

**BUILDING TITLE:** Late Victorian Residence **BUILDING ADDRESS:** 53 Kennedy 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:** Botanic Gardens **LEVEL OF STREETScape SIGNIFICANCE:** 1 || 2 |X| 3 ||  
**STYLE:** Conservative Classicism

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**CONSTRUCTION DATE & ALTERATIONS:**  
 1. late 1880s  
 2.  
 3.  
 4.  
 5.  
 6.

**Sources:**  
 Hamilton Rate Books  
 HSA DP No 486

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**MATERIALS:**  
**Roof:** corrugated iron  
**Walls:** rendered stone  
**Dressings:** cement render  
**Plinth:** rockface bluestone  
**Windows:** timber double hung sash  
**Paving:** concrete  
**Other:** cast iron verandah frieze  
 and columns  
 bluestone steps to concrete  
 verandah

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**INTEGRITY:** E || G |X| F || P || **SURVEY DATE:** 4/4/91 **NEG FILE:** 4/6 **REPORTER:** tfh  
**NOTABLE FEATURES:** cast iron and timber verandah, leadlighting in side French doors and their aedicule frames with cushion mould in pediment, cast iron fence gate and posts.

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

**SIGNIFICANCE:** Very elegantly detailed late Victorian residence with notable *Erythina*, Coral Tree in front garden. Key building in the Botanic Gardens area.

**ALTERATIONS & RECOMMENDATIONS:**

<b>Appropriate:</b>	Rec	<b>Inappropriate:</b>	Rec
		missing front fence	O
		addition at side	R

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

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**SIGNIFICANT OWNERS/TENANTS:** land to G Bowler, 3/5/54 **ARCHITECTS/BUILDERS:** **TITLE:**

	Sec	CA
	13B	11

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**COUNCIL COMPUTER #** **MORE INFO OVER** **HAMDS069**

## STATEMENT OF SIGNIFICANCE

Residence  
53 Kennedy Street

Built in the late 1880s on land first sold by the Crown to G Bowler in 1854, this late Victorian residence is of local significance for its architecture. The house represents the success of the upper middle class in Hamilton at the end of the last century. It is one of the few house with an intact cast iron verandah. The leadlighting in the elegantly detailed side French doors and their aedicule frames with a cushion mould in the pediment are especially notable. The house has been extended at the side and converted into flats. The original front fence is missing but the gate and gateposts survive. The house is substantially intact and is in fair condition. The garden includes one significant remnant of the original design, an *Erythina*, Coral Tree. Because of its corner position the building is a key site for the Botanic gardens Area.

### ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1880s

### ASSOCIATED HISTORIC BUILDINGS

### REFERENCES

HSA DP 486  
*Hamilton Rate Books*

### FOOTNOTES