

BUILDING TITLE: The Manor House **BUILDING ADDRESS:** 4 Dryden St (formerly 4 Market Place)

LEVEL OF SIGNIFICANCE: A || B |X| C || D || E || **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # **AHC File # X** **NT File #** 2140 **Class** |X| **Rec** ||

CONSERVATION AREA: St Ronan's **LEVEL OF STREETSCAPE SIGNIFICANCE:** 1 || 2 || 3 |X|

STYLE: early Victorian residence

CONSTRUCTION DATE & ALTERATIONS:

1. 1862 (part)
- 2.
- 3.
- 4.
5. 1965 & 1969 (modernizations)
- 6.

Sources:

1. corner stone
Hamilton Spectator 11/11/1865
 Garden, D, *Hamilton*, p 73
 HSA DP 887 for Mr M C Kerr

MATERIALS:

Roof: slate
Walls: rock face bluestone
Dressings: timber or cement render
Plinth: bluestone
Windows: timber French doors
Paving: gravel (remnants of asphalt)
Other: original (?) timber verandah on
 Dryden St side and cast iron verandah
 on Market Place side;
 Grampians sandstone quoins

SURVEY DATE: 4/5/91 **NEG FILE:** 8/11 **REPORTER:** tfh

INTEGRITY: E |X| G || F || P || **NOTABLE FEATURES:** surviving timber verandah; French doors;
 Grampians (Mt Sturgeon) sandstone quoins; rare use of
 slate; cellar.

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

SIGNIFICANCE: Built in 1862 for J McSheehy, engineer Dundas Roads Board, this house has also been
 occupied by several local doctors until 1930 and is notable for its elegant architecture and as a landmark.

ALTERATIONS & RECOMMENDATIONS:

Appropriate:	Rec	Inappropriate:	Rec
modernization and extension at rear		none apparent	

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

SIGNIFICANT OWNERS/TENANTS:	ARCHITECTS/BUILDERS:	TITLE:
land to J McSheehy 17/10/61	John McSheehy, Borough engineer (?)	Sec C A
Dr J.R. Wylie in the 1870s		54 6 (also 9)
	Dr A.Bennett from 1887 to 1930	
	Mr & Mrs Michael Kerr, present owners	

COUNCIL COMPUTER # **MORE INFO OVER** |X| **HAMDS065**

STATEMENT OF SIGNIFICANCE

The Manor House
4 Dryden St

The Manor House is of regional significance for its association with various owners, for the simple elegance of its architecture and as a landmark. It was built in 1862, according to the date scratched into one of the quoins, for John McSheehy, the first engineer with the Dundas Roads Board and later Borough ⁽ⁱ⁾, who may have designed the building. ⁽ⁱⁱ⁾ It seems that he never lived there but was forced to sell to his mortgagor, Samuel Pratt Winter Cooke of Murndal. ⁽ⁱⁱⁱ⁾ It was occupied for several decades by Hamilton doctors including Dr J.R. Wylie in the 1870s ^(iv), Dr Arthur Bennett, a Hamilton mayor, from 1887 to 1930 ^(v) and Dr R. W. Brown in the 1960s. ^(vi) Two brothers, retired pastoralists, first John and later Donald McLellan, lived there. ^(vii)

This noteworthy mid-Victorian era house of substantial scale has importance as the best example in Hamilton of a popular domestic style of the 1860s. ^(viii) It was very well built. The house uses several materials which are notable, such as slate for the roof and Grampians (Mt Sturgeon) sandstone for the quoins. ^(ix) The tall French doors opening out to the verandah and the view are especially fine not having any vertical subdivisions. Particularly interesting is the chance to compare the original timber verandah with the cast iron verandah. Most unusually for Hamilton in the nineteenth, the house is set at an angle to the street to maximise its aspect. The house remains significantly intact and is in excellent condition. It is one of the key components in its streetscape. The garden includes an important *Magnolia grandiflora*, Bull Bay.

ASSOCIATED HISTORIC THEMES

Government Institutions:Local/Municipal
Professions: Doctors
Health: Doctors
Squatting: Pastoralists

ASSOCIATED HISTORIC BUILDINGS

Lynwood, 30 Gray Street

REFERENCES

Garden D, *Hamilton*, North Melb, 1984.
Hamilton Spectator, 11 Nov 1865.
Knight, R, *Windows to Yesterday*, Hamilton College, 1988. (sketch)
National Estate Citation.
National Trust of Australia (Vic), File No 2140.

FOOTNOTES

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- ⁱ *Hamilton Spectator*, 11 November 1865. Advt. for sale of property, National Trust of Aust (Vic), File No 2140.
- ⁱⁱ The original drawings are said to be held by the Hamilton Historical Society but cannot be found.
- ⁱⁱⁱ Conversation with present owners quoting old law title details.
- ^{iv} Garden D, *Hamilton*, p 92.
- ^v Ibid, p 123 and National Estate Citation.
- ^{vi} HSA DP 887.
- ^{vii} Garden, p 120.
- ^{viii} National Estate Citation.
- ^{ix} Knight, R, *Windows to Yesterday*, p 29.