

Heritage Buildings Report

Site ID

Building/Site Name

Tirimoana

Address

68 Whiteley Street, New Plymouth



Statement of Significance

Tirimoana was constructed during 1918-19 as the summer residence of Mrs Alice Paul, New Plymouth socialite and widow of prominent mayor and businessman James Paul. Construction of the house is associated with changing post-war leisure trends in regional New Zealand, with this house a somewhat uncommon example of the types of larger beach dwellings constructed for wealthier New Plymouth citizens. The building was designed by noted New Plymouth architect Thomas Herbert Bates, and is a rather early example of his New Plymouth work. The building has architectural significance as a well-designed local example of a two-storey house in the Arts and Crafts style which retains a relatively high degree external integrity, including its original striking black and white colour scheme. Positioned in a prominent position on high ground behind the eastern end of New Plymouth's popular Ngāmotu Beach, Tirimoana has been a much-admired local landmark for many decades.



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Legal Information and Heritage Status

Legal Description Lot 2 DP 20868

District Plan Item/ Map No.

Heritage New Zealand List Not listed

Construction Information

Date of Construction 1918-19

Principal Materials Wooden framing, weatherboard, corrugated steel

Construction Professionals Thomas Herbert Bates (architect), Julian & Son (builders)

History

Whiteley Township is located on what was originally Wesleyan/Methodist Mission Land, with the area encompassing much of present-day Moturoa Township known as the 'Mission Farm'. In 1878, plans were drawn for the subdivision of much of the land into smaller leasehold allotments; however, this subdivision was, for unknown reasons, delayed until 1902.

At an auction of Whiteley Leases in November 1902, Section 56, on which the present house is constructed, was purchased by Mrs William Barnard for £7 10s.¹ The lease of the section was later acquired by Mark Johnston, before being purchased by Mrs Alice Paul, who also acquired neighbouring Section 57.² Mrs Paul was the widow of James Paul, a prominent local brewer and businessman who was for a time New Plymouth Mayor, and also the founder New Plymouth's first bowling club on upper Brougham Street.³

In late September 1918 Bates advertised for tenders for the erection of a residence "on the Whiteley Estate for Mrs James Paul".⁴ A permit authorising construction of the house was issued to Mrs Paul by the New Plymouth Borough Council on 5 November 1918, with Julian and Son listed as the builders, and the estimated construction cost being £1600.⁵ Thomas Bates arrived in New Plymouth in 1916, and from 1918 through to the 1920s and 1930s, was New Plymouth's foremost commercial architect.⁶ He was responsible for many reinforced concrete commercial buildings in New Plymouth's CBD, with his domestic work predominantly large homes in the English Domestic Revival style, and rarely, single-storey bungalows.⁷

The dwelling was constructed as Mrs Paul's beach house, which she occupied during summer, remaining in her town cottage on upper Brougham Street (present site of Brougham Heights Motel) for the remainder of the year.⁸ Construction of the beach house is associated with changing post-war leisure trends in regional New Zealand, with this house a somewhat uncommon example of the types of larger beach dwellings constructed for wealthier New Plymouth citizens. In March 1920 Mrs Paul

¹ *Taranaki Herald*, 22 November 1902, page 3

² CT TN107/158, Land Information New Zealand (LINZ)

³ *Taranaki Daily News*, 5 October 1906, page 2

⁴ *Taranaki Herald*, 25 September 1918, page 7

⁵ NPBC Building Register Book 1902-22, Puke Ariki Archives (ARC2011-204)

⁶ Burgess, Robyn (1988). Thomas Herbert Bates, New Plymouth, Research Essay. Puke Ariki (ARC2001-468)

⁷ Ibid.

⁸ *Taranaki Daily News*, 10 September 2016, page 11



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advertised 'Tirimoana' for let fully furnished, with hot and cold water, electric light, and good garage.⁹ This is the first mention of the home being called Tirimoana, which translates to 'view of the sea'. When the property was advertised for sale in 2016 it was misspelled 'Pirimoana'.¹⁰

Separate 21-year leases were granted for sections 56 and 57 during December 1923, with the lease for Section 56, on which the present house stands, remaining with Mrs Paul.¹¹ The lease for the property was held by Mrs Alice Paul until her death on the 3rd of September 1931.¹² The lease was subsequently transmitted to the Public Trustee, before being transferred to Caroline Short during 1937.¹³ During 1938, the lease for Section 56 was transferred to Ivan Radich, and was later extended for a further 21 years from the 1st of December 1944.¹⁴

During 1954, Ivan Radich disposed of his interest in the property to Victory Charles Chenery and Myra Pearl Chenery as tenants in common, who soon sold the lease to Edward (Ted) Allen Wood the following year.¹⁵ Ted and his family moved into the home about 1958, with the property settled under the Joint Family Homes Act during 1961, Ted and his wife Winifred (Winn) Mary Wood becoming joint owners.¹⁶ The freehold title for the property was issued during 1983, with the Wood's residing in the home until 1997.¹⁷ It was during the later years of their ownership that they subdivided the front portion of the property and had a number of brick units constructed on the site of their former flood-lit tennis court.¹⁸ The property was sold during 2005 and advertised for sale during 2016.¹⁹

⁹ *Taranaki Herald*, 11 March 1920, page 1

¹⁰ *Taranaki Daily News*, 10 September 2016, page 11

¹¹ CT TN148/174, LINZ

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.

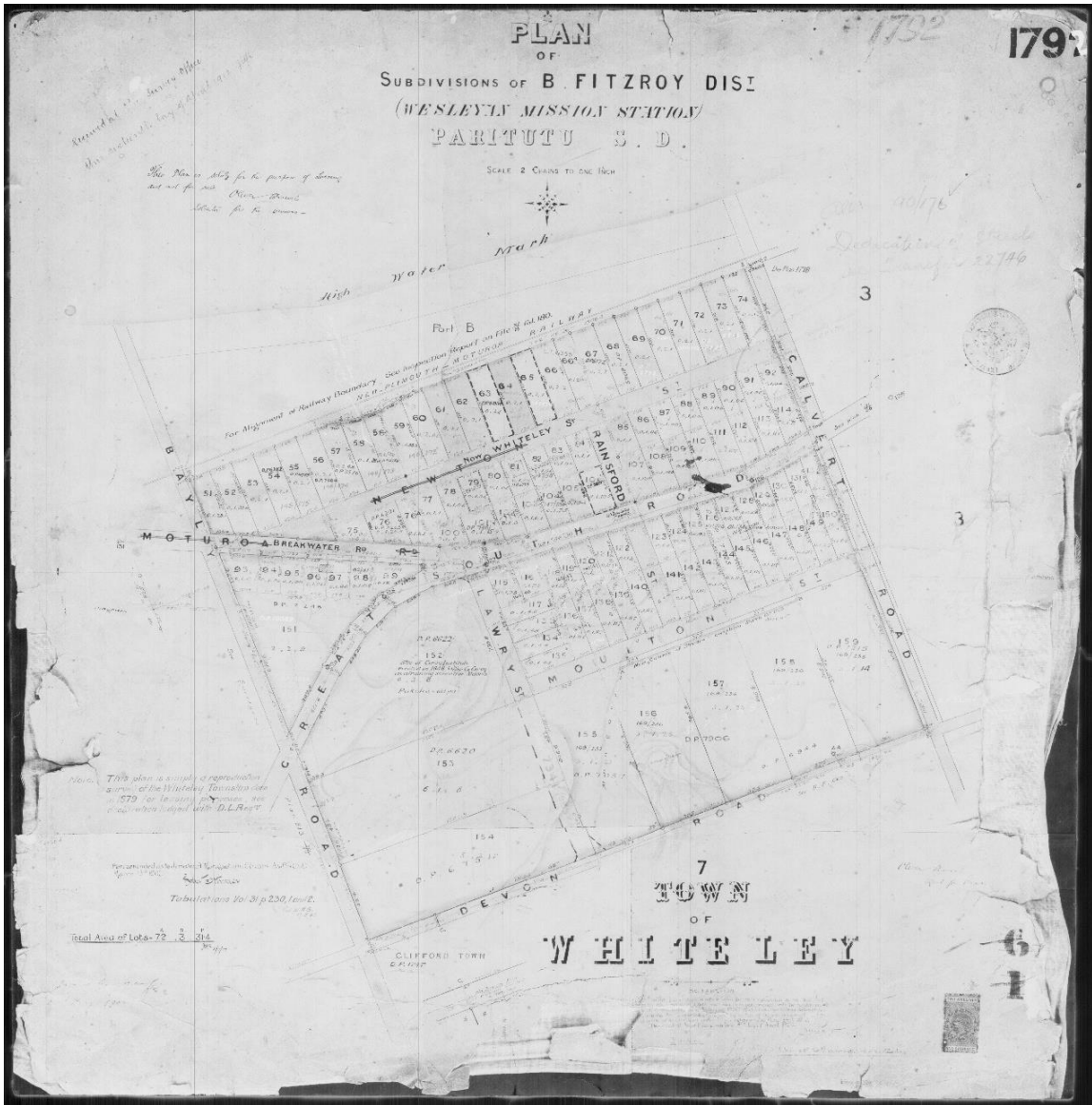
¹⁷ *Taranaki Daily News*, 10 September 2016, page 11

¹⁸ Ibid.

¹⁹ Ibid.



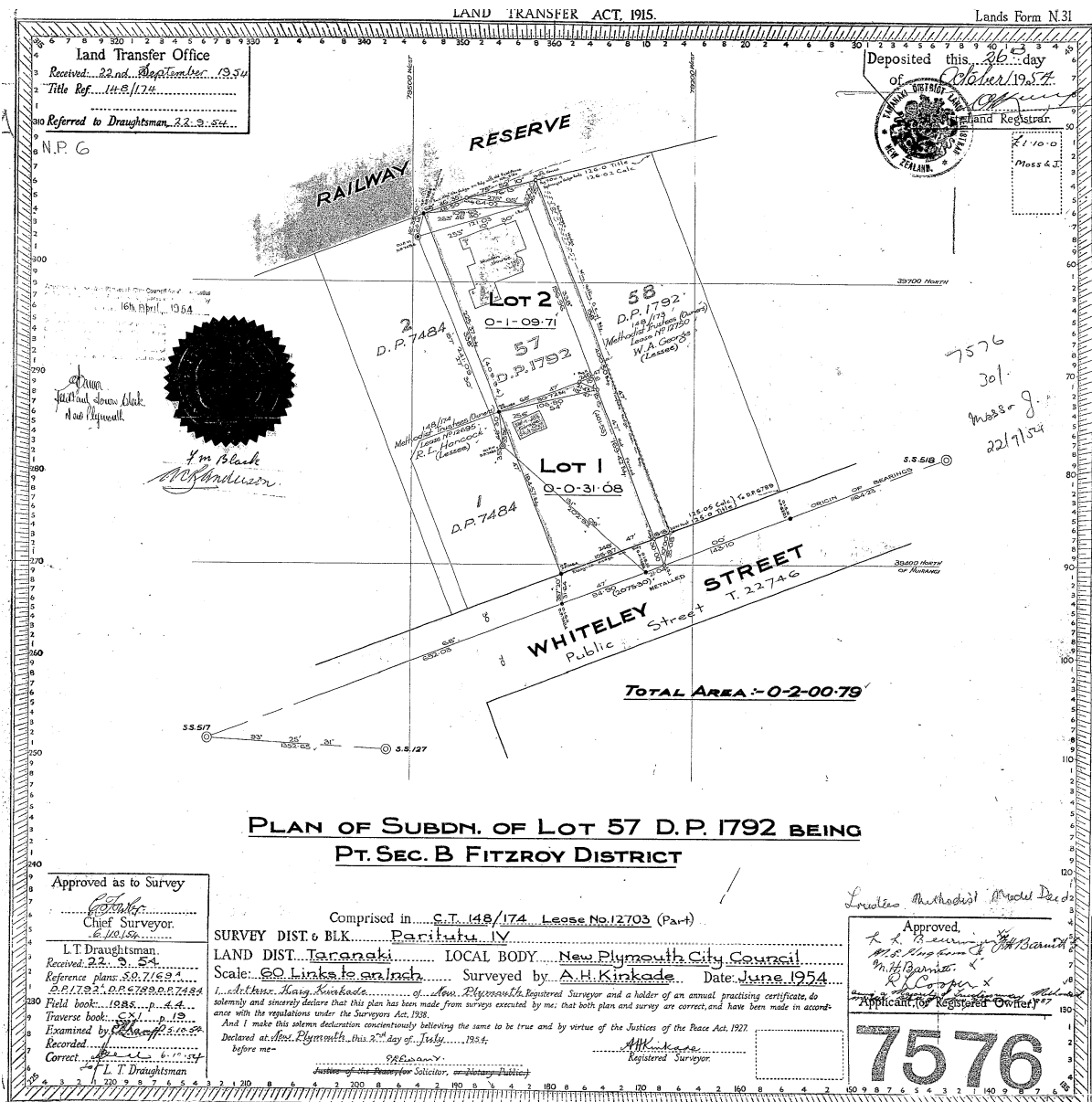
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DP1792, LINZ



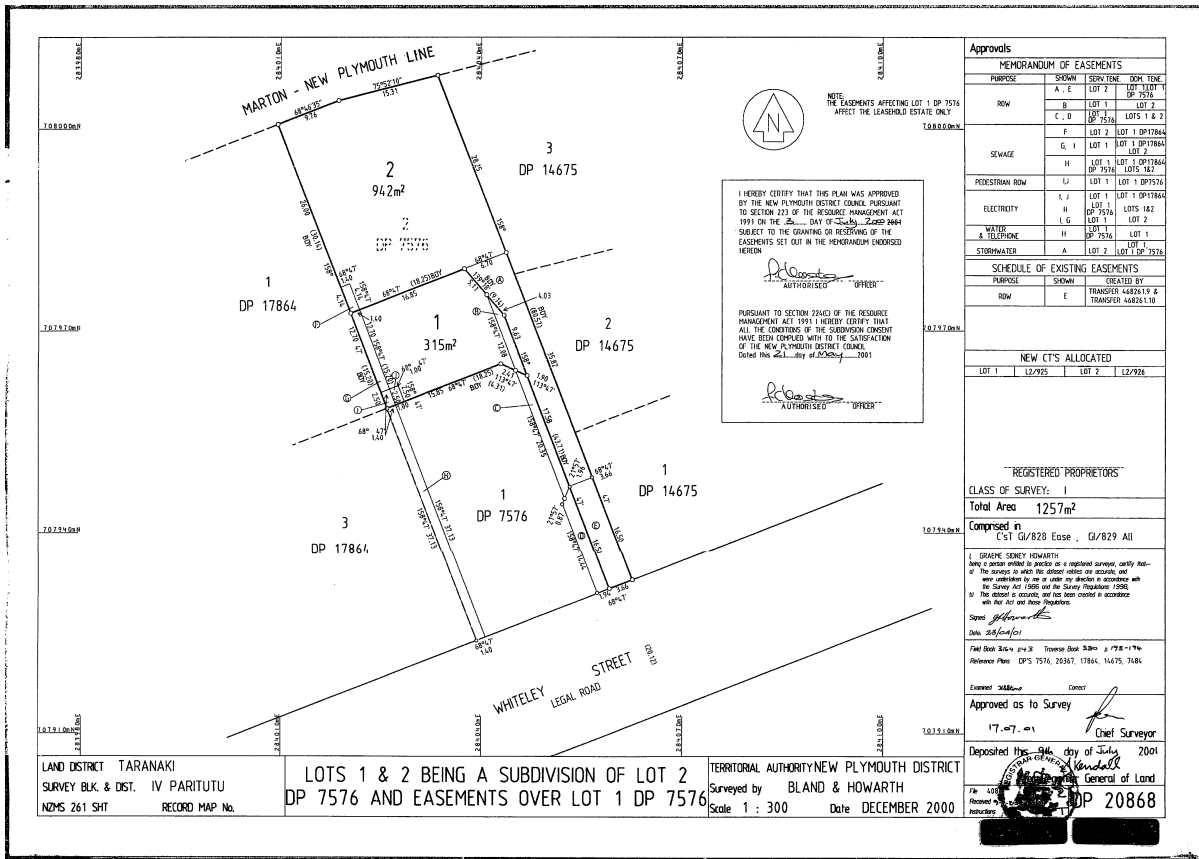
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Plan showing 154 subdivision [note wrong section numbers], DP7576, LINZ



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LAND DISTRICT TARANAKI
 SURVEY BLK. & DIST. IV PARITUTU
 NZMS 261 SH1 RECORD MAP No.

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2
 DP 7576 AND EASEMENTS OVER LOT 1 DP 7576

TERRITORIAL AUTHORITY NEW PLYMOUTH DISTRICT
 Surveyed by BLAND & HOWARTH
 Scale 1 : 300 Date DECEMBER 2000

DP20868, LINZ

Reference Sources

See footnotes.



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Description

Located in the western New Plymouth suburb of Moturoa, Tirimoana is a prominent landmark above popular Ngāmotu Beach. The Marton-New Plymouth railway line passes close to the north-western property boundary, beyond which is a large grassed reserve area incorporating a number of mature Pohutukawa trees. The Ngāmotu Beach and Whiteley Street area has experienced considerable change in recent decades. Not only have most of the large sections along the northern side of Whiteley Street now been subdivided (including this property), but many of the original houses along Whiteley Street (mostly villas and bungalows) and also those along Ocean View Parade (mostly small holiday cottages/baches), have now been either removed or demolished.

Tirimoana is principally designed in the Arts and Crafts style, although elements such as exposed rafters reference the popular bungalow style. The two-storied timber-framed house comprises a complex massing of gables, the walls being clad in wide horizontal weatherboards, the roof sheathed in corrugated steel, and the chimneys constructed of red brick with clay pots. The house largely retains its original striking exterior colour scheme of black creosote weatherboards and contrasting white painted window joinery; this colour combination being later used by Bates on his own house at present 124 Pendarves Street. The walls of the ground-floor porches have been painted a yellowish colour and this somewhat detracts from the overall colour scheme.

The main front elevation faces roughly northwest and takes full advantage of the sea view. The projecting gable is fitted with a trio of timber casements with fanlights at ground-floor level, whilst a faceted bay window fitted with timber casements and fanlights (two at front and one on each of the returns), projects from the upper floor. The bay window is shingled and supported by heavy timber joists, whilst a low shingled hood with heavy curved timber brackets extends from the steeply pitched shingled upper gable end. The front ground-floor veranda is partially enclosed with clear glazing and incorporates a pair of timber French casements, whilst the first-floor veranda is fully enclosed with clear glazing, bell-cast shingling, and sloping roof with exposed rafters.

The timber and glazed main entrance door is located on the north-eastern elevation, beneath a large gabled ground-floor entrance porch incorporating a shingled gable end with corbels, exposed rafters, and purlins supported by brackets. Adjacent to the front entrance door is a timber casement fitted with lead-light glass, whilst a faceted bay window fitted with timber casements and fanlights (two at front and one on each of the returns), is located adjacent to the porch. At first floor level there are further timber casements with fanlights and shingled hoods, whilst the wide extended rake is supported by four oversize purlins.

The south-western elevation is rather a complex amalgam of features. A small ground-floor lean-to glazed with timber casements with fanlights projects near the front of this elevation, whilst an enclosed entrance porch is located further south. At first-floor level there is a single timber casement with fanlight and hood positioned above the front lean-to. A two-flue external brick chimney rises through the northern end of the main gable, a small timber casement is positioned near the southern end, and a projecting bay window fitted with bi-fold timber casements and finished with a hood is positioned near the centre of the gable. As on the north-eastern elevation, the wide extended rake is supported by oversize purlins.

The rear (south-eastern) elevation incorporates both a single timber casement with fanlight and a pair of timber casements with fanlights at ground-floor level; both have shingled timber hoods. A single-flue brick chimney rises up the exterior of the wall and is surrounded by a pair of small timber casements at first-floor level; the eaves feature exposed rafters. A gabled addition and later garage projects south-east at ground-floor level.



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Assessment:

Historical	Tirimoana has historic significance as the summer home of Mrs Alice Paul, New Plymouth socialite and widow of prominent mayor and businessman James Paul. Construction of the house is associated with changing post-war leisure trends in regional New Zealand, with this house a somewhat uncommon example of the types of larger beach dwellings constructed for wealthier New Plymouth citizens. The building was designed by noted New Plymouth architect Thomas Herbert Bates, and is a rather early example of his New Plymouth work.	✓
Importance to Community	-	
Architecture & Construction	This building has architectural significance as a well-designed local example of a two-storey house in the Arts and Crafts style, which also incorporates elements of the emerging bungalow style.	✓
Setting and Context	Positioned in a prominent position on high ground behind the eastern end of New Plymouth's popular Ngāmotu Beach, Tirimoana has been a much-admired local landmark for many decades.	✓
Archaeology	-	
Representativeness, rarity and integrity	This house is notable for its high degree of external integrity, and a rather rare example of a Bates' designed house which still retains its original striking colour scheme of black creosote with white painted joinery, this being a signature of Bates' domestic designs.	✓
Meets threshold for listing (three or more ticks, or two ticks in one criterion)		✓