

### Area Name – Beverley Street, St Albans

Potential RHA's review criteria	Y/N	Notes
Moderate to high degree of authenticity and integrity	Y	Only two house sites have been redeveloped since the Canterbury earthquakes.
Group of inter-related <a href="#">historic heritage</a> places, <a href="#">buildings</a> , structures and/or sites within a geographical area with <a href="#">clear boundaries</a> that together address the interconnectedness of people, place and activities.	In part	Houses are connected largely by virtue of being two-storey, architecturally designed houses in the English Domestic Revival and Georgian Colonial Revival styles.
A comprehensive, collective and integrated place with coherent heritage fabric (not fragmented).	Y	The level of cohesion is typical of a relatively short residential street in which houses have typically been remodelled rather than replaced.
Contains a majority of sites/building that are of defining or contributory importance to the RHA	In part	Houses retain a good level of authenticity but the street lacks the heritage narrative needed to establish a benchmark for defining and contributory features.
Predominantly developed more than 30 years ago	Y	1927 subdivision with subsequent interwar residential development.
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	c. 20 residential properties
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"> <li>• Historical and Social Significance</li> <li>• Cultural and Spiritual Significance</li> <li>• Aesthetic and Architectural Significance</li> <li>• Technological and Craftsmanship Significance</li> <li>• Contextual Significance</li> <li>• Archaeological and Scientific Significance</li> </ul>	In part	Some of the individual dwellings have potential architectural significance in view of their design and authenticity.
Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities	N	The street is a typical example of interwar residential development in one of the city's higher-socioeconomic suburbs.
Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.	N	The street contributes to the historic character and amenity of St Albans/Merivale but has limited importance beyond its local setting.
Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally)	N	The street does not meet the criteria for heritage significance.

### Recommendation:

Beverley Street, while it does possess character and amenity values, does not meet the criteria for scheduling as an RHA. Some houses within the street may merit consideration for scheduling as

individual heritage items. Houses at 12 (Julia Green house, 1928, designed by Cecil Wood), 28 and 34 Beverley Street are especially notable examples of the Georgian Colonial Revival style, although 34 (Ivan Wood house, 1930, designed by Helmore & Cotterill) has been considerably enlarged. It is also interesting to note the apartment building and the duplex on the north side of the roadway (Nos. 11 & 23).

**Dr Ann McEwan / 18 March 2022**

#### **Resources:**

Google streetview (October 2019)

Canterbury maps historical aerials

CCC Age of houses data

#### **Images:**



1940-44



1970-74



Present day





23 Beverley Street



12 Beverley Street