

**BUILDING TITLE:** Former guesthouse **BUILDING ADDRESS:** 1 Brown Street  
**LEVEL OF SIGNIFICANCE:** A || B || C |X| D || E || **BUILDING TYPE:** guest house  
**DESIGNATION:** HBR Reg No File # AHC File # NT File # Class || Rec ||  
**CONSERVATION AREA:** outside **LEVEL OF STREETScape SIGNIFICANCE:** 1 || 2 || 3 ||  
**STYLE:** Federation

**CONSTRUCTION DATE & ALTERATIONS:**

1. c1910
- 2.
- 3.
- 4.
- 5.
- 6.

**Sources:**

HSA DP No 397  
Hamilton Rate Books

**MATERIALS:**

**Roof:** corrugated iron  
**Walls:** weatherboard  
**Dressings:** timber  
**Plinth:** timber  
**Windows:** timber dhs  
**Paving:** concrete steps  
**Other:** brick chimneys  
rough cast gables  
timber verandah

**SURVEY DATE:** 6/4/1991 **NEG FILE:** 05/01 & 11/6 **REPORTER:** SK & TFH

**INTEGRITY:** E || G |X| F || P || **NOTABLE FEATURES:** Coloured glazing in and awnings over main windows, rough cast and half timbered gables.

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

**SIGNIFICANCE:** As a boarding house associated with the railway station and adjacent buildings. Shares typical Federation details with several other houses in Hamilton.

**ALTERATIONS & RECOMMENDATIONS:**

<b>Appropriate:</b>	<b>Rec</b>	<b>Inappropriate:</b>	<b>Rec</b>
		brickwork painted	RAM
		front fence missing	S

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

<b>SIGNIFICANT OWNERS/TENANTS:</b>	<b>ARCHITECTS/BUILDERS:</b>	<b>TITLE:</b>
land to J F Corney, 26/9/53		Sec CA
Misses M & A O'Sullivan		6 11

**COUNCIL COMPUTER #**

**MORE INFO OVER |X|**

**HAMDS092**

## STATEMENT OF SIGNIFICANCE

Early Boarding House  
1 Brown Street

Built on land originally sold by the Crown to J F Corney in 1853, this Federation period guest house has local significance for its architecture and its historical association with the railway station and other nearby buildings, reflecting a past mode of transport and accommodation. The building was constructed about 1910 and exhibits typical materials and detailing for the period. The details are shared with several buildings of the same period including some designed by the Town Clerk and architect, Frank Hammond. <sup>(i)</sup> There is even a suggestion of the Art Nouveau in the half timbered and rough cast gables. The location would have been an ideal position for rail travellers and this building is the equivalent of the typical railway hotels found in other towns. In its heyday during the interwar years it was run by the Misses M & A O'Sullivan, one of the respectable occupations for ladies.

There was a special effort by the Victorian Railways to counter the increasing competition from road traffic in the mid 1930s by improving the service and remodelling of the Hamilton Station. <sup>(ii)</sup> The guest house boasted five water closets, three baths, five basins, a trough and a shower when it was connected to the sewerage in 1938. <sup>(iii)</sup> It is still substantially intact and is in good condition. Because of its position it is the dominating building in the streetscape.

### ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1900s  
Transport: Rail travel  
Accommodation: Boarding houses

### ASSOCIATED HISTORIC BUILDINGS

Hamilton Railway Station, Station Street  
Former Coffee Palace, 9 Brown Street  
Victorian Railways Institute, (Hadden Theatre)  
2 Brown St  
Railway workers housing, Cnr Brown and Martin Street  
14 McIntyre Street

### REFERENCES

*HSA DP No 397.*  
*Hamilton rate Books*  
Garden, D, *Hamilton*, North Melbourne, 1984.

### FOOTNOTES

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- <sup>i</sup> There is no indication that he was the architect although it is possible.  
<sup>ii</sup> Garden, D, *Hamilton*, pp 209-210. It was a cloud with a silver lining for Reg Ansett.  
<sup>iii</sup> *HSA DP No 397.*