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## Early Cottage



27219 Early Cottage

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### Location

32 Collins Street 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:** One of the best cottages from the 1860s and earlier, typically extended and with a notable garden. Key building in the streetscape.

#### STATEMENT OF SIGNIFICANCE

Early Cottage

32 Collins Street

This early cottage has local significance for its historical associations from 1866 or earlier with a Hamilton tradesman, and for its architecture. It is typical and one of the best examples of the many small dwellings constructed in Hamilton in the 1850s and 1860s for the town's more humble citizens. The land, a double allotment and in a salubrious situation, was originally sold by the Crown at auction in 1861 to J Thomas, (Lot 11), who was a soft drink manufacturer and to William Stevenson (c1822-1865), (Lot 12), who was a chemist and a

doctor. (i) From the early 1860s the owner of the cottage was John Cross, a storeman. (ii) By 1876 he was listed as an accountant. (iii) Like several other cottages from this period it was extended presumably to accommodate growing families and as a reflection of better times. It can be compared with Crathie, 6 Clarke Street, Tavistock, 17 Lonsdale Street and the cottage opposite at 29 Collins Street. This cottage is different because the large site allowed it to grow sideways. The double block also allowed for the establishment of a large and elaborate garden including fruit trees on one side of the house, a vegetable on the other and terraces at the rear which enjoyed an excellent view of the town. (iv)

Both sections of the cottage are typical for their period in scale, form, materials and details. The house is setback close to the street boundary, another indicator of its early date. A timber verandah unites the two sections. The cottage is significantly intact and is in excellent condition. It is a key building in the streetscape.

## FOOTNOTES

i *Township of Hamilton Parish Plan and Garden, D, Hamilton*, pp 215 & 58.

ii *Hamilton Rate Book 1866*, No. 531 (house, NAV 22 pounds).

iii *Ibid.*, 1876, No. 610.

iv Several notable elms along the rear boundary may have been removed.

Heritage Study/Consultant	Southern Grampians - City of Hamilton Conservation Study, Timothy Hubbard with Carlotta Kellaway & Michael Looker (plus Francis Punch), 1991;
Construction dates	1866, 1880,
Hermes Number	27219
Property Number	

## Physical Description 1

### MATERIALS:

**Roof:** corrugated iron

**Walls:** brick or timber

**Dressings:** cement render or timber

**Plinth:** bluestone

**Windows:** timber dhs

**Paving:** concrete

**Other:** timber verandah

NOTABLE FEATURES:lateral extension and notable garden

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

## Historical Australian Themes

### ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1860s

## Integrity

Integrity: E

## Physical Conditions

Conditions: E

*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/>*