

**BUILDING TITLE:** Tavistock **BUILDING ADDRESS:** 17 Lonsdale St  
**LEVEL OF SIGNIFICANCE:** A || B || C |X| 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:** mid Victorian with Edwardian alterations

**CONSTRUCTION DATE & ALTERATIONS:**

1. 1876 (timber)
2. 1885 (brick portion added)
- 3.
- 4.
- 5.
- 6.

**Sources:**

Hamilton Rate Book 1876, No. 528  
Ibid., 1885, No. 548

**MATERIALS:**

**Roof:** corrugated iron  
**Walls:** weatherboard & brick  
**Dressings:** timber  
**Plinth:** bluestone  
**Windows:** timber double hung sash  
**Paving:** brick  
**Other:** timber verandah

**SURVEY DATE:** 26/2/91 **NEG FILE:** 1/14 **REPORTER:** tfh

**INTEGRITY:** E |X| G || F || P || **NOTABLE FEATURES:** timber front section may be first addition  
extended to the west, 4 pane windows, Edwardian  
alteration to verandah, cottage style garden

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

**SIGNIFICANCE:** The house shows the typical development of an original brick cottage over the years, and it enjoys a new cottage garden.

**ALTERATIONS & RECOMMENDATIONS:**

**Appropriate:** Rec **Inappropriate:** Rec

Edwardian verandah  
cyclone wire fence

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

**SIGNIFICANT OWNERS/TENANTS:**

J V & D F Heeps  
Land to W Holden (16/12/72)

**ARCHITECTS/BUILDERS:**

**TITLE:**  
CA Sect  
2 59  
William Holden, builder, first owner

**COUNCIL COMPUTER #** 15902.0023

**MORE INFO OVER** ||

**HAMDS010**

## STATEMENT OF SIGNIFICANCE

Tavistock  
17 Lonsdale Street

This weatherboard and brick house has local significance for its architectural interest as an example of the development of an early cottage over the years. Notable features include the four-paned windows, the Edwardian alteration to the timber verandah, and the cottage style garden. It is significant also for the historical associations with William Holden (c1832-1910), an important early Hamilton builder who constructed a number of Hamilton residences including Dr Viall's Hewlett House at 36 Gray Street (1876), Roxburgh House at 64 Thompson Street for Dr J R Wylie (1874-75), St Ronan's at 5 Dryden Street and the Academy (now St Mary's School). (i) Holden was the owner/occupier of a wooden house (NAV 12 pounds) on the site of Tavistock in 1876. (ii) Brick additions may have been made in 1885 when William Holden, mason, was listed as the owner/occupier of a house, NAV 24 pounds, (iii), described in 1888 as a brick house. (iv) During the 1880s, William Holden, builder, was listed as the owner of a stone house at 49 McIntyre Street, which he let in 1893 to Harrison Gummow, newspaper proprietor. (v)

### ASSOCIATED HISTORIC THEMES

Evolution of the Town: 1870s. 1880s.  
Secondary Industry: building.  
Health: doctors.  
Communications: newspapers.  
Notable men and women:

### ASSOCIATED BUILDINGS

Hewlett House, 36 Gray Street.  
Roxburgh House, 64 Thompson St  
St Ronan's, 5 Dryden Street.  
The Academy, (now St Mary's School)  
49 McIntyre Street  
Eildon, 41 McIntyre Street

### REFERENCES

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

### FOOTNOTES

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- i Garden, Don, *Hamilton*, p 92.  
ii *Hamilton Rate Book 1876*, No. 528.  
iii *Ibid.*, 1885, No. 528.  
iv *Ibid.*, 1888, No. 556.  
v *Ibid.*, 1889, No. 308; 1893, No. 337.