

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

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**HERITAGE ITEM NAME** Caroline Bay Tearooms  
**ADDRESS** Evans Street, Caroline Bay, Timaru  
**PHOTOGRAPH**



(Dr A McEwan, 10 July 2018)

**FORMER DISTRICT PLAN ITEM NO.** NO. 13      **HNZ LIST NO. & CATEGORY** n / a  
(at time of assessment)

**LEGAL DESCRIPTION** Pt Lot 1 DP 22231

**VALUATION NUMBER** 2500084200A

**DATE OF CONSTRUCTION** [1905/1913/1920] 1931

**ARCHITECT/DESIGNER/  
BUILDER** Walter Panton and Turnbull & Rule, architects; Messrs  
Stoddart & Mitchell, builders (1931)

**STYLE** Arts and Crafts

**PHYSICAL DESCRIPTION**

Single-storey building with irregular rectangular footprint and hipped roof forms. Multi-pane casement windows, copper lantern centred on principal ridgeline. Exposed rafters, stone clad twin-entry entrance porch on principal, north-east elevation. Ram's horn finials at either end of main ridge. Stone piers at building corners. Lapped and rusticated weatherboard cladding. Part of earlier building survives at rear (south-west elevation).

**MATERIALS/STRUCTURE**

Timaru bluestone (basalt), timber, clay tiles & corrugated metal.

**ADDITIONS/ALTERATIONS**

Demolition of rear section of building (later 1970s).

**SETTING**

The tearooms are located within the grounds of Caroline Bay, north of the railway line that runs below the terrace bordered by SH1 and The Bay Hill. A number of other buildings and structures relating to the development and use of Caroline Bay are located nearby, including the Caroline Bay Hall (1924 +) and Sound Shell (1936, heritage item # 14). The extent of scheduling is limited to the immediate setting of the building, notwithstanding the potential built heritage values of the land parcel as a whole.

**HISTORY**

Timaru's Caroline Bay was developed in the early 20<sup>th</sup> century as a public pleasure ground. Previously the town's rocky coastline was encircled by railway line with saltwater swimming baths beneath Le Cren's Terrace. Harbour works, including the completion of the north mole in 1890, brought about an accumulation of sand in the bay and thus facilitated its development for recreational use. The Timaru Borough Council and the Beautifying Association erected a band rotunda (1904) and then, in 1905, a caretaker's cottage and tearooms to enhance the amenities of Caroline Bay. The latter building, which had been designed by Frank Marchant, was extended in 1913, two years after the establishment of the Caroline Bay Association, which subsequently spear-headed improvements at the bay. Tenders were called by architect Harold Broadhead for further alterations and additions to the tearooms on October 1920. After several years of discussion around the council table it was decided in late 1930 to proceed with the erection of new tearooms; Messrs Stoddart & Mitchell's tenders was accepted in August 1931. Part of the earlier tearooms building was retained at the rear of the new structure. The tearooms are still in use today, run as a wedding and function venue by a lessee, as has always been the case.

### **HISTORICAL AND SOCIAL SIGNIFICANCE**

The Caroline Bay Tearooms have historical and social significance for their association with the development of Caroline Bay, the Caroline Bay Association and, more generally, the development of Timaru as a seaside resort town. When the first stage of the tea rooms opened in November 1905 it was described as the 'first municipal tea rooms in the colony' by Mayor Craigie.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The Caroline Bay Tearooms have cultural value as a site of community identity and historic continuity since 1905.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The Caroline Bay Tearooms have architectural significance as an Arts and Crafts style building that was designed in sympathy with the Bay Hall (1924 +). Local architects FW Marchant (1905), Walter Panton & Son (1913 & 1931), Harold Broadhead (1920), and Turnbull and Rule (1931) were all involved in the staged construction of the Caroline Bay Tearooms.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The Caroline Bay Tearooms have craftsmanship value as an example of inter-war construction, using local bluestone and clay tiles.

### **CONTEXTUAL SIGNIFICANCE**

The Caroline Bay Tearooms have contextual significance as a local historic feature within the larger setting of Caroline Bay.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the building post-dates 1900 and the sandy bay did not 'exist' before 1890, its site is unlikely to have notable archaeological values.

### **SUMMARY OF HERITAGE SIGNIFICANCE**

The Caroline Bay Tearooms have overall heritage significance to Timaru and the district as a whole. The building has historical and social significance for its association with the development of Caroline Bay as a recreational ground and the Caroline Bay Association's efforts to enhance the amenities of the bay. The Caroline Bay Tearooms have cultural value as a site of community identity and historic continuity and architectural significance as an Arts and Crafts style building designed in stages by several local architectural practices. The

Caroline Bay Tearooms have craftsmanship value for their inter-war construction and detailing and contextual significance as one of Caroline Bay's historic architectural features. Given the age of the building and the nature of its location the site has limited potential archaeological significance.

## HERITAGE CATEGORY

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## REFERENCES

- *Timaru Herald* 9 August 1904, p. 3; 15 August 1905, p. 3; 10 October 1905, p. 3; 24 November 1905, p. 3; 23 December 1905, p. 4; 29 October 1906, p. 5; 11 November 1907, p. 3; 7 August 1908, p. 1; 22 August 1908, p. 4; 9 March 1910, p. 2; 24 October 1910, p. 6; 23 October 1913, pp. 6 & 8; 4 November 1913, p. 3; 19 November 1913, p. 10; 17 November 1914, p. 5; 1 December 1916, p. 4; 3 September 1918, p. 7; 8 May 1920, p. 13; 22 May 1920, p. 8; 12 October 1920, p. 5; 20 October 1920, p. 6.
- *Press* 8 November 1923, p. 6; 19 December 1924, p. 4; 22 December 1925, p. 3; 21 February 1928, p. 9; 12 July 1928, pp. 13 & 14; 13 December 1928, p. 10; 27 August 1929, p. 5; 18 September 1930, p. 15; 3 February 1931, p. 6; 28 July 1931, p. 4; 25 August 1931, p. 9; 27 October 1939, p. 2.
- *Lyttleton Times* 27 August 1904, p. 7.
- <http://www.carolinebay.org.nz>
- <http://www.sopheze.co.nz/venue>



Extent of scheduling, limited to immediate setting, Caroline Bay, Timaru.



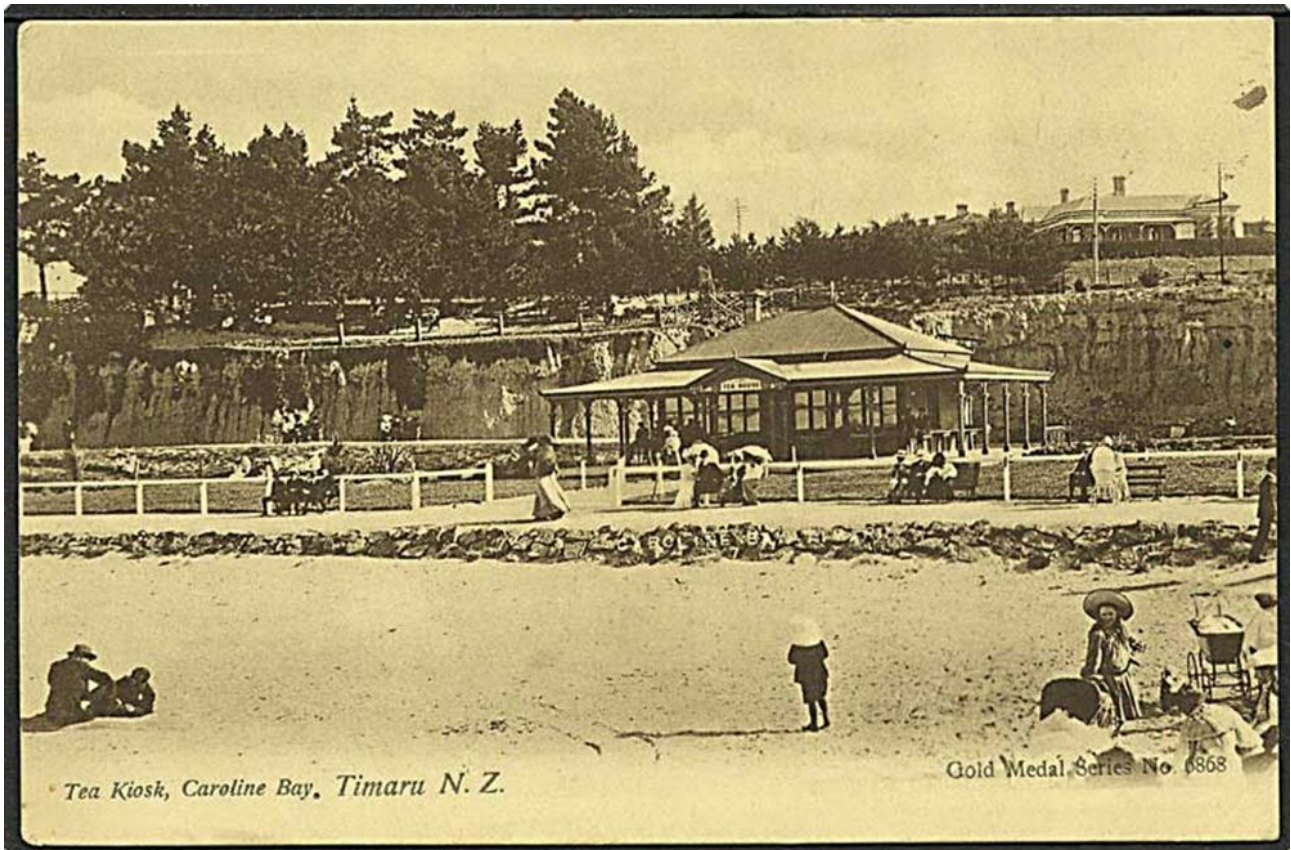


Land parcel as a whole, tearooms marked by star.



Detail 1926 plan of Timaru, showing tea rooms. South Canterbury Museum.





Tearooms before the 1931 addition.