

BUILDING TITLE: Cobbitty **BUILDING ADDRESS:** 31 Gray Street
LEVEL OF SIGNIFICANCE: A || B || C |X| D || E || **BUILDING TYPE:** Residence
DESIGNATION: HBR Reg No File # AHC File # NT File # Class || Rec ||
CONSERVATION AREA: Church Hill **LEVEL OF STREETScape SIGNIFICANCE:** 1 || 2 || 3 ||
STYLE: mid Victorian/Italianate

CONSTRUCTION DATE & ALTERATIONS:

1. 1860s
- 2.
- 3.
- 4.
- 5.
- 6.

Sources:

- 1 *Hamilton Rate Book*
- 2 *HSA DP No 516*

MATERIALS:

Roof: corrugated iron
Walls: rendered stone
Dressings: cement render
Plinth: painted bluestone
Windows: timber dhs
Paving: concrete
Other: timber verandah floor

SURVEY DATE: 06/04/1991 **NEG FILE:** 05/04 **REPORTER:** SK

INTEGRITY: E || G |X| F || P || **NOTABLE FEATURES:** sawtooth mouldings in verandah arches, eaves brackets

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

SIGNIFICANCE: One of the oldest houses in the Church Hill area, this shows an elegant restraint in its detailing.

ALTERATIONS & RECOMMENDATIONS:

Appropriate: Rec **Inappropriate:** Rec
Carport R

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

SIGNIFICANT OWNERS/TENANTS: land to W Smith on 17/2/1854 **ARCHITECTS/BUILDERS:** **TITLE:**
Sec CA
12B 12, 13 & 14

COUNCIL COMPUTER #

MORE INFO OVER |X|

HAMDS095

STATEMENT OF SIGNIFICANCE

Cobbity
31 Gray Street

Built on land originally sold by the Crown to a Mr W Smith in 1854, this house is of local architectural significance for its relatively early date, the elegance and restraint of its detailing and its typical mid-Victorian form. The house is built of stone and has been rendered to produce a mock ashlar finish. The timber verandah with its strong but simple detailing betrays the early date of the house as do the French doors opening on to the side verandah.

W Smith may have been the William Smith (c1838-1909) the Town Clerk of Hamilton from 1874 to 1887 who may have acted as his own architect. ⁽ⁱ⁾ The block originally comprised three allotments but has since been sub-divided to include all of crown allotment 13 and parts of 12 and 14. The house remains significantly intact and in excellent condition. The garden includes an important *Araucaria heterophylla*, Norfolk Island Pine. With its garden, Cobbity is an important contributor to the streetscape.

ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1860s
Important Men & Women: Municipal government

ASSOCIATED HISTORIC BUILDINGS

Lynwood, 30 Gray Street
The Manor House, 4 Dryden Street
Ivanhoe, 32 Chaucer Street

REFERENCES

HSA DP No 516
Hamilton Rate Books

FOOTNOTES

ⁱ Garden, D, *Hamilton*, p 73, p 89 and p 123. Garden suggests Smith prepared the first design for the Hamilton College.

