

**Area Name – Perry & Dormer Streets and Rayburn Avenue, Papanui**

| Potential RHA's review criteria  | Y/N     | Notes   |
|--|---------|---|
| Moderate to high degree of authenticity and integrity  | N       | Mixture of house ages & styles, from interwar bungalows through to contemporary townhouses.   |
| 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 | Perry and Dormer Streets are Papanui War Memorial Avenues 1939-45 and the eastern part of the two blocks bounded by Dormer and Paparoa Streets, Papanui Road and Rayburn Avenue were offered for sale in January 1922 and thus share a common development history.              |
| A comprehensive, collective and integrated place with coherent heritage fabric (not fragmented).   | N       | The predominant character is of a well-established suburban environment in which single-family homes date from the 20th and early 21st centuries and are complemented by street trees and mature gardens. There is no consistency amongst the houses in terms of age and style. |
| Contains a majority of sites/building that are of defining or contributory importance to the RHA   | N       | There is no overarching historic narrative against which to set a benchmark for defining and contributory features.   |
| Predominantly developed more than 30 years ago   | In part | Modern development has occurred on selected sites along the length of all three streets.  |
| Associated primarily but not necessarily exclusively with residential use  | Y       | Developed since the 1910s/1920s. North-east end of Perry Street was developed in c.1970.  |
| 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"> <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> | N       | The roadways of Perry and Dormer Streets have been proposed for scheduling (HID 1459) but the houses lining all three streets are typical and representative, rather than significant, examples of residential development in the city.   |
| Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities  | In part | The memorial streets themselves are significant and the 1922 subdivision referred to above is of some historic interest.  |
| Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.   | N       | The residential development in all three streets is typical of its period and does not constitute a significant contribution to the city's identity and historic understanding.   |

|   |   |  |
|---|---|--|
| Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally) | N |  |
|---|---|--|

**Recommendation:**

Dormer and Perry Streets and Rayburn Avenue do not meet the threshold, either in whole or in part, for scheduling as an RHA. The houses in these streets are mixed in age and style and do not share a collective historical narrative. Dormer and Perry Streets have been recommended for scheduling (HID 1459) as War Memorial Avenues.

**Dr Ann McEwan / 29 June 2023**

**Resources:**

CCC Age of Houses data

Canterbury Maps historical aerials

Photographs taken by AE McEwan, 18 June 2023

**Images:**



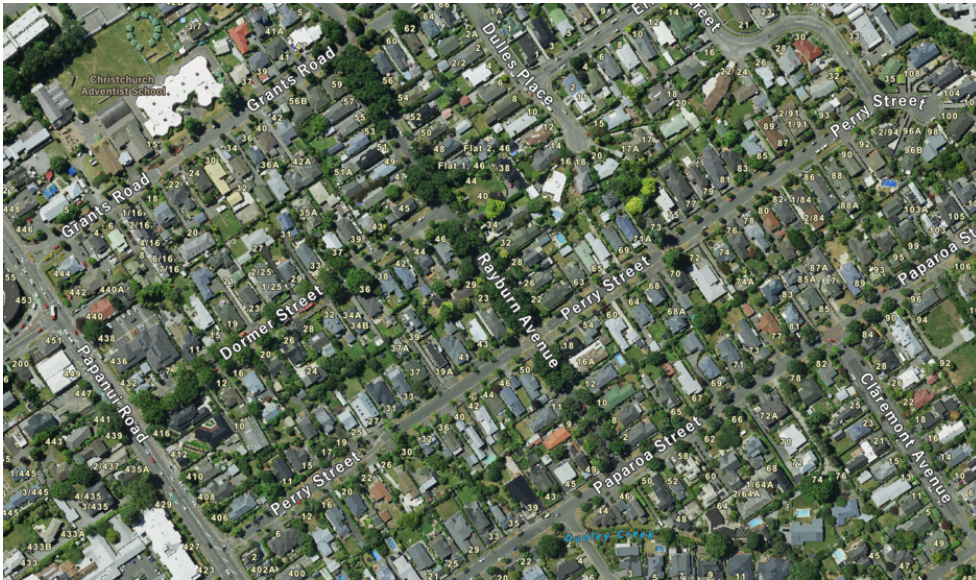


1940-44



1970-74





Latest



Dormer Street





Perry Street



Rayburn Avenue