

**BUILDING TITLE:** Commercial Hotel **BUILDING ADDRESS:** 139 Thompson Street  
**LEVEL OF SIGNIFICANCE:** A || B |X| C || D || E || **BUILDING TYPE:** hotel  
**DESIGNATION:** HBR Reg No File # AHC File # NT File # Class || Rec ||  
**CONSERVATION AREA:** Gray Street commercial area **LEVEL OF STREETScape SIGNIFICANCE:** 1 || 2 || 3 |X|  
**STYLE:** Early Victorian/Edwardian

**CONSTRUCTION DATE & ALTERATIONS:**

1. 1860
- 2.
3. c1920 (new verandah)
- 4.
- 5.
- 6.

**Sources:**

- 1 *Hamilton Spectator*, 16/6/60 and 23/6/60, Garden, D, *Hamilton*, p 81

**MATERIALS:**

**Roof:** corrugated iron  
**Walls:** bluestone  
**Dressings:** stone  
**Plinth:** bluestone  
**Windows:** timber dhs  
**Paving:** concrete  
**Other:** rough cast brick verandah

**SURVEY DATE:** 5/5/91 **NEG FILE:** 8/32 **REPORTER:** tfh  
**INTEGRITY:** E |X| G || F || P || **NOTABLE FEATURES:** glazing in original windows, 1920s verandah, parapet

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

**SIGNIFICANCE:** One of the oldest hotels in Hamilton, associated with key early figures and a key building in the streetscape.

**ALTERATIONS & RECOMMENDATIONS:**

**Appropriate:** Rec Inappropriate: Rec  
none required none apparent

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

**SIGNIFICANT OWNERS/TENANTS:** **ARCHITECTS/BUILDERS:** **TITLE:**  
land to T Finn, 6/10/51 **Sec CA**  
Edmund Wadley, gentleman, owner 1860 8 8  
Charles Pilven, hotel keeper, 1869  
Mrs John Hutcheson, widow, owner 1877  
**COUNCIL COMPUTER #** **MORE INFO OVER** |X| **HAMDS131**

## STATEMENT OF SIGNIFICANCE

Commercial Hotel  
139 Thompson Street

This building has regional historic and architectural significance because of its early date as a hotel and as one of a group of 1860s buildings in that section of Thompson Street owned in the late 1860s by Edmund Wadley, gentleman. The earliest section of the hotel dates from 1860 <sup>(i)</sup> the property being rated in the first surviving 1866 Hamilton Rate Book as hotel and stables owned by Wadley and occupied by John William Fisher, publican. <sup>(ii)</sup> Its form and detailing were simple and conventional for the time but of particular note is the glazing in the windows. In 1867 Wadley's six Thompson Street properties included the hotel and stables, a butcher's shop, a bootmaker's shop and house, a shop owned and occupied by Wadley, a fancy goods shop and a baker's shop and bakery. <sup>(iii)</sup>

By 1869 the Commercial Hotel was owned and occupied by Charles Pilven, hotel keeper. <sup>(iv)</sup> In 1877 Pilven sold the hotel to Mrs Hutcheson, widow of John Hutcheson who operated the Hamilton Flour Mill until his death in 1870. <sup>(v)</sup> In 1919 the Licence Reduction Board threatened to close the Commercial Hotel because of its delapidated state and the concentration of hotels in the area. <sup>(vi)</sup> It may be that this triggered the substantial remodelling of the original timber verandah and facade in the early twenties.

The building remains significantly intact (from the 1920s) and is in good condition. It is a key building in the streetscape and is critical for its scale and location on the corner. It is also associated with the *Eucalyptus globulus* subsp. *bicostata*, Eurabbie in the street outside which was possibly planted by or under the direction of Ferdinand von Mueller.

### ASSOCIATED HISTORIC THEMES

Tertiary Industry: Hotels  
Evolution of the Town: 1860s

### ASSOCIATED BUILDINGS

Argyle Arms Hotel, 235 Gray Street  
George Hotel, 213 Gray Street

### REFERENCES

*Hamilton Spectator*  
*Hamilton Rate Books*  
Garden, Don, *Hamilton*, North Melbourne, 1984.

### FOOTNOTES

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- <sup>i</sup> *Hamilton Spectator*, 16 June 1860, 23 June 1860; Garden, Don, *Hamilton*, pp 81, 83.  
<sup>ii</sup> *Hamilton Rate Book 1866*, No. 123 (NAV 330 pounds).  
<sup>iii</sup> *Ibid.*, 1867 Nos. 123 (NAV 260 pounds); 124 (NAV 20 pounds); 125 (NAV 54 pounds); 126 (NAV 35 pounds); 127 (NAV 28 pounds); 128 (NAV 45 pounds).  
<sup>iv</sup> *Ibid.*, 1869, No. 125.  
<sup>v</sup> Garden, Don, *Hamilton*, p 81.  
<sup>vi</sup> *Ibid.*, p 197.