

**BUILDING TITLE:** Tops to Tails **BUILDING ADDRESS:** 157-159 Gray St (east side of McGuigar Lane)  
**LEVEL OF SIGNIFICANCE:** A || B || C |X| D || E || **BUILDING TYPE:** shop  
**DESIGNATION:** HBR Reg No File # AHC File # NT File # Class || Rec ||  
**CONSERVATION AREA:** Gray St Commercial **LEVEL OF STREETScape SIGNIFICANCE:** 1 || 2 |X| 3 ||  
**STYLE:** Restrained Classical

**CONSTRUCTION DATE & ALTERATIONS:**

1. 1877
2. 1920s shopfront by Gill
- 3.
- 4.
- 5.
- 6.

**Sources:**

- 1 Hamilton Rate Book 1877 No 69
- 2 name plate on window

**MATERIALS:**

**Roof:** corrugated iron  
**Walls:** rendered brick  
**Dressings:** cement render  
**Plinth:** glazed green tiles  
**Windows:** nickle/plate glass  
**Paving:**  
**Other:** aluminium windows at first floor

**SURVEY DATE:** 7/3/91 **NEG FILE:** 2/27 **REPORTER:** TFH

**INTEGRITY:** E || G || F |X| P || **NOTABLE FEATURES:** Middle window originally French doors to verandah but now missing.

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

**SIGNIFICANCE:** Early building in Gray Street which was always used for commercial purposes. Owned by EW Stapylton Bree, a leading merchant and public figure. Later shop window by Gill.

**ALTERATIONS & RECOMMENDATIONS:**

<b>Appropriate:</b>	<b>Rec</b>	<b>Inappropriate:</b>	<b>Rec</b>
1920s shopfront by Gill		cantilevered verandah	O
		paint on glazed tiles	RAM

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

<b>SIGNIFICANT OWNERS/TENANTS:</b>	<b>ARCHITECTS/BUILDERS:</b>	<b>TITLE:</b>
land to S G Henty, 18/2/52		Sec C A
Robert E W Stapylton Bree, merchant, 1870-904		pt 12
	G Strangio, owner 1930s	
	Estate of G Strangio present owner	

**COUNCIL COMPUTER #** 10412.0022 **MORE INFO OVER** |X| **HAMDS041**

## STATEMENT OF SIGNIFICANCE

Tops to Tails  
157 Gray Street

This building has local significance for its architectural interest as an early Gray Street shop with a 1920s Gill shopfront and for its possible historical associations with the merchants R S Bree and A T Dickens. A rate book search suggests that the shop may date from the late 1870s when Bree & Dickens owned stone stores and an office in Crown Allotments 12 & 13, Section 4, in Gray Street. <sup>(i)</sup> In 1865, Bree (1839-1907) from Cornwall, became the manager of S G Henty's Warrayure property and in 1871 married his daughter, Annie Henty. <sup>(ii)</sup> The site of No. 157 Gray Street was owned by S G Henty in 1852. A 1938 drainage plan confirms that the front portion of No. 157 Gray Street was stone with brick additions at the rear. <sup>(iii)</sup> Bree came to Hamilton in 1872, purchased an auctioneer's business, and became a leading townsman. He was a councillor, Mayor, and he owned the substantial Bewsall property. <sup>(iv)</sup> His partner, Arthur Tennyson Dickens, was the son of the celebrated author, Charles Dickens. <sup>(v)</sup> The owner of the property in the 1930s was G Strangio. <sup>(vi)</sup>

The building shows a restrained Classicism in its architecture. It must have had a two storey verandah <sup>(vii)</sup> which has been replaced by the Council's standard 1960s cantilever design. The 1920s shopfront has suffered only superficial changes. The building is in fair condition.

### ASSOCIATED HISTORIC THEMES

Secondary Industry: Merchants & Auctioneers.

### REFERENCES

*Hamilton Rate Books* 1877 and 1887,  
Garden, Don, *Hamilton*, 1984.  
*HSA DP* No. 8

A conversation with Mrs Christie, daughter of Reg Williams, builder, 16 May 1991,

### FOOTNOTES

- 
- <sup>i</sup> *Hamilton Rate Book* 1877, No. 69,; 1887, No. 90 (office, NAV 40 pounds).  
<sup>ii</sup> Garden, Don, *Hamilton*, p 72.  
<sup>iii</sup> *HSA DP* No. 8, for G Strangio. A verandah, now removed, is shown on the front of the building.  
<sup>iv</sup> Garden, Don, *Hamilton*, pp 72-74.  
<sup>v</sup> *Ibid.*, p 73.  
<sup>vi</sup> *HSA DP* No.8, for G Strangio; The builder of the additions may have been Reg Williams. A conversation with Williams' daughter, Mrs Christie, on 16 May 1991, referred to work for Strangio, but alluded to another Hamilton building, Scullions, at 196 Gray Street.  
<sup>vii</sup> This appears in early photographs but indistinctly. See note 3 above.