

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 449  
*DWELLING AND SETTING, GLENMORE – 6 PEARTREE  
LANE, CHRISTCHURCH***



**PHOTOGRAPH: B. SMYTH 07/01/2015**

**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.*

Glenmore House and its setting has historical and social significance as one of the oldest residences in Christchurch. In 1851 the property was purchased by Henry Selfe, the legal advisor to the Canterbury Association, who was based in England. Selfe had John Cordy stock the land and before 1857 build a six-roomed, single-storey residence on the site. Cordy later managed Homebush for the Deans family. Selfe only visited New Zealand once (1867-68), in the company of Lord Lyttelton, by which time he had already sold his property to Major Henry Scott in 1863. Scott was a member of the 12th Lancers and is remembered as the founder of the Canterbury Volunteers. It was Scott who named the property Glenmore. In 1865 J B A Acland, a high country runholder, purchased the property as a town residence. Acland's farmed the Mt Peel Station in South Canterbury which he had established in 1856. Acland added to the single storey dwelling Cordy had built with the addition of a large two-storey wing.

Acland owned the property until 1880 when it was sold to John Chapman, who in turn sold to Robert Allen, a Scargill farmer and owner of a sawmill at Little River. In 1893 Allen sold to his Australian born brother-in-law James Haswell Wood. Wood was the manager of Allen's sawmill for a time and later managed a tannery in Woolston. Wood owned Glenmore for 12 years, during which time his wife operated a private nursing home at the house. In 1905 Glenmore was sold to the Glenmore Brick and Tile Manufacturing Company, at one time the only brickworks operating in Christchurch with an output of five to six million bricks a year. Glenmore served as the manager's residence until the company went into liquidation in 1942. The house stands as a reminder of the brick making industry that was one of the major industries in the area due to the clay resources along the lower margins of the Port Hills. There were several brickworks between Heathcote and Beckenham with the Glenmore Brickworks being the last to close in the 1970s.

Russell Thurlow Thompson, an advertising consultant, who was well known for his work on behalf of Corso, then purchased the house along with 1.2 hectares of land. The property remained in the Thompson family until it was sold to developer Bill Horncastle in 1996. Horncastle subdivided the land into residential sections and sold Glenmore House to Lolly and John Fairweather, who in doing so saved the house from demolition. The Fairweathers ran a home-stay at the property until it was sold in 2003 to its current owners. Like many of Christchurch's colonial homesteads, the house now stands on a much-reduced section. The 2010 -11 Canterbury earthquakes damaged the interior plasterwork and the two brick chimneystacks. Consent for undertaking repairs and other modifications was granted in June 2014.

## **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.*

Glenmore has cultural significance as it demonstrates the way of life of its past and present residents, beginning as an early colonial homestead in 1857. The changing ownership of the property reflects the fluid nature of colonial society with early owners either based in England or living at Glenmore for a time before returning to England. When it was proposed to demolish Glenmore in 1996 the public esteem for the property was expressed through over 500 objections submitted to the Christchurch City Council.

## **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.*

Glenmore has architectural and aesthetic significance as an early colonial homestead that was built in stages. It was begun in 1857 when a single-storey dwelling of six rooms was built at a cost of £100 for Henry Selfe. The second and larger part of the house was added by J B A Acland between 1865 and 1880. The addition of the brick floor and balustrades to the ground floor veranda date from the 1920s and 1930s when the property was home to the manager of the Glenmore brickworks. Further alterations were made between 1993 and 1999, including the extension of the first floor over the original single storey section.

The weatherboard house is vernacular in style with the character largely determined by the two-storey addition made by Acland. The main north-facing facade has a double height veranda which returns along the eastern elevation. The first floor balcony is decorated with turned timber balusters and fretwork. French doors open out onto the verandah at both levels in a colonial adaptation of Regency architecture. The designers of the original dwelling and its later extensions are currently unknown.

## **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.*

Glenmore has technological and craftsmanship significance for its early colonial timber construction and later brickwork on the ground floor that came from the Glenmore Brickworks, which once part of the property. Craftsmanship is demonstrated in the wooden fretwork on the first floor balcony and the timber staircase, with its turned balusters and carved newel post with acanthus detailing. Original fire-surrounds remain in situ, with plaster ceiling roses and a dado lining the entrance hall walls.

## **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.*

Glenmore has contextual significance as a 19<sup>th</sup> century residential building that is part of the residential nature of the area, which post the subdivision in the 1996 has retained a large garden that frames the house. The property has landmark significance due to its age, historical associations and the mature garden setting. The broader context of the house relates to its history as the home of the manager of the Glenmore Brickworks, which were once part of the extended property.

The setting consists of a large, broadly rectangular section that sits in the middle of a late 20<sup>th</sup> century residential development. The property is accessed via a shared driveway, Peartree Lane that runs off Alderson Avenue to the east of the property. The house sits in the middle of the section surrounded by mature trees and plantings. There are two notable Tasmanian blue gums on the property that sit to the south of the house.

## **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.*

Glenmore House is of archaeological significance because it has the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

Glenmore House and its setting is of overall significance to Christchurch, including Banks Peninsula. The dwelling has historical and social significance as one of the oldest residences in Canterbury that has notable associations with Henry Selfe, J B A Acland and the Glenmore Brickworks. Glenmore has cultural significance as it demonstrates the way of life of its former residents and was greatly esteemed by members of the community who objected to its proposed demolition in the mid-1990s. The house has architectural and aesthetic significance as an early colonial homestead that was built in stages and added to over time.

The weatherboard house is vernacular in style with the character largely determined by the two-storey addition made by Acland. It has technological and craftsmanship significance for its construction and detailing, especially as it offers a tangible reminder of the Glenmore Brickworks in the floor and balustrading of its verandah. Glenmore has contextual significance as a local landmark set within a large, mature garden and as a reminder of the historic context in which late 20<sup>th</sup> century residential development in the vicinity occurred. Glenmore House is of archaeological significance because it has the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

#### REFERENCES:

- Ogilvie, G. (1991) *The Port Hills of Christchurch*.  
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- May, J. (1999) *Once Threatened, Now Safe. New Zealand Historic Places*.  
<http://archived.ccc.govt.nz/OurEnvironment/18/glenmore.asp>

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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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