

BUILDING TITLE: The Gables **BUILDING ADDRESS:** 69 French Street
LEVEL OF SIGNIFICANCE: A || B |X| C || 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: Queen Anne/Federation

CONSTRUCTION DATE & ALTERATIONS:

1. 1908
- 2.
- 3.
- 4.
- 5.
- 6.

Sources:

- 1 *Hamilton Rate Books* 1908 No 317

MATERIALS:

Roof: unglazed terra cotta tiles
Walls: red brick & roughcast render
Dressings: cement render
Plinth: red brick
Windows: timber casement 8 paned
Paving: gravel
Other: half timbered gables

SURVEY DATE: 4/4/91 **NEG FILE:** 4/11 **REPORTER:** tfh

INTEGRITY: E |X| G || F || P || **NOTABLE FEATURES:** Terra cotta tiled roof and verandah, dominant half timbered gables and boxed windows.

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

SIGNIFICANCE: Notwithstanding the verandah, a very English version of the Federation style, the house was probably designed by Walter Butler. It has important associations with leading townsmen.

ALTERATIONS & RECOMMENDATIONS:

Appropriate: slightly later front fence?	Rec	Inappropriate: enclosed first floor porch	Rec R
--	------------	---	-----------------

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

SIGNIFICANT OWNERS/TENANTS:

land to J Bates 3/5/54

ARCHITECTS/BUILDERS:

Walter butler, architect
or Henry Kemp, architect

TITLE:

Sec CA
9 A14 pt 15

current owner D & D M Alstin

COUNCIL COMPUTER # 10914.0007

MORE INFO OVER |X| **HAMDS074**

STATEMENT OF SIGNIFICANCE

The Gables
69 French Street

This building has regional significance for its architectural interest as a fine example of the Queen Anne style house and for its historical associations with Harold Learmonth (1863-1933) of Peter Learmonth & Co., stock and station agents and auctioneers, a prominent Hamilton townsman and mayor. ⁽ⁱ⁾ It was probably designed by the leading society architect, Walter Butler. He was active in the area at this time and associated with the Learmonth's. ⁽ⁱⁱ⁾ The house is an important foil to both Eildon, now the Napier Club building, designed by Ussher and Kemp in 1904 and Myrniong, designed by Butler (or Henry Kemp) in 1906. All three architects were closely associated. ⁽ⁱⁱⁱ⁾ Notwithstanding the verandah, it is a very English version of the Federation style and hints at the Arts and Crafts movement in its detailing.

The Gables, built in 1908, ^(iv) replaced an earlier timber house on the site owned at first by Sigismund Jacoby, storekeeper, and by Learmonth in 1890. ^(v) Learmonth's brother-in-law, Dr David Laidlaw, Medical Superintendent at the Hamilton Hospital, built his mansion Eildon, around the corner at 34 Thompson Street, in 1904. The house remains significantly intact and is in good condition. Being the largest residence in this part of French Street it plays a critical part in the streetscape. It also has an important relationship with the Botanic gardens opposite. ^(vi)

ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1900s.
Squatting: Grazing
Primary Industry: Stock and station agents
Tertiary Industry: Auctioneers
Government institutions:municipal

ASSOCIATED HISTORIC BUILDINGS

Eildon, 34 Thompson Street
Myrniong, Hensley park Road
Murndal, near Casterton

REFERENCES

HSA DP 295
Hamilton Rate Books 1908

FOOTNOTES

-
- ⁱ Garden, D, *Hamilton*, pp 120, 129, 130, 172, 173, 213.
ⁱⁱ He designed Myrniong and extensions to Murndal in 1906.
ⁱⁱⁱ ADB, Vol 7, p 510-11 and Vol 9, p 562-63.
^{iv} *Hamilton Rate Book*, 1908, No. 317 (house, NAV 85 pounds)
^v *Ibid.*, 1888, No. 252 (wooden house, NAV 48 pounds), 1890, No. 232 (wooden house, NAV 48 pounds).
^{vi} Walter Butler was a landscape architect and, having designed an important garden at Myrniong, may have done so at The Gables.