

**TIMARU DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**HERITAGE ITEM NAME** 'Tumanako' / 'Te Tawa', former Hope / Ritchie residence

**ADDRESS** 353 Gleniti Road, Hadlow

**PHOTOGRAPH**



(Dr A McEwan, 16 April 2019)

**FORMER DISTRICT PLAN ITEM NO.** NO. 4      **HNZ LIST No. & CATEGORY** 2071 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** Lot 1 DP 48716

**VALUATION NUMBER** 2484011501

**DATE OF CONSTRUCTION** 1908

**ARCHITECT/DESIGNER/  
BUILDER** JS Turnbull, architect

**STYLE** English Domestic Revival

**PHYSICAL DESCRIPTION**

Two-storey house with an irregular L-shaped footprint and gabled and hipped roof forms. Grouped casement windows with multi-pane uppers, exposed rafters, tall chimneys, and wall vents. Principal elevations face north and east.

**MATERIALS/STRUCTURE**

Brick, cement stucco, timber, tile roofing.

**ADDITIONS/ALTERATIONS**

Partially enclosed north-facing porch. Garage extension (c.2000).

**SETTING**

The house is accessed via a tree lined drive off the north side of Gleniti Road. Gladstone Road is to the west and Pages Road is to the south-east. Two former outbuildings are on the neighbouring property (351 Gleniti Road). The extent of setting is the land parcel on which the house is located.

## **HISTORY**

Arthur and Frances Hope (nee Tripp) retired to Hadlow after selling Raincliff Station at Pleasant Point in 1908. Arthur Hope (1853-1935) came from a wealthy English banking family and he had emigrated to New Zealand in 1876. After serving cadetships at Longbeach and Rangitata Island, Hope went on to own the Richmond (1880-97) and Raincliff (1901-8) stations. In the interim the Hope family spent an extended period overseas. The Hopes, who married in 1882 and had seven children, named their new house 'Tumanako'. Arthur Hope was described as a 'gentleman farmer' during his time at Hadlow. The property was purchased by William (c.1882-1940) and Dorothy (c.1883-1942) Ritchie in 1925 and became known as 'Te Tawa'; the Hopes having transferred the name 'Tumanako' to their Wai-Iti Road home. William Ritchie was the chairman of the Timaru Harbour Board at the time of his death in May 1940. He had a degree in engineering and had taken up farming at Cave in the 1910s. Dorothy Ritchie bequeathed 'Te Tawa' to the Red Cross Society to be used as a convalescent home for soldiers when she died in 1942; a permit was issued by the government for this purpose in March 1943. By August of the same year the Te Tawa Convalescent Home for Returned Soldiers was being furnished but this use was short-lived as the property was transferred to Alexander and Hannah Leeden in December 1945. The property has been a private dwelling ever since and was subdivided to its current extent in 1985.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

'Te Tawa' has historical significance for its association with the Hope and Ritchie families and the country lifestyle they experienced at the property. The house also illustrates the historic pattern of ongoing farm ownership and country living by settler families and their descendants.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

'Te Tawa' has cultural value as a demonstration of the way of life of the families who have resided in the dwelling since its construction.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

'Te Tawa' has architectural significance as a residential work by notable Timaru architect JS Turnbull. James Turnbull (1864-1947) trained in Melbourne and then established a practice in Timaru in c.1895. The son of Richard Turnbull, a prominent Timaru businessman and politician, Turnbull also designed Job Brown's Beehive Stores (heritage item #117, 1901-2) in Temuka, Chalmers Church (heritage item #38, 1903-4) and a large number of Timaru houses, including, it is believed, the Grant residence which is now the Aigantighe Art Gallery (c.1905, heritage item #12). Turnbull went into partnership with his former assistant Percy Watts Rule in c.1920, after which time Rule was the principal designer in the firm.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

'Te Tawa' has technological and craftsmanship value for its brick construction and timber detailing. The contractors who erected the house are currently unknown.

## **CONTEXTUAL SIGNIFICANCE**

'Te Tawa' has contextual value as a historic feature within its mature garden setting and in relation to two contemporary outbuildings on the neighbouring property. Along with nearby houses such as 'Linton' (heritage item # 3), 'Te Tawa' demonstrates the early 20<sup>th</sup> century rural-residential lifestyle development of Hadlow.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the house post-dates 1900 any potential archaeological significance its site may have would likely relate to the earlier use and/or development of property. The property was once

part of the 'Otumarama Estate' and appears to have been undeveloped until 'Te Tawa' was built (see DP 2285).

## SUMMARY OF HERITAGE SIGNIFICANCE

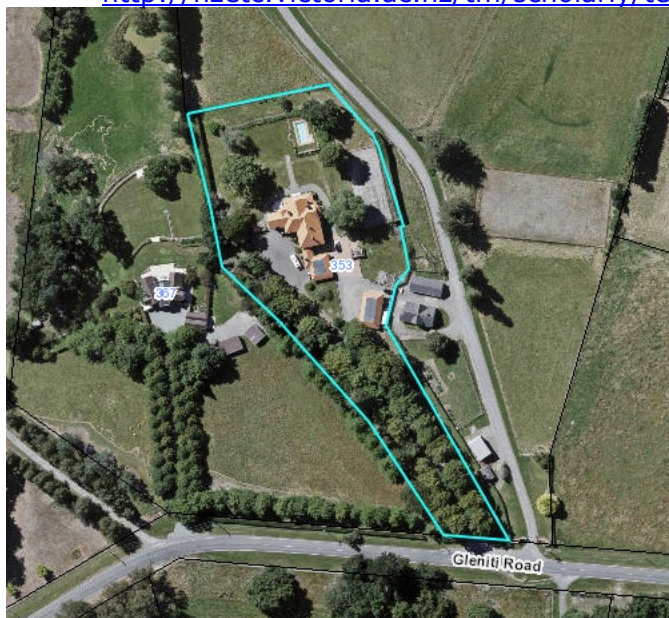
'Tumanako' / 'Te Tawa', the former Hope / Ritchie residence, has overall heritage significance to Hadlow and Timaru district as a whole. The house has historical significance for its association with the Hope and Ritchie families and cultural value as a demonstration of the way of life of its former residents. 'Te Tawa' has architectural significance as an English Domestic Revival style house designed by Timaru architect JS Turnbull and technical and craftsmanship value for its brick construction and timber detailing. 'Te Tawa' has contextual value as a local historic feature set within a mature garden and complemented by neighbouring contemporary outbuildings. As 'Te Tawa' post-dates 1900 its site may have limited archaeological value.

## HERITAGE CATEGORY

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## REFERENCES

- *Timaru Herald* 25 March 1890, p. 2; 11 June 1898, p. 2; 23 December 1903, p. 2; 15 February 1908, p. 2; 11 April 1914, p. 3; 27 May 1920, p. 6.
- *Press* 2 February 1909, p. 10; 12 November 1925, p. 3; 9 February 1926, p. 5; 19 November 1931, p. 2; 30 May 1932, p. 2; 3 March 1934, p. 2; 2 April 1935, p. 16; 19 October 1937, p. 2; 23 May 1940, p. 10; 8 March 1943, p. 3; 11 March 1943, p. 4; 3 August 1943, p. 4; 15 September 1943, p. 7.
- *Temuka Leader* 27 December 1884, p. 2; 13 April 1911, p. 2.
- *South Canterbury Times* 2 March 1900, p. 2.
- *Evening Post* 14 October 1943, p. 8.
- <http://www.heritage.org.nz/the-list/details/2071>
- <https://sites.rootsweb.com/~nzlscant/raincliff.htm>
- <https://sites.rootsweb.com/~nzlscant/stdavid.htm>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-AclEarl-t1-body-d7-d3.html>



Extent of setting, 'Te Tawa', 353 Gleniti Road, Hadlow.