

BUILDING TITLE: Lynwood **BUILDING ADDRESS:** 30 Gray St
LEVEL OF SIGNIFICANCE: A || B |X| C || D || E || **BUILDING TYPE:** detached house
DESIGNATION: HBR Reg No File # AHC File # NT File # Class || Rec ||
CONSERVATION AREA: Church Hill **LEVEL OF STREETScape SIGNIFICANCE:** 1 || 2 |X| 3 ||
STYLE: colonial with Federation extension

CONSTRUCTION DATE & ALTERATIONS:

1. 1866 or earlier
- 2.
- 3.
- 4.
- 5.
- 6.

Sources:

For Sale sign
 Hamilton Rate Book 1866, No. 207

MATERIALS:

Roof: corrugated iron
Walls: bluestone & brick
Dressings:
Plinth: bluestone
Windows: timber casements
Paving: concrete
Other: shingles under iron roof
 timber verandah floor & columns

SURVEY DATE: 26/2/91 **NEG FILE:** 1/27 **REPORTER:** tfh

INTEGRITY: E || G |X| F || P || **NOTABLE FEATURES:** old iron roof over shingles, simple verandah, tuck pointed bold iron roof over shingles, simple verandah, tuck pointed bluestone, shutters on French doors. Stable at rear.

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

SIGNIFICANCE: One of the earliest substantial residences in Hamilton, this house is in the elegant Colonial style with a verandah on three sides. It was extended in the Federation period on the east side.

ALTERATIONS & RECOMMENDATIONS:

Appropriate:	Rec	Inappropriate:	Rec
front fence		quad gutter	S
		security door	R

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

SIGNIFICANT OWNERS/TENANTS:	ARCHITECTS/BUILDERS:	TITLE:
Land to W Stevenson 3/12/55 (6)		CA Sect
Land to G F Gwyther 3/5/54 (13)		pt6/13/14 13A
		Land to W Stevenson 3/12/55 (14)

COUNCIL COMPUTER # 11305.0004/45

MORE INFO OVER |X|

HAMDS017

STATEMENT OF SIGNIFICANCE

Lynwood
30 Gray Street

This house is of regional significance for its architectural interest as one of the earliest substantial buildings in Hamilton and for its historical associations with a number of distinguished local medical men such as Dr William Stevenson, chemist (c1822-1855), Dr T Wylie, surgeon, and Dr Walter Scott, physician. Hamilton's doctors were responsible for the erection of some of Hamilton's largest and most elegant houses. (i) Constructed in 1866 or earlier for Stevenson, (ii) Lynwood was occupied in the late 1860s and early 1870s by Wylie and Scott. (iii) From the late 1870s, Lynwood was owned by schoolteacher, and, briefly, Liberal parliamentarian, John Sarjeant (1845-1895). (iv) Notable features of the building include the old iron roof over shingles, the simple verandah, tuck pointed bluestone, shutters on French doors and the stables at the rear. The building was extended on the east side in the Federation period. Stylistically it can also be compared with The Manor House at 4 Dryden Street, built about the same time and with the same form and materials. Lynwood remains substantially intact and in good condition.

ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1860s
Health: Doctors & Chemists
Education
Notable people

ASSOCIATED BUILDINGS

Roxburgh House (built for J R Wylie, 1874),
64 Thompson Street.
Dr Viall's Hewlett House, 36 Gray Street
The Manor House, 4 Dryden Street

REFERENCES

Garden, Don, *Hamilton*, 1984.
Hamilton Rate Books.

FOOTNOTES

-
- i Garden, Don, *Hamilton*, p 92.
ii *Hamilton Rate Book 1866*, No. 207 (house and stables, NAV 110 pounds).
iii *Ibid.*, 1867, No. 211, 1870, No. 215.
iv Garden, Don, *Hamilton*, pp 79-90; *Hamilton Rate Book 1877*, No. 236.