

Item name: Hamilton Residential Precinct Heritage Conservation Area

Location: Donald Street, Gordon Avenue, Devon Street, Kent Street, Lawson Street, Wilson Street, Clk Newcastle

Address: Donald Street, Gordon Avenue, Devon Street, Kent Street, Lawson Street,

Planning: Hunter & Central Coast

Suburb/nearest town: Hamilton 2303

Local govt area: Newcastle

Parish:

State: NSW

County:

Other/former names:

Area/group/complex:

Group ID:

Aboriginal area:

Curtilage/boundary: Shown by red hatching and labelled "C8—Hamilton Residential Precinct"

Item type: Complex / Group

Group:

Category: Streetscape

Owner: Multiple Owners

Admin codes:

Code 2:

Code 3:

Current use:

Former uses:

Assessed significance: Local

Endorsed significance: Local

Statement of significance: The Hamilton Residential Precinct HCA is a low scale, residential area typified by small lot housing of generally one or two storeys, with the character of the area and its streetscapes representative of the late Victorian, Federation and Inter-war periods of Australian urban development. The style of housing - late Victorian terraces and cottages, Federation cottages and bungalows in the popular styles of the time, Italianate, Queen Anne, Edwardian, and California and Spanish Mission influences. In particular, a large number of detached terrace houses, with streets generally comprising of small lot housing, with a traditional street grid nestled adjacent to Hamilton railway station, and general absence of space for vehicle accommodation.

The Hamilton residential precinct represents a pattern of urban settlement that is representative of the gradual urban infill of the Newcastle coal field as mining moved out to the Hunter valley from 1880s until the turn of the 20th century. The urban development in the suburb reflects the gradual release of land by the AA Company, with some houses built as early as 1870. Most of the suburb was released in 1885-1886, and 1900-1920. Hamilton's development between 1880 and 1900 reflects a period of intensive infrastructure investment by the state government, comprising the opening of the railway and train station in 1887. This attracted people to the suburb from the city centre and the style and age of much of the housing stocks reflects this period of growth and development. The Hamilton Residential precinct HCA has special associations with the Australian Agricultural Company, being part of their 2000 acre grant of land in inner Newcastle. The township developed around the lucrative borehole pit, and was named 'Pit Town', with operations at the No 1 pit, No 2 pit, the Hamilton pit and the lucrative D pit on Cameron Hill, all of which were opened up in the late 1840s and 1850s. The enduring legacy of the AA Company is still reflected in the contemporary names of streets, including Lindsay, Denison, Cleary, Everton and Skelton Streets. The smaller lot layout of the present day residential area of Hamilton can be attributed to the manner in which the AA Company released land for sale, the main purchasers being miners and company employees, and also reflects an era of urban development before the widespread use of the motor car, with little provision made for car parking.

- Key Period of Significance - circa 1870 to 1940.

Historical notes of provenance: The Hamilton residential precinct represents a pattern of urban settlement that is representative of the gradual urban infill of the Newcastle coal field as mining moved out to the Hunter valley from 1880s until the turn of the 20th century. The urban development in the suburb reflects the gradual release of land by the AA Company, with some houses built as early as 1870. Most of the suburb was released in 1885-1886, and 1900-1920. As such this area has the capacity to demonstrate aspects of the history of Newcastle associated with state historical themes.

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Themes: National theme

State theme

Local theme

Designer:

Builder:

Year started:

Year completed:

Circa: No

Physical description: The Hamilton Residential precinct HCA is a low scale, residential area typified by small lot housing of generally one and two storeys. The age of most of the building stock is late Victorian, Federation or Inter-war. In this sense, the character of the area and its streetscapes is representative of the late Victorian, Federation and pre-war periods of Australian urban development. These features include:

1. The style of housing – late Victorian terraces and cottages, Federation cottages and bungalows in the popular styles of the time, Italianate, Queen Anne, Edwardian, and California and Spanish mission influences.
2. The large number of detached terrace houses, which is unusual for terrace housing, indicating that, although the terrace house was still a favoured building form, purchasers' were moving away from party walls in building construction, which was associated with workers' housing.
3. The predominant age of houses indicates a boom around 1897, when Hamilton railway station was completed. Coupled with this is the observation that streetscapes are generally comprised of small lot housing, with a traditional street grid nestled adjacent to Hamilton railway station, suggesting the emergence of a commuter culture within Newcastle. The area was also well serviced by the abundant network of trams in the city.
4. The small lot layout reflects the residential market with the suburb being popular with miners and nearby waterside industries.
5. The general absence of space for vehicle accommodation is important evidence that the suburb was developed in an age prior to the advent and take up of the motor car.

Physical condition level:

Physical condition:
Archaeological potential level:

Archaeological potential Detail:

Modification dates:

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Recommended management: The character of the Hamilton Residential Heritage Conservation Area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Hamilton residential precinct will be preserved and maintained through the retention of contributory buildings, street trees and elements of visual interest and heritage significance. Elements that are to be preserved include:

- The range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.
- Street furniture such as sandstone kerbing and guttering, and other features of historical interest.
- The urban form which reflects a regular pattern of subdivision and development that dates from the 1890s to the 1930s, and building stock from this period.
- Prevailing absence of garages and on-site car parking accommodation.
- Sandstone kerb and gutters and traditional road layout.
- Items of heritage significance individually listed as heritage items in Schedule 5 of the Newcastle LEP.

Management: **Management category** **Management name**

Further comments:

Criteria a): The residential precinct referred to as the Hamilton Residential Precinct Heritage Conservation Area is important in the course of Newcastle's cultural history, as it demonstrates key aspects of the urban development of land formerly owned by the Australian Agricultural Company, from the 1870s until the 1900s. The Australian Agricultural Company, who donated the land in which the township would develop, were instrumental in the growth of the area, operating the coal mines and establishing a local settlement around the pits of the borehole seam. The company donated a large parcel of land on which to base the commercial part of Hamilton, as well as Gregson Park and the surrounding areas. As the coal reserves were exhausted the Company developed their redundant coal land for residential uses. More than any other suburb of Newcastle, Hamilton exemplifies the changes that were happening to the economy and social character of Newcastle at the end of the 19th century. Hamilton exemplifies the population growth that occurred as a result of coal mining, and the boom in the local economy. Between 1880 and 1890, the population increased from 2000 to over 5000. But by the late 1890s the main mine, the Borehole pit, was in decline resulting in its closure in 1901, and the position of the town as a mining village ended.

Hamilton's development between 1880 and 1900 reflects a period of intensive infrastructure investment by the state government, comprising the opening of the railway and train station in 1887. This attracted people to the suburb from the city centre and the style and age of much of the housing stocks reflects this period of growth and development.

Criteria b): The Hamilton Residential precinct HCA has special associations with the Australian Agricultural Company, being part of their 2000 acre grant of land in inner Newcastle. The township developed around the lucrative borehole pit, and was named "Pit Town", with operations at the No 1 pit, No 2 pit, the Hamilton pit and the lucrative D pit on Cameron Hill, all of which were opened up in the late 1840s and 1850s. The enduring legacy of the AA Company is still reflected in the contemporary names of streets, including Lindsay, Denison, Cleary, Everton and Skelton Streets. The smaller lot layout of the present day residential area of Hamilton can be attributed to the manner in which the AA Company released land for sale, the main purchasers being miners and company employees, and also reflects an era of urban development before the widespread use of the motor car, with little provision made for car parking.

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Criteria c): The Hamilton Residential precinct HCA is important in demonstrating aesthetic characteristics that define the late Victorian and Federation periods in Australian urban development. These features include:

[Aesthetic/ Technical significance]

1. The style of housing – late Victorian terraces and cottages, Federation cottages and bungalows in the popular styles of the time, Italianate, Queen Anne, Edwardian, California and Spanish mission influences.
2. The large number of detached terrace houses, which is an irregular modification to the usual 'attached' form of terrace housing. This pattern provides evidence of a move away from the construction of terrace houses, to detached terrace housing. This indicates that although the terrace house was still a favoured building form, party walls in building construction were not the favoured form of construction in this area.
3. The predominant age of houses indicates a boom around 1897, when Hamilton railway station was completed. Related to this is that streetscapes are generally comprised of small lot housing, with a traditional street grid nestled adjacent to Hamilton railway station, suggesting the emergence of a commuter culture within Newcastle. The area was also well serviced by the abundant network of trams in the city.
4. The small lot layout also reflects the demography of the real estate market with the suburb being popular with miners and waterside workers.
5. The general absence of space for vehicle accommodation is important evidence that the suburb was developed in an age prior to the widespread use of the motor vehicle.

Criteria d): The area does not demonstrate this criterion to any notable degree.

[Social/Cultural significance]

Criteria e): The area does not demonstrate this criterion to any notable degree.

[Research significance]

Criteria f): The area does not demonstrate this criterion to any notable degree.

[Rarity]

Criteria g): The area does not demonstrate this criterion to any notable degree.

[Representative]

Intactness/Integrity:

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
	Newcastle City Council	Review of Heritage Conservation Areas Report	Chapter 7	2016

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude: _____ **Longitude:** _____

Location validity: _____ **Spatial accuracy:** _____

Map name: _____ **Map scale:** _____

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AMG zone:

Easting:

Northing:

Listing: Name

Newcastle LEP 2012

Newcastle LEP 2012

Title

Local Environmental Plan

Within a conservation area on an LEP
Heritage study

Number

C8

C8

ListingDate

21/06/2019

21/06/2019

Data entry: Data first entered: 28/06/2019

Data updated: 28/06/2019

Status: Basic

Image:

Image missing

Caption:

Copy right:

Image by:

Image date:

Image number:

Image url:

Thumbnail url: