
BUILDING TITLE: Lyndhurst

BUILDING ADDRESS: 4

McIntyre St

LEVEL OF SIGNIFICANCE: A || B |X| C || D || E ||

DESIGNATION: HBR Reg No File # AHC File #

CONSERVATION AREA: Church Hill

LEVEL OF STREETSCAPE

SIGNIFICANCE: 1 || 2 |X| 3 ||

STYLE: late Victorian Italianate

CONSTRUCTION DATE & ALTERATIONS:

1. 1901 (tenders called)
2. 1902
- 3.
- 4.
- 5.
- 6.

Sources:

1. BEMJ 31/8/1901
2. Hamilton Rate Book 1902 No 343
2. Garden, D, Hamilton, p 172

MATERIALS:

Roof: slate ? & corr'ed iron
Walls: cement render
Dressings: cement render
Plinth:
Windows: timber dhs & casement
Paving: gravel
Other:

SURVEY DATE: 25/2/91 **NEG FILE:** 1/1 **REPORTER:** tfh/fp

INTEGRITY: E |X| G || F || P || **NOTABLE FEATURES:** pressed
cement acroteria &
other details

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

SIGNIFICANCE: Designed by Frank Hammond for S H Palmer, this is one of the most distinctive houses architecturally in Hamilton. Although part of the garden has been sold and built on much remains of it which adds to the significance of the site overall.

ALTERATIONS & RECOMMENDATIONS:

Appropriate: Rec **Inappropriate:** Rec

weatherboard extension at the rear grounds eroded
by later subdivision

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

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

land to G F Gwyther (18 & 19) on 3/12/55
and to J Sandison (20) on 3/12/55

TITLE:

Frank Hammond
14B19,20 pt 18

Saxon H Palmer, solicitor, first owner

Mrs M Brake (1938-c1959)

COUNCIL COMPUTER #11431.0001

MORE INFO OVER |X|
HAMDS001

STATEMENT OF SIGNIFICANCE

Lyndhurst
4 McIntyre Street

One of the most distinguished houses in Hamilton, Lyndhurst is of regional significance for its fine classical architecture, the rather Mannerist detailing of which betrays its late nineteenth century, early twentieth century date. Historically it is significant as the home of Saxon H Palmer (1864-1952), the prominent Hamilton solicitor. ⁽¹⁾ Palmer was the son of A H Palmer, one of the town's earliest solicitors. For over twenty years, from 1938 to 1959, Lyndhurst was owned by Mrs Martha Brake. ⁽²⁾ The Tower House, as it is sometimes known, was designed in 1901 by the local architect, engineer and town clerk, Frank Hammond. ⁽³⁾ He certainly was versatile. Hammond probably designed several other houses in Hamilton at this time and, as the Worshipful Brother Hammond, he designed the Masonic Temple in Lonsdale Street and surprisingly the extension to St Mary's Catholic Church as well as extensions to the Mechanics Institute in Gray Street.

Lyndhurst's gardens, now eroded by subdivision, were once much larger but are still of interest. ⁽⁴⁾ The house is all the more significant because it is so intact and because it remains unpainted. With its tower, Lynhurst is a landmark and marks the edge of the Church Hill area.

ML to review gardens for plan and individual plants.

¹ Hamilton Rate Book, 1902 No 343 and Garden, D, *Hamilton*, pp 90, 129, 172.

² Hamilton Rate Books and Garden, p 121-2. Martha may have been the widow of James Brake who took over Thomsons' Iron Store in Gray Street.

³ *BEMJ*, 31/8/1901, sp 6, "Tender accepted for the erection of brick villa for S H Palmer, Esq, Hamilton".

⁴ The rate books indicate an extensive garden.

**ASSOCIATED HISTORIC THEMES
BUILDINGS**

Evolution of the Town: 1900s
Lonsdale Street 076
Horticulture: Private gardens
Institute, 47 Gray Street 046
Tertiary Industry: Legal profession
Catholic Church, 136 Lonsdale Street 089
Role of Women: Property ownership
same architect? 101

ASSOCIATED HISTORIC

Masonic Temple, 116
Mechanics
St Mary's
13 Gray Street,

REFERENCES

Building Engineering & Mining Journal, 31/8/1901.
Garden, D, *Hamilton*, North Melbourne, 1984
Hamilton Rate Books
HSA DP 451. House connection, Mrs M Brake 18/4/38.

FOOTNOTES