
Early Victorian Residence



27218 Early Victorian Residence

Location

29 Collins Street HAMILTON, Southern Grampians Shire

Municipality

SOUTHERN GRAMPIANS SHIRE

Level of significance

Stage 2 study complete

Heritage Listing

Southern Grampians Shire

Statement of Significance

Last updated on -

SIGNIFICANCE: One of the better examples of simple cottages in this part of Hamilton.

STATEMENT OF SIGNIFICANCE

Early Victorian Residence
29 Collins Street

This modest Victorian house has local significance for its historical associations from 1866 or earlier with James Ewing, a plasterer, (i) who bought the land from the Crown at auction in 1863. (ii) It is also significant for its architecture as one of the many small cottages constructed in Hamilton in the 1850s and 1860s for the town's building artisans. Built in two sections, the front brick and the rear timber with later additions, this house parallels Tavistock, 17 Lonsdale Street, the home of the builder William Holden. (iii) Crathie, at 6 Clarke Street dates from

the same period and was the home of William Hoare, a bricklayer. (iv) Ewing was still at 29 Collins Street in the 1880s. (v) The house is typical for its period being simple in form, detail and fenestration. (vi) It is set close to the street boundary another indicator of its early age. The combination of brick walls and stone quoins is also typical. The verandah is not original. Otherwise the house is substantially intact and in good condition. One of the better examples in this area, the house contributes to the streetscape because of its form, scale and setback.

FOOTNOTES

i *Hamilton Rate Book 1866*, No. 530 (house, NAV 22 pounds).

ii *Township of Hamilton Parish Plan*

iii *Hamilton Rate Book 1876*, No 528.

iv *Hamilton Rate Book 1866*, No. 265 (house, NAV 15 pounds).

v *Hamilton Rate Book 1888*, No. 642 (house, NAV 20 pounds)

vi The front windows have probably been modernised from 12 pane double hung sashes to two panes.

Heritage Study/Consultant	Southern Grampians - City of Hamilton Conservation Study, Timothy Hubbard with Carlotta Kellaway & Michael Looker (plus Francis Punch), 1991;
Construction dates	1863,
Hermes Number	27218
Property Number	

Physical Description 1

MATERIALS:

Roof: corrugated iron

Walls: painted brick

Dressings: stone

Plinth: stone

Windows: (12 pane) timber dhs

Paving:

Other: railway sleepers in front garden

NOTABLE FEATURES: combination of brick and stone masonry

LEVEL OF STREETScape SIGNIFICANCE: 1 || 2 || 3 |X|

STYLE: early Victorian

Historical Australian Themes

ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1860s

Secondary Industry: Building

Integrity

INTEGRITY: G

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/>