

BUILDING TITLE: Early Cottage **BUILDING ADDRESS:** 32 Collins Street
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: St Ronan's **LEVEL OF STREETSCAPE SIGNIFICANCE:** 1 || 2 || 3 |X|
STYLE: early Victorian

CONSTRUCTION DATE & ALTERATIONS:

1. pre 1866 (brick section)
2. 1880s (weatherboard section)
- 3.
- 4.
- 5.
- 6.

Sources:

1 *Hamilton Rate Book 1866*, No. 531
HSA DP No 889

MATERIALS:

Roof: corrugated iron
Walls: brick or timber
Dressings: cement render or timber
Plinth: bluestone
Windows: timber dhs
Paving: concrete
Other: timber verandah

SURVEY DATE: 15/5/91 **NEG FILE:** 8/28 **REPORTER:** tfh

INTEGRITY: E |X| G || F || P || **NOTABLE FEATURES:** lateral extension and notable garden

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

SIGNIFICANCE: One of the best cottages from the 1860s and earlier, typically extended and with a notable garden. 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 J Thomas (Lot 11), and to W Stephenson (Lot 12), 17/10/61		Sec CA 54 11 & 12

COUNCIL COMPUTER # **MORE INFO OVER** |X| **HAMDS140**

STATEMENT OF SIGNIFICANCE

Early Cottage
32 Collins Street

This early cottage has local significance for its historical associations from 1866 or earlier with a Hamilton tradesman, and for its architecture. It is typical and one of the best examples of the many small dwellings constructed in Hamilton in the 1850s and 1860s for the town's more humble citizens. The land, a double allotment and in a salubrious situation, was originally sold by the Crown at auction in 1861 to J Thomas, (Lot 11), who was a soft drink manufacturer and to William Stevenson (c1822-1865), (Lot 12), who was a chemist and a doctor. ⁽ⁱ⁾ From the early 1860s the owner of the cottage was John Cross, a storeman. ⁽ⁱⁱ⁾ By 1876 he was listed as an accountant. ⁽ⁱⁱⁱ⁾ Like several other cottages from this period it was extended presumably to accommodate growing families and as a reflection of better times. It can be compared with Crathie, 6 Clarke Street, Tavistock, 17 Lonsdale Street and the cottage opposite at 29 Collins Street. This cottage is different because the large site allowed it to grow sideways. The double block also allowed for the establishment of a large and elaborate garden including fruit trees on one side of the house, a vegetable on the other and terraces at the rear which enjoyed an excellent view of the town. ^(iv)

Both sections of the cottage are typical for their period in scale, form, materials and details. The house is setback close to the street boundary, another indicator of its early date. A timber verandah unites the two sections. The cottage is significantly intact and is in excellent condition. It is a key building in the streetscape.

ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1860s

ASSOCIATED BUILDINGS

Crathie, 6 Clarke Street.
29 Collins Street
Tavistock, 17 Lonsdale Street

REFERENCES

Hamilton Rate Books
Garden, Don, *Hamilton*, 1984.
HSA DP No 889

FOOTNOTES

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- ⁱ *Township of Hamilton Parish Plan and Garden, D, Hamilton*, pp 215 & 58.
ⁱⁱ *Hamilton Rate Book 1866*, No. 531 (house, NAV 22 pounds).
ⁱⁱⁱ *Ibid.*, 1876, No. 610.
^{iv} Several notable elms along the rear boundary may have been removed.