

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Hampton House
ADDRESS Units 1-5 / 16 The Terrace, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

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

LEGAL DESCRIPTION Part Lot 118 DP 1

VALUATION NUMBER 2500075900

DATE OF CONSTRUCTION 1923-24

**ARCHITECT/DESIGNER/
BUILDER** Turnbull & Rule, architects

STYLE Georgian Revival

PHYSICAL DESCRIPTION

Two and a half storey-building with squat T-shaped footprint and mansard roof forms. Symmetrical façade about recessed entry and first floor sunroom. Bricks in contrasting colour create quoin effect at building corners and decorate panels below ground floor bay windows and above entry. Double-height bay/oriel windows. Shed dormers on façade and side elevations. Overhanging eaves, fanlight and casement type windows; those set into bays have leaded fanlights. Brick boundary fence.

MATERIALS/STRUCTURE

Brick, cement plaster, timber, slate and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The building stands on the south side of The Terrace, its principal elevation facing north-east. Whilst the north side of The Terrace is generally residential in character, the south side has largely been redeveloped for light industrial and parking uses. The extent of scheduling includes the brick boundary fencing and is limited to the garden setting of the apartment building, notwithstanding the potential archaeological values of the site as a whole.

HISTORY

When Hampton House was completed in March 1924 it was hailed as the first block of flats to be erected in Canterbury. Early residents included sisters Edith and Liliias McLaren, Donald Parkin, the organist of Trinity Church, and Commander AD Boyle (1887-1965) of Pyne, Gould Guinness Ltd. The property was held by the Rhodes family for many years and the movements of Hampton House residents were regularly reported in the social pages through the 1920s and 1930s. It remains in residential use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

Hampton House has historical and social significance as an early inter-war apartment building and represents a change in social patterns that prompted the construction of new housing types. The building can be compared to New Plymouth's Devonport Flats (1923-24) and the Braemar Flats in Wellington (1924-25), both of which are early apartment buildings listed by Heritage NZPT. The HNZPT list entry for the Devonport Flats states that it was 'highly unusual' to find apartment buildings being built outside the main centres in the early 1920s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Hampton House has 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

Hampton House has architectural significance as Georgian Revival style apartment building designed by notable Timaru architectural partnership Turnbull and Rule. Timaru-born 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. 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. The firm designed the Temuka Library (heritage item #118, 1926-27), St Mary's Hall in Timaru (1928-29), St James' Anglican Church at Franz Josef (1928-31) and the 1930 additions to the Bank Street Methodist Church (heritage item #51). Rule was awarded a Gold Medal from the NZ Institute of Architects for his design of the Surgical Wing at Timaru Hospital (1936-40) in 1939.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Hampton House has technological and craftsmanship value for its brick construction and ornamental façade detailing. The contractors for the building are currently unknown.

CONTEXTUAL SIGNIFICANCE

Hampton House has contextual value for the contribution it makes to the historic residential streetscape of The Terrace. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's CBD its distinctive identity and sense of place. The South Canterbury Club (1904), former harbourmaster's house (1910) and the original site of Blackett's lighthouse (heritage item # 11) are on the opposite side of The Terrace to the south-east of Hampton House.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site has potential archaeological values pertaining to the prior residential development of the property. The 1875 plan of Timaru (South Canterbury Museum) shows the footprints of three buildings on Lot 118 of DP 1. One or more of these structures appears to have been the setting for Mrs Pavitt's Ladies' School in 1877.

SUMMARY OF HERITAGE SIGNIFICANCE

Hampton House has overall heritage significance to Timaru and Timaru district as a whole. The building has historical and social significance for its rarity as a provincial early 1920s apartment building and cultural value as a demonstration of the way of life of its early residents. Hampton House has architectural significance as a Georgian Revival style building by successful local architects Turnbull & Rule and technological and craftsmanship value for its brick construction and decorative detailing. Hampton House has contextual value for the contribution it makes to the Timaru town centre streetscape and its site may have potential archaeological significance in view of the colonial residential development that had occurred previously on the site.

HERITAGE CATEGORY

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REFERENCES

- *Temuka Leader* 8 March 1924, p. 3; 25 August 1927, p. 2.
- *Timaru Herald* 24 January 1877, p. 2; 30 July 1900, p. 3; 28 April 1919, p. 7.
- *Press* 24 March 1924, p. 4; 10 March 1926, p. 8; 14 May 1930, p. 2; 3 February 1931, p. 2; 4 March 1931, p. 2; 30 June 1931, p. 2; 26 December 1931, p. 2; 4 February 1936, p. 2; 12 March 1936, p. 23; 3 September 1937, p. 2; 12 May 1939, p. 2; 16 April 1940, p. 5.
- *South Canterbury Times* 17 March 1882, p. 3.
- *North Canterbury Gazette* 1 June 1934, p. 5.
- <http://www.heritage.org.nz/the-list/details/1341>
- <http://www.heritage.org.nz/the-list/details/890>
- <https://museum.timaru.govt.nz/explore/scroll/profile?id=3726>
- <http://thecommunityarchive.org.nz/node/68165/description>



Extent of setting, including the brick boundary fencing and limited to the garden setting, 16 The Terrace, Timaru.