

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Caroline Courts
ADDRESS 48 The Bay Hill, Timaru

PHOTOGRAPH



(Dr A McEwan, 15 April 2019)

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

LEGAL DESCRIPTION Lot 1 DP 301394

VALUATION NUMBER 2495041700

DATE OF CONSTRUCTION 1936

**ARCHITECT/DESIGNER/
BUILDER** Colin Lamb, architect

STYLE Streamline Moderne

PHYSICAL DESCRIPTION

Two storey-building with staggered footprint and monopitch roofs. Twelve units are arranged in six connected sections positioned for the sun and views over Caroline Bay. Two rear sections have butterfly plan. Each section has curved first floor balcony with pipe railing; double string course beneath solid parapet; large corner windows. Pierced vents in walls above and below first floor windows. Principal elevation of section closest to the roadway has shutters framing French doors on both floors and bears the name of the apartments on the first-floor balcony. Stone and wrought iron boundary fence. Pedestrian access from The Bay Hill, with garaging at the rear of property accessed from Theodosia Street (SH 1).

MATERIALS/STRUCTURE

Reinforced concrete, cement plaster and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The building stands on the south side of The Bay Hill, its principal elevations facing north-east. Caroline Bay is to the north and the former site of the Hydro Grand Hotel is to the east along The Bay Hill. The extent of scheduling includes the boundary wall along The Bay Hill frontage but excludes the garaging adjacent to Theodosia Street.

HISTORY

Caroline Courts are said to have been built, in 1936, for Henry Lister (c.1884-1942) of Lister's Motors. Lister ran a bus company and had earlier built a new garage at the corner of Sefton and Theodosia Streets (1928); he was also an active member of the nearby Timaru Bowling Club. The site for the flats overlooking Caroline Bay, which was subdivided for EC Latter in 1893, had previously been the garden of a large bungalow situated on the east side of the property. The boundary fence of this house is still extant in front of the flats. Caroline Courts' 'superior self-contained flats' were advertised for let in September of 1939, with the notice in the *Press* emphasising that they overlooked Caroline Bay. It would appear that the apartments were initially available for both short term rental and permanent residence. Caroline Courts remain in residential use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

Caroline Courts have historical and social significance as an inter-war apartment building that represents the change in social patterns that occurred in the 1920s and 1930s prompting the construction of new housing types. The building also represents the increasing popularity of Caroline Bay as a holiday destination in the mid-20th century and the desirability of different forms of accommodation offerings in close proximity to the bay and its recreational amenities.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Caroline Courts have cultural value as a demonstration of the way of life of its former residents, some of whom may have used their flat as a pied de terre, rather than as a permanent home.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Caroline Courts have architectural significance as a Streamline Moderne style building designed by Christchurch architect Colin Lamb. Lamb (born 1906) was born and trained in Christchurch and spent the years 1930-35 working in London and travelling in Europe and North America. He established a practice on his return to Christchurch in 1935 and designed a range of building types, including flats, industrial buildings and houses. His best-known work is the former Ovaltine Factory in Christchurch (1944-46). Lamb also designed the Rialto Theatre in Kaiapoi (1935, demolished) and was influenced by Dutch Modernism as well as designing in the Streamline Moderne style.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Caroline Courts have technological and craftsmanship value for their concrete construction and ornamental façade detailing.

CONTEXTUAL SIGNIFICANCE

Caroline Courts have contextual significance for the contribution the apartments make to the historic setting of Caroline Bay and the seaside resort 'feel' of the Timaru town centre. The perimeter wall dates to the earlier residential development of the property. The landmark quality of Caroline Courts has been enhanced following demolition of the Hydro Grand Hotel (1912, heritage item # 37) in 2017.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site may have potential archaeological values pertaining to the prior residential development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

Caroline Courts have overall heritage significance to Timaru and Timaru district as a whole. The apartments have historical and social significance as an inter-war development erected to capitalise on the popularity of Timaru as a seaside resort and cultural value as a demonstration of the way of life of its early residents. Caroline Courts have architectural significance as a Streamline Moderne style building designed by Christchurch architect Colin Lamb and technological and craftsmanship value for their concrete construction and decorative detailing. Caroline Courts have contextual significance for the contribution it makes to the Timaru town centre streetscape and environs of Caroline Bay; its site may have potential archaeological value in view of the earlier residential development that occurred on the property.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 6 August 2016 (available online).
- *Temuka Leader* 19 November 1927, p. 1; 26 August 1930, p. 2.
- *Press* 13 November 1928, p. 8; 13 December 1928, p. 19; 10 August 1933, p. 17; 13 November 1933, p. 16; 20 May 1935, p. 10; 4 December 1935, p. 6; 15 February 1938, p. 2; 22 December 1938, p. 2; 4 May 1939, p. 25; 5 June 1939, p. 2; 2 September 1939, p. 30; 7 March 1940, p. 2; 27 October 1941, p. 9.
- *Home & Building* Vol. 12, No. 3, December 1949-January 1950, p. 14; Vol. 12, No. 6, June-July 1950); available online.
- <http://eyeofthefish.org/beach-life/>
- <https://landmarks.waimakariri.govt.nz/lost-heritage/rialto-theatre>
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- T Hodgson *Looking at the Architecture of New Zealand* Wellington, 1990, pp. 62-63.
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Extent of setting, including the boundary fencing on the street front but excluding garaging adjacent to Theodosia Street, 48 The Bay Hill, Timaru.



Detail of April 1947 aerial view of Timaru showing Caroline Courts in context. WA-06401-F, Alexander Turnbull Library, Wellington. It is assumed that the buses parked behind Caroline Courts were part of Henry Lister's fleet, with his garage seen behind the Hydro Grand Hotel.