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## Hunter Newns Solicitors



26577 Hunter Newns  
Solicitors

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### Location

35 Gray St HAMILTON, SOUTHERN GRAMPIANS SHIRE

### Municipality

SOUTHERN GRAMPIANS SHIRE

### Level of significance

Stage 2 study complete

### Heritage Listing

Southern Grampians Shire

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### Statement of Significance

Last updated on -

**SIGNIFICANCE:** Prominent landmark at key site, entrance to commercial district, close associations with YMCA, Radio 3HA.

### STATEMENT OF SIGNIFICANCE

35 Gray Street  
(now offices of Hunter Newns, solicitors)

This building has local significance for its historical associations at the turn of the century and later with John Fenton (1856-1940), Hamilton auctioneer and Mayor; with the Y.M.C.A. in the 1920s and as the office and studios of the radio station 3HA circa 1930. ([i]) It is used currently as the offices of Hunter Newns, solicitors. John Fenton was rated in 1904 as the owner/occupier of a twelve roomed brick house and land in Crown Allotments 7, 11-14, and Pt. 10 in Section 12B. ([ii]) He was still there in 1920. ([iii]) It is difficult to determine whether this building predates Felton's ownership of the site. William Thomson, of Thomson's Store, was rated from the late 1870a for a brick house on Crown Allotment 13, ([iv]) the site of the present neo-Georgian house at 33 Gray Street. The twelve roomed brick house owned by Ella Thomson, gentlewoman, in 1893 on Crown Allotments 10, 11, 12, 13 and 14, may be this building, or a new building constructed after Thomson's death. ([v]) In 1894 it had a NAV of 103 pounds. ([vi])

The most notable characteristic of the building is that it is built up to the street boundaries, a very rare thing for a domestic building and more likely later than earlier. On stylistic grounds the building is best described as Federation supporting the 1904 date of construction. It may be that an existing building was remodelled about the turn of the century. The existing building is substantially intact from that time and is in good condition. Its form is particularly successful in the transition of the streetscape from a domestic to a commercial character.

[i] John Huf, Deputy Engineer, City of Hamilton.

[ii] *Hamilton Rate Book 1904*, No. 299 (NAV 70 pounds).

[iii] *Ibid.*, 1920, No. 354 (NAV 75 pounds).

[iv] *Ibid.*, 1878, No. 228 (NAV 60 pounds).

[v] *Ibid.*, 1893, Nos. 285 and 286

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[v] Ibid., 1893, Nos. 285 and 286. Two houses listed - one on pt. 10 and 11, the other on 12, 13 and 14.

[vi] Ibid., 1894, No. 296 (listed on pt. 10, 11, 12, 13 and 14).

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[vi] Ibid., 1894, No. 296 (listed on pt. 10, 11, 12, 13 and 14).

Heritage Study/Consultant	Southern Grampians - City of Hamilton Conservation Study, Timothy Hubbard with Carlotta Kellaway & Michael Looker (plus Francis Punch), 1991;
Construction dates	1904,
Hermes Number	26577
Property Number	

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## Physical Description 1

### MATERIALS:

**Roof:** corrugated iron

**Walls:** rendered brick

**Dressings:** cement render

**Plinth:** cement render (coursed)

**Windows:** timber double hung sash

**Paving:** none

Other: half timbering in gables

**NOTABLE FEATURES:** Construction up to property boundaries and repetition of gable motive to match former Temperance Hall.

### Historical Australian Themes

#### ASSOCIATED HISTORIC THEMES

Tertiary Industry: Auctioneers, Storekeepers

Government institutions: Municipal

Evolution of the Town: 1900s

### Integrity

Integrity: F

### Physical Conditions

Conditions: G

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*