

BUILDING TITLE: Budock Vean **BUILDING ADDRESS:** 45 French St
LEVEL OF SIGNIFICANCE: A || B || C |X| D || E || **BUILDING TYPE:** detached house
DESIGNATION: HBR Reg No File # AHC File # NT File # Class || Rec ||
CONSERVATION AREA: Church Hill **LEVEL OF STREETScape SIGNIFICANCE:** 1 || 2 |X| 3 ||
STYLE: Picturesque

CONSTRUCTION DATE & ALTERATIONS:

1. pre 1866
2. c1936
- 3.
- 4.
- 5.
- 6.

Sources:

Hamilton Rate Books
HSA Drainage Plan DP 489

MATERIALS:

Roof: glazed terra cotta tiles
Walls: rendered brick
Dressings: clinker cream brick
Plinth: none
Windows: timber casement
Paving:
Other: half timbering in gables

SURVEY DATE: 8/3/91 **NEG FILE:** 3/1 **REPORTER:** tfh

INTEGRITY: E || G |X| F || P || **NOTABLE FEATURES:** picturesque massing of porch and chimney

CONDITION: E || G |X| F || P ||

SIGNIFICANCE: One of the few Picturesque style bungalows in Hamilton, Budock Vean is also significant as a complete transformation of an earlier house.

ALTERATIONS & RECOMMENDATIONS:

Appropriate:	Rec	Inappropriate:	Rec
		carport (replace with garage at rear)	R
		enclosed verandah	R

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

land: J Brake Parish Plan

ARCHITECTS/BUILDERS:

TITLE:

Sec C A
13B 14

JRM & MH Miller present owners

COUNCIL COMPUTER # 11344.0011

MORE INFO OVER |X|

HAMDS022

STATEMENT OF SIGNIFICANCE

Budock Vean
45 French Street

One of the few Picturesque style interwar bungalows in Hamilton, this house replaced or, more likely, incorporated an earlier brick house which had been constructed in 1866 or earlier for and by William Dunn, builder and bricklayer. ⁽ⁱ⁾ The original house was still there in 1892. ⁽ⁱⁱ⁾ Mrs C M Brentnall is listed as the owner/occupier in 1938 of a house on the site. An amendment to the 1938 sewerage plan indicates the removal of the front verandah and in 1980 the current owner, Graeme Richard Ralph, was responsible for a garage extension. By 1986 the owner is listed as J R M Miller. ⁽ⁱⁱⁱ⁾

The house capitalises on its position relative to the street and maximises its appeal with the Picturesque use of materials and details. Of particular note is the massing of the front porch and chimney. The simple planting and rambling rose compliment the architectural style of the house. It is substantially intact and in good condition. Like its near neighbour, the house at the corner of Kennedy and French Streets, Budock Vean is one of several houses in Hamilton which have been completely transformed from their original appearance.

ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1930s

ASSOCIATED HISTORIC BUILDINGS

House, cnr Kennedy and French Streets

REFERENCES

Hamilton Rate Books, 1866, No. 223; 1892, No. 306 (W Dunn, owner/occupier listed at first as bricklayer, then builder).
HSA DP No. 489, for Mrs C M Brentnall, owner/occupier, 21 December 1938, front verandah removed); for Graeme Richard Ralph, owner/occupier, 12 September 1980; for present owner, J R M Miller, 8 July 1986. (plans copied)

FOOTNOTES

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- ⁱ *Hamilton Rate Book* 1866, No. 223; 1892 No. 306 (W Dunn, owner/occupier, bricklayer)
ⁱⁱ *Ibid.*, 1892, No. 306 (W Dunn, owner/occupier, builder, NAV 30 pounds).
ⁱⁱⁱ *HSA DP* No. 489 (1938-1986).