

BUILDING TITLE: St Ronan's Garage **BUILDING ADDRESS:** 5A Dryden Street
LEVEL OF SIGNIFICANCE: A || B || C |X| D || E || **BUILDING TYPE:**
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. 1860s
2. 1930s (conversion to garage)
- 3.
- 4.
- 5.
- 6.

Sources:

- 1 Hamilton Rate Book 1868 No 431

MATERIALS:

Roof: corrugated iron
Walls: brick, part rendered
Dressings: brick
Plinth: bluestone
Windows: 12 & 4 pane dhs
Paving: concrete & brick
Other: timber balustrading &
verandah framing
sandstone window sills

SURVEY DATE: 5/5/91 **NEG FILE:** 5/29 & 30 **REPORTER:** tfh

INTEGRITY: E || G || F |X| P || **NOTABLE FEATURES:** pavilion form of back verandah, use of materials.

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

SIGNIFICANCE: Early 1860s residence of John Thorne, publican.

ALTERATIONS & RECOMMENDATIONS:

Appropriate:	Rec	Inappropriate:	Rec
		conversion to garage	0

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

SIGNIFICANT OWNERS/TENANTS:

land to J Quigley, 20/4/60
John Thorne, publican, owner, 1860s

ARCHITECTS/BUILDERS:

TITLE:
Sec CA
55 7 & part 8

COUNCIL COMPUTER #

MORE INFO OVER |X|

HAMDS146

STATEMENT OF SIGNIFICANCE

St Ronan's Garage
5A Dryden Street

This 1860s cottage, now converted into the garage of St Ronan's, has local significance for its historical associations with John Thorne, publican, owner of the nearby Dundas Hotel on the corner of Pope and Collins Streets. Thorne was rated in 1868 for a house on Crown Allotment 7 and part of allotment 8, which he leased to William Barker, labourer, and the Dundas Hotel on allotments 9 and 10. ⁽ⁱ⁾ Between these two properties, on Crown Allotment 8, was a house owned and occupied by Joseph Carter, plasterer. ⁽ⁱⁱ⁾ Carter's house was there in 1866 or earlier. ⁽ⁱⁱⁱ⁾ The former Dundas Hotel, which dated from 1866 or earlier, had historical importance for its use in 1870 as the first location of Begg's Hamilton Academy, ^(iv) a boys' college which became a serious rival of Hamilton College.

The cottage is a very simple building but it has a notable and rare pavilion arrangement for the back verandah which would have enjoyed good views across the township. The conversion into a garage, probably dating from the same time as major works at St Ronan's, has seriously compromised the facade which was built almost on the property boundary with Dryden Street. Otherwise the building is significantly intact including the interiors. Part of the west wall has been rebuilt. The building is in poor condition and has some structural failure. It is also important for its relationship with the much grander St Ronan's.

ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1860s
Industry: Hotels. Publicans

ASSOCIATED BUILDINGS

St Ronan's, 5 Dryden Street
former Hamilton Academy, (now St Mary's School)
corner Pope and Collins Streets.

REFERENCES

Hamilton Rate Books
Hamilton Spectator, 1 January 1870.

FOOTNOTES

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- ⁱ *Hamilton Rate Book 1868*, No. 431 (house, NAV 15 pounds); *Ibid.*, No. 433 (Dundas Hotel, NAV 118 pounds).
ⁱⁱ *Ibid.*, No. 432 (house, NAV 16 pounds).
ⁱⁱⁱ *Ibid.*, 1866, No. 419.
^{iv} *Ibid.*, No. 422. (John Thorne was owner in 1866 of Dundas Hotel, NAV 120 pounds); *Hamilton Spectator*, 1 January 1870.