

CHRISTCHURCH DISTRICT PLAN
SHELLEY/FORBES STREETS
RESIDENTIAL HERITAGE AREA RECORD FORM

Location



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

The Shelley/Forbes Streets Residential Heritage Area (RHA) encompasses properties in Shelley Street (excluding # 16), the northern section of Forbes Street (excluding 17B) and part of the north side of Beaumont Street.

Summary of Current Heritage Protection and Recognition

Houses at 5 and 6 Shelley Street are scheduled heritage items in the Christchurch District Plan (HID 495 & 496) and listed as historic places by Heritage New Zealand Pouhere Toanga (list nos. 3701 & 3702).

There are no significant trees scheduled on the district plan located within the Residential Heritage Area.

Christchurch District Plan Zoning

The properties within the RHA are zoned Residential Medium Density.

Summary of Heritage Values:

This Residential Heritage Area is comprised of 33 residential properties that provide a snapshot of working-class residential development within the suburb of Sydenham in the late 19th and early 20th centuries. The area embodies historic, architectural and contextual values relating to its historic demographic profile, cottage and villa typologies and styles, and its city-fringe location.

The area is located to the south of the inner city and north of the Ōpāwaho-Heathcote River, which was 'part of the interconnected network of ara tawhito (traditional travel routes) that crossed the once-widespread wetland system of greater Christchurch.'¹ Directly south of the area, at the base of the Cashmere Hills, is Te Iringa-o-Kahukura, the site of a sacred figure that would be uplifted by tohunga for karakia.

Two subdivisions of parts of Rural Section 238 in 1877 and 1881 created 44 small-scale residential properties within the block bounded by Jacksons Creek, Colombo and Devon Streets and Bradford Park. The 1877 development by Henry Pridham Blanchard (1829-85), a draughtsman, created Shelley and Beaumont Streets, while the 1881 subdivision of Anderson's Paddock created sites with frontages to Devon Road, Forbes, Beaumont, Shelley and Bent Streets. Advertising for the later subdivision was pitched at 'mechanics and artisans, who may obtain a Suburban Freehold at a Small Outlay' in close proximity to the tramway terminus in Colombo Street.² The historic development of modest housing for manual workers in Sydenham, 'Christchurch's working-class suburb par excellence' according to historian John Wilson, is embodied in this heritage area.³

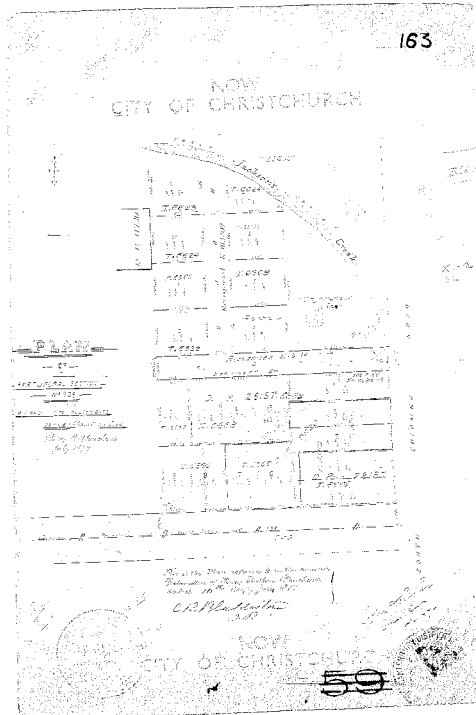
The dwellings within the area are predominantly single-family homes. They address the street, typically occupy narrow rectangular (Forbes) or square (Shelley) lots and represent the development of owner/occupier and rental housing for labourers and those involved in the trades, railways and local manufacturing. A number of households in the area were also headed by women, especially by the 1940s. One townhouse development in Forbes Street dates to the mid-1970s and the only vacant site in the area (7 Beaumont Street) has been largely undeveloped since c.1980.

Although some houses sustained damage from the 2010-11 Canterbury earthquakes, and four were subsequently demolished, the area retains a good level of integrity and authenticity. The intimate scale and character of Shelley Street is particularly notable; as is the relationship between the built environment and the natural form of Jacksons Creek.

¹ <https://www.kahurumanu.co.nz/atlas>

² *Press* 3 May 1882, p. 4.

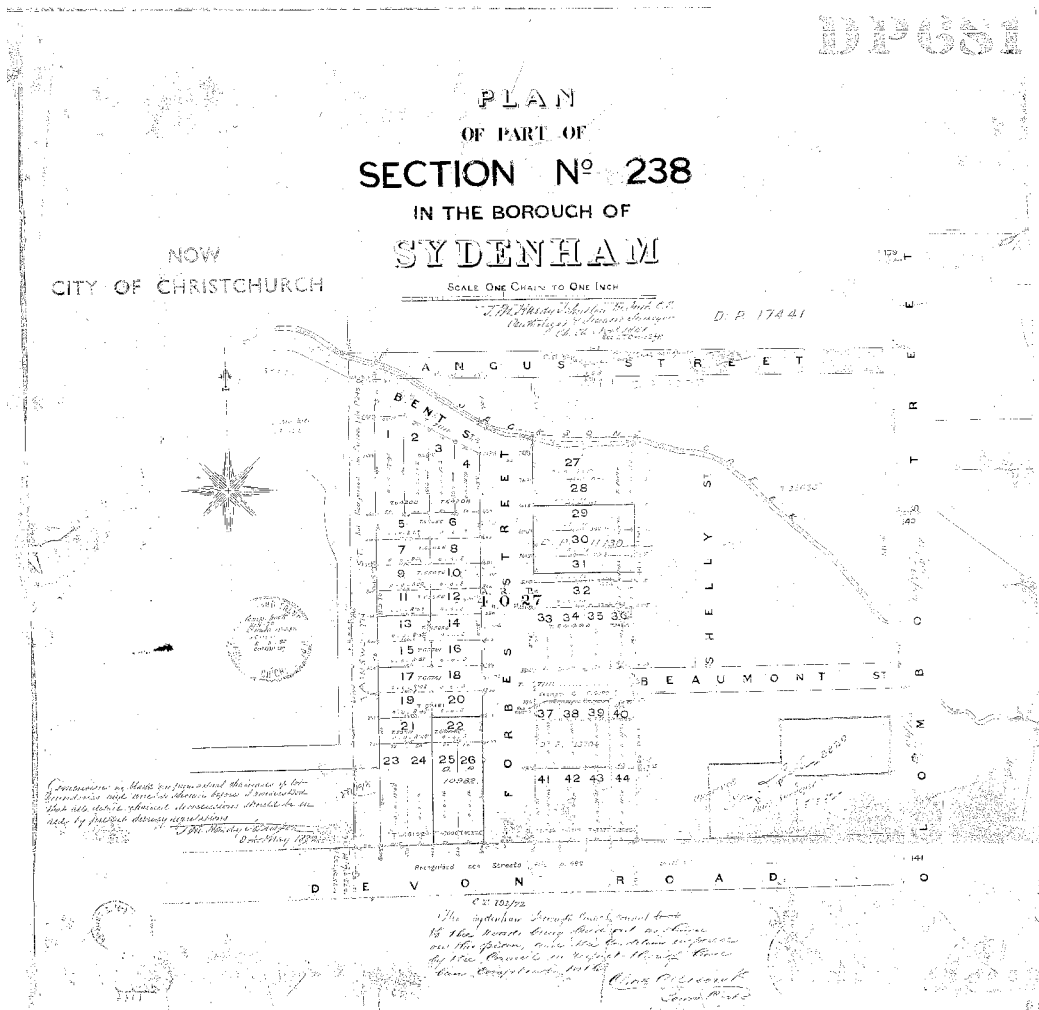
³ John Wilson 'Christchurch Contextual Historical Overview' (2013), p. 154.



DP 163 showing subdivision of Part Rural Section 238 for Henry Pridham Blanchard in July 1877. QuickMap. History of Subdivision and Development:

The area is located to the north of the Ōpāwaho-Heathcote River. The waterway was 'part of the interconnected network of traditional travel routes that crossed the once-widespread wetland system of greater Christchurch. The river, and its immediate area, was an important kāinga mahinga kai (food-gathering place) where native fish such as tuna (eels), inaka (whitebait), mata (juvenile whitebait), kōkopu (native trout), koukoupāra (giant kōkopu), and kanakana (lampreys) were gathered. Ducks such as pārerā (grey duck), pūtakitaki (paradise duck), raipo (New Zealand scaup), tataa (brown duck), and pāteke (brown teal) were also harvested from the river. Taura, pora ('Māori turnip'), tutu, and aruhe (bracken fernroot) were all gathered from the river banks.'⁴

⁴ <https://www.kahurumanu.co.nz/atlas>



DP 681 showing the subdivision of Part Rural Section 238 in 1881. QuickMap.

Following colonial settlement Rural Section 238 was initially granted to Alfred Creyke; it was in possession of a number of parties by the early 1860s. HP Blanchard and WD Meares undertook the subdivisions that created Shelley, Beaumont and Forbes Streets. Initially the properties on the west side of Forbes Street were to have been bounded to the west by a street (Ainsworth), as can be seen on Deposit Plan 681. Instead, the small lots surveyed on this side of Forbes Street were combined. The land to the west was developed by Christchurch City Council as Bradford Park in 1930; the parkland had formerly been the site of gravel pits associated with Samuel Smart's asphalt business in Milton Street.

**Excellent Cottage
BUILDING SITES.**

**TO ARTISANS, MECHANICS,
AND OTHERS.**

44 CHOICE BUILDING SECTIONS
IN THE
BOROUGH OF SYDENHAM,
BEING
THE SUBDIVISION
OF
ANDERSON'S PADDOCK.

MESSRS H. MATSON & CO. have received instructions from the Freeholder to

**SELL BY PUBLIC AUCTION,
AT THE
LAND AND ESTATE SALE ROOMS,
Cashel street,
ON**

**SATURDAY, OCTOBER 29TH, 1881,
At Two o'clock,**

44 SECTIONS, situated in the best part of Sydenham, having FRONTAGES on

**DEVON ROAD
FORBES STREET
BEAUMONT STREET
SHELLY STREET**

**And
BENT STREET**

The property is close to the Tramway Terminus in Colombo road, connecting it to Christchurch and the Railway Station. The neighborhood is largely populated, and it also has the advantage of being near to the South Christchurch Schools. It also affords peculiar advantages to Mechanics and Artisans, who may obtain a Suburban Freehold at a Small Outlay, and by Tramway transit be carried from the city workshops to the thresholds of their homes in a few minutes.

Sydenham being a borough of considerable importance and constantly progressing, must eventually become the counterpart of the Cathedral City itself, and

RISING ENORMOUSLY IN VALUE.

TERMS:

Press 15 October 1881, p. 4. PapersPast.

The early owner/occupiers of the cottages and villas that were built within the area appear to have been the very mechanics and artisans, that is people who worked with their hands, to whom Meare's subdivision was marketed. Charles Harding, a bricklayer, was issued with the first title to 5 Shelley Street in 1877; he sold the cottage to Thomas Ferguson (c.1864-1928), a local farm labourer, in 1901. It is notable that this dwelling was later home (1975-95) to three Christchurch artists: Michael Reed, Julia Morrison and Rena Jarosewitch.

14 Shelley Street was in possession of Thomas Chambers, a bootmaker, between 1878 and 1882. It may have been a rental property before being owned successively by father and son George and Charles Dowding, the latter a local labourer, between c.1890 and 1918. By the mid-1940s the house was rented by Mary Cunniffe, whose husband Albert had died in 1942. A 'good tenant' was in residence when 6 Shelley Street was offered for sale by Peter Grenfell's estate in 1903.

Although it was subdivided before Shelley Street, it would appear that Forbes Street was not built on until after 1900. Title was issued for the two lots comprising 11 Forbes Street to James Allison, a Sydenham carpenter, in September 1900. Allison sold the property to JCE Yates, also a builder, in 1916. Widows Emily Glen and Elsie Champion then owned the house between 1957 and 1973.

Pastrycook Hugh McClelland the younger acquired the four lots comprising 29 Forbes Street in 1904; his father, who was a carpenter, was in residence by 1910. McClelland junior held the property until 1920, when it was transferred to Arthur Robertson. Alfred Smith, a furniture polisher, acquired several plots at the north end of Forbes Street (east side) in 1906; it appears he lived in the house at 28 Forbes Street. After Smith died the lots were sold individually; Samuel Harrison, a [boot?] clicker, acquired 24 Forbes Street in May 1920, although he had been in residence since c.1901.

Meanwhile, a tramline between Sydenham and Papanui had opened in 1880 and in 1903 the borough of Sydenham (est. 1877) was amalgamated with Christchurch, Linwood and St Albans. The suburb retained its industrial and working-class identity through the 20th century and the only major development to occur in the RHA before the Canterbury earthquakes was the removal of a square-plan villa at 13 Forbes Street and the construction of nine flats, including one two-storey maisonette, in its place. The flats were designed by architect John Phillips and engineer Paul Kaye in 1973 and represent a later 20th century approach to intensification and increasing rental housing supply.

Damage caused by the 2010-11 Canterbury earthquake resulted in a handful of houses being demolished in the area. The cottage at 5 Shelley Street is still awaiting conservation and duplex townhouses at 1 and 3 Shelley Street were erected in 2012 in place of a square-plan villa.



5 Shelley Street after seismic strengthening and conservation. T Ussher, CCC Heritage Files, 14 July 2021.

Historic names and uses

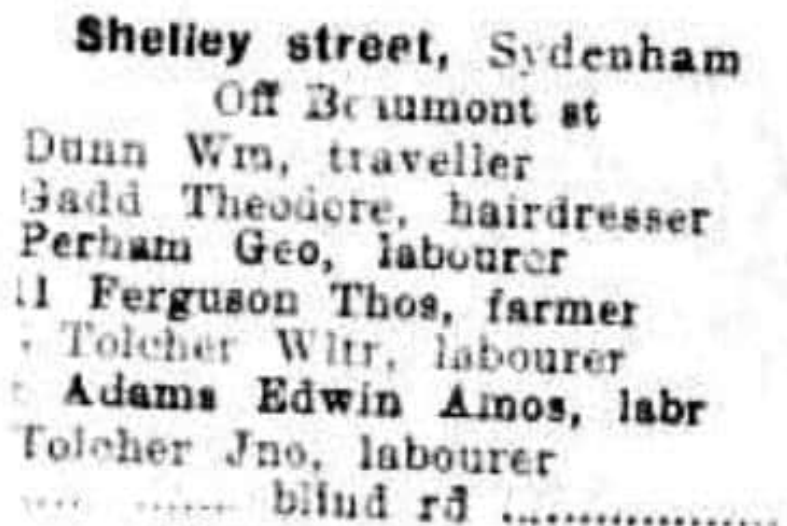
Forbes Street was likely named for British naturalist Edward Forbes (1815-54) (CCL Street Names Index). Sir James Hector was an assistant to Forbes at the University of Edinburgh before he immigrated to New Zealand and established his illustrious geological career.

Shelley Street, one of a number of Sydenham streets named in honour of British literary figures, was named in 1880 after the early 19th century English Romantic poet Percy Bysshe Shelley (1792-1822) (CCL Street Names Index).

Beaumont Street was named after Francis Beaumont (1584-1616) who was an early 17th century English poet and playwright (CCL Street Names Index).

Bent Street is not included in the CCL Street Names Index but was presumably named in reference to the shape of the roadway.

Jacksons Creek was named after Thomas Jackson who had been granted some of the land through which the stream passed by the Canterbury Association. Jackson (1812-86) was a clergyman who spent just six weeks in Christchurch in early 1851, having failed in his mission to become the first Anglican Bishop of Canterbury. As mapped on SO 805 (dated August 1880), the creek arises near the intersection of Lincoln Road and Barrington Street. It is underground for much of its length and drains into the Heathcote River to the south of Opawa School. Jacksons Creek Park is to the north-east of the RHA between Huxley and Cameron Streets.



Residents of Shelley Street in 1910: *Wises's New Zealand Post Office Directory*.

Distinctive Physical Characteristics:

- The streets depart slightly, in their width and arrangement, from the standard dimensions of the city's colonial grid pattern; this reflects the subdivision history of the site and responds to the curvilinear form of Jacksons Creek.
- The style of dwellings is typically vernacular, crafted by builders into colonial cottages or modest villas.
- The houses within the area are one storey in height; with the exception of the c.1973 flats in Forbes Street and the duplex townhouses at the corner of Beaumont and Shelley Streets (2012).

- Timber and corrugated metal are the predominant building materials; although masonry dwellings are also present.
- Standard footpaths and berms extend along both sides of Forbes Street; Shelley and Beaumont Street lacks berms and have narrow footpaths. Street trees and plantings are present, the latter concentrated at intersections.
- Access to Jacksons Creek, Bent Street, Bradford Park and Angus Street is provided from the north end of Forbes Street.



An aerial view of the area in 1940-44. Canterbury Maps.

The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its historical and social value as a place of working-class residence that dates from the later 19th century. Cultural values are associated with the proximity of the area to the city's river network, which is valued by Ngāi Tahu, as well as the demonstration of the way of life of its former residents. The area's architectural and aesthetic value resides in the overall integrity and authenticity of its housing designs and typologies, which date predominantly from late 19th and early 20th centuries. The craftsmanship value of the houses is generally typical of the period in which they were built. Contextual values relate to the area's city fringe location, its intimate scale and character and relationship to Jacksons Creek. Archaeological values may arise from the area's location within the wetland system of pre-colonial Ōtatauhi, its proximity to Jacksons Creek and to the residential development that has occurred within the area since the late 1870s.

Historical/Social

The historical and social value of this area arises from its demonstration of the later 19th century settlement of Sydenham, the 'mechanics and artisans' who contributed to the development of the city, and the ongoing social patterns associated with the occupation and use of small-scale residential typologies.

The early owner/occupiers of the cottages and villas erected in the area exemplify the working-class history and identity of Sydenham. The association of 5 Shelley Street with a number of Christchurch artists is also notable as it reflects both continuity and change in the profile of local residents.



Former Webb/McFarlane house; 21 Forbes Street. Google Maps.

Cultural/Spiritual

The cultural value of the area is derived from its location within what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century. The presence of two scheduled items within Shelley Street signals the esteem in which these modest cottages are held for their heritage value.

Architectural/Aesthetic

The houses within this area have architectural and aesthetic values related to their style typology and overall level of integrity and authenticity, which creates a snapshot of the city's working-class residential development in the later 19th and early 20th centuries. The houses within the area are vernacular dwellings that generally conform to the colonial cottage and villa styles of the period. A comparison can be made between the small-scale vernacular cottages of Shelley Street and the larger and slightly more decorative villas of Forbes Street; one which showcases changing design preferences as well as suggesting a higher level of investment in the second stage of development within the area.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement. Some brick masonry construction is also present and can, in some instances, be linked to the occupations of early owner/occupiers. (The masonry houses suffered the greatest extent of damage in the Canterbury earthquakes and some were subsequently demolished.)

Contextual

The contextual value of the Heritage Area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th century. Braford Park provides the backdrop to the properties on the west side of Forbes Street and the intimate scale of Shelley Street makes a distinctive contribution to visual character of the area and, more generally, the central city.

Archaeological

Multiple archaeological values, pertaining to Maori use and occupation and colonial residential development since the late 1870s, may be revealed within this area.

Principal References

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

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson 'Christchurch Contextual Historical Overview' (CCC, 2005/2013)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

<https://www.heritage.org.nz/the-list/details/3701>

<https://www.heritage.org.nz/the-list/details/3702>

REPORT COMPLETED

17 March 2022

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Shelley Street houses. Google Maps.

Schedule of Individual Items Included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Townhouse	1 Shelley Street		Neutral
Townhouse	3 Shelley Street		Neutral
House	5 Shelley Street	List entry # 3701	Defining [Scheduled item # 495]
House	6 Shelley Street	List entry # 3702	Defining [Scheduled item # 496]
House	9 Shelley Street		Defining
House	10 Shelley Street		Contributory
House	11 Shelley Street		Defining
House	14 Shelley Street		Contributory
House	11 Forbes Street		Defining
Flat	1/13 Forbes Street		Neutral
Flat	2/13 Forbes Street		Neutral
Flat	3/13 Forbes Street		Neutral
Flat	4/13 Forbes Street		Neutral
Flat	5/13 Forbes Street		Neutral
Flat	6/13 Forbes Street		Neutral
Flat	7/13 Forbes Street		Neutral
Flat	8/13 Forbes Street		Neutral
Flat	9/13 Forbes Street		Neutral
House	17A Forbes Street		Neutral
House	18 Forbes Street		Contributory
House	19 Forbes Street		Intrusive
House	20 Forbes Street		Defining
House	21 Forbes Street		Defining
House	22 Forbes Street		Contributory
House	24 Forbes Street		Defining
House	25 Forbes Street		Neutral
House	27 Forbes Street		Defining
House	28 Forbes Street		Defining
House	29 Forbes Street		Defining
House	1 Beaumont Street		Contributory
House	5 Beaumont Street		Contributory
House	7 Beaumont Street		Neutral

House	13 Beaumont Street		Contributory
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Key for Contribution to HA

Defining

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

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

Contributory

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

Neutral

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

Intrusive

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

Context Record Form

Shelley, Forbes & Beaumont Streets

Area/Element Description

Forbes and Shelley Streets are parallel to one another and run on a north-south axis. Beaumont Street, which connects the two at right angles, runs on an east-west axis and the curving form of Jacksons Creek establishes the northern boundary of the area and terminates both Forbes and Shelley Streets.

Contributing landscapes

Jacksons Creek

Street and block pattern

Grid

Section layouts

Small-scale rectangular and square lots

Key Long views

Port Hills to the south



Key Short views






Jacksons Creek & Bradford Park





Contextual Significance

The interface between the built form and Jacksons Creek is notable, as is the intimate scale and overall integrity of the streetscape that has been maintained within this part of the city.

Inventory of Public Realm Features

Feature	Description	
Open space	N/A [Bradford Park borders RHA to the west]	
Streams	Jacksons Creek (Rating: Contributory)	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates/pillars	Small number domestic gates and pillars (Rating: Neutral)	
Paths	N/A	
Structures	N/A	

Fences	Variety of fences (Rating: Neutral)	
Walls	Brick and masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	Combined wooden power pole/lighting (Rating: Neutral)	
Materials	N/A	
Colours	N/A	
Street	<p>Shelley Street – narrow, unmarked roadway with paved threshold and asphalt footpaths (Rating: Defining)</p> <p>Forbes Street – unmarked roadway with speed bump, street plantings, trees and berms (Rating: Contributory)</p> <p>Beaumont Street – narrow roadway with speed bump, street plantings and asphalt footpath (Rating: Contributory)</p>	 

		
<p>Street trees</p>	<p>Planted along Forbes and Beaumont Streets (Rating: Neutral)</p>	
<p>Building setback</p>	<p>Generally close to road boundary (Rating: Defining)</p>	
<p>Ancillary buildings</p>	<p>Garages at side or rear of sites where present (Rating: Neutral)</p>	

Trees	Variety of exotic and native trees (Rating: Neutral)	
Vegetation	Mixed vegetation (Rating: Neutral)	
Views	To Port Hills along Forbes Street (Rating: Neutral)	

Appendix 1

Individual site record forms

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Beaumont Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1900s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-facing facade has central entry sheltered by small hood and flanked by casement-and-fanlight type windows. Lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Beaumont Street, immediately adjacent to its intersection with Forbes Street. A composite corrugated iron and paling fence marks the road boundaries. Outbuildings located along northern boundary; vehicle access possible via Forbes Street.

MATERIALS/STRUCTURE

Weatherboards and corrugated metal roofing.

ALTERATIONS

Reclad and windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified dwelling that dates to the early period of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Beaumont Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1900s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and pyramidal roof. Lean-to at rear (north elevation). South-facing façade has central entry flanked by mismatched windows. Casement-and-fanlight type windows on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Beaumont Street; the vacant lot at #7 shares the same battened paling fence marking the road boundary. Wrought iron vehicle gates, mounted on brick piers, are located at the west end of the south boundary.

MATERIALS/STRUCTURE

Plaster cladding and tile roofing.

ALTERATIONS

Extended to rear (c.1965). Exterior plastered; reroofed in tile (date unknown).

RATING

Contributory

REASON FOR RATING

A modified dwelling that dates to the early period of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

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Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

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INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant site
ADDRESS 7 Beaumont Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE
N/A

PHYSICAL DESCRIPTION

Grassed lot with some vegetation along east and south boundaries.

CONTEXT/SETTING/LANDSCAPE FEATURES

The lot is located on the north side of Beaumont Street. A battened paling fence, which is shared with the property at # 5, marks the road boundary.

MATERIALS/STRUCTURE

N/A

ALTERATIONS

Demolition of colonial cottage on site (c.1980).

RATING

Neutral

REASON FOR RATING

A vacant lot on which previously stood a small cottage. The lot now reads as the continuation of the property at #5.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

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CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 13 Beaumont Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 th C / remodelled c.1960

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Principal, south-facing elevation has central entry sheltered by lean-to porch and flanked by casement and fanlight type windows. Lean-to at rear and vertical panelling in south gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Beaumont Street; Shelley Street forms the western boundary of the property. Low paling fence marks road boundary; stand-alone garage is located to the east of the house.

MATERIALS/STRUCTURE

Timber weatherboards and detailing, corrugated metal roofing.

ALTERATIONS

Original square plan cottage with pyramidal roof remodelled with new roof and replacement windows (c.1960).

RATING

Contributory

REASON FOR RATING

A remodelled cottage in sympathy with the earlier phases of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	J Allison or JCE Yates, builder?
DATE OF CONSTRUCTION	c.1915?

STYLE

Craftsman Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Brick fire wall on south elevation, exposed rafters; enclosed porch at north-east corner has decorative timber detailing. Bay window on east elevation has shingled sunhood and casement-and-fanlight type fenestration. Side (north elevation) entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street and is largely screened from view by vegetation. Bradford Park borders the property to the west. The lot is too narrow to accommodate garaging. The road boundary is marked by a low concrete block wall.

MATERIALS/STRUCTURE

Plaster cladding, brick, timber and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20th century bungalow from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flats
ADDRESS 1-9 13 Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	JG Phillips, architect; PB Kaye, engineer
DATE OF CONSTRUCTION	1973-74

STYLE

Modernist

PHYSICAL DESCRIPTION

Four, two-storey units with octagonal footprints and low-pitched dome roofs; one, two-storey maisonette with rectangular footprint and hipped roof. Three octagonal units arrayed along north boundary; one octagonal unit and maisonette at south-west corner. External staircases/access balconies; aluminium casement windows and sliding doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property, comprising 9 unit titles in total, is located on the west side of Forbes Street opposite its intersection with Beaumont Street. Bradford Park is located to the west of the lot. Metal balustrade style fencing and vegetation along road boundary; asphalt carparking.

MATERIALS/STRUCTURE

Concrete block, timber and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

An early 1970s example of intensification that maintains the small-scale residential unit character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city. These townhouse units replaced an earlier dwelling on the property.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries. John Phillips was a Christchurch architect.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s. These flats replaced an earlier dwelling on the property.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17A Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2012

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Central entry on principal, east-facing elevation, is flanked by integrated garage and projecting bay with small window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the west side of Forbes Street and the house is open to the street. Driveway accessing unit on rear lot runs along north boundary.

MATERIALS/STRUCTURE

Weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse that replaced an earlier dwelling on the site, which has been subdivided to accommodate a second dwelling at the rear of the lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Forbes Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS N/A
ARCHITECT/DESIGNER Harris & Geilwray [sp?], builders
DATE OF CONSTRUCTION 1907

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and centre-gutter hipped roof. Cross-gabled bay has partially panelled gable end; double-hung sash windows. Concrete block party wall on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street; the road boundary is marked by a low pipe and wire fence and vegetation. Driveway runs along southern boundary.

MATERIALS/STRUCTURE

Plaster cladding, concrete blocks and corrugated metal roofing.

ALTERATIONS

Plastered; aluminium French doors installed off veranda on west elevation (date unknown). Chimney removed (c.2011). Rear lean-to replaced (c.2015).

RATING

Contributory

REASON FOR RATING

A modified dwelling that dates from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city. The house at # 18 was built by JG Parish, a saddler.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 19 Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and monopitch roof. Principal, east-facing elevation has garage doors; roof slopes north to south. Side entry. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is to the west of the lot. The dwelling occupies most of the site, which is open to the road.

MATERIALS/STRUCTURE

Plaster and corrugated metal cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

A modern house that replaced an earlier villa on the lot and presents only a garage to the street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Forbes Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and centre-gutter hipped roof. Cross-gabled bay has conical roof over bay terminating straight veranda. Two-pane, double-hung sash style windows; lean-to at south end of rear, east-facing elevation. Driveway along northern boundary leads to stand-alone garage with gable roof. Main entry has side- and fanlights; label moulds under windows on veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street; the road boundary is marked by a low picket fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Chimney removed (c.2011?). Windows replaced (pre-2019).

RATING

Defining

REASON FOR RATING

A small early 20th century villa from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and pyramidal roof. Convex veranda on principal, east-facing elevation is carried on timber posts with decorative cast-iron brackets and valance. Central entry flanked by fanlight and casement type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is to the west of the lot. The house is set behind a brick wall and a driveway running along the northern boundary provides access to garaging at the rear of the lot.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Rear extension (late 20th C?). Chimney removed; windows replaced (c.2011?).

RATING

Defining

REASON FOR RATING

An early 20th century villa from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Forbes Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with a T-shaped footprint and centre-gutter hipped roof. Cross-gabled bay has conical roof terminated by straight veranda. French doors with side-lights are sheltered by veranda and flank panelled door with side- and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Forbes Street. A picket fence with scalloped detail marks the road boundary and a driveway runs along the northern boundary of the property. This house matches that at #20 Forbes Street.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Windows replaced; French doors installed & chimney removed (pre-2012).

RATING

Contributory

REASON FOR RATING

A modified villa from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1900s

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and pyramidal roof. Straight veranda on principal, west-facing elevation; lean-to at rear (east elevation). Central entry is glazed and has side-lights. Bracketed eaves; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street. A low picket fence and carport mark / stand adjacent to the road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Windows on façade replaced (mid-20th C?).

RATING

Defining

REASON FOR RATING

An early 20th century villa from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2021

STYLE

Modern, neo-colonial cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Casement windows, central entry on principal, east-facing elevation is flanked by bipartite windows. Bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is immediately to the west of the lot. Balustrade style fencing marks the road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house designed in sympathy with the previous dwelling on the site, which dated from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 27 Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and half-hipped roof. Gabled bay with truss and finial detailing shelters faceted bay that terminates straight veranda with decorative brackets and valance. Brick party wall on north elevation; double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west wide of Forbes Street; Bradford Park is immediately to the west of the lot. A single-car garage and paling and trellis fence on the road boundary partly obscure house from view.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Garage in front yard (c.2010).

RATING

Defining

REASON FOR RATING

An early 20th century villa from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Straight veranda on principal, west-facing elevation, shelters main entry and paired double-hung sash window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street and the northern boundary of the lot is formed by Jacksons Creek. Driveway along southern boundary provides access to stand-alone garage; road boundary is marked by picket fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Rear lean-to enlarged (c.1975?). New veranda posts, front door replaced, reroofed and interior refurbished (c.2021).

RATING

Defining

REASON FOR RATING

An early 20th century cottage from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Forbes Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof. Cross-gabled bay with decorative truss, finial and brackets shelters boxed bay 'Chicago type' window. Convex veranda shelters main entry, with side- and fanlights, and paired double-hung sash window. Lean-to and veranda at rear (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; the northern boundary is formed by Bent Street and Jacksons Creek and Bradford Park is immediately to the west of the lot. Low trellis fence marks the road boundary; lychgate with wrought iron gate provides pedestrian access at north-east corner of the lot.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20th century villa from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 1 Shelley Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-and-a-half-storey duplex with rectangular footprint and steeply pitched gable roof with hip at west end. Shed dormer on north elevation, integrated garage, casement windows with fanlight detail. Overhanging eaves; main entry is sheltered by roof overhang.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse stands on the west corner of Shelley and Beaumont Streets and occupies most of the site. The matching townhouse at 3 Shelley Street shares a party wall. Low palisade fence and hedging marks road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern duplex townhouse that replaced a square plan villa on the site of 1 & 3 Shelley Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 3 Shelley Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-and-a-half-storey duplex with rectangular footprint and steeply pitched gable roof with hip at west end. Shed dormer on north elevation, integrated garage, casement windows with fanlight detail. Overhanging eaves; main entry is sheltered by roof overhang.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse stands on the west side of Shelley Street and occupies most of the site. The matching townhouse at 1 Shelley Street shares a party wall. Garden bed marks road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern duplex townhouse that replaced a square plan villa on the site of 1 & 3 Shelley Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 495
*DWELLING AND SETTING – 5 SHELLEY STREET,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 19/12/14

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

This dwelling is of historical and social significance for its construction in c.1880 and its association with the early residential development of Sydenham Borough. Charles Harding, a Christchurch bricklayer, purchased the property in 1877. Research to date has not been able to confirm if Harding built the dwelling or if he ever lived in it, partly because local street directories do not include Shelley Street listings prior to 1900. Shelley Street was divided into residential allotments in 1877 (DP163). In 1880 many of the streets in the area were given the names of literary figures, including Shelley, Beaumont, Austin, and Milton, by the street naming committee of the Sydenham Borough Council (1877-1903).

The property was subsequently owned and occupied by Thomas Ferguson a farm labourer (1901-1928). Ferguson's wife Christina, nee Russell, died at the property in March 1910. Annie Meadows owned the property from 1928-51 and rented it out. Frederick Harrison then owned and lived in the property until 1973. Michael and Marilyn Reed owned the property

from 1975 and were the first of a number of artist owners who occupied the house between 1975 and 1993. Michael Reed is known as a printmaker and Christchurch art teacher. Reed built the studio to the rear of the house. Subsequent owner occupants included artists Julia Morrison, who has exhibited nationally since 1975, and Rena Jarosewitsch, a glass artist. The current owner purchased the property in 1995. The property was jointly owned with No. 6 Shelley Street directly opposite from 1973-5 and 1982-3. The dwelling sustained damage in the 2010/2011 Canterbury earthquakes and is awaiting repair.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

5 Shelley Street has cultural significance as it demonstrates the characteristics of the way of life of its former residents, whether tenant or owner, during the 19th and 20th centuries. The cottage is of particular cultural interest for its association with a number of Canterbury artists in the second half of the 20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

5 Shelley Street is of architectural and aesthetic significance as an example of vernacular domestic architecture, which may have been built by bricklayer Charles Harding. The dwelling is single-storey cottage with a gabled roof and rear lean to. Its construction in brick is notable in comparison with the more common timber cottages of this period. The facade is symmetrical, with a central entry flanked by sash windows. An arched fanlight is located over the panelled front door. A conservatory-style, hip-roofed artist's studio addition was added to the dwelling in the 1980s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The cottage is of technological and craftsmanship significance for its brick construction, which illustrates a degree of skill in this area of craftsmanship. Stained glass added to the interior by artist resident Rena Jarosewitsch is also noted for its craftsmanship.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling at 5 Shelley Street is of contextual significance for its relationship with 6 Shelley Street and its association with the formation of Shelley Street from 1877 and its residential

development. The cottage is also of contextual significance for its streetscape prominence due to its close proximity to the roadway and unobstructed views of its front elevation.

The setting of the dwelling consists of the immediate parcel of land and includes areas of gardens, an open area of grass at the rear of the property and a treed boundary. The cottage stands at the front of the rectangular section with a small setback from the road. A path extends from the road frontage on the west of the dwelling and a drive runs along the boundary on the east of the property.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which pre-dates 1900.

ASSESSMENT STATEMENT

5 Shelley Street and its setting are of overall significance to Christchurch, including Banks Peninsula. The cottage has historical and social significance as a colonial cottage associated with the early development of Shelley Street. The building has cultural significance as a demonstration of the way of life of its former occupants, in particular that of the three Christchurch-based artists resident here from 1975 until 1993. The dwelling has architectural and aesthetic significance as an example of a small vernacular brick cottage. 5 Shelley Street has technological and craftsmanship significance for its ability to demonstrate construction techniques used during Christchurch's mid-Victorian period and contextual significance for its relationship with 6 Shelley Street, another pre-1900 cottage, and contribution to the street scape of Shelley Street. The cottage has archaeological significance in view of the date of its construction.

REFERENCES:

CCC Heritage files - 5 Shelley Street

Report of the street naming committee, Sydenham Borough Council minute book 1879-1880, p 217, Christchurch City Council archives.

"Borough Council" *The Star* 20 January 1880, p 3.

Historic place # 3701 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/3701>

REPORT DATED: 11 MARCH 2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 496
*DWELLING AND SETTING – 6 SHELLEY STREET,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 19/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

6 Shelley is of historical and social significance for its construction in 1878 and its association with the early residential development in the Sydenham Borough. Thomas Beare (died 1898), a labourer, purchased the property in 1878 and mortgage records indicate that he is likely to have built a dwelling on the property at this time. The Beare family were members of the Sydenham Wesleyan Church. Shelley Street was divided into residential allotments in 1877 (DP163). In the 1880s many of the streets in the area were given the names of literary figures, including Shelley, Beaumont, Austin, and Milton, by the street naming committee of the Sydenham Borough Council (1877-1903).

Peter Grenfell owned and resided in the house from 1882 until 1903. Subsequent owners and occupants include Mary and George Clark, and James Ellis and Beatrice Adcock. From

c.1942 to c.2000 the dwelling was largely used as a rental property. The property was jointly owned with No. 5 Shelley Street directly opposite from 1973-5 and again in 1982-1983. It remains a rental property.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

6 Shelley Street has cultural significance as it demonstrates the characteristics of the way of life of its former residents, whether tenant or owner, during the 19th and 20th centuries.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling is of architectural and aesthetic significance as an example of vernacular domestic architecture. The dwelling is single storied with a gabled roof, and lean to at the rear. The façade is symmetrical, with a central entry sheltered by a hood and flanked by sash windows. The form and detailing of the dwelling are simple, with no ornamentation. Additions to the dwelling were made in 1973,1980,1982 (associated with the bathroom/toilet and laundry) and 1990 (garage).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling is of technological and craftsmanship value for its construction and detailing. Construction is of weatherboard on a timber frame, with a corrugated iron roof. The construction materials and methods illustrate the skills and techniques in common use for the period. Joinery such as the sash windows evidences practices and skills of the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

6 Shelley Street and its setting are of contextual significance for its relationship with 5 Shelly Street and its association with the formation of Shelley Street from 1877 and its residential development. The cottage is also of contextual significance for its streetscape prominence due to its close proximity to the roadway and unobstructed views of its front elevation.

The setting of the dwelling consists of the immediate parcel of land and includes an enclosed rear garden with patio, and area of lawn and boundary plantings. The cottage stands at the

front of the rectangular section with a small setback from the road. A concrete path runs from the road frontage on the east of the cottage to the rear and a sealed drive edges the property boundary on the west and terminates in a garage. A picket fence extends along part of the cottage's street front boundary and edges a portion of the drive. On the east a trellis gate and trellis fence extend between the rear of the cottage and the boundary.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which pre-dates 1900.

ASSESSMENT STATEMENT

6 Shelley Street and setting are of overall significance to Christchurch, including Banks Peninsula. The cottage has historical and social significance as a colonial cottage associated with the early development of Shelley Street. The building has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance as an example of a small vernacular cottage, which has been altered only a little over the years. 6 Shelley Street has contextual significance through its relationship with 5 Shelley Street, another pre-1900 cottage, and its contribution to the streetscape of Shelley Street. The cottage has archaeological significance in view of the date of its c.1878 construction.

REFERENCES:

CCC Heritage files - 6 Shelley Street.

CCC Heritage files - 5 Shelley Street

Deposit Plan163, LINZ

Report of the street naming committee, Sydenham Borough Council minute book 1879-1880, p 217, Christchurch City Council archives.

"Borough Council", *The Star*, 20 January 1880, p 3

Historic place # 3702 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/3702>

REPORT DATED: 11 MARCH 2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Shelley Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Lean-to at rear (west elevation). Casement and fanlight type windows flank central entry on principal, east-facing elevation; glazed and panelled entrance door with fanlight.

CONTEXT/SETTING/LANDSCAPE FEATURES

The cottage stands on the west side of Shelley Street, close to the round boundary which is marked by low plantings. A stand-alone gabled garage with double doors stands immediately to the north of the dwelling; a paling fence extends from the south-east corner of house to the south boundary of the property.

MATERIALS/STRUCTURE

Rusticated and lapped weatherboards and corrugated metal roofing.

ALTERATIONS

Façade windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

A small late 19th century cottage from the earliest period of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Shelley Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Lean-to at rear, multi-part casement windows. Lean-to veranda carried on plain posts that are set within garden bed.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Shelley Street behind a low masonry wall marking the road boundary. Driveway access to stand-alone garage runs along southern boundary.

MATERIALS/STRUCTURE

Plaster cladding and corrugated metal roofing.

ALTERATIONS

Stuccoed, veranda and windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified late 19th century cottage from the earliest period of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Shelley Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1910s?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and cross-gabled roof. Central entry on east-facing, facade is flanked by a boxed window and faceted bay window. Gable end is shingled, as are hoods over door and windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Shelley Street; the property's northern boundary is formed by Jacksons Creek. A stand-alone garage with gabled roof is located immediately to the north of the house. The road boundary is marked by vegetation and a low post and wire fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20th century bungalow from the second phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Shelley Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1880?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and saltbox roof. Principal, north-facing elevation has panelled entrance door flanked by multi-pane windows. Arch-headed window on west elevation is centrally located within gable end topped by finial. Additional lean-to on east elevation with later 20th century extension at north-east corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Shelley Street; the property's north boundary is formed by Jacksons Creek. A carport is located to the north of the house, which is set close to the road boundary behind a garden bed.

MATERIALS/STRUCTURE

Wide weatherboards and corrugated metal roofing.

ALTERATIONS

Reclad, some windows replaced, addition to north-east; carport erected (later 20th century).

RATING

Contributory

REASON FOR RATING

A modified late 19th century cottage from the earliest period of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19th and early 20th century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19th and early 20th centuries.

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