

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 213
*DWELLING AND SETTING – 60 GLANDOVEY ROAD,
CHRISTCHURCH***



PHOTOGRAPH: CCC HERITAGE FILES, 2003

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.

60 Glandovey Road is of high historical and social significance for its construction for indent agent Ivan Seay and his wife Nancy in 1932. Seay had been a New Zealand men's lawn tennis doubles champion and Nancy was a daughter of prominent businessman Robert Ewing McDougall. The Seays owned the property until 1964. It was purchased by Robert and Barbara Stewart in 1974. Sir Robert Stewart is the founder and owner of Skope Industries, one of Christchurch's largest manufacturers and the couple head a charitable trust which donates significant funds to charitable causes and art and cultural organisations in Canterbury. Lady Barbara Stewart is a former city councillor and was one of the judges of the Christchurch Art Gallery Te Puna o Waiwhetu. The house has historical and social significance for its associations with Nancy and Ivan Seay, reflecting their social standing in this period and with Sir Robert and Lady Barbara Stewart.

With the significant number of interwar houses in the area, the house also illustrates the subdivision and development of this part of Fendalton during the 1930s.

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.

60 Glandovey Road is of cultural significance as an illustration of the architectural preferences, lifestyles and prosperity of the City's professionals and businessmen and their families, many of whom chose to make their home in the new subdivisions of Fendalton in the 1920s and 1930s. One of several newly built Fendalton houses profiled by *The Press* in 1934 and again in 1935, this dwelling was seen as an important example of Christchurch's architectural progress.

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.

60 Glandovey Road is of architectural and aesthetic significance as a large American Colonial, Neo-Georgian Revival style home, designed by leading Christchurch architect Heathcote Helmore of Helmore and Cotterill. This style was made popular by Helmore and Cotterill who pioneered the adaptation of American Colonial Georgian models to local conditions (Shaw, p. 94).

The house was profiled by *The Press* on two occasions as well as *The New Zealand Women's Weekly* and was described as one of the City's most attractive dwellings (*The Press*, 21 March 1935.) Although the style is ostensibly Colonial Georgian, many contemporary observers were struck by the French character of the dwelling as articulated in its high, sloping roofs, dormer windows, decorative wrought-iron bedroom balconies with French doors opening inwards and whitewashed brick wall separating the main entrance from the kitchen. (*The Press*, 1934; *The Press* 1935; Esau, p 65). Other more formal features characteristic of Neo-Georgian Revival domestic architecture are evident in the symmetrical elevation of the entrance front, gabled windows, shuttered twelve-light sashes and the semi-circular portico.

The entrance front incorporates a ornamental balcony, a feature which Helmore and Cotterill also used at Four Peaks (South Canterbury, 1929) and Fernside (Wairarapa, 1923). Another repeated motif is the subtle interplay between the dormer windows and the deeply overhanging eaves (Esau, p 65).

Alterations to the dwelling were carried out in 1971 with modernisation of the kitchen, toilet and bathroom. The west front room was converted to a main living room and a bedroom over the garage was added. Alterations by Warren and Mahoney between 1986 and 1989 involved the extension of the laundry. Alterations were also made to the western elevation of the house, namely; the relocation of windows, installation of French doors and sidelights and the installation of a solid door. In 1989, again to plans by Warren and Mahoney, a pool house was constructed to the rear of the dwelling.

60 Glandovey Road sustained damage in the 2010/2011 earthquakes and staged resource consents were granted to enable the construction of new foundations for the dwelling, which involved moving the building off its foundations temporarily. Additional work strengthening and repairing the house was undertaken, as well as interior works including the installation of

new linings. Repairs to damaged weatherboard cladding were also undertaken. A new outbuilding was constructed to replace those destroyed by earthquake damage and an additional services outbuilding constructed together with an associated enclosed link to the dwelling. Alterations were undertaken to the pool house and both the swimming pool and surrounds were reinstated, together with the reinstatement of planting and lawns.

The architectural firm responsible for the design of the dwelling, Heathcote Helmore and Henry Cotterill, formed their architectural partnership in 1924 and for forty years were in demand for their domestic designs, predominantly executed in the idiom of Colonial Georgian. This house is one of Helmore and Cotterill's more important domestic works; a good example of a Neo-Georgian Revival house in Christchurch; and one of a number of contemporary American Colonial homes in the immediate vicinity, including the Helmore and Cotterill designed house at 70 Glandovey Road (1931), and the Jack Hollis-designed house at 27 Glandovey Road (1933).

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.

60 Glandovey Road is of high technological and craftsmanship significance for its construction method, materials and detailing, and the technology to earthquake strengthen and fix it provides a new level of technical interest. It is a well-executed example of a large timber home with cedar shingle roof. Original features polished Queensland maple doors, a wide staircase with turned balustrade, arched entrances, exposed beams, wrought iron work balconies and ornamental timber awning pelmets.

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.

60 Glandovey Road is of high contextual significance for its contribution to both; the group of early timber dwellings that illustrate the architectural development of the suburb of Fendalton; and the sub-group of remaining Neo-Georgian houses that chronicle the 1930s subdivision of Glandovey Road. In the vicinity of 60 Glandovey Road there are a number of Colonial Georgian homes of the same era. The dwellings at 27 and 70 Glandovey Road share the scale, timber weatherboard construction, rectangular form, gabled roof, mullioned windows, central entrance portico and Neo-Georgian style of 60 Glandovey Road.

60 Glandovey Road is also of contextual significance for its setting which consists of a very large area of land bordering on the Wairarapa Stream. Located to the rear of other residential properties the dwelling is accessed via a lengthy driveway edged with shrubs and 17 mature *Tilia cordata* (Small leaved lime). A large garden contains areas of lawn and hard paving with mature mixed exotic and native trees including; *Acer monspessulanum* (Montpelier maple), *Fraxinus excelsior* 'Aurea' (Gold ash), *Quercus rubra* (Red oak) and *Ulmus carpinifolia*

'*Variegata*' (Variegated elm). Garden walls and gates divide the grounds into functional zones.

Appropriately for a house once owned by a prominent tennis player, the house retains its tennis court to the east of the dwelling. This was considered the best practice court in Canterbury for many years (WDC, 1983, p 72). A swimming pool and a spa pool are located to the rear of the house and a glasshouse is positioned between the dwelling and the tennis court.

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 building construction methods and materials, and human activity on the site including that which pre-dates 1900.

ASSESSMENT STATEMENT

60 Glandovey Road and setting are of high significance to the Christchurch District, including Banks Peninsula as a good example of a Neo-Georgian style home associated with prominent Christchurch citizens and designed by the architectural firm of Helmore and Cotterill. The dwelling and setting are of high historical and social significance for their association with the well-known New Zealand representative tennis player Ivan Seay and his wife Nancy, daughter of prominent businessman Robert McDougall, and more recently, for their association with Christchurch philanthropists Sir Robert and Lady Barbara Stewart. 60 Glandovey Road is of cultural significance as a large property characteristic of those constructed on the subdivisions of some of Fendalton's largest estates in the early 20th century. It also has cultural significance for its profile as a dwelling considered at the time of its construction, to be of a distinctive architectural style with conveniences and layout appropriate for modern living, most notably the covered passage connecting the outbuildings and motor garage with the house. The dwelling has architectural and aesthetic significance as one of the more important of Helmore and Cotterill's works; as an example of an ostensibly Colonial Georgian dwelling with French influences; as one of the better Neo-Georgian Revival houses in Christchurch and as one of a number of contemporary American Colonial homes in the immediate vicinity. The dwelling has high technological and craftsmanship significance for its timber construction and detailing. Craftsmanship detail is apparent in the ornamental wrought iron balconies, and exterior awning pelmets. 60 Glandovey Road is of high contextual significance as a large house of the type which invests Fendalton with its particular cachet as an exclusive suburb. In terms of its form, materials, texture, colour, style and setting, it is part of a larger group of American Colonial homes with sizeable grounds in the immediate vicinity. It also has high contextual significance for its collection of mature trees, which have a lengthy association with the site. The setting is also significant for its contribution to the established character and amenity of the suburb. 60 Glandovey Road is of archaeological significance because it has 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:

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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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