

Potential Residential Heritage Area [RHA] Review

- **Woodville, [north] Cleveland & Geraldine Streets, St Albans / Edgeware**

The full length of Woodville Street, as well as the northern sections of Cleveland and Geraldine Streets, in St Albans/Edgeware, have been considered as a potential RHA. The subject streets are bordered by Warrington Street in the north and Edward Avenue in the south. The consultant undertook a desktop survey of the street in September 2022; Google Streetview images were obtained in February of this year. The Index of Street Names developed by Christchurch City Libraries and contemporary newspaper articles provided additional information pertaining to the historic development of the street.

Potential RHA's review criteria	Y/N	Notes
Moderate to high degree of authenticity and integrity	N	Many of the early 20 th century dwellings in these streets have been modified; some lots have been redeveloped.
Group of inter-related historic heritage places, buildings , structures and/or sites within a geographical area with clear boundaries that together address the interconnectedness of people, place and activities.	N	While these streets represent an early 20 th century residential subdivision, the properties lining them do not embody an interconnected grouping to a sufficient extent.
A comprehensive, collective and integrated place with coherent heritage fabric (not fragmented).	N	Housing modification and replacement has undermined the consistency of the streetscape and the coherence of the original development pattern.
Contains a majority of sites/building that are of defining or contributory importance to the RHA	N	The absence of a distinctive historic narrative largely prevents the creation of a benchmark for defining and contributory features.
Predominantly developed more than 30 years ago	Y	Former dairy farm [Kensington Estate] subdivided in 1905; oldest dwellings are early 20 th century villas & bungalows.
Associated primarily but not necessarily exclusively with residential use	Y	
Meets the minimum size for areas (one street block, one side of street/ minimum of 15? Properties – as per character areas)	Y	
Represents and embodies at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level: <ul style="list-style-type: none"> • Historical and Social Significance • Cultural and Spiritual Significance • Aesthetic and Architectural Significance • Technological and Craftsmanship Significance • Contextual Significance 	N	The streets have typical, rather than notable, historic and architectural qualities. The required level of significance, sufficient to meet the criteria for heritage value, is not present in this case.

• Archaeological and Scientific Significance		
Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities	N	The streets represent a typical aspect of the city's early 20 th century residential development; one that is common to many streets across the city. The required level of significance is not present to convey or represent important aspects the city's culture and history.
Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.	N	The streets are typical rather than notable within the streetscape of St Albans/Edgeware. The streets do not significantly contribute to the city's sense of place and identity, although they may well be appreciated by local residents and others.
Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally)	N	Where the original villas and bungalows remain, and are largely unmodified, they contribute to the established nature of the streets. Heritage significance is not however demonstrated due to the modification of many of the early 20 th century houses and the impact of more recent development upon all three streets.

Recommendation:

Woodville, (north) Cleveland & Geraldine Streets lack overall coherence and a distinctive, and significant development history. While these residential streets may possess some visual amenity values they do not meet the criteria for scheduling as an RHA, especially in regard to the criteria for historical, architectural and contextual values (see Christchurch District Plan Appendix 9.3.7.1).

Dr Ann McEwan, Heritage Consultancy Services / 17 October 2022

Resources:

CCC Age of Houses mapping data
 Canterbury Maps (historical aerials)
 Google Streetview (November 2021)
 Christchurch Street Names Index, Christchurch City Libraries
 Historic survey plan & newspaper items, PapersPast

Images:



CCC Age of Houses map, showing early 20th century development pattern.

While small clusters of older (1910s) houses remain in all three streets, both individual housing modification and site redevelopment have undermined the authenticity and integrity of the houses and the streetscape as a whole.



1940-44



Latest imagery

Contemporary photographs show that a lot of the houses in these streets have been modified, particularly in regard to facades, fenestration and fencing; there is therefore insufficient authenticity and integrity to meet the criteria for significant heritage value.

Woodville Street



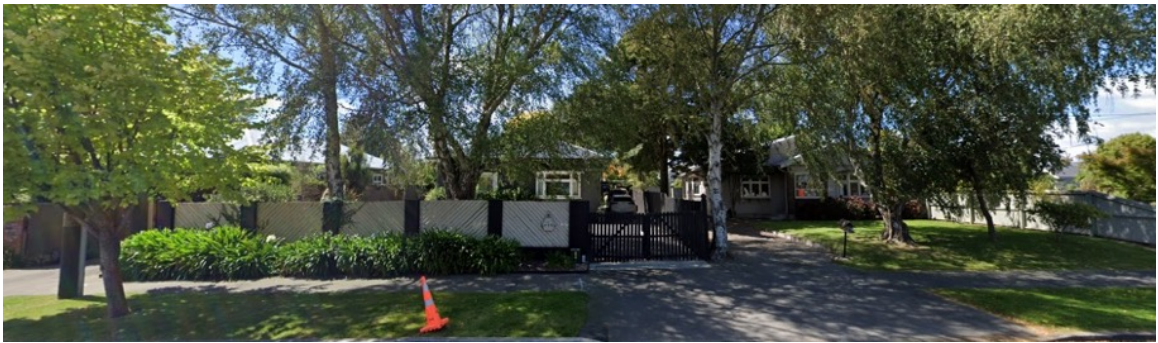


Cleveland Street





Geraldine Street

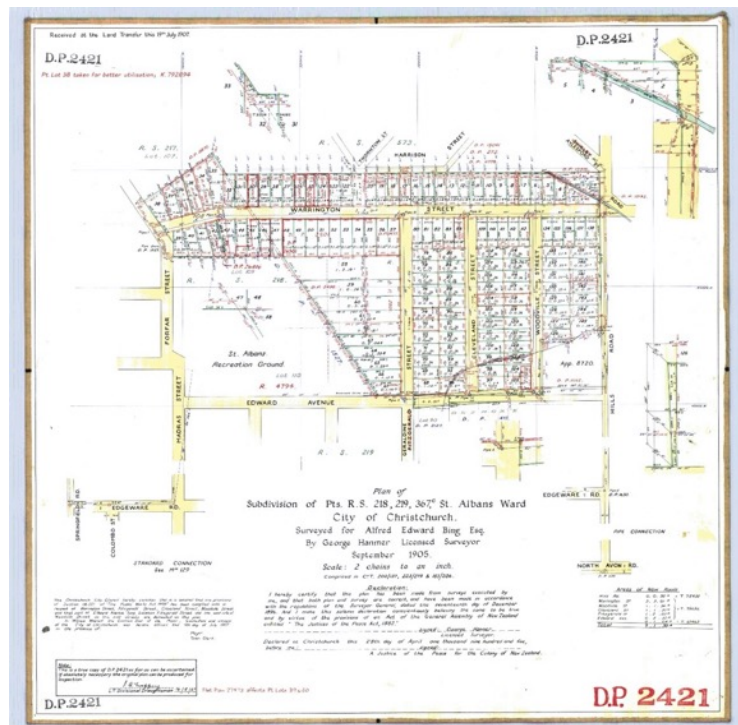


Christchurch Street Names: W to Z

Current name	Former name	Origin of name	Suburb	Additional information	See	Source	Further information
Woodville Street			Edgware	First appears in The Press in 1907 when land there is advertised for sale. It is described as being in the Kensington Estate. First appears in street directories in 1909.		"Advertisements", The Press, 28 December 1907, p 14	

Current name	Former name	Origin of name	Suburb	Additional information	See	Source	Further information
Cleveland Street		Named after Grover Cleveland (1837-1908).	Edgware	Cleveland was the American president 1885-1888 and 1892-1896. First appears in street directories in 1908.			

Current name	Former name	Origin of name	Suburb	Additional information	See	Source	Further information
Geraldine Street	Fitzgerald Street	Formerly Fitzgerald Street. Named after the FitzGerald family. Re-named Geraldine Street. Named after the clan name of the FitzGerald family.		Fitzgerald Street first appears in street directories in 1890. Re-named Geraldine Street on 1 September 1948 when 120 streets were re-named. The FitzGerald family came from Ireland.	Fitzgerald Avenue	"Street names changed: City council approves the final list", The Press, 24 August 1948, p 3	View the biography of James Edward Fitzgerald in the Dictionary of New Zealand Biography . "New names for streets", The Press, 2 June 1948, p 3 "New street names", The Press, 24 July 1948, p 2



Historic survey plans and newspaper advertisements provide information about the period in which the streets were developed but there is a lack of evidence, both historic and in terms of the present-day appearance of the properties within these streets, to support an assessment of significant heritage value.

right. Baker Bros., Land Agents.

PROPERTIES FOR SALE

CHEAP SECTIONS

AT ST. ALBANS.

- An Unparalleled Opportunity for the Investor or Speculator.

After having been occupied for the past thirty years as a well-paying dairy farm, the well-known KENSINGTON ESTATE, St. Albans, has at last been subdivided into conveniently-sized Building Sections.

These all front five newly-formed, well-graded roads, one of which is an extension of Fitzgerald street, where property values have risen so rapidly of late.

Kensington Estate stands on higher ground than the City, and consists of fine arable land throughout; and artesian wells can be obtained at moderate depth anywhere on the property.

The Estate is situated within the Greater Christchurch area, and immediately adjoins the St. Albans Recreation Reserve, a feature which must prove of immense benefit to residents in the near future.

Then, too, these Sections are within easy access to the City, being connected by a regular and efficient coach service; or the distance can be comfortably covered on a bicycle in ten minutes.

The Sections vary in size from a 1-acre upwards, and great care has been taken that the prices should be within easy reach of all. These range from £60 up, while easy terms can be arranged in all cases.

Plans and Prices may be had on application, and appointments to inspect made to suit all parties.

CHARLES HILL,
Solicitor,
Land Department,
165 HEREFORD STREET.

5501

WANTED. AT NEW BRIGHTON,
to Buy One or More Sections of

CHARLES HILL,
Solicitor.
LAND DEPARTMENT.

FURTHER particulars of the following Properties may be obtained on Application:—

GOVERNMENT LEASE—5½ Acres, with House of 5 rooms and conveniences, orchard, deep well, handy to town; £365.

KENSINGTON ESTATE, ST ALBANS.
The Best, Highest, Driest and Cheapest Building Sections in Greater Christchurch.
£60, £70, £75, £80.

NORTH ROAD, Papanui—2 Acres good land, all under cultivation, house 6 rooms and conveniences, outbuildings, etc.

KENSINGTON ESTATE.
Large number of Sections already Sold. Buy now at the original prices. Fast becoming more valuable.

TO INVESTORS, SPECULATORS AND OTHERS.

A BLOCK OF LAND containing about 4½ Acres, 15 chains frontage, House 5 rooms and outbuildings. This property handy to Riccarton Road and close to the Government Workshop. A capital block for subdivision; £1000.

KENSINGTON ESTATE.
Absolutely the Pick of Greater Christchurch For Residential Sites. Plans on application.

OXFORD TERRACE, in the heart of the City—Brick House, hollow walls, 4 rooms, bathroom, scullery, large shed, valuable section, sewer connected; £735.

KENSINGTON ESTATE.
ADJOINING THE RECREATION GROUND.
QUARTER-ACRES FROM £60.

GRESFORD STREET, St Albans—Pretty Villa, 4 rooms, bathroom, h. and c. water, 1-acre, good locality; £515.

KENSINGTON ESTATE.
Undoubtedly the coming spot for residential purposes.
Buy now and make money. Small deposit, balance 5 per cent.

ST ALBANS—Up-to-date Villa, 6 nice rooms, fitted with up-to-date conveniences, 1-acre, well fenced; £675.

BELFAST—Two Houses, 6 rooms each, also one House, 3 rooms and shop, together with about 2½ acres, returning high rate of interest; £630.

KENSINGTON ESTATE.
No Peat, Full Chain Roads, First-class Approach.
Sections Rapidly Increasing in Value.
Ask for Plan.

ST ALBANS—Pretty House, 6 rooms, 2 bay windows, all modern conveniences, h. and c. water, V. blinds, 1-acre, 20 minutes' walk from G.P.O.; £550.

CHARLES HILL, Solicitor,
Land Department,
165, Hereford Street, Christchurch.
X3060

TO LET.

SEVERAL Cottages, Houses, Offices and