

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 208  
*DWELLING AND SETTING – 12 GLANDOVEY ROAD,  
CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 14/01/2015**

**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.*

12 Glandovey Road is of historical and social significance as a dwelling constructed in 1929 for the wool buyer Stephen Wade (Wade & Co.) and his wife Aileen, daughter of Charles L. Dearsley (Dearsley and Lane, Estate Agents, Hotel Brokers and Valuators). The dwelling was constructed one year after their marriage. Although the Wades did not sell the house until 1945, it appears to have been leased by the couple from 1933 and possibly earlier. Glandovey Road was one of a number of homes built by or owned by the Wades during their lifetime; Holmdene in Waimairi Road and, in Aileen's case, houses in Wadeley Road and Newbridge Place. Wadeley Road is understood to have been named after Stephen and Aileen and references the property they owned in Ilam.

From 1945 until 1998 12 Glandovey Road was owned by William Brown and his wife Moira. The dwelling sustained cosmetic damage only in the Canterbury Earthquakes of 2010-2011.

## **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.*

12 Glandovey Road has cultural significance as an example of an inter-war professional couple's suburban residence. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents. The dwelling's porte cochere and attached garage (now demolished) illustrate the new importance of the automobile, which had become more widely available and affordable by this time.

## **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.*

12 Glandovey Road is of architectural and aesthetic significance for its design in the Spanish Colonial style designed by Gordon Haines. GW Haines (d. 1953) had trained with JS Guthrie, designer of the early Californian bungalow 'Los Angeles' on Fendalton Road. He began practising on his own account in the early 1920s, and is known principally for his domestic work.

12 Glandovey Road, with its planar walls, mixture of multi-paned window types including some with semi-circular heads, arched loggia-style porte cochere, tile-capped chimney, and window boxes, is a typical exemplar of the Spanish Colonial style that enjoyed widespread popularity in the 1920s. Another similar Christchurch house (complete with porte cochere) was Pickfair House in Cranmer Square (demolished).

## **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.*

12 Glandovey Road has technological and craftsmanship significance for its double-skin cavity wall construction and fine Oregon interior woodwork. The house was constructed by the firm of Glue Bros, who had patented their own method of concrete construction in 1914 and constructed many homes using the technique in the suburb of Fendalton during the 1920s and 1930s.

## **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.*

12 Glandovey Road is of contextual significance for its contribution to the historic residential character of Glandovey Road, within the suburb of Fendalton. The setting consists of the immediate land parcel and includes a well-established garden. Mediterranean cypress, planted post 1984, and frequently associated with Spanish Mission architecture, provide vertical accents at the front of the house and along the drive. This same species backdrop the low concrete wall on the western boundary. This wall is contemporaneous with the house although portions of it were reconstructed in original form following road-widening work in the 1990s. A large *Cedrus atlantica* 'Glaucua' is a feature of the front lawn and other exotic trees are interspersed within the grounds. The Wairarapa Stream runs along the northern boundary.

12 Glandovey Road is one of a group of large-scale homes in expansive gardens built between the wars in the area. Seven dwellings in the street are listed heritage items. Although 12 Glandovey Road is more modestly scaled than some, it relates well to other houses in the street on account of its height and design. The dwelling at 12 Glandovey Road also has similar multi-paned windows as that of its Neo-Georgian neighbours at 27, 60 and 70 Glandovey Road. Brenchley (c.1919), a large timber Domestic Revival-influenced villa, is located over the eastern boundary, and makes an interesting stylistic contrast. The house and setting are clearly visible from Glandovey Road.

## **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.*

12 Glandovey Road and its setting have archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which pre-dates 1900.

## **ASSESSMENT STATEMENT**

12 Glandovey Road is of overall significance to Christchurch, including Banks Peninsula. The dwelling is of historical and social significance for its association with Stephen and Aileen Wade, the property's original owners. It has cultural significance as a demonstration of the way of life of former residents, and architectural and aesthetic significance as an example of the Spanish Colonial style in Christchurch and as the work of architect Gordon Haines. The house is of technological and craftsmanship significance as an example of ferro-cement cavity construction by the Glue Brothers and for its Oregon interior. 12 Glandovey Road has contextual significance as one of a group of large-scaled homes in expansive gardens built between the wars which contribute the particular character and amenity of the immediate area, and to the suburb of Fendalton more broadly. 12 Glandovey Road and its setting have archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which pre-dates 1900.

**REFERENCES:**

Louise Beaumont 'Gardens of the 1920s and 1930s' in M Bradbury *A History of the Garden in New Zealand*, 1995, pp 142-143.

Canterbury Public Library: Local History Fact File 17 *Fendalton Houses of the 1920s and 1930s - the Glue brothers' contribution*. CCC Heritage File 12 *Glandovey Road*.

<http://my.christchurchcitylibraries.com/the-glue-brothers/>

Christchurch Street Names W-Z, updated 26 November 2014

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Historic place # 3804 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/3804>

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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.

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