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# Tops to Tails



26530 Tops to Tails

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## Location

157-159 Gray St and Eastside of McGuigar Lane 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:** 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.

## 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. ([i]) 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. ([ii]) 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. ([iii]) 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. ([iv]) His partner, Arthur Tennyson Dickens, was the son of the celebrated author, Charles Dickens. ([v]) The owner of the property in the 1930s was G Strangio. ([vi])

The building shows a restrained Classicism in its architecture. It must have had a two storey verandah ([vii]) which has been replaced by the Council's standard 1960s cantilever design.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.

[i] *Hamilton Rate Book 1877*, No. 69,; 1887, No. 90 (office, NAV 40 pounds).

[ii] Garden, Don, *Hamilton*, p 72.

[iii] *HSA DP* No. 8, for G Strangio. A verandah, now removed, is shown on the front of the building.

[iv] Garden, Don, *Hamilton*, pp 72-74.

[v] *Ibid.*, p 73.

[vi] *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.

[vii] This appears in early photographs but indistinctly. See note 3 above.

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|---------------------------|---|
| Heritage Study/Consultant | Southern Grampians - City of Hamilton Conservation Study, Timothy Hubbard with Carlotta Kellaway & Michael Looker (plus Francis Punch), 1991; |
| Construction dates        | 1877, 1920,   |
| Hermes Number             | 26530   |
| Property Number           |   |

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## Physical Description 1

### 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

**NOTABLE FEATURES:** Middle window originally French doors to verandah but now missing.

## **Historical Australian Themes**

### ASSOCIATED HISTORIC THEMES

Secondary Industry: Merchants & Auctioneers.

## **Integrity**

Integrity: F

## **Physical Conditions**

Conditions: F

*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/>*