House	2/5 Tara Street	Contributory
House	6 Shand Crescent	Neutral
House	6A Shand Crescent	Neutral
House	8 Shand Crescent	Neutral
House	10 Shand Crescent	Contributory
Flat	12 Shand Crescent	Defining
Flat	14 Shand Crescent	Defining
Flat	16 Shand Crescent	Defining
Flat	18 Shand Crescent	Defining
House	20 Shand Crescent	Defining
House	22 Shand Crescent	Defining
Houses [2]	1/28 & 2/28 Shand Crescent	Neutral
Shand Crescent Reserve	Shand Crescent	Contributory

Key for Contribution to HA

Defining

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

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

Contributory

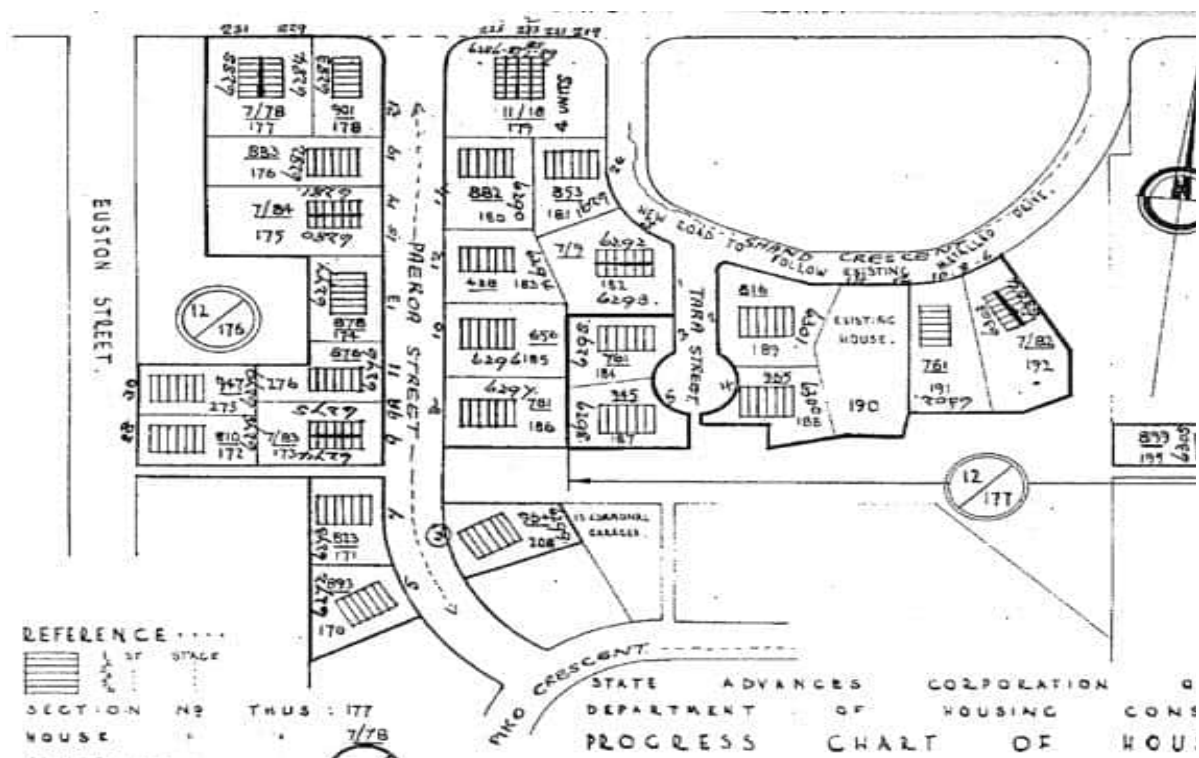
Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design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

Neutral

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

Intrusive

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



Shand Crescent design, Department of Housing 1936/37 (Gifford, 1994).

Context Record Forms

Piko Crescent and Paeroa Street Record Form

Area/Element Description

Curvilinear streets typical of the Garden City suburb, with houses located around areas of public open space with connections to and between Paeroa Reserve and Harrington Park, providing off street pedestrian access. The spring, which once fed the pond in front of Avon Lodge is now a feature of the Paeroa Reserve.

Contributing landscapes

Paeroa Reserve and Harrington Park

Street and block pattern

Crescent and cul de sac block pattern

Section layouts

Highly regular sections both in area and dimensions, with the exception of sections that were developed for comprehensive unit development.

Key Long views

Port Hills and Southern Alps

Key Short views

Internal views to the reserves system.

Contextual Significance

A comprehensively designed and developed state housing area that has an almost symmetrical street pattern and represents English Garden City ideals through the layout, open space, building and built form, focusing on the openness to public space, including the reserves and street. A network of walkways through local reserves and between blocks allows pedestrians to walk through a considerable part of the area with minimal contact with vehicular traffic.

Shand Crescent Record Form

Area/Element Description

Shand Crescent was formerly the curving driveway to Avon Lodge. It was formed in 1941 and Shand Crescent Reserve was developed shortly after this.

Contributing landscapes

N/A

Street and block pattern

Crescent and cul de sac layout with pedestrian access to Paeroa Reserve.

Section layouts

Variable section size and dimensions dependent on individual or comprehensive housing development. Not quite sure of meaning here

Key Long views

N/A





Key Short views




Internally to Shand Crescent Reserve only


Contextual Significance





Shand Crescent and Reserve provide an open space landmark on Riccarton Road and illustrate the importance of the interface between state housing and open space. Shand Crescent was developed comprehensively and the combination of development type and section size and dimensions is illustrative of this.

INVENTORY OF PUBLIC REALM FEATURES





FEATURE	DESCRIPTION	
Open space	Shand Crescent Reserve (Rating: Defining), including spray and cascading fountains (Rating: Contributory) and substantial variety of young and mature trees (Rating: Defining)	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	Commemorating the Shands, located in the Shand Crescent Reserve (Rating: Contributory)	
GATES/PILLARS	N/A	
PATHS	Accesses to Paeroa Reserve (Rating: Defining)	
STRUCTURES	Shand Crescent Reserve spray fountain (Rating: Contributory) and rock cascade (Rating: Neutral)	





FENCES	<p>Variety of residential fences in conjunction with original state housing (Rating: Contributory)</p> <p>Residential fences in conjunction with redeveloped state housing (Rating: Neutral)</p>	
WALLS	N/A	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	Park signage (Rating: Neutral)	
LIGHTING	Galvanised steel pole with curved outreach (Rating: Neutral)	
MATERIALS	N/A	
COLOURS	N/A	



STREET	<p>Shand Crescent has the curving form of the Avon Lodge driveway (Rating: Defining)</p> <p>Tara Street is a short cul de sac (Rating: Defining)</p>	
<ul style="list-style-type: none"> • WIDTH 	<p>Shand Crescent 6m carriageway and 11.5m road reserve (Rating: Defining)</p> <p>Tara Street 6.2m carriageway and 12m road reserve (Rating: Defining)</p>	
<ul style="list-style-type: none"> • ALIGNMENT AND LAYOUT 	<p>Shand Crescent curving form (Rating: Defining)</p> <p>Tara Street straight (Rating: Defining)</p>	
<ul style="list-style-type: none"> • MATERIAL 	<p>Asphalt rating (Rating: Neutral)</p>	
<ul style="list-style-type: none"> • KERB AND CHANNEL 	<p>Shand Crescent concrete 1955 (Rating: Contributory)</p> <p>Tara Street concrete 1951 (Rating: Contributory)</p>	<p>Defining – signals completion of development</p>
<ul style="list-style-type: none"> • FOOTPATH 	<p>Shand Crescent one side (Rating: Contributory)</p> <p>Tara Street both sides (Rating: Contributory)</p>	<p>Defining – an aid to pedestrian movement</p>
<ul style="list-style-type: none"> • BERM 	<p>Shand Crescent one side adjacent to housing (Rating: Contributory)</p> <p>Tara Street both sides (Rating: Contributory)</p>	<p>Defining – part of Garden City aesthetic</p>
<p>Street trees</p>	<p>N/A</p>	
<ul style="list-style-type: none"> • CLUSTER 	<p>N/A</p>	
<ul style="list-style-type: none"> • AVENUE 	<p>N/A</p>	
<ul style="list-style-type: none"> • INTERMITTENT 	<p>N/A</p>	
<ul style="list-style-type: none"> • SIZE 	<p>N/A</p>	
<ul style="list-style-type: none"> • SPECIES 	<p>N/A</p>	


Garden planting	Annual planting in Shand Crescent Reserve (Rating: Neutral)	
MATERIALS	N/A	
BUILDING SETBACK	Variable with minimum of 5m and maximum of 20m (Rating: Contributory)	
ANCILLARY BUILDINGS	Single garages (Rating: Neutral)	
TREES	Variety of large and smaller scale trees, predominantly exotic species (Rating: Contributory)	





VEGETATION	Mix of vegetation (Rating: Contributory)	
VIEWS	N/A	

<p>GATES/PILLARS</p>	<p>A few domestic gates (largely unfenced/walled sites) (Rating: Neutral)</p>	
<p>PATHS</p>	<p>Access ways to and through Harrington Reserve and Paeroa Reserve (Rating: Defining)</p>	
<p>STRUCTURES</p>	<p>Concrete nib kerb demarcating almost every individual section in the area (Rating: Defining)</p>	
<p>FENCES</p>	<p>Small scale picket/timber fences (Rating: Contributory)</p> <p>High timber and corrugated iron fences (Rating: Intrusive)</p>	

		
WALLS	N/A	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	At entry points to reserves and reserve signage (Rating: Neutral)	  
	Street name within the kerb of Piko Crescent (Rating: Defining)	

<p>LIGHTING</p>	<p>Concrete pole with metal arm (Rating: Neutral)</p>	
<p>STREET</p>	<p>Simple street layouts, curvilinear and straight with berms and footpaths both sides, no street trees (Rating: Defining)</p>	
<ul style="list-style-type: none"> • WIDTH 	<p>Piko Crescent road reserve 15.6m and carriageway 8.6m (Rating: Defining) Paeroa Street road reserve 18m and carriageway 10m (Rating: Defining) Peverel Street road reserve 20m and carriageway 12.5-14m (Rating: Contributory) Tika Street road reserve 20m and carriageway 12.6m(Rating: Defining)</p>	
<ul style="list-style-type: none"> • ALIGNMENT AND LAYOUT 	<p>All streets have a basic layout of footpaths both sides of the street against</p>	

	<p>the property boundaries, berm and carriageway.</p> <p>Piko Crescent curvilinear (Rating: Defining)</p> <p>Paeroa Street primarily straight (Rating: Defining)</p> <p>Peveler Street bowed (Rating: Defining)</p> <p>Tika Street straight (Rating: Defining)</p>	
<ul style="list-style-type: none"> • MATERIAL 	<p>Chip seal and asphalt (Rating: Contributory)</p>	
<ul style="list-style-type: none"> • KERB AND CHANNEL 	<p>All concrete kerb and channel.</p> <p>Piko Crescent 1951 (Rating: Defining)</p> <p>Paeroa Street unknown but estimated c.1950 (Rating: Defining)</p> <p>Peveler Street 1940-1952 (Rating: Defining)</p> <p>Tika Street 1951 (Rating: Defining)</p>	
<ul style="list-style-type: none"> • FOOTPATH 	<p>Asphalt, both sides (Rating: Contributory)</p>	
<ul style="list-style-type: none"> • BERM 	<p>Both sides adjacent to the street (Rating: Contributory)</p>	
Street trees	N/A	
<ul style="list-style-type: none"> • CLUSTER 	N/A	
<ul style="list-style-type: none"> • AVENUE 	N/A	
<ul style="list-style-type: none"> • INTERMITTENT 	N/A	
<ul style="list-style-type: none"> • SIZE 	N/A	
<ul style="list-style-type: none"> • SPECIES 	N/A	
Garden planting	N/A	
<i>Private Realm Features</i>		
MATERIALS	<p>Concrete, brick, masonry, timber (Rating: Defining)</p>	

<p>BUILDING SETBACK</p>	<p>Relatively large setbacks varying from 6-12m (Rating: Defining)</p>	
<p>ANCILLARY BUILDINGS</p>	<p>Garages in the front yards (Rating: Intrusive)</p>	
<p>TREES</p>	<p>Mix of exotic and native trees, generally of a small scale (Rating: Contributory)</p>	
<p>VEGETATION</p>	<p>Varying levels of vegetation across the area (Rating: Contributory)</p>	
<p>VIEWS</p>	<p>Port Hills and Southern Alps</p>	<p>Photo unavailable</p>

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 2 Centennial Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Low batten fence; property bounded by Centennial Avenue and Peverel Street.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flat
ADDRESS 71 Centennial Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION	1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 72 Centennial Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with cruciform footprint, hip and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street with low picket fence.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flat
ADDRESS 75 Centennial Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Post and batten fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Harrington Park

ADDRESS Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER DHC

DATE OF CONSTRUCTION 1938-41

STYLE

Recreation park

PHYSICAL DESCRIPTION

Large open park on Peverel Street with foot access through to Piko Crescent. Large mature trees, cricket batting cage, basketball practice court and children's playground.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Play and sports equipment, grass, trees.

ALTERATIONS

Trees planted & play equipment installed (c.1980); cricket cage and basketball practice court installed (c.2000).

RATING

Primary

REASON FOR RATING

An original reserve space designed as part of one of the earliest, and largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Paeroa Reserve

ADDRESS Tara Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER DHC

DATE OF CONSTRUCTION 1938-41

STYLE

Public reserve

PHYSICAL DESCRIPTION

Public reserve with access through to Paeroa Street, Piko Crescent & Rattray Street. Mature trees, native plantings, pumping station, Plunket Rooms and children's playground.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Mechanical plant, play equipment, grass, trees.

ALTERATIONS

Plunket Rooms constructed (early 1950s?). Open drain through reserve undergrounded (c.1970 & 2000). Playground installed (c.2000). Pump station upgraded (2019).

RATING

Primary

REASON FOR RATING

An original reserve space designed as part of one of the earliest, and largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 2 Paeroa Street / 28 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with rectangular footprint and hip roof. Separate recessed entrance porches at east and west ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to the street.

MATERIALS/STRUCTURE

Brick, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

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CULTURAL AND SPIRITUAL SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

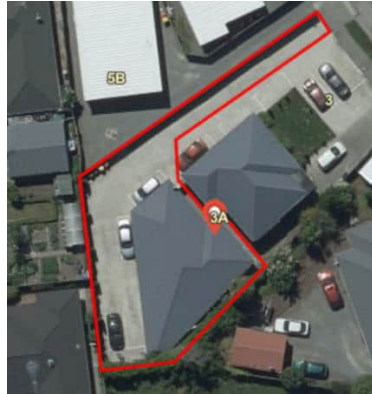
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 3A Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Late 2010s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single storey dwelling with trapezoidal footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. At rear of modified state house; shared driveway on northern boundary.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house at the rear of a modified state house.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 4 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick walls, tile roof.

ALTERATIONS

Paling fence (2010s).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.2008

STYLE

Modern

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Tall paling fence on road boundary and bordering driveway of 5B Paeroa Street.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern redevelopment of a state house site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5B Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION c.2008

STYLE

Modern

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Driveway runs along southern boundary of 5 Paeroa Street.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern redevelopment of a state house site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Paeroa Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION	1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with cruciform footprint and gable roof forms. Hip roofed bays on west and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Metal balustrade style fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Subdivision of property and erection of new dwelling at 7A Paeroa Street; lean-to shelter over entry (west elevation) and carport erected at south end of house (c.2017).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7A Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.2017

STYLE

Modern

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Single-car garage largely screens house from roadway.

MATERIALS/STRUCTURE

Vertical weatherboard and cement rendered cladding, steel roof.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

Modern development that impinges upon the setting of original state house on the adjoining site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1/8 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence; shared driveway on southern boundary with 2/8 Paeroa Street.

MATERIALS/STRUCTURE

Brick walls, metal roofing.

ALTERATIONS

Reroofed (2012); brick painted (pre-2017).

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 2/8 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION c.1995

STYLE
Contemporary

PHYSICAL DESCRIPTION
Two-storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Shared driveway on southern boundary with 1/8 Paeroa Street.

MATERIALS/STRUCTURE
Brick, timber, steel roofing.

ALTERATIONS
N/A

RATING
Neutral

REASON FOR RATING
Modern house at rear of original state house on site (1/8 Paeroa Street); roof form & materials are sympathetic to historic architectural values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. House partially obscured by boundary hedge.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9A Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Single-car garage on road boundary at north-east corner of site; low Summerhill stone fence.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION c.2008

STYLE

Modern vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. High fence on road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern house on redeveloped site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10A Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.2008

STYLE

Modern vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with composite footprint and monopitch roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. At rear of 10 Paeroa Street; shared driveway on southern boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern house on redeveloped site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof. Brick piers frame recessed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence with brick piers on road boundary.

MATERIALS/STRUCTURE

Brick walls, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 12 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A
ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, dwelling with cruciform footprint and gabled roof forms. Recessed entrance porch with board and batten lining; adjacent window has decorative leadlights. Hipped bays on west and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Chimney partially removed (c.2010).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 13 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

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

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence on road boundary

MATERIALS/STRUCTURE

Brick walls, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, dwelling with cruciform footprint and gabled roof forms. Recessed entrance porch with board and batten lining; adjacent window has decorative leadlights. Hipped bays on west and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick walls, weatherboard gable ends, tile roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17 Paeroa Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Shared driveway with 15 and 15A Paeroa Street along south boundary. Planted road boundary.

MATERIALS/STRUCTURE

Brick, timber shutters and lattice detailing at entrance porch, tile roof.

ALTERATIONS

Rear of property subdivided and two houses erected (c.2000).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 109 Peverel Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

C. 2000 subdivision of property with dwelling erected at rear of house.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 120 Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular square footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary with vehicle gates; property borders Harrington Park.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House & Harrington Dairy

ADDRESS 137 Peverel Street

Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

DHC

DATE OF CONSTRUCTION

c.1945 (house), early 1950s? (dairy)

STYLE

Moderne

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and roof concealed by parapet; connected at north-west corner to dairy with parapet and cantilevered canopy over entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Hedge on road boundary adjacent to house; dairy close to boundary with footpath extended to entry.

MATERIALS/STRUCTURE

Brick, tile roof.

ALTERATIONS

Flat-roofed addition at north end of house adjacent to dairy (late 20th century?).

RATING

Defining

REASON FOR RATING

An original state house and dairy that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flat
ADDRESS 143 Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Post and batten fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flat
ADDRESS 145 Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Post and batten fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

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CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 156 Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A
ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with square footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Brick cladding and timber detailing, steel roof.

ALTERATIONS

Fenestration replaced (date unknown); reroofed (late 2010s).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 111 Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and gable roof with hip roofed bays.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

C. 2000 subdivision of property with dwelling erected at rear of house.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 112 Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

Moderne style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with butterfly footprint and flat roof concealed by parapet.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. High paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, metal roof.

ALTERATIONS

Paling fence (c.2020).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 113 Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint, pyramidal roof and hip roof bay.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Fenced and planted road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roof.

ALTERATIONS

Boundary fence erected; fenestration replaced in front bay (date unknown); reroofed (c.2020).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 117 Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, semi-detached dwelling with rectangular footprint and gable roof. Arched opening over recessed entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street with planted boundary with 115 Peverel Street.

MATERIALS/STRUCTURE

Brick cladding with weatherboard detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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ARCHAEOLOGICAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 119 Peverel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Section subdivided and dwelling erected on rear lot; garage erected in front of house (c.1990). Extension to north-west corner of house (date unknown).

RATING

Contributory

REASON FOR RATING

A modified state house on a subdivided section with intrusive front yard garage.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

Modernised English cottage style

PHYSICAL DESCRIPTION

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

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Partially screened from the roadway by vegetation; dual vehicle access from Piko Crescent and Peverel Street.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

Reroofed and enlarged (c.2009).

RATING

Contributory

REASON FOR RATING

Modified state house.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Piko Crescent
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Two-car garage erected in front of house; section subdivided and house erected on rear lot (early 1990s?).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch. Section has been subdivided and garage built in front garden.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5A Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Early 1990s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Timber cladding, metal roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house built at the rear of one of the original state houses.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint and hip roof with cross-gabled bay on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

Entrance porch enclosed (date unknown).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. House partially screened by vegetation.

MATERIALS/STRUCTURE

Stucco and brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint and pyramidal roof. Recessed entrance porch and flat-roofed bay on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

Chimney removed (c.2010).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

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

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Section subdivided and house erected at rear of site (early 2000s).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch. Subdivided site and paling fence.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9A Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Early 2000s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Timber, metal roof.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

Modern house erected at rear of original state house.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof. Recessed entrance porch and hip roof extensions to north, south and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat T-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding and weatherboard detailing, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 12 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey with L-shaped footprint and hip roof forms. Flat-roofed extension to west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, metal roof.

ALTERATIONS

Hip-roofed bay at front (west elevation) altered with flat-roofed addition (c.2000).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 13 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

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

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roof.

ALTERATIONS

Fenestration replaced & lean-to veranda erected on north elevation (date unknown); reroofed (2010s?).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. On same lot as 14A Piko Crescent; paling fence along driveway and road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Contributory

REASON FOR RATING

An original state house on a cross-leased site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14A Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Mid-2000s

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. On same lot as 14 Piko Crescent, driveway along southern boundary demarcated by paling fence.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house, largely unseen from the street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 15 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint and hip and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Stucco, brick, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. House obscured by garage and paling street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Section subdivided, garage erected on front yard (early 2000s)

RATING

Contributory

REASON FOR RATING

An original state house compromised by subdivision of lot and intrusive garage placement.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and gable roof. Recessed entrance porch with arched opening on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

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CULTURAL AND SPIRITUAL SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18A Piko Crescent
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	DHC
DATE OF CONSTRUCTION	Early 1950s

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Vehicle access from Piko Crescent; property bounded to the north by Paeroa Reserve.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Second-stage state house built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

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CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 2 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

Moderne style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with butterfly footprint and flat roof concealed by parapet.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. High paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, metal roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Recessed entrance porch; shutters with decorative V-pattern battens.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence, largely open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

c.1990 subdivision of lot with new dwelling erected at rear.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20A Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION c.1990

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Vehicle access from Piko Crescent; property backs on to Paeroa Reserve.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20B Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1990

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Vehicle access from Piko Crescent; property backs on to Paeroa Reserve.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint, gable roof and hipped bay on north-west elevation. Shutters, multi-pane sash windows and trellis panel screening front door.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Stucco, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Reroofed and fence erected (late 2010s?).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Hedge along road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Later 2010s erection of secondary dwelling (24A) at rear of lot.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24A Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 2010s

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat H-shaped footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Shared driveway with 24 Piko Crescent runs along western boundary. Property backs on to Paeroa Reserve.

MATERIALS/STRUCTURE

Timber cladding, steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house at the rear of an original state house.

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ARCHAEOLOGICAL SIGNIFICANCE

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TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and pyramidal roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Low fence and vegetation on road boundary.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Carport on front elevation (c.2000?).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 31 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A
ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Balustrade style fencing and planting on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Fenestration replaced (date unknown).

RATING

Contributory

REASON FOR RATING

An modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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CONTEXTUAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 33 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A
ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

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

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 34 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with square footprint and pyramidal roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Balustrade style fencing.

MATERIALS/STRUCTURE

Brick and timber detailing, tile roof.

ALTERATIONS

Entrance porch enclosed (date unknown); reroofed (later 2010s).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

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The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 36 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint, hip and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding and timber detailing, tile roof.

ALTERATIONS

Fenestration replaced (c.2020)

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 38 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Stucco and timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 40 Piko Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Late 2000s

STYLE

Modern cottage

PHYSICAL DESCRIPTION

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

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on street boundary.

MATERIALS/STRUCTURE

Brick cladding, weatherboard detailing, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling, one of two on the former site of a state house.

HISTORICAL AND SOCIAL SIGNIFICANCE

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The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 42 Piko Crescent
Christchurch

PHOTO



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

STYLE

Modern cottage

PHYSICAL DESCRIPTION

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

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on street boundary; overlooking intersection of Piko Crescent and Peverel Street.

MATERIALS/STRUCTURE

Brick cladding, weatherboard detailing, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling, one of two on the former site of a state house.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

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CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Shand Crescent
Christchurch

PHOTO



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

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Stand-alone garage to west.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Adjacent to Paeroa Reserve walkway.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

One of three modern houses built on the site of an original state house. Colour of brick differs from neighbouring state houses but overall form is in keeping.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

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TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

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CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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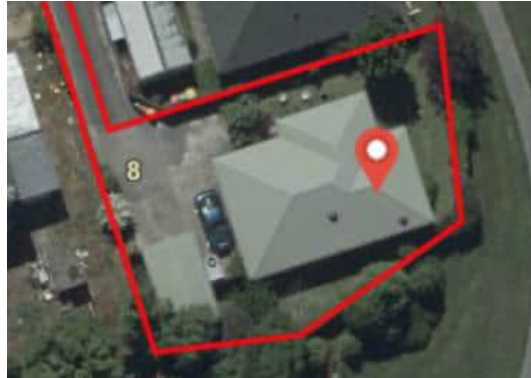
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Shand Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Stand-alone garage to west.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Adjacent to Paeroa Reserve walkway.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

One of three modern houses built on the site of an original state house. Colour of brick differs from neighbouring state houses but overall form is in keeping.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Shand Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof; single-storey flat-roofed extensions to north and east.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Set back from road boundary but open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Single-storey extensions (c.1960).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

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CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flat
ADDRESS 14 Shand Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Entrance porch on front (north) elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flat
ADDRESS 16 Shand Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Entrance porch on front (north) elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Hedge on road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Shand Crescent
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, semi-detached stucco dwelling with rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence demarcating property line with 1 Tara Street.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Replacement entrance door and fenestration (date unknown); chimney removed (c.2010).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Houses
ADDRESS 1/28 & 2/28 Shand Crescent
Christchurch

PHOTO



[1/28 shown here]

CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION 2019

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two, two-storey dwellings with rectangular footprints and hip roofs.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick and weatherboard wall cladding; corrugated steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern housing that is open to the street but has intensified site coverage and is two storeys on height.

HISTORICAL AND SOCIAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Tara Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, semi-detached stucco dwelling with L-shaped footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary and demarcating property line with 22 Shand Crescent.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

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AUTHOR

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30 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 2/5 Tara Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990 [relocation?]

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Stands on subdivided property at rear of 1/5 Tara Street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Possible relocation to site in c.1990.

RATING

Contributory

REASON FOR RATING

Relocated state house [?] that is in keeping with the original dwellings in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

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30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 3 Tara Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey single family dwelling with L-shaped footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. No fence, open to street.

MATERIALS/STRUCTURE

Stucco cladding, tile roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 4 Tara Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey, dwelling with squat rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, timber shutters, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
PIKO/SHAND STATE HOUSING HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1/5 Tara Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two- storey dwelling with L-shaped footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street; rear of property subdivided and single-storey dwelling erected.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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