

BUILDING TITLE: Early Victorian Residence **BUILDING ADDRESS:** 29 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. 1863 - 1866
- 2.
- 3.
- 4.
- 5.
- 6.

Sources:

1 Township of Hamilton Parish Plan
Hamilton Rate Book 1866, No. 530

MATERIALS:

Roof: corrugated iron
Walls: painted brick
Dressings: stone
Plinth: stone
Windows: (12 pane) timber dhs
Paving:
Other: railway sleepers in front garden

SURVEY DATE: 15/5/91 **NEG FILE:** 10/13 **REPORTER:** tfh

INTEGRITY: E | G | X | F | P || **NOTABLE FEATURES:** combination of brick and stone masonry
CONDITION: E | G | X | F | P ||

SIGNIFICANCE: One of the better examples of simple cottages in this part of Hamilton.

ALTERATIONS & RECOMMENDATIONS:

Appropriate:	Rec	Inappropriate:	Rec
		new verandah	O

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

SIGNIFICANT OWNERS/TENANTS:

land to J Ewing, plasterer, 28/1/63
James Ewing, owner/occupier 1863-1880s

ARCHITECTS/BUILDERS:

TITLE:
Sec CA
69 6

STATEMENT OF SIGNIFICANCE

Early Victorian Residence
29 Collins Street

This modest Victorian house has local significance for its historical associations from 1866 or earlier with James Ewing, a plasterer, ⁽ⁱ⁾ who bought the land from the Crown at auction in 1863. ⁽ⁱⁱ⁾ It is also significant for its architecture as one of the many small cottages constructed in Hamilton in the 1850s and 1860s for the town's building artisans. Built in two sections, the front brick and the rear timber with later additions, this house parallels Tavistock, 17 Lonsdale Street, the home of the builder William Holden. ⁽ⁱⁱⁱ⁾ Crathie, at 6 Clarke Street dates from the same period and was the home of William Hoare, a bricklayer. ^(iv) Ewing was still at 29 Collins Street in the 1880s. ^(v) The house is typical for its period being simple in form, detail and fenestration. ^(vi) It is set close to the street boundary another indicator of its early age. The combination of brick walls and stone quoins is also typical. The verandah is not original. Otherwise the house is substantially intact and in good condition. One of the better examples in this area, the house contributes to the streetscape because of its form, scale and setback.

ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1860s
Secondary Industry: Building

ASSOCIATED BUILDINGS

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

REFERENCES

Hamilton Rate Books
Garden, Don, Hamilton, 1984.

FOOTNOTES

-
- ⁱ *Hamilton Rate Book 1866*, No. 530 (house, NAV 22 pounds).
ⁱⁱ *Township of Hamilton Parish Plan*
ⁱⁱⁱ *Hamilton Rate Book 1876*, No 528.
^{iv} *Hamilton Rate Book 1866*, No. 265 (house, NAV 15 pounds).
^v *Hamilton Rate Book 1888*, No. 642 (house, NAV 20 pounds)
^{vi} The front windows have probably been modernised from 12 pane double hung sashes to two panes.