

BUILDING TITLE: James Berry House

BUILDING ADDRESS: 162 Gray St

LEVEL OF SIGNIFICANCE: A || B |X| C || D || E || **BUILDING TYPE:**
DESIGNATION: HBR Reg No File # AHC File # NT File # Class || Rec ||
CONSERVATION AREA: Gray St Commercial **LEVEL OF STREETScape SIGNIFICANCE:** 1 || 2 |X| 3 ||
STYLE: Queen Anne

CONSTRUCTION DATE & ALTERATIONS:

1. 1905
2. shop front later by Gill?
3. 1938 (sewerage connection)
- 4.
- 5.
- 6.

Sources:

- 1 *Hamilton Rate Book* 1905 No 176
- 2 name plate on windows
- 3 *HSA DP* No 227 (1938)

MATERIALS:

Roof: corrugated iron
Walls: rendered brick
Dressings: cement render
Plinth: glazed blue tiles
Windows: copper plate glass
Paving: tiles
Other:

SURVEY DATE: 7/3/91

NEG FILE: 2/26

REPORTER: TFH

INTEGRITY: E |X| G || F || P || **NOTABLE FEATURES:** Intact shop front which is perhaps the best in Hamilton.

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

SIGNIFICANCE: Most intact shop in Gray St, this is a gem of the Queen Anne style which is also significant for its associations with Thomas O'Neill and James berry.

ALTERATIONS & RECOMMENDATIONS:

Appropriate: 1920s? Shopfront by Gill ? **Rec** **Inappropriate:** cantilevered awning **Rec**
O

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

SIGNIFICANT OWNERS/TENANTS:

land to F.Bergin, 8/9/52
Sarah O'Reilly, first owner of shop, 1905

ARCHITECTS/BUILDERS:

shop front by Gill

TITLE:

Sec C A
5 8
Thomas O'Neill, haberdasher and draper
second owner, 1907

COUNCIL COMPUTER #

MORE INFO OVER |X|

HAMDS049

STATEMENT OF SIGNIFICANCE

James Berry House
162 Gray Street

This building has local significance for its architectural interest as the most intact shop in Gray Street, for its glazed blue tiles and distinctive shopfront by Gill and for its historical associations from 1907 with Thomas O'Neill, haberdasher and draper, Secretary of the Hamilton Closer Settlement Association in 1905, and Secretary and major force in the Hamilton Progress Association formed in 1908. (i) O'Neill was a leading figure in the Hamilton Ratepayers Association in 1933. (ii) A new shop on the site (Crown Allotment 8, Section 5) was rated for the first time in 1905 owned by Sarah O'Reilly, who also owned stores and two wooden shops nearby. (iii) Thomas O'Neill, mercer and Robert George, tailor, were the owner/occupiers in 1907, O'Neill becoming the sole owner in 1909. (iv) By the 1930s, when the owner was James Berry, the property was known as Berry House. (v)

The building is one of the most delightful examples of the Queen Anne style so popular at the time. It survives significantly intact except for the loss of its original verandah. It is in excellent condition and despite its small scale is an important contributor to the streetscape because of its detailing which charms the passer-by.

ASSOCIATED HISTORIC THEMES

Tertiary Industry: Haberdashers, drapers, tailors
Evolution of the Town: 1900s

ASSOCIATED HISTORIC BUILDINGS

Red Cross Centre, 56 Gray Street.

REFERENCES

Garden, Don, *Hamilton*, 1984.
HSA DP No. 227, dated 1 March 1938, for Mr J Berry. (new connection)

FOOTNOTES

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- i Garden, Don, *Hamilton*, pp 160, 182.
ii Ibid., p 215.
iii *Hamilton Rate Book 1905*, Nos. 176 & 179 (NAV 30 pounds & 100 pounds).
iv Ibid., 1907, No. 181 (NAV 85 pounds); 1906, No. 174 (NAV 85 pounds).
v HSA DP No. 227, dated 1 March 1938.