FOREWORD

In producing this book Mr Cooke has performed a service, not only for students of valuation who have long been his concern, but also for valuers and real estate agents who will find it a valuable aid in determining the probable age of houses as a prelude to reporting on the particular property being assessed.

Man has an insatiable curiosity about his past and as time goes on I expect this excellent pictorial presentation to be also of increasing interest to the layman who, with its help, will be able to recognise the differing styles of houses which were fairly typical of their period throughout New Zealand.

I welcome this publication as a worthy addition to the growing amount of literature dealing with valuation and allied topics in New Zealand.

V.P. McGlone, F.N.Z.I.V.
Valuer-General
INTRODUCTION

Housing generally represents the most valuable structural improvement on a farm. Because of this it is important for students to learn to estimate with some degree of confidence the age of houses where no factual information on this is available.

This publication presenting as it does in a pictorial manner the architectural evolution of housing in New Zealand will provide the student with those visual impressions which can be translated into practical use. This will overcome to a degree his lack of practical experience.

The co-operation of Mr Cooke in including a chapter showing the exterior design of representatives houses built over the years is appreciated. This chapter will provide a valuable basic teaching aid from which the variations occurring within a particular period can be associated.

R. Frizzell
Senior Lecturer in Rural Valuation

Lincoln College
9 February 1972
PREFACE

The objective of this book is to use photographs to indicate the period when a particular style of house was in demand. Distinctive features and the “Era” are discussed in the accompanying script.

The book does not attempt to include every type of house. I have endeavoured to show the various styles still in use as these are important to valuers, estate agents, mortgagees and others interested in both the age and style of houses.

No attempt is made to cover the wide and ever changing pattern of interior fittings. The external appearance is the main guide to recognition of the era of a house.

The date of building any particular house is stated if factual information is available. In general the age is indicated as belonging to a five or ten year period.

I am indebted to many practicing valuers for checking the age of a number of houses and the eras in which others were built. Their help and encouragement has been invaluable.

I am extremely grateful to Mr W.H.E. Leeburn, Assistant District Valuer, State Advances Corporation, Christchurch for his assistance, throughout the preparation of the work. His comments and suggestions have been most helpful.

I must express my appreciation to Mr V.P. McGlone, Valuer-General, for acceding so willingly to my request to write the “Foreword”.

My thanks are also due to Lincoln College for publishing the book in their valuation series.

Christchurch
February 1972

M.B. Cooke, F.N.Z.I.V.
**THE AGE OF HOUSES ILLUSTRATED**

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PREFACE TO THE ENLARGED EDITION

The Age of Houses Illustrated was designed to fill a need with which I was very familiar as a Lecturer in Valuation.

The book has obviously found a very much wider use in the overall concept of education and it is now out of print.

Serious consideration was given to revising the book but this proved to be impractical and uneconomic.

The enlarged edition includes a reproduction of the first edition and seven additional chapters beginning page 247. I have endeavoured to meet the requirements of different systems of education but there is a limit to the amount of data that can be included.

At the same time I have adhered to the objectives of the original book.

Trade names for all kinds of materials have been avoided as they vary from district to district and from time to time.

I wish to express my thanks to Mr. L. Lord, Lecturer in Art, Wellington Teachers College and to others in the teaching profession who took time to indicate the type of material I should include.

Once again my thanks are due to Lincoln College for publishing the book in their valuation series.

M. B. Cooke, F.N.Z.I.V.

October 1975
CHAPTER 1

Mainly of Historical Interest

Probably every City and Town as well as every provincial district has several very old houses that have been preserved by the City Fathers, the Historic Places Trust or the private individual as the case may be. They are too numerous to be included and do not fit in with the general purpose of the book.

Restoration and preservation have frequently been carried out at costs beyond the average house holder.

1. The Mission House at Keri Keri
   This is also called the Kemp House and has been occupied by the Kemp family since it was built in 1822. It was built of pit sawn Kauri and Totara and is commonly regarded as the first substantial wooden house to be built in New Zealand. It was the site of a mission station. This was close to Hongi Hika's famous Pa "Kororipo", the base of warlike expeditions.

2. The "Stone Store" at Keri Keri was built in 1833, both as a store and as a refuge. Today it is a store and a museum.

3. Deans cottage in "Deans Bush" Christchurch. It was built in 1844 beside a stream. It has recently been shifted and restored.
4. The Treaty House of Waitangi
This was the home of James Bushby, British Resident in New Zealand 1832-40. The Residency was designed by the Colonial architect in Sydney. There was a long argument about costs and only the three front rooms and store room were built in 1834. The wings were added later and the house was in the popular Georgian style. The frame is of jarrah and kauri and the roof is of shingles. The house was restored after 1932 when Viscount Bledisloe presented the land to the people of New Zealand as a national heritage.

5. Pompallier House in Russell
The pisé core of this house was built in 1841-2 under the architectural supervision of Louis Perret. It was to house the printing press of the Roman Catholic Mission. Perret came from Lyons where pisé de terre (rammed earth) had been used for centuries. The head of the Mission was Bishop Pompallier and the house takes his name. In 1879 Mr J.H. Greenaway added the facade which gives the place such a distinguished appearance.

6. This elaborate two storey building could tell some stories of it’s own. It was built to resemble a church in the hope that the Maoris would not destroy it. It dates probably from the late 1860 period.
7. A very old two storey house with 3 small dormers in the gable. The original was probably built in the 1860s with the extension to the left at a much later date. The wing at the right would be later still.

8. A cob cottage in Canterbury with walls up to 2 feet thick. It is well over 100 years old and was in use until 1965. Electricity has been installed but the old camp oven in the large open fireplace has long since departed.

9. A cottage in Blenheim district built of cob and white washed over in the restoration recently carried out. It was built in the early 1860s and is very interesting. The work done is a credit to the people who have restored it and filled it with furniture and effects of the days of the early pioneers.
CHAPTER 2

Old Houses Dating from 1860 Onwards

There must have been many small cottages of the 1850 period but these have largely disappeared. The size and imposing nature of the larger houses, both single and double storey, is surprising in so young a colony. Gables, small panes in dormer windows, elaborate barge boards and lattice work on verandahs were characteristic of the era.

10. A two storey colonial cottage. This dates from 1860 when it was the "Lodge" for the big house as the main homestead was so often called. The small panes in the dormer windows, the attics in the gables and the timber stem from the 1860 period. The lean-to at the rear and the septic tank would be later additions.

11. This was once an accommodation house of the coaching days. In the late 1880's it was shifted some 16 miles to the present site. The main part of the house is still very sound today. In fact it is impossible to drive a nail into the studs. It was built in 1860 mainly from pit sawn timber. The chimneys would be rebuilt when it was shifted.

12. The shape of the gables in these three houses are all very similar. In this house part of the verandah has been glassed in, probably long after the house was built in 1860. Note the lattice work in the verandah front. This house is still occupied today.
13. This country home is typical of the 1860 period, but it is possible that the gable on the right was added around 1870.

14. While the north face of this imposing gable house was added in the '80s the original portion was built in 1867. The hoods over the windows, doors and the larger panes are in keeping with the overall proportions of the house, which is simple in design but impressive.

15. Another example of a large two storey house with ample room in the gables. The barge boards are plain but the supporting brackets in the verandah posts are carved. The double hung windows in the lower storey and in two rooms on the upstairs left contrast with the two front gable windows. The house would date from the late 1860s to the 1870 period.
16. The verandah on the front of the sloping roof suggests an early cottage of the late '50s or '60s. The wide verandah is supported by turned posts and there is a turned finial on the apex of each gable. The bay window has shaped sashes of uneven height with an ornamental cornice and sloping hood. The upper window has the typical small panes and retains the symmetrical curves of the lower sashes. The barge boards are boldly fretted. This portion of the house is in keeping with the 1870 period.

17. The portion on the left of this house is dated 1882. It bears a distinct resemblance to the gabled section in the house above. The tower block was added around 1888 and the rooms over the verandah would be considerably later.

18. A small cottage built to fit on a small hillside section. The barge boards, which are decorated with a carved moulding, the finials on the gables and the curved verandah roof are typical of 1870.
19. This bears some resemblance to no 16. It could well have been built in 3 stages. The gable and verandah being typical of the cottages of the early 1860s. The long gable on the left with its carved barge boards and small paned window in the attic is reminiscent of the 1870s. The bay window with the hood above could have been part of the gable even if the actual windows were replaced later. The rear portion with protruding rafters, casement like windows and round pumice chimney seem to point to additions around 1920.

20. This is an imposing house with a high longitudinal gable and a steep sloping lean-to at the rear. The front gable is broken by a full sized dormer carrying the shaped barge boards of the other gables. There are bay windows on each side of the front door. Each has an ornamental cornice and they are joined by the front porch with its sloping hood. Lattice work filling is used under the hood and between the divided supports. There are shaped brackets under the narrow eaves and the peak of each gable is filled in with timbered brackets. This all points to the 1870 era.

21. There is a change in design here to the square two storey house. The double hung windows are set off by narrow ornamental hoods supported by brackets or corbels. There are brackets under the eaves and a straight run verandah roof with plain posts and supports. The high chimney is original and the house is in excellent repair. It was built in 1875.
22. This house was built of kauri in 1860 and externally is unchanged today except for the side verandah which has been glassed in. Some modernisation has been carried out internally but the timber is so sound that it has been used in any alterations made.

23. In 1875 the front portion of this house was built of brick. The curved tops to the upstairs windows are typical of the period, although the barge boards show neither the piercing or fluting that is associated with the era. They may have been replaced, just as the finial has been removed. This pointed and rounded post rose from the centre of all gables and the remains can be seen on each gable at the junction of the barge boards. The verandah with the turned balusters is supported by open posts filled in with diagonal brackets. The bay window with its sloping hood is complimented by the curved 3 light window above.

24. The timbered portion is shown in this photo with the same type of barge boards as on the front part. The decoration under the eaves, the windows and the fretwork around the verandah are of the conventional 1890 period. The house is wonderfully preserved today and is set in beautiful surroundings.
CHAPTER 3

The Early Cottages

The cottages still in use today show certain characteristics. They are low on the ground and in many cases the piles were of wood which had to be replaced over the years. They were of single storey generally with a gable roof of uneven proportions. The roof over the front was shorter than the part over the rear. Verandahs or porches were frequently an after-thought as were the lean-to additions of the later cottages. During the 1880–1890 period the lean-to became a part of the cottage when it was built. They were plain and generally unadorned. There are many excellent examples of cottages still occupied today.

25. A very early cottage on a very small section. Many of these cottages were of extremely simple design, low on the ground and devoid of ostentation of any sort. This one could date from the 1860 era.

26. A gable cottage without a lean-to but with the usual verandah. The windows and the concrete block chimneys are obviously renovations. There is a glimpse of the attic window to the left of the chimney. Probably 1860 period.

27. The return verandah, the finials, the ornate chimney top and decorated verandah posts are indicative of the 1870s. The centre window and the glassed-in corner of the verandah could be classed as renovations.
28. This cottage has probably been remodelled since it was built in the early 1870 era. The pierced barge boards, small windows and general appearance indicate the 1870 period. The bay window and front gable may well have been added later.

29. A typical small cottage of the late 1870 period. There seems to be no attempt to allow for a lean-to so typical of later cottages. Napier has numerous examples of these cottages. The shortage of housing lots is indicated by the very small sections on which they were built. The convex verandah roof is characteristic too.

30. A similar cottage showing the verandah glassed in on either side of the front door. The bellcast verandah roofing iron contrasts with the bull nosed roofing iron adopted in later cottages and houses.
31. The two cottages on the left are the narrow type found on small sections. They are probably of the 1880 period or perhaps a little later. The house with the curved barges and protruding purlins indicates the 1895 to 1900 era. The gable is a fore runner of the T house or Bay Villa.

32. A slightly more imposing cottage with a higher gable and with shingles in the gable. Possibly a hall opens from the porch leading to the front room with the box window. The barge boards are narrow and unadorned and the verandah roof is straight. The low chimneys are typical of earthquake areas. 1880 to 1890 era.

33. A larger house of a later period. The verandah is more pronounced with the front room set out further. There are brackets under the verandah on the posts and also under the narrow eaves. The snub nose or flattening of the gable tends to hide the higher stud. The main windows are double hung and there are side lights alongside the front door. The two imposing chimney tops are original while the third seems to have been altered. There is a suggestion of the Bay Villa or T house which came later in the 1900 period. This house was probably built in 1890–95.
CHAPTER 4

Single Storey to Two Storey Cottages and Houses of the '70s and '80s

The transition from the small cottage to the more imposing two storey seems natural and easy to follow. A high gable of even proportions with a long lean-to provided the two storeys with rooms in the attic. The upper windows varied from the smaller dormer type to the larger type governed by the size of the gable.

34. An early cottage with probably two rooms in the high gable. In this instance they would be small and the windows would be in the side walls. This cottage dates from the 1870 era.

35. This imposing house gives a good impression of the high stud and the long lean-to. There is one large dormer in the front portion. Three rooms and a landing would probably be in the upper storey. The windows and panes are small and there is a lack of ornamentation on the house. The front part may have been added later as the type of window suggests. The hoods over the side windows are not typical of the early cottage, and the windows are of a later period. The angular appearance suggests the 1860 to 1870 era. Compare it with no 13.

36. This could well be called early colonial. There is a suggestion of French influence also. The pierced barge boards, the finials, the convex verandah roof are all in keeping with the ornamentation on the verandah posts. The side portico gives additional character to an excellently preserved two storey house of the 1870 period.
37. A very well preserved example of the two storey cottage. There are two attic rooms with dormer windows. The usual small panels have been replaced by larger double hung windows. The scalloped board under the verandah is carried on to the barge boards unfortunately not visible in the photo. Probably 1870 era.

38. A two storey house which looks as though it has had several additions. The two gables are reminiscent of the 1860–1870 period with the bay window added. The return verandah would also have been a later work. The square dormer window of the gable breaks the line of the roof and does not conform to the typical dormer of the early period. Probably built in the '70s and remodelled twice later.

39. Bishops Court in Napier dates from the 1880 period. There is a resemblance between the two houses indicating the transition to the larger and more imposing houses of the 1880s.
CHAPTER 5
The Two Storey Houses of the Late '80s and '90s

This era produced many large and imposing houses, some rather plain and with light ornamentation. Others ran to gables, bay windows, and elaborate decoration. The exterior varied from brick to stone or concrete but most were in timber as there were ample supplies of first class woods. Roofing was iron, slate or tiles which were probably imported.

40. A square style house with two bay windows showing brackets under the cornices. The curved sashes are common to the rather more plain upper storey windows. The brackets under the eaves show the same shaping as in the corbells. The chimney would seem to have been remodelled. The house would date from the late '80s to the early '90s.

41. This is rather more stark but with moulded hoods above the upper windows. The verandah is probably a later addition. The house on the right would be of the 1880 era while the one on the left could well have been built in the '90s. There are shaped hoods over the windows and front porch, and simpler hoods above the upper windows and balcony. The gable ends are roughcast and the roof is tiled.

42. This house shows the double gable of the 1870 era but it was built in 1886. The barge boards are plain but the turned finials are carried below them, and the same method has been adopted on the base of the barge board on the left. The front porch supports a large bay window above.
43. This is probably brick plastered over. There are moulded hoods supported by corbells on the upper side and front windows. The bay window in the front is in keeping but the window above is wider and unadorned. There is a distinct similarity of design between this house and that in no 21 which was built in 1875. There are no brackets under the eaves, much plainer styling of the chimneys and the house is likely to date from the early '80s.

44. This is another square two storey house with a shingled hood right across the front above the windows and the front porch. The upper windows have individual hoods. It was probably built in the late 1890 era.

45. This roughcast or plastered brick is very plain. There are fire proof walls at either side and the windows and front entrance are recessed. The chimney top shows the bold enlarged brick work so common around 1895 to 1910. The house would appear to be of the mid to late 1890 era.
46. A square two storey house with two bay windows and plain hoods. The two upper windows are surmounted by moulded hoods and shaped corbels. Two windows of a much later period have been fitted on the left. The entrance appears to be on the right of the house which was built in 1895. The house on the left would appear to be a few years older, around the middle to late 1880 period.

47. This narrow two storey house is common in some cities. They were often one room wide and built on narrow sections. The bay window of the ground floor is carried through to the upper storey, each with a moulded cornice. The double barge boards are very plain except for the lower portions. The house would be of the 1890 era.

48. A side view of a similar house. It seems to have been built on a wider section as there is room for a garage, or perhaps an adjoining area was used to provide for a roadway. A bay type villa of the 1900 era has been incorporated with the house at the rear. On the right there is a roughcast flat roofed house of the 1935–40 period.
49. This imposing house is set in a commanding position on a sloping section above the street. The front verandah is completed with bay windows at either end. There is a high gable over the upper balcony. Both the verandah and balcony have turned posts but the balustrades are of plain woods with a variation in design above and below. The curved in-filling between each verandah post is pierced at either end and is in keeping with the arch over the side entrance. The roof is tiled and the high chimneys end in the usual bulbous tops. The house would date from the late 1880 to early 1895 era.

50. This many gabled brick house has a semi-Tudor effect in each gable. There is considerable ornamentation around the front entrance way. The lower bay window is matched by a narrow window in the second storey. Late 1890 to 1900.

51. The matching upper and lower bay windows provide the bold effect of this house. There is a considerable amount of raised fretwork above the cornice on each bay. There are shaped brackets under the eaves and imposing chimney tops. The house would appear to belong to the late 1880 era.
52. The two front gables with the wide portion in between are effectively balanced by bay windows on the ground floor and windows of the same width on the floor above. The moulded brackets under the eaves are less imposing than those under the hoods of the bay windows. The timbered gable is offset by a king post and a queen post on either side. Late 1890 era.

53. Gables at right angles, hoods over the windows and a pediment above the entrance porch form the distinctive features of this house. Apart from the decoration under the pediment there is no other ornamentation. The house would appear to date from the late 1890–1900 period.

54. This house is distinguished by the slate roof, the wing on an angle and the pediment over the windows in the upper verandah. The round verandah posts are set off by curved brackets at the top with a balustrade effect under the cornice. The windows are inset and surrounded by white plastering to contrast with the natural brick. There are no eaves brackets but the rafters protrude to the base of the spouting. One barge board on the pediment differs from the others indicating replacements, the one with the footing being original. This house would be of the late 1890 era.
CHAPTER 6

The Transition from the Cottages to the Single Storey Houses of 1890 to 1900 era

This transition followed fairly obvious lines. Larger room space, bigger windows many of them of the bay window design and a desire for ornamentation followed step by step. Roofing material was mainly iron, but imported slates and tiles were used in many areas. The external walls were generally of timber but brick alone or brick plastered over was frequently used. In some cases concrete appealed more to the individual taste. Chimneys were high and ornate and fretwork around verandahs and porches was very common in this period.

55. A cottage of the 1880 period with an addition on the right nearer the 1900 era. The curved in-filling between the rounded verandah posts is typical of the earlier period. The casement windows under the verandah were probably installed when the right hand portion was built, as they fit in with those in the bay window. Note too the variation in the barge boards in the two gables.

56. This shows three small houses on three narrow sections. They do not actually join but they each have a fire proof wall. While one has no verandah the other two have, but all three have similar high ornate chimneys and upright timber projections in the gable ends. They all conform to the 1890 era.

57. The squared bay windows have small pediments of exactly the same pitch of the gable above them. Each has a moulded cornice and a sloping iron hood. There are dentils around the front porch and on the wall of the room on the left. This looks as if it were a later addition and the chimneys have been rebuilt from roof level. There are side lights on either side of the front door. The house would conform to the 1895 style.
58. Contrasting designs showing the trend towards larger houses and higher studs. The house on the left retains the lean-to cottage style with a gable front, equipped with a bay window, ornamental barges and the rounded finials still intact. The style indicates the 1880 era. The larger house on the right points to the coming Bay Villa. The squared bay window is surmounted by a highly decorated gable, curved barges and the usual finial. The angle of the hillside makes it look rather more imposing than it really is. It belongs in the '90s.

59. The delicate tracing of the fretwork around the front porch sets off the two bay windows here. There are individual cornices over the windows and the porch but the barges and gables are quite simple. The ends of the fire proof wall are visible on either side. There are many examples of this style which came into prominence in 1895.

60. There is a variation on the gable theme here, and it should be noted that the barge boards on the right are original while those on the left are replacements. The bay windows, hoods and the porch are all plain. The fire proof wall is in keeping with the plastered front. It is probable that the wall was built before the narrow pathway led to the house at rear, while again it could have been a local by-law. The late '90s to 1900 would define this era.
61. These houses were possibly built by the same builder and they certainly show the same simplicity of design. Apart from the cornice above each porch and bay window there is a lack of ornamentation. Late ’90s to early 1900 period.

62. This brick house of the 1900 period has the usual fretwork over the porch typical of the 1895 to 1905 period. There are corbells under the cornice which is carried right across the front above the windows and the porch. The hoods over the windows are carried well up into the apex of each gable.

63. The carved barges here bear a resemblance to those in the Bay Villa which came into prominence around this period. The stud is high but the bay windows are shorter, than those in the previous house. The fretwork around the porch and the hoods over the windows are retained. The chimneys are tall with the usual imposing top brick work. The house would seem to be of the 1900 to 1905 era.
64. A similar theme but the house is wider and the stud appears higher. The windows have the small sections at the top and the three panes of the later houses. The brackets under the eaves and the brick work of the chimneys indicate 1900 or a little earlier. The roof style is a fore runner of the imposing “Double Gable” or “Centre Gutter” which came into prominence in the 1900–1910 era. The shingles around the front porch may have replaced the fretwork so common in this style.

65. The chimney tops of this house are more of the '90s than the 1900 era. There is no fretwork on the verandah but it might well have been removed. The rather more stark appearance is probably misleading and the house could be of the same era as the one below but the overall appearance would indicate the late 1890 period.

66. These attractive houses were well built as so many are still in excellent order today. The large protruding bay window is roofed with triangular shaped facets. The larger houses often had two such rooms. The bull nosed verandah roof is set off by delicate fretwork carried around the return portion. One chimney top is similar to those on the house above. These two houses were probably of the 1895 to 1905 era. It is easy to visualise the transition to the Bay Villa which came into prominence around the 1900–1910 period.
67. This is a side view of the previous house giving a clearer presentation of the roof structure over the protruding bays. The new iron in the centre of the roof possibly marks the removal of a chimney.

68. The very wide frontage here is flanked by imposing gables. The barges are pierced and the apex of each gable carries a distinctive carved in-filling. The chimney tops are high and ornate and the house would belong to the 1890 period.

69. This is a brick house with concrete or stucco facings. One large segmented bay window is obvious on the left of the front door. The roof is hipped. The chimney tops are ornate and high and there are brackets under the eaves. The house appears to be prior to the Centre-Gutter style of the 1900 period. It is large and imposing without the ornamentation of the later era and would belong to the mid 1890 period.
The mica schist rocks of Central Otago proved an immediate and easy source of material for houses. The early miners found this out in their need to provide shelter against the snows and frosts of winter. Their huts were built in all sorts of sizes, shapes and places but gradually the more sophisticated types of a permanent nature emerged. Many of the early cottages were sealed by puddled clay and are still in use today. The sod itself gave rise to a durable sun dried brick which did not require any water proofing in the dry climate of Central.

In South Canterbury, and North Otago great use was made of limestone which the early stone masons cut into blocks to form the walls of houses. These were called Oamaru stone houses, in many cases, irrespective of the source of the limestone. In parts of South Canterbury the abundance of basaltic rocks led the stone masons to use these for bridges and also for houses.

While there are many of all these various houses still occupied today, they are very much a local factor. They have mellowed with age and only experts with abundant local knowledge would attempt to define the eras in which they were built.

70. A well preserved cottage of mica schist. The flatness of the rocks made for easy building.

71. An imposing two storey house with cement used to hold the rock in place.

72. A durable house resembling the Central Gutter type of the 1900s. All these houses were warm in winter and cool in summer.
73. Another example of the two storey style. Note the cornice across the front and the quoins at the corners of the walls.

74. The sun dried brick of Central. This dates from about 1900 but there are a number of these still being built. While some are later cemented over, the wide eaves and the very low rainfall allow the houses to weather the years without other protection. There are many very attractive houses built of this material.

75. An Oamaru stone house probably built well before the turn of the century. They are warm and durable with a minimum of external maintenance.
76. A stone villa which has been rough-casted and later white washed. There are quoins on the corners of each wall and recessed double hung windows.

77. A stark rectangular two storey house of stone concreted over. There are numbers of these in South Canterbury.

78. An imposing and ornate house in stone. The windows, with semi-circular heads, are a feature of the house. There are several breaks in the roof and walls, and the gable is low with narrow barge boards. There is plenty of iron fretwork under the roof of the verandah and on the corner post. The house would appear to date between 1895 and 1905.
CHAPTER 8

The Villa, Square House and the Centre Gutter

The Villa belongs to the 1890–1900 period and possibly some were built even after this time. They were square in shape with a roof of four equal facets meeting at a central point. They were relatively small, completely devoid of brackets, ornamentation or verandah. Small front porches and occasionally hoods over the front windows come later as did the occasional lean-to at the rear.

The Square House was a more imposing and larger addition of the villa. There was invariably a verandah, frequently bull nosed although there are numerous examples of both straight and downward curved roofs. The large front door, with coloured side light vanes, led to a central hall running the length of the house. The brackets under the eaves were generally in pairs and the chimney tops were ornate. Many had quoins on the corners and the whole effect was one of a superior attractive house.

The Centre Gutter type had all the ornamentation of the square house. The wide front had a sloping roof from which parallel ridges ran the length of the house in keeping with the hall. These ridges lead to a gutter above the hall and right down the centre line, hence the name “Centre Gutter”. Most had a lean-to at the rear containing the wash house and storerooms.

All three types were faithfully built and have lasted well. Remodelling and extensions have taken place over the years but many are untouched at least externally.

79. A typical villa of the ’90s with a front porch and hoods over the windows added later.

80. This gives a better view of the roof pitch. The house has been rough-cast and the two front windows modernised.

81. A square house with the bull nosed verandah made into extra rooms. The pediment over the front door was an additional ornamentation common in some localities.
82. A similar example of the square house of 1900 with one end of the verandah made into a sun room. The double hung windows have full sized panes. In this case the verandah posts are square and they could be replacements as there is no sign of fretwork so characteristic of many of these houses. Note the Centre Gutter house on the left with its three tall chimneys.

83. A smaller edition of the square house showing the junction of two sides of the roof. This house has a straight verandah roof and no brackets under the eaves. The lean-to is visible at the rear of the house. The chimneys have been rebuilt—1900 era.

84. A really typical square house of the 1900–1910 era showing all the usual features except for the rebuilding of the chimney on the left.
85. At first glance it is difficult to decide whether this shows the influence of the 90's or the coming of the Bay Villa. The house is basically a villa with a return verandah. The gables of the Bay Villa are built out at each end of the verandah. They are low and the bay windows with their low sloping hoods, cornices and corbels are typical of the 1890–1900 houses shown in Chapter 6, photos 56 to 60. The balustrade effect in the verandah may be a later addition but the curved brackets on the square verandah posts are original. These are in keeping with the corbels and the curved barges in the gables. The house conforms to the late 1895 to 1905 era.

86. The square house and the “Centre Gutter” are of the same vintage. The transition from the plain unadorned villa, to the larger more pretentious square house to the centre gutter is easily followed. The house is of greater width to provide for the hip along each side to drop to a gutter down the centre and above the hall. This is clearly shown by the rear view in photo 88.

87. A full face view of the typical centre gutter house of the 1900–1910 period. Pierced carving on the verandah posts, brackets under the eaves, this time single and evenly spaced and the front door without side lights, are typical features of these imposing houses.
88. While the return verandah shows some variation from the usual frontage, the centre gutter is obvious in this rear view. There is fretwork around the verandah and the chimney tops are characteristic of the period.

89. This is a wonderfully well preserved example of the centre gutter house of the 1900 era. Features to note are the light vanes in the doorway, the iron fretwork around the verandah, brackets under the eaves and the carved brackets supporting the characteristic hoods over the windows. These are the double hung large pane type of the period. The large chimneys retain the original ornamentation.

90. Although the normal ornamentation is lacking and there is only the one chimney this is still a centre gutter house of the 1900 era. The verandah is of straight run iron and is unusually wide. It is supported by rounded posts with carved tops. A small part of the rear lean-to is obvious. 1900 to 1910.
91. A centre gutter house in brick. The windows are of a semi bay type and painted white to match the quoins at the corners. The verandah has been removed and replaced by a pergola running down the right side as well.

92. A further variation of the centre gutter theme. The centre of the verandah has a gable over a wide room with a bay window. This has the typical character of the front of the Bay Villa, with fans above the double hung windows. The return verandah carries across the front of the house. This would be of the late 1910 period in all probability.

93. In this case a front view, of a variation of the centre gutter style. A bay window carries a moulded cornice with brackets but there are none under the eaves. The house would be nearer the late '90s to 1900 than the one above.
These three houses are neither the square house nor the centre gutter type but they show familiar characteristics of each.

94. The main roof style here has a centre gutter. The wide verandah has fretwork between the posts, the windows are double hung and the house is built of concrete or stone blocks with quoins at the corners. It would belong to the late 1890 era.

95. This is a style all its own. The roof appears to meet at a central point as in the square house or villa. The rafters are carried out to the edge of the eaves. The curved in-filling under the verandah roof is complimented by triangular ornamentation on each side of the plain posts. Though difficult to define the house is probably of the 1900 to 1915 era.

96. The roof over each side of the house meets the long ridge and that over each end converges to a peak. The one chimney has the ornate top of the 1900 era. The windows are of the casement type with fan lights above, and it is possible that some remodelling has taken place. The overall impression is of the 1900 period.
CHAPTER 9

The Bay Villa or T House

The early Bay Villa or T House showed the combination of the cottage style and the simple villas of the '90s, blended into a larger and more imposing type of house. A bay window with a high gable above was built out from the end of the verandah, generally at right angles. On the plan this resembled a T, hence the name used in many districts; T House or Bay Villa. Decorations of the gable, on the barges and under the verandah became the order of the day. Above the verandah there were various ornamental brackets and these were frequently carried round under the eaves. The verandah had the characteristic bull-nosed roof. The cast iron fretwork under the verandah and on the posts varied according to the desires of the times. It was mainly of a filigree style. The verandah posts were mainly square with a cap or some form of cornice in keeping with the fretwork.

The gables gave space for imagination and the decoration became more pronounced in the later styles. The barges were curved, fluted or pierced and nearly always ended in a curved base. There are various types of timbered decorations in the apex and above the bay windows.

The early villas appeared around 1895 and the peak was reached around 1910 but some were still built as late as 1915.

97. An early example of the Bay Villa showing a low decorated gable, bay window and a slate roof. 1890 to 1895 era.

98. A later edition with the higher stud and the windows probably remodelled. This would be late '95 period.

99. This is a typical Bay Villa of 1910 with a side view to show the long gable running down one side and giving rise to the name “T House”. Note the Square house on the right (1900) and the early Bay Villa of 1895 alongside.
100. A panorama of the 1900 era. The house on the left is a Centre Gutter type without the verandah. Next is a Bay Villa with a return verandah terminating in a second bay window and gable. The next house would be an early Bay Villa of 1895 to 1900. The fire proof wall has had windows set in at a later date. The last house is a villa with the roof carried down to make a low verandah. It conforms to the 1895 to 1900 period.

101. A typical square house with a low gabled bay front of the bay villa style. The rounded finial is carried down below the junction of the curved barges. 1895 to 1905 era.

102. The decorated gable, the square bay window and the verandah style all point to the Bay Villa. The shape of the bay window at the end of the verandah is carried above the roof and there is a second ornate gable setting off this elegant style of the 1895 to 1900 period.
103. A simple example of the Bay Villa of 1900. The gable is not high and there are only two double hung windows in the bay which has its own shaped hood.

104. A larger bay villa of the 1905 period. There are four double hung windows, an additional wing at the rear and the usual tall chimney.

105. An excellent example of the Bay Villa of 1905 to 1910. Light panes above the four tall double hung windows, fretwork, brackets, tall ornate chimneys and a panelled effect in the gable are in keeping with a house having a return verandah and two gables. The top of the finial has been removed but the stem is carried halfway down the gable.
106. A similar style but with the second gable protruding well out over the bay window. 1910 era.

107. An example of the bay villa carried out as a two storey house. It is probably of the 1895 to 1900 era and so the bay window is not so pronounced but there is no mistaking the general Bay Villa style. There are large numbers of these two storey types in excellent repair in all cities.

108. While characteristic of the Bay Villa this gives a hint of the early bungalow. The bull nosed verandah and the bay are typical but the lower gable and stud and the villa roof style point to the semi bungalow of 1910 to 1915.
CHAPTER 10

Turrets, Towers and Tall Gables

This can be described more as an “Era of Elegance” than one of a specific time, even if most of the houses with turrets and towers were built around the mid '90s to the 1910 period.

The gables were mainly associated with towers or turrets and gable houses as such are not a specific part of this chapter. They appear throughout the book and are back again in popularity, though of a different style in the '60s.

109. A bay window feature on the corner of the house, terminates in a roof shaped to correspond with the sides of the bay and gives the appearance of a tower. There are long brackets under the eaves, diagonal decorations in the panels between the two storeys of the bay. The house is dated around 1895.

110. An elegant square fretwork crowns this imposing turret. The verandah posts are turned and the balustrade shows the same moulding. There are matching pediments over the top verandah and the lower floor bay window. An excellent example of the colourful style of the late '90s.

111. The turret here shows the same style as the house above and similar attention to the significance of the verandah. The corbels are very pronounced but the house is rather less colourful than the one above. 1890 to 1900.
112. The conical shaped tower over the bay window is most impressive. The gable is similar to that of the Bay Villa which came a little later. There are very small panes in the fan lights and an ornate balustrade across the upper verandah. The house would appear to date from the 1895 to 1905 era.

113. The house on the right is very similar to the one above but without the tower. The house on the left has the typical tower of the same era—1895 to 1905.

114. The small dormers here are miniatures of the large gables which are so much a feature of this house. The round tower dominates the frontage. From the gable entrance to the tall imposing chimneys there is a sense of proportion and symmetry giving a picture of a period of gracious living in the 1890 era.
115. The round conical tower on the left shares the frontage with the gable on the right. The massive top on the chimney seems to have withstood the elements of half a century. This house would date from the 1895 to 1905 era.

116. There is very little difference in the overall style here. The tower has angled faced sections as distinct from the rounded one above—again of the same era.

117. There are small but closed in dormers in the tower of this house which is of a later period, probably 1900 to 1910.
118. There is a very imposing bay on the corner of this house and it is duplicated in the floor above. The whole is crowned by a tower with angled facets. A squared bay window on the side wall supports a porch under the wide gable. The simple balustrade on the porch is duplicated on the verandah. The corbels under the narrow hood match the brackets under the eaves. This is a dignified house of the late '90s to the 1905 era.

119. While there is no actual tower the bay window with the balustrade on the porch above gives a turret like effect. The gables give an air of distinction to this house of the 1900 era.

120. High chimneys, a high tower and well proportioned gables are the dominant factors here. The brackets on the verandah posts are curved with an open cross cutout to give effect. The upper verandah in the centre has been enclosed to make a room. The house has the appearance of the late 1890s.
121. Gables, pediments, bay windows and a rounded tower are the main features of this elegant style of the 1900 period.

122. Finials, gables, pediments, balustrades, bay windows and a bell cast cone on the tower are the main features of this large two storey house of the 1890–1900 period. The barges on the right hand gable would be original while that on the left would seem to be a replacement.

123. This imposing house with all the appearances of pre 1900 is reputed to have been built in 1906.
124. The tower theme was not confined to two or three storey houses. This is an imposing centre gutter house, with the gabled wing, complete with finial, at one end of the return verandah. The bay at the front end is crowned by the tower. The fretwork on the verandah, the brackets under the eaves, and the imposing chimneys are typical of the centre gutter houses of the 1900 era. A similar style is obvious in the house on the left.

125. This is a villa with pretentious additions. The bay on the right is typical of the bay villa with a tower on the left of the verandah, which carries the usual ornate cast iron fretwork. There is an additional wing at the rear starting at the end of the side verandah. The house is in excellent order today and it was probably built in 1905 to 1910.

126. This is more a house of gables though there is a semi tower effect over the bay window near the front entrance. 1900 to 1910 era.
127. This large house with its gables has a semi Tudor appearance. The upper storey is roughcast and there is a slate roof. Again it would appear to be of the 1900 era.

128. There is a similar Tudor effect in this house but it has a tile roof. Note the angle shape of the high chimneys, the finials on each gable as well as on the pediment over the upper porch. The curved archway in this porch is a replica of those on the lower entrance way. This house would be of the 1895 to 1900 era.

129. This house has obviously been converted to flats and has been roughcast at some stage. The main entrance would be through the porch at the left. The style indicates the 1900 era.
CHAPTER 11

The Early Bungalows

The very early bungalows were derived from a mixture of the cottage style, the villa style and the long narrow gable house on small sections. As the Bay Villa reached its peak of popularity, design changed towards less ostentation and greater utility. The gable and the high stud were both reduced but for a period the half verandah was retained, or replaced, by a partly enclosed porch. This was the era of the early bungalow. The influence of the villa and the Bay Villa is still obvious in this style. Later the gables were wider, hoods appeared over the windows and front door and coloured fanlights or lead paned fans were introduced. Chimneys remained tall with an imposing top but later there was a change to a more slender style. Where verandahs were retained they were built as part of the main roof and were frequently much wider. These bungalows were referred to as “Colonial Style” in some localities. There was a change in style again around 1920.

130. A bungalow of the 1900 period with subsequent additions.

131. A villa type bungalow of the same era.

132. Two gables joined by a porch. The chimney is new. The house dates from the late 1890s to 1900.
133. A double gable effect built in 1910 and very well preserved.

134. This is really a double bay villa in brick and with a tile roof. It is easy to see how the verandah was later incorporated under the same roof in the later bungalows.

135. An early bungalow of the 1910 period. The roof is of the square villa type with a low gable and square bay window added on the side of the verandah.
136. A larger bungalow with the verandah later enclosed. This would be of the 1910 to 1915 era.

137. A typical bungalow showing the influence of the bay villa. 1910 to 1915

138. A bungalow of the same era but slightly more pretentious.
139. This side view clearly shows the marriage of the square villa and the bay villa, with its lower gable and sloping roof. It is possible that the verandah floor has been removed. So often the houses faced the street, with no regard to the direction of the prevailing wet weather, and in such cases the verandah flooring was perpetually wet.

140. A bungalow of the 1915 period.

141. This style was frequently called “An Early Bungalow”, with its pronounced bay window under a low gable of the 1910 period.
142. Another early bungalow of 1910 showing greater attention to inner space and utility with a lower stud and little ornamentation.

143. This bungalow retained the roof style of the square house with projecting gables over the two front rooms and a small porch between. The tall chimneys were more slender but retained the bulbous top. A good example of the early 1915 style.

144. In this instance the gables are over the corners and not square as in 143 above. There is some fretwork around the verandah and a pediment over the front entrance to this attractive 1915 bungalow.
145. A somewhat more pretentious bungalow of the 1915 period with a return verandah and a tile roof.

146. A lower roof style carried out over the verandah with a break in the slope. The house was built in 1915.

147. The roof style is similar but the peak is higher. There is a pronounced bay on the left of the verandah and the moulded in-filling between the verandah posts is in keeping with balustrade. This house was also built in 1915.
CHAPTER 12

Bungalows of 1915 to 1920

This era saw a more adventurous approach in design and variations in ground plans. In some bungalows the villa shaped roof with the hip roof over a protruding front room were common features. Others retained bay windows and small fan lights sometimes with decorative lead panes, while protruding rafters, pointed barges and shingled hoods and shingles in the gables seemed to be a must with many builders. Transitions were gradual but building must have been good as so many bungalows of this era are to be found today.

148. A very large bungalow built in 1916. The gable over the front room is filled in with shingles.

149. The bay window effect is still retained here. There are lead lights in the fans and some wooden fretwork under the verandah. This would probably be built after 1915.

150. The hoods over the windows are shingled to match the gables of this 1915 to 1920 bungalow.
151. A 1915 bungalow with a slate roof, hoods over the windows and small high side lights beside the front door.

152. This is an imposing bungalow with finials on each gable peak. There are small panes in the fan lights, brackets and decorations in the gable and an ornamental front porchway. This house is nearer the 1910 to 1915 era than 1915 to 1920.

153. A typical 1915 to 1920 bungalow with hoods over the front bay windows and protruding rafters.
154. A rectangular style of bungalow with a front bay window using the main gable as one part of its roof. There are plain fan lights and small panes in the side windows. The house is dated as belonging to the 1915 to 1920 era and the same would apply to the one alongside.

155. The two houses here are almost identical and were built prior to 1920. They show the same style as the house above.

156. This is a much larger bungalow built in 1918. The iron roof replaced the original Marseilles tiles. The fan lights have small panes and there are pairs of brackets in the gables.
157. A bungalow of the 1915 to 1920 era with a large front gable, a front porch, and a smaller gable on the far corner. The inner portions of each gable are filled in with roughcast, the rafters protrude to the edge of the eaves and the fan lights are plain.

158. Another bungalow of the 1915 period with a higher roof truss.

159. A tile roofed bungalow of 1915 to 1920 with a shingled hood over the bay window and shingles in the gables.
160. The villa shaped roof with the protruding rafters, the hip roof over the front room, small fans and a rounded bay window can all be seen in this bungalow of the 1915 to 1920 period.

161. The shingled hoods over the windows match the shingles in the gables here in this 1915 house.

162. A rather more imposing tiled roof bungalow of the 1915 to 1920 period.
CHAPTER 13

Bungalows of 1920 to 1930

During this ten years styles merged gradually while some of the 1920 bungalow plans were still in use towards the end of the era. Hoods over the windows and porches were retained in many bungalows. Porches became larger and chimney styles altered to the shorter more stubby type distinct from the tall slender chimneys of so many 1915 houses. Towards the end of the era the so called “Snub Nose” bungalow came into prominence. Bungalows were larger and greater use was made of brick although the same ground plan was generally retained.

163. The pediment over the bay window is filled in with shingles to match those in the gable. The bungalow was built in the 1920 period.

164. Another 1920 bungalow with protruding rafters and a box window on the side. The porch under the main roof replaces the verandah.

165. A bungalow built in 1920 with roughcast cladding in the front area and upright flat asbestos sheets elsewhere. The lead lights in the large fans are rather unusual.
166. A tile roof bungalow of the 1920 to 1925 period, retaining the shingled hoods over box windows with pronounced brackets below. The small front porch would lead to a hallway, and in all probability the side porch which is much larger has been glassed in to make a good sunroom.

167. Built in 1920 this bungalow has a somewhat unusual front porch.

168. The overall style here is of the 1920 to 1925 period with a bay window beside the front porch. In this case the fan lights are single panes of clear glass.
169. There is a decided resemblance between this bungalow and some of the rectangular bungalows of a few years earlier. The front room with its bay window is larger and the fans are all clear. The hoods and the gables are shingled and the barges are decidedly pointed, while the chimneys are of the later period. The house belongs to the 1920 to 1925 era.

170. More of a side view of this type of bungalow. The hoods over the windows are smaller and of a different style. The fan lights are unusual with a pattern of small panes.

171. A larger bungalow of the 1920 to 1925 period with a bay window on an angle.
172. A well planned bungalow of the first part of this era. The casement windows have small panes which also show in the inevitable bay window at the side. Note the imposing double bay villa at the left.

173. There is a similarity in roof style between this house and the one above. There is a bell cast bay window on the side but the casement windows have full sized panes. The house has the appearance of the late 1925 era.

174. A superior bungalow with imposing porches and matching gables. The square short chimneys are common in many North Island Cities. This bungalow could well be after 1925.
175. A brick bungalow of the early 1920 period. There are curved panes in the glass of the front door.

176. An attractive style in this bungalow which was built in 1925.

177. The normal large bay window has been altered to a smaller bay on one corner. The house is dated around 1925.
178. A brick and roughcast bungalow of the 1925 to 1930 era. There are many examples of this attractive style particularly in Otago and Southland, although the style is not confined to that area.

179. A variation on the relationship between brick and roughcasting. In this case the base of the fanlights sets the mark between brick and roughcast. This bungalow like the one above conforms to the 1925 to 1930 period.

180. A similar style retaining the bay window and possibly nearer '20 to '25.
181. In this case there is only a little brick showing and the roughcasting predominates. The brick quoins set off the bay window under its narrow hood. The side verandah has imposing roughcast columns. This bungalow conforms to the 1925 period.

182. Another brick and roughcast bungalow of 1925 with only a small amount of brick work showing above the foundations. The bay window has a sloping brick base and a flat hood.

183. This bungalow of the same style is probably of the same period if not a little earlier.
184. This is a snub nosed bungalow of the period nearer to 1930. In each case the gable has been flattened off and three of these can be seen on this bungalow. The front bay window has a distinctive hood and there is a small segmented oriel window of similar style under the eave by the front porch.

185. Another snub nose bungalow of the 1930 period. The shingled hood is retained over the segmented bay window and there are plain fan lights above.

186. A rather more elaborate bungalow with shaped barges, and front door with semi circular top, side lights with small panes to match those in the window on the left. 1930 era.
CHAPTER 14

Two Storey Houses from 1900 to 1930

The early part of this period saw a range of large two storey houses, with high pitched gables, porches and box windows very much a part of the design. Imported slates, shingles and tiles were the hallmark of many houses of 1900 to 1915. Hoods over windows and porches, exposed rafters and lead lights followed the same trends as in the bungalows of the period, as did the shingles in the gables and on the hoods. Overall it was an era of substantial well built houses.

187. This brick and roughcast house has a semi-tudor effect in the apex of the front gable. There is a minimum of ornamentation otherwise. The house dates from 1905 to 1910.

188. Slate roofing, shingled gables and large bay windows dominate the appearance of this very big house probably built between 1910 and 1915.

189. The imposing chimneys and the type of gables point to the 1905 era for this house.
190. This is a typical two storey house of the 1915 to 1920 period. There are shingles in the gable, over the window hood and over the porchway.

191. This is a tile roof with a steep pitch. There are the usual exposed beams, shingled gables and window hoods and fan lights typical of the 1915 to 1920 era.

192. This is a similar house of the same era, showing the use of fan lights over the casement windows. The chimneys are tall and slender with a minimum of ornamentation on the tops. 1915 to 1920.
Both houses in this photo are of the late 1915 period. A large bay window, box windows, fan lights and shingles all belong to that period.

The use of black and white paint seems to increase the size of this house. There is an interesting balustrade around the portico over the front entrance. This is matched in the decorations around all windows and the main porchway. The house dates between 1915 to 1920.

A bay window with a shingled hood, exposed rafters, small fanlights in the upper window and the usual open porch are all features of this house of the late 1915 to 1920 era.
196. The protruding bay window dominates the frontage of this house. There is a smaller bay on the other side of the porchway. There are no fan lights, but there are protruding rafters and pointed barges. The house was built between 1915 to 1920.

197. Except for curved archways at the main entrance there is little other ornamentation, although the apex of the gables are shingled. This house is of the same era as the one above, but the addition at the front would be much later.

198. The design of the very high gable with the second storey porchway and the bay window in the front give a sense of proportion to this house. Like the two above it has a tile roof and dates from 1915 to 1920.
199. The distinctive windows with small panes are repeated over most of this square type house. Probably the upper porch, or verandah, was glassed in at a later date. There is a slate roof and the chimney is plastered over and has a distinctive flat top. The 1915 to 1920 era fits this place well.

200. There is a very steep pitch on the roof of this house, giving a hint of the A frame houses of the late '60s. The house was obviously designed to fit into a hillside section and it was built in 1920.

201. The apex of the gable is shingled but the rest is timbered to match the dormer window and the cladding of the lower storey. Note the shingled hood over the window, with the plain fan lights. The barges are distinctive at the base. The house was built in 1925.
202. Three of the windows have shingled hoods, the fan lights are plain and there is an air of utility as distinct from ornamentation in this property built in the 1920 to 1925 era.

203. The pitch of the tiled roof is curved above the eaves and the house has the appearance of the 1925 era. The single chimney on the left and the double chimney on the right are more in keeping with an earlier period. However this is not sufficient to change the suggested period.

204. Although the windows have small panes similar to those in photo 200, the rest of this house is more in keeping with the 1920 to 1925 era.
205. The house on the left conforms to the 1925 era with its shingled gables and shingles in the hoods over the windows. The upper storey protrudes over the lower one and the floor beams are carried to the outside. The single storey bungalow is also of the 1925 vintage.

206. The pitch of the longitudinal gable is flattened over the verandah on the left of this house. The roof at the right follows the pitch of the main gable. There are some small panes and some fully glazed windows. The house was built in 1925.

207. An attractive two storey house with high matching gables on the side and a snub nose effect on one of the front gables. Note hoods over the windows and the protruding rafters. The house would belong to the 1925 to 1930 era.
208. The house on the right has steep slopes in the roof with the tops of the gables filled in with shingles. The house on the left has less slope in the roof pitch. Both have protruding beams between the two floors. Porches and bay windows are further features of the 1920 to 1925 era.

209. The dark tiles and the white roughcast set this house off to perfection. The fan lights have small panes and there are matching dormers in pairs on either side of the main dormer. The house would date from the late 1925 to 1930 era.

210. These four houses have tile roofs, with brick on the lower storey and roughcast on the second storey. The bay windows have a distinctive hood and the fan lights are plain. They belong to the 1925 to 1930 era.
211. There are numerous breaks in the walls and roof of this large two storey house. The protruding rafters are obvious under the eaves and the brackets in the front gable are in groups of four. The house has the style of the 1925 to 1930 period.

212. The central gable has a semi-tudor decoration but the rest of this house has its own simple dignity. It was built between 1925 and 1930.

213. This brick house has shingles in the gables, of a design to fit in with the colour and style of the tiles in the roof and the central dormer. It, too, is of the 1925 to 1930 era.
CHAPTER 15

1930 to 1940

The Depression and the Recovery in the Building Trade

The depression dominated the period from 1930 to 1934. It is difficult to visualise the effect on society as a whole after nearly 40 years. Even essential works came to a halt and house building was reduced to a minimum. There were no new styles but the few houses that were built adopted the 1925 to 1930 designs with most ornamentation removed. One modification was the rectangular house with an open porch on one side.

With a return to prosperity around 1935 the rectangular style was still in evidence. Some builders added a hip roof over a front room but utility dominated outside appearances. The first of the State houses appeared around 1936 to 1937 and many plans showed a return to the simple villa effect of 1900. The hip roof was adopted here too and clay tiles were a feature of many of the early State houses.

The flat roof house made its appearance around 1938 to 1940. The first of these had a parapet across the front and down one side, with the height being reduced in steps towards the rear. The roof styles varied from bitumen to corrugated iron with narrow corrugations. The later flat roofed houses adopted curved fronts and high parapets to give much greater pitch to the flat roof. It was difficult to obtain a perfect seal between roof and parapet and it would be reasonable to say that a number of these houses had a lot of trouble. It was not unusual to see the flat roof replaced at a later date.

Stucco came into use during the 1930 to 1940 era. This varied from stucco on solid backing, to semi-solid backing of differing kinds. The use of stucco allowed a greater freedom in designs, particularly as regards rounded fronts and projecting rooms. There was considerable variation in colour but white seemed to predominate. The overhanging flat roof combined well with the stucco frame and this came into prominence around 1938 to 1940.

State housing was introduced in the 1936 to 1940 period and most of the early State houses had tile roofing with a hip roof or the simple villa design.

In general over this period bay windows, hoods, shutters and ornamentation gave place to greater consideration of internal planning. Flush toilets inside the house as distinct from the wash house area, built in wardrobes, terrazzo sink tops with occasional stainless steel tops, became the order of the day.

214, 215, and 216 These three photos show the simple rectangular plan of 1931 to 1934.
217. The same rectangular plan with an extension of one room at the back. Later this has been further extended. The shingles in the gables, the pointed barge boards and whole style point to the 1930–1934 period.

218. A similar style, of the same era, but with three light windows in the front, the centre one in each case being much larger. The four light full-length windows on the side were probably a renovation.

219. The hoods over the box windows, the pointed barges and the shingles all point to the 1930 to 1934 period.
220. This is a snub nose bungalow, with the front entrance under a pediment supported on attractive Grecian pillars. The windows of many small panes are rather unusual. The house was probably built after the depression and around 1936.

221. Another snub nose house with a different front entrance. Note the different style of casement windows with plain fan lights on top. This would date around 1935 to 1936.

222. A brick veneer house with a hip roof. The windows are very similar to those in the house above. This house was built in 1936.
223. The villa plan with a hip roof is used in this house. There are casement windows, and those alongside the large centre panes have lead lights. There are also lead panes in all the fan lights. The rafters are exposed all round the house which was built early in 1937.

224. A brick veneer with a hip roof. In this case the fan lights are obscure hammered glass and there are shingles in the gables. The house was built in 1935.

225. An early flat roofed house of stucco with a decorated parapet across the front and decreasing in steps along the sides. It was probably built around 1937 to 1938.
226. A concrete flat roofed bungalow with the parapet of even height. A casement window is set on each side of the large centre pane. Probably 1937 to 1940 era.

227. Another example of the square type of stucco house of the 1937 to 1940 period.

228. Rounded corners, an archway over the front entrance and some decorations on the parapet indicate the later part of the period up to 1940.
229. Rounded corners, an open porchway with an ornamental parapet are the distinctive features of this 1940 house.

230. This is a two storey concrete block set of flats with a flat roof of the 1938 to 1940 era.

231. The semi-circular rooms in the angle of this two storey concrete house are most unusual in design. The paparet is similar to the one in No. 229.
232. A typical single unit State House of the villa style with a tile roof.

233. Very similar to the one above but with asbestos cement sidings.

234. Another asbestos cement siding house of a different style.
235. State housing of a much later era. Tiles on the double hipped roof with upright boarding in the gables.

236. The overall plans include double unit houses, two storey houses and flats and a wide variation in design.

237. Some of the styles are illustrated in this photo. It is not proposed to go into further detail on the State Housing as it is unnecessary. They are well documented and full details can be obtained when ever they are required. This should apply even in these cases where the Crown has sold the house.
CHAPTER 16

The Effect of World War II, 1940 to 1950

Building had shown a good revival after the depression of 1930 to 1935 but the war slowed it down again from 1940. The country subjugated most enterprises to the war effort. Building materials became scarce and in many cases were subject to restricted use while specialist tradesmen were largely unavailable.

From 1940 to 1944 there were few, if any, new styles. With a gradual return to normal from 1945 builders faced shortages in the essential services of a house. Electrical fittings, plumbing supplies, baths and basins were often unavailable in quantity for long periods. Brick and concrete block veneers became fairly general but stucco on both soft and hard backing retained a place for the early part of the era. Asbestos cement sidings also played a part in the cladding of many houses.

As roofing iron became scarce or unavailable a New Zealand made replacement came into prominence. This was an asbestos cement sheet with both wide and narrow corrugations. It was used for spoutings, downpipes, ridges and in some cases barge and cover boards. Various types of wooden spouting were tried but most of these have been replaced by now.

Hipped roofs and high gables became popular around 1945 to 1948 and most houses were well endowed with windows.

238. A square or villa style with a hip roof over the room built out to face north and so provide an excellent sun room. The roof is of clay tiles and the walls are asbestos cement sidings. The house would be built in the early 1940s.

239. A wooden house with the same ground plan. The roof has clay tiles and the spouting and downpipes are of asbestos cement, again the early 1940s.

240. A high gable and hip roof over the room alongside the front entrance. The fibrolite roof is original but the spouting has been renewed. Note the semi-circular tops to the small windows and the light panes beside the doorway. The chimney is probably concrete block, plastered over and with circular flue liners. 1940 to 1945.
241. Typical high gables, tile roof and ground plan adopted in the 1945 to 1948 period.

242. A similar ground plan, but with a tile roof and different window styles. The asbestos cement spouting and down pipes were still in use around 1945 when this house was built.

243. This is typical of a large number of houses built around 1945 to 1948. Tile roofing, asbestos cement spouting and down pipes and plenty of windows were the order of the day.
While the high roof style of previous photos was still used changes became apparent in the later part of the era. Large windows, with often one set from ceiling to floor, a number of breaks in the wall and roof and a lower roof truss came into prominence.

244. A brick and roughcast house with three light windows in the two front rooms and glass down to the floor in the sunroom. The spouting is the normal galvanised iron and the roof is tiled. The house would appear to date from 1946 to 1950.

245. Another brick and roughcast house with ample window space, an iron roof and the main chimney carried in rectangular shape through to the simple chimney pot at the top. Late 1945 to 1950 era.

246. Another example of three breaks from foundations to roof in a brick and roughcast house of the later part of the 1945 to 1950 period.
CHAPTER 17

The Adventurous Period 1950 to 1960

The shortage of houses following the war had become acute and great efforts were made to overcome this. At the same time new designs, new inside fittings and a reasonably prosperous economy combined to give zest to the building industry.

The standard pumice copper and concrete tubs continued to lose place to washing machines and one stainless tub. In fact the era saw the changing of the wash house to the more sophisticated laundry with a built-in ironing table and airing cupboards around the electric cylinder. Shower cabinets, in addition to a procelain bath became a must in the more expensive houses. Built-in wardrobes had become accepted as essential but great attention was given to sliding or folding doors all in keeping with the style of doors and architraves in the rest of the house. Possibly kitchens showed the biggest change with floor to ceiling bins and cupboards, electric ranges and in many cases incinerators as part of the dual water heating system. Sink tops varied with plastic laminate replacing the lino top or terazzo of former years. Stainless steel sink and benches gradually appeared during the period. The small kitchenette with a divider leading to an open dining room made its appearance towards the end of the era.

The “Group Housing” plan came into being around the mid ’50s. Later the State, builders and all kinds of firms in related fields combined to produce “A Parade of Homes’ in many centres.

247. A brick and roughcast house with a parapet and a curved frontage of the early 1950 period.

248. In this case the parapet in the frontage is much less imposing—early 1950.

249. A roughcast house of the same era. Although distinctive the style did not last very long.
250. A very nice two-storey house of the early 1950 era.

251. This is an unusual design of square towers, high gables and a normal hip roof over the single storey portion. 1950 to 1955.

252. This roughcast house has little in the way of distinctive features. It is of the early 1950s.
253. A weatherboard house of the 1955 era. Tile roofing came more and more into prominence in this period.

254. A return of the overhanging lean-to style of flat roof on a brick house built in 1955. Most of the corners are rounded and the house is attractive. The window frames are steel and the panes in the front door are curved.

255. Another style of flat roof house with all corners square and conventional joinery. Built in 1955.
256. The rectangular shape with the long central ridge and the open porch or terrace are features of this wooden house built in 1954. There is considerable emphasis on windows and glass doors also.

257. A weatherboard house in the conventional size and style of the 1955 to 1960 period. This type of plan was very popular, with brick veneer and split concrete block competing with weatherboard for the outside cladding.

258. A brick veneer house with a hip roof over the front room. The main windows are large and give a maximum of light. The house was built in 1956.
259. A brick veneer with a hip roof over the front room and a return verandah or terrace under the normal roof pitch. Note the floor to ceiling glass along the two front rooms, both of which open on to the verandah. This was a group house built in 1956.

260. An L shape brick veneer without a verandah and with less emphasis on windows. Built in 1956

261. Another example of a brick veneer built in 1956 under the Group Housing scheme.
262. A simple design with a cladding of wide cedar boards built in 1956.

263. A rather more elaborate group house with dark stained weather boards built in 1955.

264. An attractive hollow concrete block house with high gables and a shingle roof. Double hung windows with small panes are another interesting feature of this house built privately in 1955.
265. A brick veneer for the ground floor and weather boards for the second floor of this two storey house of 1955. The windows are hinged from the top to open outwards.

266. A concrete block exterior, plastered over, cement tile roof and ample windows are the features of this 1956 bungalow.

267. A hip roofed room on either side of the open portico gives an added appearance of size to this cedar board house of 1956. All three of these houses were privately built.
CHAPTER 18

A Parade of Homes Christchurch 1957

Parades of Homes were held throughout New Zealand in 1957 and 1958. The Crown provided the sections and builders submitted plans, details of construction, materials and the completed price. In this 1957 Parade the houses were mainly around 1,100 square feet in size, with the smallest at 960 sq. ft. and the largest a two storey house at 1,365 sq. ft. The cladding is described with each photo.

Internally the lining varied from fibrous plaster, to various wall boards and hardboard. Many houses had a shower as well as a bath and stainless steel or copper floors were a feature of many showers. Plastic laminated sink tops vied with stainless steel in the kitchens, while a few houses provided for a washer in preference to the usual pumice copper.

In some instances the houses sold before completion and many buyers elected to put in some of these superior fittings at their own cost.

The parades stimulated a tremendous interest in design and new materials.

268. A brick veneer house with a corrugated iron roof.

269. Another brick veneer with three breaks in the wall and with a tile roof.

270. Concrete block construction (Trade name "Summerhill Stone") with an iron roof.
271. A brick veneer with a decorative band below the eaves. Vertical dressed boards line the porch and the roof is tiled. Note the three hips in the roof style.

272. A wooden house with an iron roof. There are panels of vertical shiplap cedar boards on the front and rusticated weather boards set horizontally on the sides. Note the large expanse of glass facing into the sun.

273. A house of standard styling of weather boards and iron roof and wooden panelling on the gable ends and with a very wide exterior chimney.
274. This is brick veneer plastered over and with a tile roof, showing one break over the front door.

275. Hollow concrete block plastered over. Note the window styling and tile roof.

276. A smaller house of concrete block and a clay tile roof.
277. A wooden house of conventional design, very similar to some of the veneer houses.

278. A wooden house with two rooms jutting out at right angles to make an L shape. The wooden panels in white offset with black are most effective. The carport would be built at the buyers request.

279. A wooden house with asbestos panels, resin bonded plywood and wide overhanging eaves.
280. A rectangular wooden house incorporating an open carport, and no window in the side facing the street. Iron roof.

281. A combination of weatherboard and Summerhill Stone with a concrete tile roof. The variations in cladding shown in some of these houses became quite a feature in subsequent years.

282. A rectangular cedar board house with an iron roof. Note the chimney width carried through to the top.
283. Another rectangular house with some unusual features. The end walls are of cavity brick, while the side walls are rough sawn weather board. There is only one small window in the end facing the street.

284 and 285

These two houses should be considered together. Both have brick veneer on the ground floor and horizontal weather boards in the gables.

At the time of the parade Number 284 was incomplete. The idea was to provide sufficient room for a small family and at minimum cost. The upper storey could be utilised later without external structural alteration.

The second house (285) had been completed with staircase, two upstairs bedrooms and a toilet.
CHAPTER 19

1960 to 1970

"The Shape of Things to Come"

The latter part of the 1950s and the 1960s gave an indication of the changes in design; New roofing and cladding materials, more sophisticated fittings and plans to suit the sections all contributed to the new look and the freedom from the accepted architecture of the previous decades.

The era saw the acceptance of the rectangular styles with severe concrete block walls; the attractive split level houses, the angle or banana shape, the return of the flat roof and towards the latter part of the 60s the A frame and the two square blocks often called “His and Hers”.

286, 287, and 288

These are concrete block styles, often with large windows on the sunny side. Many had concrete floors.

They were built in 1964, 1967 and 1968 respectively.
289. This is a “street” photo of a new subdivision of 1963–65. The curved roading allows for the same style to be repeated without undue emphasis, it cuts down traffic speeds and with underground wiring adds greatly to the attractiveness of the subdivision. Three of the five houses shown incorporate the garage in the house plan.

290. A split level house with the garage below the main floor allowing for a lower stud in the upper floor. Note the upright boarding on this part. The house was built in 1957.

291. An attractive roughcast house with a flat iron roof, built in 1965.
292. A house specially designed for a small sloping section beside a stream. The two car garage is below street level with the rooms above jutting out over the garage door. The side fronting the street is varied by roughcast, normal white horizontal boarding, dark boarding on the upper part—built 1965.

293. The angle or banana shape style with a large open front portico under the same roof. The walls and gables are of wood varied by concrete facings and the house was built in 1960.

294. A brick veneer with a long sloping roof probably using long run iron which allows for a minimum pitch—built 1965.
295. A variation of both the sloping roof and the split level design but incorporating the garage in the normal way. The house was built in 1965.

296. This 1968 house has a low gable roof of almost equal proportions, upright wooden panelling and an end wall of selected stone masonry.

297. This house has a gable at each end connected by a central portion. The walls are of concrete, the windows hinge at the top and the big front glass panels appear to be repeated at the rear. 1968.
298. The appearance of a split level here is misleading but the house is raised over a basement and over the double garage. The open porch is most attractive and the house was built in 1967 to 1968.

299. The high A frame allows for two upstairs rooms with an outside porch facing the north. Extra rooms on the right are joined by a covered walkway which does not appear in the photo. The A frame walls are aluminium and the house was built in 1968.

300. Two identical squares are linked together in the centre with a garage at one end and an extra room at the other. The roof style of four equal triangle shapes gives the effect of a pyramid. Built 1969 to 1970.
CHAPTER 20

Conventional Styles

While the styles just shown stand out and take the eye, building along standard lines continued. Various modifications were, however, adopted resulting in many most attractive homes for the 1960 era.

301. This long brick veneer house with a concrete floor gains a lot of charm from the extended roof over the glassed in end. It was built around 1963.

302. Another brick veneer; a wide brick chimney and moulded concrete facings give character to this house built in 1964.

303. The wide portico here ends at the gable roofed room at right angles to the length of the house. The mosaic stone chimney contrasts nicely with the unadorned brick veneer. The curved tops of the full length windows add to the attractive style. Another house of the 1960 to 1965 era.
304. This 1965 house consists of two portions at right angles. The horizontal weather boards are varied by panels of selected stone. The roof is of metal tiles coated with bitumen. (The tile roofing at the rear belongs to the house on the next section.)

305. A brick veneer house of standard design built on a high foundation. The garage is at the rear. The house was finished in 1965.

307. Ample space enabled this house to be designed to catch maximum sun and view. The gables are finished in vertical weather boards. Built 1968.

308. A similar style of brick veneer with a metal tile roof. It was built in 1967.

309. A wooden house with segmented bay windows and the same roofing as the one above. Built 1969.
310. The pediment over the front porch is supported by thin rounded posts. The front door is of decorated panels, matched by full length shutters beside the windows. Another example of the 1969 style.

311. These two concrete block houses are basically similar although there are variations. One chimney roughcast and the other is brick. They were built in 1968 to 1969.

312. A brick veneer house typical of so many built around 1968.
CHAPTER 21

Split level Houses

The split level house increased in popularity during the 1960s. Possibly local by-laws regarding the siting of a garage and smaller sections contributed in part. It is unusual to find one of these houses which does not incorporate a garage.

313. In this instance the brick veneer is topped by a flat roof and the house is quite distinctive. It was built in 1965.

314. The more standard design with the raised portion over the garage. This house was built in 1966.

315. The major part of this house is raised above the garage and the basement, with the room on the left front at a lower level. 1966.
316. An attractive concrete block plastered over and contrasting with the black tile roof. Note the extensive use of glass. Built 1968.

317. A villa style roof covers the raised part of this house which has a mixture of horizontal weather boards and roughcast concrete blocks and a concrete fence—again built in 1968.

318. The end of the cul-de-sac makes an appropriate setting for this deceptive style. It is not really a split level but has a double garage and possibly a large basement. 1968.
319. A split level house on the crown of a hill giving a wonderful view in all directions. Note the unusual roof design and the shutters by most windows. Built 1969.

320. A large split level with a room at right angles to the central portion and matching the design of the raised level. Note the shaped barge boards. Again a 1969 house.

321. This is a split level without a garage. The front and sides are of split concrete blocks while the rear is of weatherboard. Built in 1969.
CHAPTER 22

Houses for Hill Sections

Modern techniques combined with careful site planning have given a new look to building on sections varying from easy slopes to steep hillsides.

322. A solid concrete foundation encloses the basement of the house in the foreground. Two round pillars support one upper portion of the house at the rear. Strong steel studs have been used on the house at the right 1967.

323. A sloping street frontage and ground rising to the rear is utilised in the setting of this house. 1967.

324. There are two entrances from ground level (one at the rear), a high concrete foundation and some stilts used to make full use of the hilly setting of this large home. 1967.
325. Extensive use of the bulldozer prepared the site for this house. The ground could be described as "split level", with the garage and a basement in the front and the rear of the house on the upper ground level. Note the hill face in the rear. 1968.

326. This house was literally fitted into the hillside. Subsequent landscaping has given it an attractive appearance. 1968.

327. A steep street, a sloping access with a sharp turn and only the rear of the house at ground level are features of the use of this hilly section 1968.
328. At one stage this section seemed to pose innumerable difficulties to the builder as it was some 20 feet above the street level and very uneven. The house was designed for the section and for the incomparable view. Built in 1969.


330. Another example of using the land slopes for a split level home. 1969.
CHAPTER 23

Roofing Styles and the Return of the “Flat Roof”

The flat roof obviously appeals to many people throughout New Zealand. The new long run galvanised iron and aluminium probably encourages building in this style. The parapet above the roof seems to have disappeared.

331. This is the standard fabric roof covered in bitumen or asphalt. Built 1955 to 1960.

332. A similar style but painted aluminium. 1955 to 1960 era.

333. This gives a better indication of the slope of the roof which is of the same construction as the two above. 1960.
334. A roof of full length ribbed tray galvanised iron. Even with this type of material there is a decided roof pitch. Built 1965.

335. Another roof using the same type of galvanised iron. Aluminium is often used in the same style of roofing. Built 1967.

336. This roof slopes both to the centre and to the rear. The same type of iron is used as a covering. Corrugated roofing iron is also available in full lengths. It is known as long-run iron roofing. End laps are eliminated in both types and a much lower pitch is possible. This house was built in 1967.
337. Size seems to be no problem in designing the modern flat roof. This large house was built in 1968.

338. This is a much smaller house. The flat roof slopes to the front in this instance, but there is a short pitch over the rear portion.

339. There is an optical illusion in this photo. The roofs seems to slope to the rear but there is spouting and a down pipe on the left front area. There is obviously a ridge above the front porch, hence the two slopes. 1969.
340. The extremely wide chimney suits the style of this 1965 house. The sloping roof over the house is matched in pitch over the car port.

341. Another example of a flat roof. The high section means there would be no problem with the storm water run off. 1965.

342. This is really a two level house with variations in wall coverings, and a flat roof. Built in 1967.
343. This is a roof sloping to one side as distinct from those running either towards the front or the rear—1969.

344. A tile roof with either end resembling the roofing on the snub nose bungalow of the 1930s. Built 1969.

345. There is a fairly low pitch for the metal tiles on this roof. 1969.
346. There are several unusual features about this roof. Note the open portion for the tree growing in the centre court of the house. Behind this there is a raised rectangular section of the house with hidden ventilators. The transparent plastic domes are presumably to allow for light. Built 1969.

347. This is a “Mansard” roof. Mansard was a French architect who designed a form of roof in which each face has two slopes. The lower slope is nearly perpendicular and so provides the walls for the upper storey. This house was built in the 1955 era.

348. This is another example of a “Mansard” style of roof. The house was built in 1967.
CHAPTER 24
Modal Houses Over the Years

The dictionary defines “Mode” as: pertaining to a fashion or custom, practice or style, and “Modal” as pertaining to a mode or form.

Of latter years the New Zealand Institute of Valuers has adopted a “Modal House”. This is typical of the size, style and materials of the average house for a stated period.

The typical average house of various periods is set out in this Chapter. In many instances photos have been duplicated and their original number is shown. Occasionally other more representative photos have been selected.

The New Zealand Valuer, Volume 15, No. 4, has an article by Mr H.E. Bates of Auckland. This is called “The Evolution of the Dwelling”. The article is reproduced in the Digest of the New Zealand Valuer, Section 9. Mr Bates gives an excellent description of houses, both external and internal, from 1860 to 1955. Reference to this article complements the material in this Chapter.

349. (29) 1870
The early cottages of this period were built low on the ground and with a steep pitch in the roof over the front and a long slope to the rear.

350. (34) 1870
The two storey cottages were also popular in the era. Additional space was gained at little extra expense.

351. (79) 1890
A typical villa of the period.
352. (83) 1900
The square house was a larger house than the villa of the earlier period and this is typical. There were variations with the bull nosed verandahs, brackets under the eaves and fretwork between the verandah posts, but these were the more ornate type of house as distinct from the modal.

353. (103) 1910
The “Bay Villa” was a very popular house, very well built. Like many of the “square” houses there were more affluent styles than the modal shown here.

354. (137) 1910–1915
The influence of the “Bay Villa” is obvious in the bay window and the front gable of this typical early bungalow.
355 (154) 1915–20
A good example of the modal of this period, fully described in the script for No. 154

356 (169) 1920–25
Like the "Bay Villa" this was a very popular bungalow of which this is a typical example. They were obviously built in large numbers.

357 (219) 1930–35
Simplicity is the keynote of this modal house of the depression era.
358. (221) 1935–40
While the snub nose bungalow first appeared around 1930, it came into prominence with the recovery from the recession. This house is typical of the style but possibly the side shutters may have been added later.

359. (239) 1940
The roofing and asbestos cement spouting and a gable roof over a front room mark the modal of this period.

360. (252) 1950
Plain styles and large windows were adopted in this period.
361. In design, weatherboarding and roofing iron this house conforms to the modal of the New Zealand Institute of Valuers for 1955. It may be a little larger than the standard 1,000 square feet however.

362. There seems to be very little variation when this house was built in 1960. Weatherboarding, iron roof and one break in the foundations were characteristic of the modal.

363. This is a 1965 house typical of the era. There seems to be very little exterior variation from 1955 to 1965.
364. This would comply with a Christchurch modal for 1970. The size and shape are typical and the walls and the roof are of permanent materials. A Christchurch preference.

The use of hollow concrete block, split concrete block and brick veneer may be a little more expensive than weatherboard.

Earthquake risk dictates the materials to be used in many areas.
Glossary of Terms Used

Architrave: bottom member of an entablature. Often used to describe the margin round a doorway or window opening.

Attic: Low storey above a main cornice. Also the name given to very small rooms inside a gable.

Balustrade: a row of balusters supporting a coping. Found in stairways and on verandahs.

Barge-boards: inclining boards, often ornamental, fixed on the edges of gables.

Brackets: Similar to a corbel but smaller. Found under the eaves, cornice or hoods over windows.

Cladding: adapted to mean an outside wall covering whether of wood, galvanised iron, brick or concrete.

Cob: a mixture of clay and straw or even tussock to make walls in early houses.

Coping: the capping on top of a wall.

Corbel: a projecting bracket, often of stone but also of wood. Frequently large enough to give support to structures above.

Cornice: projecting upper portion of an entablature or any projecting top course.

Dormer: a projection from the normal pitch of a roof with a gable front generally with windows into the room, hence the name dormer windows.

Entablature: horizontal top part of a Classical order. It consists of a frieze, architrave and cornice and is supported by columns.

Fanlight: oblong or semi-circular light above a door or window. Hinged at the top.

Finial: ornamental top part of a spire, pinnacle or gable.

Fluting: vertical channelling on the shaft of a column. Sometimes used to describe channelling on barge boards.

Frieze: middle member of an entablature, or in a room space between the top of the panelling and the cornice or the ceiling.

Gable: vertical, triangular portion of a wall at the end of a ridged roof.
Hood: a straight or curved roofing over a window or door opening.

Louvre: ventilator in a roof or wall usually slatted; adapted to refer to modern style of slatted windows in metal frames.

Ogee: arch of double curvature; first convex, then concave; used to describe one style of spouting.

Oriel: window projecting from a wall surface and supported by corbelling.

Pediment: triangular end of the moderately pitched roof of a Classical building above the top of the entablature or cornice. A similar form is used over the door or window openings, sometimes segmental.

Pitch: inclination of a roof.

Portico: roofed space, open on at least one side, and enclosed by a range of columns supporting the roof.

Quoins: corner stones at the angle of a building; used also to describe wooden blocks or sections of weather boards at the corners of some wooden houses—especially the square house.

Rustication: stonework of large freestone blocks (rough or smooth) with recessed joints.

Bell cast: Used to describe the upward curving at the lower part of a roof. Found in the verandahs of many early cottages.

Bull nosed: the upward curved roof of a verandah.
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CHAPTER 26

Houses from 1970 to 1975

There is little change in the modal house over this period. The large and expensive houses showed the return of gables and dormers. New designs and materials indicated the adventurous nature of the period.

1. Twin blocks joined at the rear. While most were built as flats quite a number were designed as houses with the living quarters quite separate from the bedrooms. This double unit was built in late 1970.

2. This rectangular style has a floor area of 1,000 sq. ft. or 92.9 square metres. It is sheathed in split concrete block and has a new type of cement tile roof. It was built in 1972 and would serve as a modal for the year.

3. Another split concrete block house of the same size, but with a corrugated iron roof, built in 1973.
4. A superior split level house built in 1972. There is a high concrete foundation and the exterior is coloured brick. The roof is the metal tile type.

5. The patterned concrete base is capped by a mansard style roof of coloured concrete tiles. The curved archways over doors and windows are found in a number of the more expensive houses built around 1974. This house was completed in late 1974.

7. A prefabricated house of solid timber construction. The exterior is sheathed in aluminium. The interior does not have the usual lining. The walls are of thick timber specially fitted together. The interior of the wall is dressed and can be stained as required. The roof on this house is of metal tiles. The house was transported to the site virtually finished. 1970.

8. Another prefabricated house of conventional construction and again with a metal tile roof. The house was transported in one section, exclusive of cladding. The owner desired a concrete block exterior. The house is 105 square metres in area and was completed in 1973.

9. This is a larger style of country home on a small area. It was built in 1973/74 and has a style all its own. The roof is long run iron and the cladding is mainly vertical weatherboard.
CHAPTER 27

Flats and Town Houses

Many of the type of large houses, such as those depicted in Chapters 5 and 10 were converted to flats in later years. Some gave way to high rise apartments, multi-unit blocks or two units depending on location and the Local Body Ordinances.

Flats are a feature of life today and they appear in all shapes and sizes. It is no longer considered essential for flats to be close to the centre of a town or City.

Town Houses are really an extension of the idea of flats. They are mainly luxury apartments and are frequently built today in groups with a central court and accessway.

10. A three storey block of flats built in 1967.

11. Two different types of flats of 1968.

12. These gabled flats were built in 1968 and the large unit was built in 1969.

14. These larger blocks were completed in 1968 and no doubt would be classified as superior for the period.

15. A two unit block built on a corner site in mid 1975. The curved doorways for the garage are copied in the windows and doors. Concrete block sheathing and metal tile roofing in contrasting colours add distinction to the flats.
16. This style with the distinctive roof shape has come into prominence since 1970. Metal or clay tiles are used for the roof and the walls are clad in brick or concrete block. This block was completed in late 1975.

17. These two flats have separate driveways to the garages. The cladding is coloured brick and the roof is metal tile. The square or box type of windows are featured across the front of each. These flats were built in mid 1975.

18. This is a block of superior flats or part of the layout for Town Houses. There is obviously plenty of land available to continue building on similar lines. These were completed early in 1975.
19. This is part of a group of some 10 Town Houses built in a quiet cul-de-sac of a rear section. Where room permitted the garage was a part of the house. A block of garages in a central court serves the other houses. These are luxury units with considerable emphasis on light domes and dormer windows. The walls are concrete block and the roof in each case is a coloured tile. All paths, driveways and the court yards are concreted.

20. An unusual design developed on a corner section late in 1975. While they are obviously very good they do not have the seclusion of the "Town Houses" in No. 19.

21. Refer to page 74, photo 114. The house shown there was on a very large section near the end of a blind street. It has been demolished and a large number of 2 storey Town Houses will be erected on the section. Some are already occupied (mid 1975).
CHAPTER 28

Roofing Materials

The first objective of the early settlers was to get a roof over their heads. The Maori “Whare” was an excellent example. The thatched roofing of the English cottages would no doubt inspire many of the early colonists to use local materials. They progressed from flax, rushes, manuka, tussock and sod covering to pit sawn timber and locally made shingles.

Then conventional materials were imported from overseas. Many of these came out as ballast as N.Z. produce was shipped to England and the Continent.

Shingles

Wooden shingles, made from Kauri or Totara were used for a considerable period. Later Californian ‘Redwood’ shingles were imported. They are expensive and have a high degree of fire risk and are rarely used now. Around 1915 shingles were used to cover hoods over windows and later to fill in the ends of gables. This continued until the 1930 depression era, when most forms of exterior decoration were dropped.

Galvanised iron

Galvanised corrugated iron has been the traditional roofing material in New Zealand since the early days of settlement. It is light in weight, easily transported, not prone to damage in transit, easily fixed, earthquake proof, reasonable in price and will keep out the rain at a very low pitch. It can be walked over without damage and when painted is quite attractive in appearance.

Galvanised iron is now available in various shapes and in a wide range of lengths to suit requirements.

Approximately half the roofing in use around 1970 to 1975 was galvanised iron. Metal tiles and various other types of tiles comprised most of the remaining roofing for the average housing for this period.

Other uses for Galvanised iron

Spouting, down pipes, valleys and water supply tanks made from galvanised iron have been popular from the time of the first N.Z. houses.

When galvanised iron was short, spouting and down pipes were made from asbestos cement and some are still in use after more than 25 years.

If galvanised iron was unavailable the valleys were made from lead sheeting. After a time this tended to creep and then crack causing leaks.
For a period during World War 2 wooden spouting and down pipes had to be used. While they served a purpose their life was limited and like the lead valleys they had to be replaced.

Many of the early public buildings used cast iron spouting and down pipes but this has long since been discontinued.

Copper spouting has been in use over a very long period. The world price of copper since the early 1960's has made it too expensive for the average home builder.

**Slates**

Slates, mainly from Wales, were imported for many of the prominent public buildings in various parts of New Zealand from 1865–1870 on. Gradually they were used for housing particularly from around 1890 to 1920. The costs involved have made people turn to other types of roofing. Slates make an excellent roof and require little maintenance. In general they are used in association with a steep pitch and overlap so that in any given spot there are at least 2 thicknesses of slate.

**Clay Tiles**

Clay tiles were imported in the early part of this century. They were originally known as Marseilles tiles, although many came from several European countries as well as from France. In general they gave very good service and had a handsome appearance. Some of them were of excellent quality while others were not so good, and became eroded by weathering.

The manufacture of clay tiles was started in New Zealand about the 1914–1918 war time. The pattern was somewhat similar to the Marseilles tiles. They are not manufactured now, to any great extent, as cement tiles and metal tiles have largely superseded them.

**Cement Tiles**

Cement tiles in various patterns have been made since the twenties and are still in production. They are a very satisfactory roof covering and will give good service for very many years. They are pleasing in appearance, although moss growth can be a problem in some cases.

From around 1970 coloured cement tiles became available and are proving very popular. New methods of production are claimed to prevent staining and moss growth.

**Asbestos cement roofing**

Corrugated asbestos cement roofing sheets were originally imported from Australia. They were first made in New Zealand in the thirties and are still in use although mainly for industrial buildings. The sheets are in two sizes – the three inch or 7.6 cm like corrugated iron and the “big six inch” or 15.2 cms. Asbestos
cement roofing came into prominence when galvanised iron was unavailable during the Second World War. It has certain draw backs. It is drab in appearance and subject to the growth of moss. Great care must be taken in walking on an asbestos cement roof as it is liable to fracture easily. It is marketed under various trade names.

Asbestos slates

Asbestos slates or shingles came into use around 1920. They were imported from England and later from Australia. Their success depended on the under structure, the care in fitting and the correct pitch of the roof. While some were fitted in a diamond pattern others were laid parallel to the roof pitch.

During and after World War 2 these slates were made in New Zealand but were replaced when galvanised iron and aluminium became available.

Flat roofing

The advent of the flat roof in the late thirties carried on for many years. They maintained their popularity during the war due to shortages of standard materials.

A fabric, usually “Malthoid” was laid on a sloping deck in three layers bonded with hot asphalt emulsion. This was generally covered with a layer of fine pebbles but was sometimes painted aluminium as a protection against weathering. This type of roof had a limited life and went out of popularity.

Long run roofing iron encouraged a return of the flat or sloping roof in the 60’s.

Metal tiles

A new form of tile roof was introduced in 1954. The tiles were shaped like ordinary clay or cement tiles. They had an anodised aluminium base with a bitumen surface. This was frequently coated with chips of grit before the bitumen was firmly set. Later types varied in colour and were made in wide strips for quicker fixing. The next step was to use a sheet iron base for moulding. Some brands now use a galvanised iron base. Metal tiles are attractive in colour and appearance and this combined with an advertised lack of maintenance makes them very popular. They have yet to stand the test of wind and weather. They are sold under different brand names.

Aluminium

Corrugated aluminium has been used for roofing for the past thirty five to forty years. The use reflects the world price of aluminium which at times makes it uneconomic for roofing. Good quality aluminium makes an excellent roof which does not require painting. Care must be taken in walking over an aluminium roof as it is more liable to damage than galvanised iron.
Sarking

Sarking of one kind or another has been used under iron roofing for a very long time. This is partly as a guard against condensation and partly as insulation. Wooden sarking was generally 15 to 20 cm wide and 1.27 cm thick. This was generally laid on an angle but the pattern depended on individual builders. Wooden sarking helps to strengthen roofing of any kind against damage by someone walking over the roof. Various other forms of sarking such as building paper (water proofed) or insulated material have been laid over wire netting.

From 1970 insulation under the roof and above the ceilings came more and more into prominence to conserve heat. The energy crisis of 1975 started a wave of ceiling insulation in existing houses.

Very few people anticipated that unlagged water pipes above the ceilings would freeze and, at times, burst causing considerable damage. In areas of heavy frosts ceiling insulation and the lagging of water pipes now go hand in hand. There is an ever increasing range of insulating materials from sheeting, to loose material to glass wool blocks cut to fit between the ceiling rafters.
1. Shingles on the roof of Deans Cottage built in Christchurch in 1844. See also photo No. 3 in Chapter 29.

2. Corrugated iron. This is new iron on a house built in 1890.

3. Slate tiles fitted in the standard pattern.

4. Marseilles tiles. They have a distinctive colour.

5. A new and larger form of cement tile with a polished surface.

6. Cement tiles, designed to resemble Marseille and clay tiles in shape and size.

7. Corrugated asbestos cement, with asbestos cement spouting and down pipe. The roof would be some 30 years old when this photo was taken.

8. Imported asbestos cement tiles fitted in the diamond formation. Some asbestos cement tiles have been fitted in the same pattern as slates in No. 3.


Note.

All these photos were taken in 1975.
CHAPTER 29

External Walls

Cladding or sheathing are two terms frequently used in connection with the external walls. The actual cover is then fully described.

Timber

Probably because it was so readily available timber became the traditional sheathing or cladding for most houses from the times of early settlement. It is still preferred in some areas of known earthquake risk.

Pit sawn timber

There are still a number of houses built in the 1860–1870 era which are sheathed in pit sawn timber. They have been repainted so often that the saw marks are almost obliterated.

Rusticated weather boards

These belong to the 1890–1900 era and there are still many examples to be found of this type of sheathing.

Other weather boards

The width of the boards has varied over the years but styles and sizes have tended to become standard since 1960. As native timbers have become more and more scarce, treated Pinus Radiata has come into prominence but it is used mainly for internal framing.

Durability of native species

Kauri and Totara would be the most commonly used durable native species. Others such as Matai, Puriri and Broadleaf may be equally durable but they have not been used for cladding to the same extent. Rimu, or Red Pine, has been and still is used for external cladding, as well as for floor joists, studs, rafters and purlins under the roof. Red pine has also been used for window frames but imported Oregon or New Zealand grown Oregon is used whenever available.

Kahikatea, or White Pine, proved to be particularly susceptible to borer and today it is not used unless specially treated. As a point of interest Kahikatea became famous for butter boxes in the export trade.

Natural materials

These mainly include clay, earth, stone or rock, mica-schist and limestone. Most of these materials have been used very close to where they are found.

Cob

The Oxford dictionary describes Cob as “Clay (marl or chalk) mixed with
gravel and straw, used for building walls”. It dates the use as far back as 1602. A dictionary of architectural terms said that cob was a mixture of clay and chopped straw formerly used for walling in Devon and Dorset.

There are still a number of cob houses in use in New Zealand. Tussock was often used where straw was unavailable, and doubtless other native species were used in the binding process. In general a cob house was smoothed over, inside and out.

**Sod blocks**

In some areas, where the soil was sufficiently stiff, houses were built of blocks of considerable size. In the lower foothills of parts of the South Island this type of construction was very common in the 1860–1880 era. Fences were built in the same way and the resulting trench acted as a drain – in most cases gorse was planted on top of the fence.

**Rammed earth**

Houses built of rammed earth have frequently been confused with cob houses. They were either rammed in moulds or between boards or frames set in position for the walls.

**Sundried bricks**

Certain types of soil in Otago Central are peculiarly suited to the formation of sundried bricks. Later these are built into the walls in a similar manner to a brick veneer. In general the eaves are fairly wide which serves to protect the walls. The low average rainfall of 250 to 380 mm no doubt is partly responsible for the long life of these walls. Some houses of sundried brick have been plastered over but this does not seem to be essential for the life of the walls.

All these cob, earth or sundried brick houses appear to be warm in winter and cool in summer.

**Stone**

A few houses have been built of selected stones, such as the Canterbury Greywacke, cemented together. Many public buildings have been built of quarried stone, probably a basalt. In the housing field there are two types of such stone walls. One is the cut blocks of more or less even size while the other is a mixture of shapes and sizes cemented together.

**Limestone**

The type of limestone generally determined the size and shape of the blocks used for housing. In South Canterbury and North Otago there are numerous examples of smoothly finished limestone blocks. Where the limestone was harder the blocks show the uneven fractured facing on the outside. Present day labour costs for the preparation of limestone blocks tends to make them too expensive when compared with concrete blocks.
Mica-schist

The mica-schists of Otago Central have proved excellent for external cladding. The early miners built small cottages, often without any cement between the slabs of schist. More permanent houses were clad in schist blocks cemented together. The schist was easy to shape and there was no lack of material very close to the chosen site.

Composite materials

This term is used to cover the very wide range of prepared cladding from the days of early settlement to the present time.

Brick

English brick came out to New Zealand as ballast and this of course cut down the cost. The earlier brick houses were of double brick.

Wherever the clay proved suitable brick kilns began the manufacture of bricks, field tiles, drain pipes and later roofing tiles.

For instance the famous Longbeach Estate in Mid-Canterbury had its own kiln. It produced the bricks for a large number of houses on the estate and also field tiles for some 250 kilometres of drains.

Brick veneer, like concrete blocks came into use around 1915–1920. The bricks are tied to the wooden studs with wire ties at regular intervals. These ties run upwards on to the stud so that no moisture can seep on to the timber.

Concrete block

Concrete blocks were first about double the size of bricks. They are still made in this size with hollow centres for reinforcing iron and a concrete fill.

Later solid concrete blocks have been designed. These are machine fractured to give a rough exterior appearance. The rest of the block is smooth. These blocks vary in length and width according to popular taste. The manufacturers have introduced colour into the mixture and this added to their popularity. They are built as a veneer the same as brick houses.

Poured concrete

Poured concrete and also concrete panels were used for a while after 1950. They are durable but have not competed well with concrete blocks or brick.

Asbestos cement

Asbestos cement sheets were imported from around 1900. They were manufactured in New Zealand from 1939 and are still being made. They make a ready made wall but are very liable to fracture.
Asbestos cement sidings are produced as an exterior sheathing as well as for roofing tiles. They have to be fixed to a specially prepared backing. In most cases a water proofed building paper is placed between the battens and the sidings.

**Imitation brick and stone**

New technologies have enabled manufacturers to make large sheets of imitation brick or stone. The exterior is fixed on to a firm weather proof cement base which can be fixed to existing walls or to new walls. There is a wide range of colours. This form of cladding has a definite place for fixing on to brick or concrete block houses that have been shifted. The previous sheathing is discarded and the new imitation brick or stone sheets are erected in a very short time.

**Stucco**

Stucco is a cement and sand composition applied to a specially prepared backing. In general there is a waterproof layer between the stucco and the framework. The best backing is of timber, preferably fixed on an angle to control movement in the studs. This is known as a solid backing. Stucco can also be applied to a lath backing, a metal lath backing or to netting on building paper. This form is mainly used when stucco is applied to an existing weatherboard wall. In general at least 3 layers of cement composition are applied. The stucco can be painted and can have a weatherproof material in the mix.

**Composite board**

In recent times a form of hardboard with a weatherproof exterior has been marketed. The sheets are made to resemble standard weather boards and can be coloured to suit taste. The exterior is very smooth and feels like laminex.

**Galvanised iron**

Some builders have used galvanised corrugated iron, particularly for rear walls or where two walls are close together and painting is difficult.

**Galvanised weatherboard**

This is simply sheets of flat galvanised iron, pressed or moulded to look like ordinary weatherboards. It can be painted like galvanised roofing iron and is particularly suitable for cottages or holiday homes.

**Solid timber sheathing**

A Scandinavian principle has been adapted to use 3 layers of laminated timber as both interior and exterior wall. There are no studs and the weatherboards fit together in the same way as tongue and groove lining:
Another system is to use thick timber, tongue and grooved and fitted together without any interior studs.

**Prefabricated houses and modular houses**

Prefabrication of component parts has been a factor in house building since 1945. The late 1960's saw the introduction of completely prefabricated houses. The next step was to build the complete house at the factory and transport it to the selected site.

The housing shortage of 1970/75 has resulted in various forms of modular houses. Both types are likely to become more and more in demand in the next decade.
1. This is pit sawn timber but only one board shows the saw marks through innumerable layers of paint.

2. Rusticated weatherboard on an 1890 house, recently re-roofed.

3. This cob outbuilding is in perfect order. The cob has set like concrete. The interior is smooth and whitewashed.

4. A wall built of stones of uneven size, similar to the “Stone House” at Keri Keri. This building dates from 1880.

5. This is shaped limestone blocks but weathering over the years has tended to obliterate the divisions. The stone quoins are from a quarried rock. 1890.

6. This is one of the many new designs of brick available in 1975. Bricks have retained their shape but new colours and marking are coming into prominence.

7. Concrete block of 1975. Top plates will be fitted over the projecting reinforcing iron.

8. This is the fractured concrete block which has increased in popularity over the last 15 years.

9. This is stucco applied over a weatherboard house.

**Time Span**

While all these photos were taken in 1975 they cover the period from 1844 with the pit sawn timber in No. 1.

They are photos of materials in buildings still in existence today.

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**Cladding shown in earlier photos**

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CHAPTER 30
Barge Boards, Gables, Dormers & Decorations

All the houses in Chapter 30 were recently photographed and all are still occupied.

1. The simple gable and barge board on a house built in 1870. The same lines are shown in No. 1 in the section on dormers.

2. The carved wooden barge boards show clearly on this house, built in 1872. The fretwork in the verandah is iron.

3. This is another example of carved wooden barge boards on a house dated as the 1870-75 era.

4. A lighter style of carving is depicted in this 1870 house. The shaped finials are features of most of these houses.

5. The wide barge board is capped by a cover board. There is a shaped but separate section of the barge board while the weatherboards are vertical on this 1870 house.

6. Many barge boards were pierced by circular or shaped holes as well as having curved edges. The dormer has the same design as the main barge board on this 1875 house.

7. Turned finials and elaborately carved barge boards have been preserved in this house built in 1880. The cast iron fretwork on the front porch is capped by shaped balusters on the balcony above.

8. Carved barge boards culminate in a square shaped pointed finial on this house of the 1885 era.

9. Three small brackets or corbels support the wooden Gothic quatrefoil cut outs on either side of the king post in this gable. The barge boards have small circular cut outs. 1890 era.
10. Wooden carved barge boards culminate in a squared finial extended downwards into the gable. The roof is of Marseilles tiles while the dormer has a lattice window in this house of the 1900 era.

11. This early Bay Villa has rusticated weatherboards in the front. The double hung windows are topped with a pediment supported by 3 corbels. The apex of the gable has the finial as a king post and curved supports as part of the roof truss. While they may not show there are dentils on the barge boards. There is a slender verandah post with carved brackets in the same shape as those under the eaves. This would be pre 1900 vintage. (See page 36 No. 57 for dentils).

12. An elaborate 1900 Bay Villa. There are coloured lead lights in the fan lights, horizontal weatherboards to half way in the gable and the apex is filled in with shingles. The plain barge boards have shaped pointed lower ends.

13. This shows a gable of the typical Bay Villa of the 1900 era. The barge boards are curved and end in the usual finial. The apex of the gable is T & G boarding in a V shape pattern.

14. The bungalows from 1915 to 25 showed very little variation. Barge boards were plain and the gables were mainly filled in with shingles (1915–20 house).

15. From 1925 to 1930 there was less in-filling except in the apex of the gable while the barge boards remained plain. The is a 1925/30 house.

16. The plain gable of the 1945 era.

17. A very steep gable with a narrow barge board. The plain weatherboards set off the attractive window which has old fashioned small side panes. The hood is bell cast copper and the whole window appears to be supported by 4 small brackets.

Dormers

A dormer is defined as a projecting vertical window in the sloping roof of a house. They take a variety of shapes and sizes. Dormers went out of fashion for a long period and have come back into prominence since sometime in the 60’s.

1. Three large projecting dormers take up the whole frontage of this house. While the external walls are pit sawn timber the upstairs lining is dressed wide T & G which is probably a later addition. Downstairs the partitions are of the pisé core type as in Pompallier House (No. 5 page 3). This house was built between 1860 and 65 and has been perfectly maintained to the present time.

The original roof was made of shingles which were later covered with corrugated iron.

2. Although commonly classed as a dormer this window scarcely projects from the sloping roof. The house is dated 1875 and photographed 100 years later.

3. Plain barge boards and small panes in the double hung windows are features of this dormer in a house of the 1875—1880 era.

4. A most distinctive dormer of white stone dressings projecting upwards from the white painted brick wall. The original fretted barge boards have been replaced since the house was built around 1882.

5. There are lattice windows in this dormer. The design of barge boards, window shapes and doorways are all the same in this house of the 1900 era.

6. There are 3 dormers across the front of this slate roofed house of the 1920—25 period.

7. It would almost appear as if this lone dormer was an after thought in this wooden house of the 1935—40 era.

8. A very high and steep roof made ample room for these large dormers. They are carried through to the other side. The house was built around 1970.

9. The wheel seems to have turned full circle with a number of houses showing three dormers across the front. This house was completed in mid 1975.
Decorations

1. A distinctive fretted wooden barge board terminates in a pointed finial. The iron fretwork on the porch has been well preserved. The house was built in 1880.

2. There is cast iron infilling across the verandah complemented with an infilled archway between the verandah posts. There are coloured light panes on either side of the archway. The barge boards have shaped ends. The house belongs to the 1890 era.

3. This is a square house of the 1900 period. It has recently been restored and the fretwork repainted. The coloured light vanes on either side of the front door have been retained.

4. Another square house to have been recently redecorated.

5. In this 1890 house the ornamentation is of wooden sections each containing shaped cut outs. The brackets on the verandah posts carry the same motif surrounding quatrefoil cut outs.

6. The same motif is used on this house of a similar era. The turned drops on the verandah supports are most distinctive.

7. The balusters here are cast iron fretwork. The pointed balustrade post is in keeping with the corbels under the heavy window hoods. 1890 era.

8. The pediment over the upper verandah has curved wooden barges and a pointed finial. The balustrade is of delicate iron fretwork. Late 1890 era, showing rusticated weather boards.

9. There are turned wooden balusters on the upper verandah of this two storey house. The brackets, corbels and verandah posts are all in keeping. This portion was built in 1900.
CHAPTER 31

Depreciation

Depreciation can be defined as loss in value through any cause. It is generally caused through wear and tear as well as lack of maintenance.

1. This perfectly preserved 1870 house was photographed in 1975. It is included to show that depreciation can be halted and even turned into appreciation.

2. An 1890 house showing lack of maintenance of the verandah roof.

3. This was a remodelled villa of 1900. Fire was responsible for the loss in value.

4. In this 1910 Bay Villa lack of maintenance is approaching dilapidation – the penultimate step in depreciation.

5. Demolition, the final step in the depreciation process.

Obsolescence

Obsolescence is part of depreciation. It operates to reduce the economic life of a property as distinct from the physical life, as illustrated by the following photos.

6. Changes in the tastes and way of life of the public. A suburban theatre gives way to a supermarket in the same building.

7. The infiltration of inharmonious uses into a neighbourhood. This reduces adjoining house and section values.

8. This one time dignified and attractive house has reached the end of its economic life. The large section was rezoned for flats and so the house was demolished.

9. In this case both house and site have become obsolete due to urban renewal in one of its many forms. In this instance the land was needed for relocation of a motorway.

General

Obsolescence has very great significance in depreciation. It is caused by:

2. Changes in the preference and tastes of the public regarding styles of architecture, sizes of rooms and internal fittings.
3. The infiltration of industry into residential areas.
4. The failure of a number of owners to maintain their properties.
5. Changes in house and land values which result from changes in the highest and best use of the property.
CHAPTER 32

Design, Internal Fittings and Foundations

The design of housing over the years can be followed in the chapters dealing with the various eras. It is beyond the scope of this work to portray the interiors with photographs. A brief description is given of fittings and lining materials.

**Lining materials**

Rough lining was introduced with the first houses. It consisted of rough sawn boards 1.25 cm to 2.5 cm thick and 20 to 22 cm wide. Frequently gaps were left between the boards. Illustrations from the large weekly or monthly magazines were often pasted over the boards.

Later the boards were placed close together and scrim was fixed on top. Tape was used to help to hold the scrim in place. Wall paper was then pasted on over the scrim. This type of lining was used in some districts to as late as 1920.

**Lath and plaster**

This consists of laths of wood about 2 cm wide and 1 cm thick, nailed to the studs. The gap between the laths was filled in with a special mortar of sand and cement, which was forced between the laths to “Key over”. As this dried the whole layer was held in place. Later the wall was smoothed over with plaster.

Lath and plaster makes a very warm lining. It is completely draught proof and can be painted or papered as desired.

This form of lining had certain drawbacks. It took some 6 weeks to dry out fully and was always subject to cracking if there was any movement in the studs. However the cracks can be filled in with plaster.

Lath and plaster lining was used from around 1880 up until the late 1940’s. The use spread from the bigger houses to the Villa and Square House era of 1890-1900 and then to the Bay Villa and the Bungalows. Possibly due in part to earthquake movement lath and plaster was unused in some areas while it was the dominant form in others.

**Wall boards**

Wall boards of various kinds came into use around 1920. Some consisted of a layer of plaster between cardboard. This type has been improved to the stage where it is one of the chosen lining materials today.

**Fibrous plaster**

This consists of a large sheet of plaster and fibre set in a mould with a polished surface. The sheets are made to suit the height of the stud. Fibrous plaster appeared in the late 1920’s and is still popular.
Wood panels

The 1915 to 1930 bungalows frequently had the hall and drawing room fitted with wood panels to around 2 metres from the floor.

Tongue and groove lining

Tongue and groove wood lining came into use in the early bungalows for the kitchen, scullery and pantry. It continued to be used up until 1950.

Soft boards

Various forms of soft boards have been introduced. They generally consist of some form of timber pulp bonded with a special glue. They came into use around 1942.

Hardboard

As the name implied this is a hard board made by compressing a composite material into sheets around $\frac{1}{2}$ cm thick. They are easy to erect. Hardboard was imported around 1935 and made in New Zealand, in the 1945/50 period. It is still being produced.

Plywood

Standard plywoods made in New Zealand have been used since 1945/50.

With the advances in veneers plywood is made with a special outer surface for halls and cabinets.

Laminex

There are innumerable forms of wall boards with a laminex finish. They are of particular benefit in showers and bathrooms. Laminex sheets date from mid 1950 and have increased in popularity as new colours and better technologies develop the product.

Other fittings

Except in the superior two storey houses improvements inside the houses were very gradual from 1860 to 1890. Cupboards, running water, hot water cylinders connected to the stove and bathroom fit more into individual houses than into any particular era.

From 1900 more and more attention was paid to household conveniences but it was not until after World War 2 that builders departed from the shackels of convention.

The various “Parade of Homes” in mid 1950 introduced to the public as a whole, the possibilities of new styles, new materials and new conveniences.
Foundations

The early cottages were set on wooden piles and often very low on the ground. This could have followed the use of very durable timbers in England. Certain native timbers, such as Puriri, Totara and Broadleaf lasted as piles for fifty or sixty years. Other native timbers were quite unsuitable for this purpose.

This led to the use of stone blocks, concrete blocks and ultimately to continuous concrete foundations around the exterior. Concrete piles were set at prescribed spacing to hold the bearer plates of the house. Local Body Building Codes as well as Standard Specifications today require reinforcing in the concrete foundations and ventilation spaces which are vermin proof.

Precast concrete piles are made in various sizes and strengths. They are very popular for prefabricated houses and modular houses. They are used in the growing practice of shifting good houses from Motorways, Industrial sites and other positions where the land is more valuable than the house. The houses must meet the requirements of the Local Body before a permit is granted for re-erection on the new site.

On many steep hillside sections, various types of metal stilts are used to support the house. These are set in concrete in accordance with building codes.