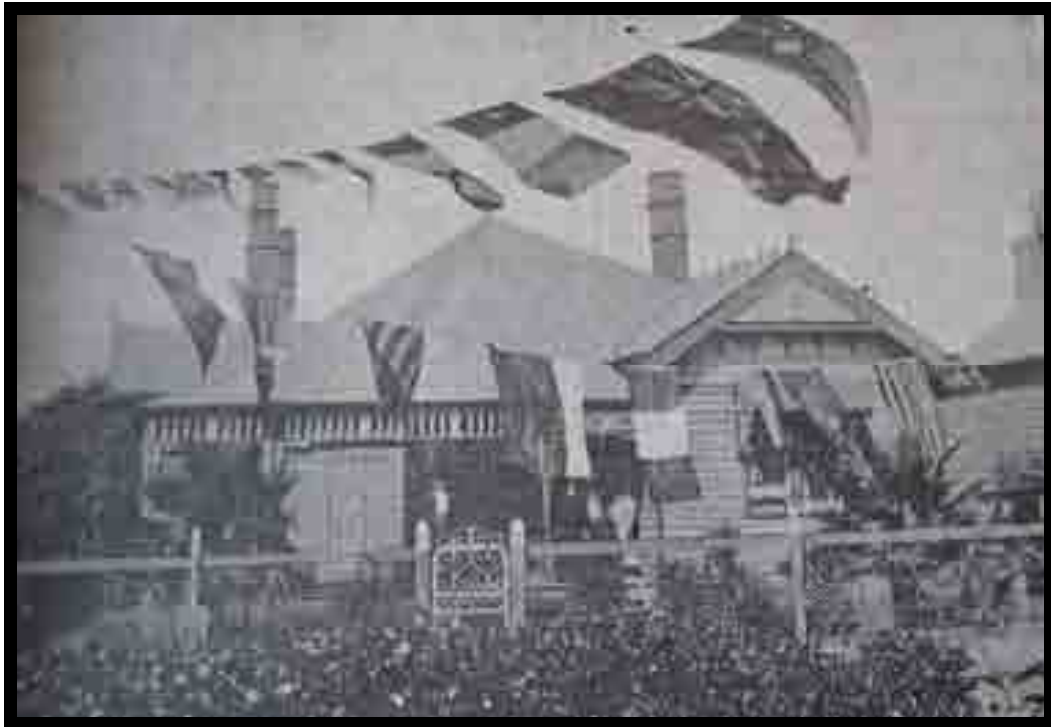

Ashby Heritage Review Stage 2



The Report Volume 1

Prepared By

**Dr David Rowe, Authentic Heritage Services Pty Ltd
& Wendy Jacobs, Architect & Heritage Consultant**

January 2010

Ashby Heritage Review Stage 2

THE REPORT

VOLUME ONE

Commissioned & Funded by
City of Greater Geelong

Prepared By

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January 2010

Cover Photo: 'Armagh', 27 Wellington Street, 1919.
Source: News of the Week, 1919, Geelong Heritage Centre.

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Executive Summary

1.0 Introduction

The City of Greater Geelong commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to undertake Stage 2 of the Ashby Heritage Review between August 2008 and April 2009. This Report (Volume 1) provides details about the background to the study, methodology, significance assessment, criteria and thresholds adopted, observations relating to change in the area since the 1980s, recommendations for implementing the study results, and the proposed heritage precincts and heritage citations for proposed individual heritage overlays. While the project has largely been a review of the area known as the Ashby Design and Development Overlay (identified at DDO Schedule 1 in the Greater Geelong Planning Scheme), the consultants were not requested to critique individual places already identified by heritage overlays within the study area.¹ An initial draft of this study was provided to the City of Greater Geelong in April 2009. A second draft of the study (dated July 2009) was informally exhibited during August and September 2009. Further amendments were made to the Study (as recommended by Council) in late January 2010.

The Ashby Heritage Review Stage 2 provides for 5 heritage precincts (that includes 1711 places) and 7 individual heritage citations, all of which are proposed for heritage overlays in the Greater Geelong Planning Scheme.

The proposed heritage precincts are known as:

- Ballinasloe Heritage Area (includes 155 places).
- Great Western Road Heritage Area (includes 100 places).
- Milton Heritage Area (includes 808 places).
- Pineville Heritage Area (includes 273 places).
- Waterloo Heritage Area (includes 375 places).

A map showing the locations and boundaries of these heritage areas in Geelong West is provided at the end of this summary.

The seven individual heritage citations have been prepared for:

- 121 Albert Street – Former St. John’s Anglican Church Vicarage.
- 230 Latrobe Terrace – Former Andrews Residence.
- 236 Latrobe Terrace – Residence.
- 238 Latrobe Terrace – Angarrack Flats.
- 240 Latrobe Terrace – Dr Piper’s Residence.
- 242 Latrobe Terrace – Narbethong.
- 2 Waratah Street – Former Ropeworks Substation & Dining Hall.

These citations are provided as Section 11 of this Report (volume 1).

¹

The internal brief for the Review did not include the re-evaluation of the significance of already-identified individual places of state, regional or local significance (where heritage citations have been prepared as part of the ‘City of Geelong West Urban Conservation Study’ 1986. However, where additional research had been uncovered, some changes to construction dates as well as an update of the integrity and condition of these individual heritage places has been documented on the datasheets in volumes 2-10 of this study.

Volumes 2-10 of the Study comprise the Datasheets for every place within each of the identified precincts. Each of the precincts has been considered to have local significance. A breakdown of the numbers and significance levels of the places within each of the precincts is given as follows:²

Precinct	State Significance	Regional/ Local Significance	Contributory Significance	Conservation Desirable	Not Significant
Ballinasloe	0	9	108	6	32
Great Western Road	1	15	54	2	28
Milton	0	23	550	40	195
Pineville	2	23	163	7	78
Waterloo	1	31	254	12	77
TOTAL	4	101	1129	67	410

Of the locally significant places in precincts identified in the above list, 92 are already included as individual heritage overlays in the Greater Geelong Planning Scheme. The remaining 9 places have potential local significance. The local significance level of these places needs to be determined through further assessment as part of another heritage study.

2.0 Background to the Study

The RL12 Amendment Panel Report (1990)³ recommended that the Ashby Heritage Precinct not proceed on the basis of its diverse building stock and 'little integrity'. The Panel gave no rationale or detailed evaluation of its decision. Also underlying the Panel's decisions was the recommendations provided by the Geelong Regional Commission and the City of Geelong West.

While the Panel recommended that Ashby not proceed as a heritage area, it did not rule out this option in the future. This is outlined in the Panel's fourth recommendation:

The Panel recommends that an assessment should also be made at the end of each five year period of the state of the precincts in question and the effect of the controls, at the end of each such period consideration be given as to whether the conservation of many of the buildings to be entered on the Conservation Table and the areas including the Ashby and the Esplanade as well as the urban conservation precincts supported and recommended by this Panel, do or will still warrant protection and conservation in 10 or 15 years time and whether the extent of the expense to the residents is justified by controls of this kind.⁴

It was after the completion of the Panel Report when the State Government of Victoria published the *Local Government Heritage Guidelines* in April 1991, which may have provided greater scope for the provision of further planning objectives for the Ashby area. These *Guidelines* gave rationale for the identification and conservation of heritage places and areas, with values and definitions provided that were similar to those developed by the Australian Heritage Commission as the Criteria for the assessment of places for the

² See Section 4 for the definitions of the significance levels.

³ The Panel Report was prepared by an independent Ministerial panel to consider the recommendations of the 'City of Geelong West Urban Conservation Study'. This was known as the RL12 amendment to the then Geelong Regional Planning Scheme. It was titled 'Geelong Regional Planning Scheme (Geelong West) Amendment RL 12 Panel Report, Creation of seven Heritage Conservation Precincts in Geelong West', 30 March 1990.

⁴ Ibid., p.97.

Register of the National Estate (April 1990). These criteria are now incorporated in the *Victoria Planning Provision: Applying the Heritage Overlay*.

3.0 Observations

3.1 General Comments

From a detailed analysis of developments within the Ashby area since the completion of the 'Geelong Urban Conservation Study' in 1986, it is debatable as to whether the initial intentions of that study – and the subsequent recommendations of the RL12 Panel – have been realized, and therefore whether the Ashby DDO is the most effective planning overlay to retain the character and appearance of the area.

From a heritage viewpoint, the Ashby area has experienced a number of changes, including changes to the front of dwellings, fences, additions and demolition of dwellings. While these changes are noticeable, there is still sufficient surviving significant fabric to support heritage overlays as heritage areas and individual heritage places.

3.2 Demolitions

This study has found that 44 dwellings of contributory significance have been demolished since 1986. This equates to 2.6% of the places included in heritage precincts. This figure has been based on an analysis of photographs from the 'City of Geelong West Urban Conservation study', 1986, and other photographs taken in the 1980s in the Geelong Heritage Centre, together with an Excel spreadsheet that lists all places of contributory significance in the Ashby area.⁵

3.3 Changes to Early Building Fabric

3.3.1 Restoration & Refurbishment

Some of the most notable changes to existing heritage dwellings since 1986 have been the restoration of the front portions of the buildings, and particularly the front verandahs. Some of these works include accurate restoration and reconstruction, while others involve refurbishment. The latter has sometimes involved the removal of original fabric, being replaced with detailing that is different to the original design.

3.3.2 Additions

It appears that most additions have occurred at the rear, in a manner that has retained the character and appearance of the existing dwellings and the streetscapes. However, there are some substantial additions that have been constructed that are noticeable in the streetscape.

3.3.3 Fence Removal

One of the most significant changes to the Ashby area streetscapes has been the removal of early front fences, with the replacement fencing being different to the original design. The majority of new fences constructed since 1986 have been pointed timber pickets to properties with Victorian, Federation, interwar and postwar era dwellings. There is also some small number of introduced fences that have been replaced with fencing reflective of the era of the dwellings.

5 This list is based on information from the authors of the Geelong West Urban Conservation Study.

3.3.4 New Dwellings

There are a range of new dwellings in the Ashby area, most of which are single storey and in this regard, they respond to the objectives of the Ashby Design and Development Overlay. Overall however, a number of these dwellings have design qualities that do not complement the area, given their scale, construction, and detailing. Some of these dwellings are considerably larger than the earlier dwellings or when compared to neighbouring dwellings, have been designed in 'mock Victorian or Edwardian' styles (despite the original Panel Report's recommendation against this type of infill); constitute multiple unit developments; and in a few instances, represent innovative contemporary solutions.

4.0 Recommendations

4.1 Proposed Heritage Precincts

It is recommended that heritage area overlays apply to the following heritage precincts (including the 1711 places within these areas) outlined in this Report:

- Ballinasloe Heritage Area.
- Great Western Road Heritage Area.
- Milton Heritage Area.
- Pineville Heritage Area.
- Waterloo Heritage Area.

A map showing the locations and boundaries of these heritage areas in Geelong West is provided at the end of Section 1 of this Report. Maps of each heritage area are provided at the end of the text to Sections 6-10.

It is further recommended that no additional controls apply to these precincts in the Schedule to the Heritage Overlay (i.e. no external paint controls, internal alteration controls, tree controls, etc.).

4.2 Proposed Individual Heritage Places

It is recommended that individual heritage overlays apply to the seven heritage places assessed as part of this Review as follows:

- 121 Albert Street – Former St. John's Anglican Church Vicarage.
- 230 Latrobe Terrace – Former Andrews Residence.
- 236 Latrobe Terrace – Residence.
- 238 Latrobe Terrace – Angarrack Flats.
- 240 Latrobe Terrace – Dr Piper's Residence.
- 242 Latrobe Terrace – Narbethong.
- 2 Waratah Street – Former Ropeworks Substation & Dining Hall.

It is further recommended that additional controls be given to some of these places in the Schedule to the Heritage Overlay, as outlined in each of the heritage citations in Section 11 of this Report.

4.3 Existing Individual Heritage Places

Within the proposed heritage areas are 92 places currently identified in the Schedule to the Heritage Overlay with individual heritage overlays. It is recommended that where the Schedule controls for these individual places are identical to those of the proposed heritage areas, they be removed from the Schedule (this does not remove or diminish the heritage status or significance

of these affected places, but it ensures that the Schedule accords with the Victoria Planning Provisions).

The Clause 43 Heritage Overlay provisions in all planning schemes in Victoria are being reviewed. New draft provisions for the heritage overlay are to be released by the Minister for Planning in the future. This may cause the need to reconsider the above recommendation, to reflect the proposed changes to the Planning Scheme.

4.4 Heritage Policies & the Greater Geelong Planning Scheme

It is recommended that the Ashby Heritage Review Stage 2 study be included as a reference document in the Greater Geelong Planning Scheme.

It further recommended that the policies prepared for each heritage area (provided loose leaf by the consultants) be included at Clause 22 in the Planning Scheme. These policies will provide the planning tools for the management of the areas, being consistent with the existing suite of heritage policies for existing heritage areas in the Planning Scheme.

4.5 Engineering Infrastructure

It is recommended that Council's Engineering Services Department be consulted about the proposed heritage areas and the need for the retention of significant engineering infrastructure (particularly bluestone kerbs and/or channels, and asphalt footpaths) outlined in the proposed heritage areas.

It is recommended that additional fieldwork and assessment be carried out on the kerbs and channels in the proposed heritage areas, and that the results be incorporated into the 'City of Greater Geelong Kerbs and Drains Recommendations for Heritage Areas' Report (draft, November 2007), prepared by Authentic Heritage Services Pty Ltd. This is to ensure a consistent management regime with kerbs and channels in existing heritage areas in the Greater Geelong Planning Scheme.

4.6 Ongoing Consultation

It is recommended that consultation with Councillors and Council's management and Strategic and Statutory Planning staff be carried to inform them of the proposed heritage overlays in Geelong West.

It is further recommended that consultation be carried out with affected owners and the local Geelong West community, informing them of the proposed heritage overlays, for the purpose of gaining feedback for consideration of Council.

4.7 Additional Heritage Assessments

Proposed Places of Local Significance

It is recommended that when resources permit, heritage assessments be prepared for 13 places of potential individual local significance in the heritage precincts. These places are:

- 32 Aberdeen Street – Former Fruit Shop.
- 40 Aberdeen Street – Residence.
- 166 Aberdeen Street – Residence.
- 45 Gertrude Street – Residence.
- 186 Hope Street – Residence.
- 233 Pakington Street – Wesley House.

- 113 Albert Street – St. John's Anglican Church.
- 77 Autumn Street – Geelong West Park.
- 7 Coquette Street – Residence.
- 10 Elizabeth Street – Sparrow Park.
- 12 Thomas Street – Dumbarton/Elmwood.
- 27 Wellington Street – Armagh.
- 30 Wellington Street – Kenworthy Park.

4.8 HERMES & Victorian Heritage Database

It is recommended that all the data prepared as part of the Ashby Heritage Review Stage 2 be included in HERMES so that if heritage overlays are included in the Schedule to the Heritage Overlay as a result of a planning scheme amendment, the information on the precincts and individual places will be publicly available. All existing precincts and heritage places identified by heritage overlays in the Planning Scheme is available on Council's website, as part of the publicly-accessible Victorian Heritage Database.

It is recommended that Council staff and the Heritage Advisor be provided with resources to cross check all the data included in HERMES to ensure that accurately reflects the Ashby Heritage Review Stage 2 study.

Map showing existing and proposed heritage areas in Geelong West



Note: Existing Heritage Areas are shown hatched, with proposed heritage areas coloured and their names given.

SECTION 1: Introduction

1.0 Introduction

The City of Greater Geelong commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to undertake Stage 2 of the Ashby Heritage Review between August 2008 and April 2009. This Report (Volume 1) provides details about the background to the study, methodology, significance assessment, criteria and thresholds adopted, observations relating to change in the area since the 1980s, recommendations for implementing the study results, and the proposed heritage precincts and heritage citations for proposed individual heritage overlays. While the project has largely been a review of the area known as the Ashby Design and Development Overlay (identified at DDO Schedule 1 in the Greater Geelong Planning Scheme), the consultants were not requested to critique individual places already identified by heritage overlays within the study area.¹ An initial draft of this study was provided to the City of Greater Geelong in April 2009. A second draft of the study (dated July 2009) was informally exhibited during August and September 2009. Further amendments were made to the Study (as recommended by Council) in late January 2010.

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- 240 Latrobe Terrace – Dr Piper’s Residence.
- 242 Latrobe Terrace – Narbethong.
- 2 Waratah Street – Former Ropeworks Substation & Dining Hall.

These citations are provided as Section 11 of this Report (volume 1).

Volumes 2-10 of the Study comprise the Datasheets for every place within each of the identified precincts. Each of the precincts has been considered to have

1 The internal brief for the Review did not include the re-evaluation of the significance of already-identified individual places of state, regional or local significance (where heritage citations have been prepared as part of the ‘City of Geelong West Urban Conservation Study’ 1986. However, where additional research had been uncovered, some changes to construction dates as well as an update of the integrity and condition of these individual heritage places has been documented on the datasheets in volumes 2-10 of this study.

local significance. A breakdown of the numbers and significance levels of the places within each of the precincts is given as follows:²

Precinct	State Significance	Regional/ Local Significance	Contributory Significance	Conservation Desirable	Not Significant
Ballinasloe	0	9	108	6	32
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Of the locally significant places in precincts identified in the above list, 92 are already included as individual heritage overlays in the Greater Geelong Planning Scheme. The remaining 9 places have potential local significance. The local significance level of these places needs to be determined through further assessment as part of another heritage study.

All illustrations and photographs used in this heritage study are for research and guidance purposes only. Any commercial reproduction of these illustrations and photos will require Copyright clearance from the respective owners.

The Consultants recommend that this Study be implemented within two years. If the Study has not been implemented within that time frame, it is recommended that the Study be peer-reviewed to take account of any changes in condition and integrity of particular heritage places, changes in planning regulations and Council policies. The study should subsequently be updated as necessary. Reconsideration of the recommendations in this study may also be required as a result of the impending changes to Planning Schemes in Victoria as a result of the revised Heritage Overlay provisions.

1.1 The Study Team

The study team was as follows:

- Dr David Rowe, Authentic Heritage Services Pty Ltd – project leader & author.
- Wendy Jacobs, Architect & Heritage Consultant – senior consultant (fieldwork and proofing document).
- Pam Jennings, Authentic Heritage Services Pty Ltd – research assistant.

1.2 Acknowledgments

The Consultants sincerely appreciated the assistance and support received throughout the course of the Study. Particular appreciation is given to Council officers:

- Terry Demeo, Manager, Planning Strategy & Economic Development
- Tim Hellsten, Coordinator, Planning Strategy.
- Kevin Krastins, Community Development Planner.

² See Section 4 for the definitions of the significance levels.

- Jacinta Rivette, Senior Strategic Planner.
- Karen Wyld, Cartographer, City Development.

Assistance and support was also greatly appreciated from the following people:

- Mark Beasley, Director, Geelong Heritage Centre.
- Ian McGlachlan and staff, Barwon Water.
- Susie Zada, Zades Pty Ltd, Historian.

Sincere appreciation is also given to various residents and other interested individuals in the Geelong West and wider Geelong community who have generously provided information about particular properties in the study area.

1.3 The Study Area

The study area largely comprises the existing Ashby Design and Development Overlay area (DDO1) (as identified in the following map), plus Crofton and John Streets, and the northern sides of Gertrude and Waratah Streets.



Ashby DDO Area

1.4 Background to the Heritage Review

1.4.1 Introduction

The primary purpose of the Ashby Heritage Review was to re-evaluate the previously proposed Ashby Heritage Precinct that forms part of the 'City of Geelong West Urban Conservation Study', 1986 (prepared by Richard Aitken, Louise Honman and Lorraine Huddle) to determine whether there was sufficient heritage value in all or parts of the Ashby area that could now warrant a heritage overlay.

Since the completion of the 'City of Geelong West Conservation Study', substantial changes have occurred in relation to planning provisions, preparation of heritage assessment criteria, and importantly, a more holistic evaluation of the heritage values of heritage places, including areas of diverse building stock and other historic fabric. These changes have therefore allowed the City of Greater Geelong to reconsider opportunities for heritage overlay areas in Geelong West. The overriding basis to understanding the significance of the historic evolution (and therefore diversity) of the Ashby area is the Australia ICOMOS Burra Charter, and particularly Article 15.4 which states:

The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspect of cultural significance, emphasizing or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

The RL12 Amendment Panel Report (1990)³ recommended that the Ashby Heritage Precinct not proceed on the basis of its diverse building stock and 'little integrity'. The Panel gave no rationale or detailed evaluation of its decision. Also underlying the Panel's decisions was the recommendations provided by the Geelong Regional Commission and the City of Geelong West.

Also underlying the Panel's decisions was that the specific controls recommended by the then Geelong Regional Commission and the then City of Geelong West for the Ashby precinct did not reconcile with the means to give effect to the planning objectives the Commission and the Council had proposed.

While the Panel recommended that Ashby not proceed as a heritage area, it did not rule out this option in the future. This is outlined in the Panel's fourth recommendation:

The Panel recommends that an assessment should also be made at the end of each five year period of the state of the precincts in question and the effect of the controls, at the end of each such period consideration be given as to whether the conservation of many of the buildings to be entered on the Conservation Table and the areas including the Ashby and the Esplanade as well as the urban conservation precincts supported and recommended by this Panel, do or will still warrant protection and

3 The Panel Report was prepared by an independent Ministerial panel to consider the recommendations of the 'City of Geelong West Urban Conservation Study'. This was known as the RL12 amendment to the then Geelong Regional Planning Scheme. It was titled 'Geelong Regional Planning Scheme (Geelong West) Amendment RL 12 Panel Report, Creation of seven Heritage Conservation Precincts in Geelong West', 30 March 1990.

conservation in 10 or 15 years time and whether the extent of the expense to the residents is justified by controls of this kind.⁴

It was after the completion of the Amendment RL12 Panel Report when the State Government of Victoria published the *Local Government Heritage Guidelines* in April 1991, which may have provided greater scope for the provision of further planning objectives for the Ashby area. These *Guidelines* gave rationale for the identification and conservation of heritage places and areas, with values and definitions provided that were similar to those developed by the Australian Heritage Commission as the Criteria for the assessment of places for the Register of the National Estate (April 1990). These criteria are now incorporated in the *Victoria Planning Provision: Applying the Heritage Overlay*.

The *Local Government Heritage Guidelines* also defined heritage areas as follows:

A heritage area might encompass a small urban or suburban area, a town or a landscape of cultural significance. A heritage area might be significant because:

- The area itself, or the places within it have an intrinsic heritage value;
- The area is composed of places that individually have little or no intrinsic heritage value but which are important for what they tell us as a group or collection of places.

Heritage areas, particularly those of a large size, are also likely to include places that have little or no intrinsic heritage value and are not contributory to the significance of the area.

Within a heritage area, the primary objective is to ensure the conservation of those elements that contribute to the area's significance. The removal or alteration of non-contributory elements or the development of their sites, while requiring a planning permit, is usually not a major concern. The objective is to ensure that where development does occur, it occurs in a manner which is appropriate to the significance, character and appearance of the heritage area.

The *Local Government Heritage Guidelines* are still referred to in Clause 15.11.2 of the State Planning Policy Framework (SPPF) today.

As outlined, the Criteria for the Register of the National Estate were prepared by the Australian Heritage Commission. These Criteria were published a month after the completion of the RL12 Panel Report, in April 1990. Arguably, the Criteria may have further informed the Panel, Geelong Regional Commission, Geelong West City Council and more generally the local community about how heritage places may be identified and evaluated, if they had been available.

4 Ibid., p.97.

1.4.2 Chronology of Studies & Reports

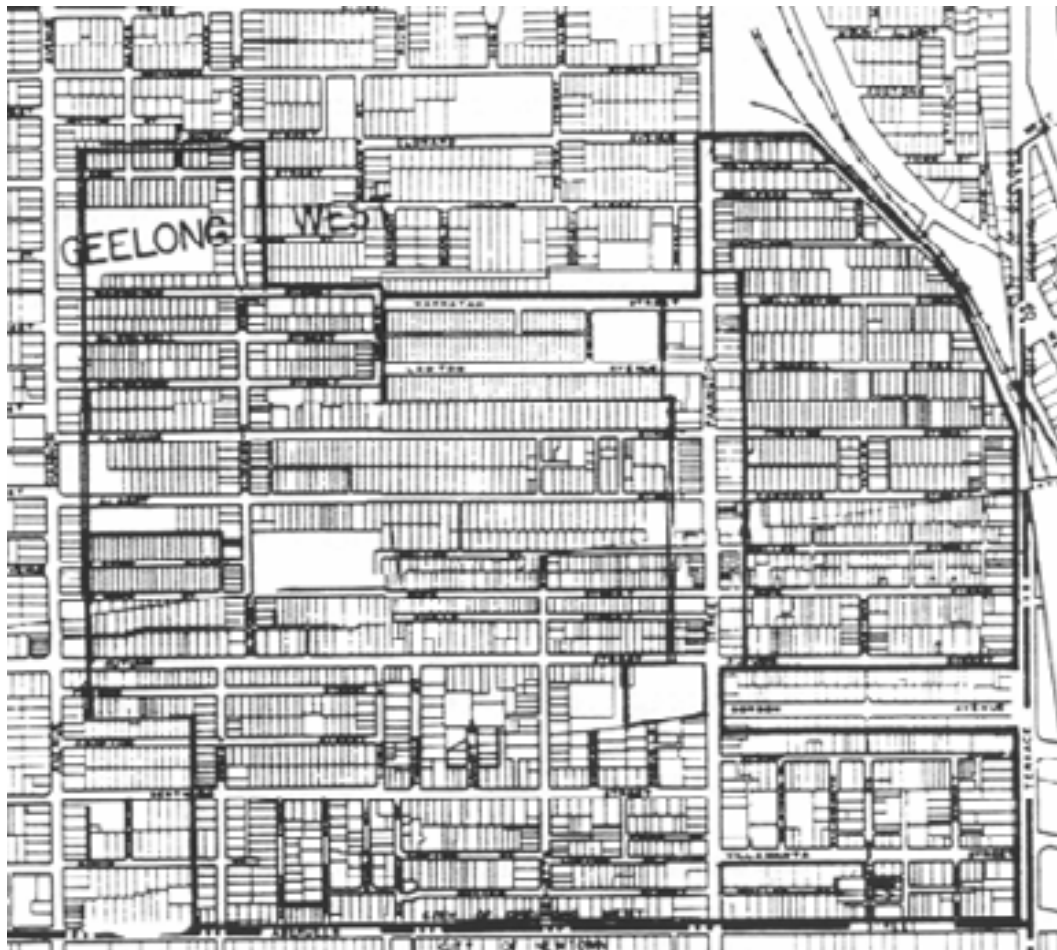
The chronology that led to the Ashby Heritage Review Stage 2 is as follows.

1986	City of Geelong West Urban Conservation Study
1990	Amendment RL12 Panel Report on the City of Geelong West Urban Conservation Study
1995	Ashby Special Area Control (Geelong West), adopted 3 March 1995
2000	Ashby Design & Development Overlay (DDO1)
2001	Brief Ashby Heritage Review
2008	Ashby Heritage Review Stage 1
2008-2009	Ashby Heritage Review Stage 2

City of Geelong West Urban Conservation Study 1986

The former City of Geelong West commissioned Richard Aitken, Louise Honman and Lorraine Huddle to prepare the 'City of Geelong West Urban Conservation Study' (2 volumes) that was completed in 1986. The study included an Environmental History (volume 1), supporting background for eleven (11) heritage precincts (volume 1) and heritage citations for individual places of significance (volume 2).

By far the largest heritage precinct identified in the 'City of Geelong West Urban Conservation Study' was the Ashby precinct. The extent of the precinct is shown in the following map included in the Urban Conservation Study (1986):



The supporting information in the 'City of Geelong West Urban Conservation Study' is as follows:

"History

During the period 1846-1850 subdivision had been so active that there were plenty of building allotments in Ashby and Little Scotland. The earliest subdivision of allotments fronting Hope, Autumn and Weller Streets was known as the Waterloo Estate where brick, stone and weatherboard houses were extant by 1849.

Development tended to concentrate in the area between Latrobe Terrace and Pakington Street, clustering close to the town of Geelong and main transport routes.

Most of the streets east of Pakington Street were subdivided by the early 1850s, as were Yuille, Hope, Weller, Albert and Clarence Streets west of Pakington Street. Open country then prevailed until further north; Britannia, Isabella and Government Road (now Church Street) were major routes to the gold fields at Ballarat. The decade of the 'fifties saw a rapid expansion in housing stock, industry and commercial activity in Geelong West. The boundaries of the once physically distinct 'villages' became more difficult to define as these settlement clusters converged.

By 1860 a larger number of buildings in the area were three or four roomed dwellings as opposed to the earlier one or two room huts. Apart from a general increase in house size of up to four to five rooms later in the century, a marked change from masonry to timber construction also occurred. A major proportion of residences in Geelong West today are of timber construction, a reflection of the cheaper construction cost of timber houses for the predominantly working class population. Small industry and residential areas were mixed with bakeries, tailors, blacksmiths etc. often operating from workshops and premises throughout the residential area.

Many allotments remained unsold and empty at the end of the century and new building steadily filled in the empty allotments until the 1920s. Consequently it is not uncommon to find an 1860s house next to an 1890s house in the same street.

It is possible today to see a slightly greater concentration of early (1850s) buildings clustered near the railway line (1854-7), and a greater concentration of 1920s buildings further west towards and beyond Elizabeth Street (e.g. Ann Street), however the building styles and periods are evenly scattered throughout this area. The railway line stimulated employment and the need for houses in Geelong West as well as dividing the two sections of the municipality. The emergence of Pakington Street as the commercial centre is described in the Pakington Street Commercial Precinct. Varying street widths and allotment sizes are a legacy of the private subdivisions, however the subdivision of the '80s tended to be more generous in allotment size. Between 1861 and 1881 the overall housing stock in Geelong West had declined as development was slow. Single houses predominated although several streets of speculative houses were built in the 1880s e.g. Taylor, Coquette, George Streets and Lawton Avenue. Apart from these, and several pairs of houses, Geelong West predominantly development on an allotment by allotment basis with little apparent large scale speculation.

Description

This area of Geelong West covering the earliest settled streets is now a dense residential area. Very little open space has been set aside and the streets and footpaths generally do not have nature strips. Consequently

the area is almost devoid of landscape features apart from the railway planting off Waterloo Street and a few individual tree specimens. Street widths vary from 30 feet in Weller Street to 60 feet in Villamanta Street, and allotment sizes from 33 feet to 66 feet.

The area contains the bulk of nineteenth century timber housing (and some isolated masonry buildings). Generally side boundary setbacks are minimal and front boundaries vary from no setback to a normal 15 feet or more. Allotments are generally back to back with no rear lanes except in later subdivisions (e.g. Lawton Avenue Area). Some small cross streets and lanes cross the main east west streets. The ground rises toward the west where some good views of the bay may be obtained. Significance concentrations of nineteenth century buildings are found in most streets, but particularly in Hope, Weller, Candover and Preston Streets.

West of Pakington Street there are greater concentrations of bungalows, but significant concentrations of nineteenth century houses are found in Lawton, Waratah, Coquette, Albert, Clarence, Gertrude, Eureka, Lupton and Potter Streets.

Significance

This area of Geelong West has a high retention rate of nineteenth century buildings, often with almost complete streetscapes of intact buildings. The street pattern remains virtually unchanged since initial subdivision and the buildings reflect the growth and change in the economy and population in Geelong West from the late 1840s. The area retains many notable examples of building from different periods including some of technical, as well as historical and architectural interest.”

Panel Report on the City of Geelong West Urban Conservation Study 1990

On 2 May 1989, the Victorian Minister for Planning and Environment appointed a Panel to consider submissions regarding Amendment RL12 to the Geelong Regional Planning Scheme. The Panel Report included the following findings in relation to the proposed Ashby Heritage Precinct:

Ashby Precinct – Proposed Planning Provisions (1989)

Ashby

“ – within which a permit would be required for any building or extension (but not for demolition).”

Resolutions of the City of Geelong West Council

At its meeting of 25 January 1989, the City of Geelong West Council resolved:

That the Geelong Regional Commission be advised that the Council of the City of Geelong West has adopted the following recommendations in relation to Amendment RL12:

1. In the Ashby Precinct No. 1 the controls over new buildings and extensions shall be reduced to controls over infill development only and the design guidelines shall be deleted.

The Council meeting of 27 January 1989 further resolved that:

In regard to Urban Conservation Precinct No. 1 (G.W.C.C.1) Ashby as indicated on the map to Amendment RL12, the Council understands that the following areas are to be deleted from the Ashby Precinct No. 1 –

1. All properties east of Ripley Street from Hope Street to Preston Street.
2. All properties fronting La Trobe Terrace from Spring Street to Hope Street.

3. All properties on the north side of Autumn Street between La Trobe Terrace and Western Street.
4. All properties abutting Villamanta Place.

These areas are generally zoned Service Business and are not considered of heritage value.

Resolutions of the Geelong Regional Commission

At its meeting of 27 February 1989, the Geelong Regional Commission, with respect to Amendment RL12, resolved to:

- (b) recommend to the Independent Panel that the exhibited amendment be modified to change the Amendment generally in the manner requested by Submissions S.35 and S.43 from the City of Geelong West by:
 - (i) deletion of controls over extensions to buildings in Ashby Precinct No. 1;
 - (ii) deletion of design guidelines in all precincts.
 - (vi) addition of a paragraph under sub-clause 1 of Precincts 1-7 with the intent to "encourage the retention and maintenance of the character of the precinct."

Panel Conclusions & Recommendations: Proposed Ashby Precinct

The Panel provided the following conclusions and recommendations with regard to the proposed Ashby Precinct:

The proposal presently put forward for this precinct by the GRC [Geelong Regional Commission] and the City of Geelong West in practical terms simply introduces a planning control that requires the grant of a permit for the construction of a building or extension within the precinct.

In those circumstances, the inclusion of objectives –

“(a) to encourage the retention of those buildings which provide significant contribution to the character of the precinct.”

“(b)” to encourage the retention of remaining bluestone kerbs, channels and cross-overs.”

- as objectives of planning for this precinct, is meaningless as there are no means provided for giving effect to such objectives.

The remaining objective –

“(c)” to ensure that new development is in harmony with the characteristics of this precinct”

- causes the Panel some difficulty as the proposed Ashby precinct is very varied in architectural character was assessed by the Panel as having limited integrity. To a large extent the criteria, of age, scale, set backs from road and adjoining buildings, vegetation, building materials, building form to a degree and architectural detailing, are not always satisfied.

The practical effect of the creation of this precinct would be to require proposed buildings and extensions to be measured against a variety of styles, building forms, etc. Such building work would then be permitted if it was in a form which would achieve harmony. In other words, the permit criteria or objective is to maintain the character of an area which presently contains a diversity of architectural styles representing a number of periods of development.

... It is difficult for a responsible authority when faced with an application for a building in these circumstances can “ensure” that any new building can be “in harmony” with characteristics which are somewhat indiscernible.

Apart from this difficulty, the proposed controls appear to us to encourage the creation of a variety of replicas of previously existing building stock.

... The Panel believes the view expressed by the City of Geelong West in its written submission at pp.13-14, expresses a sensible approach –

“The Ashby Precinct is by far the largest precinct area and contains a diverse mix of housing stocks and types.

The control of in-fill buildings (i.e. the construction of a complete new building on a cleared site) in Ashby is of paramount importance and should be retained. Housing style can still be diverse and interesting providing it blends in with the surrounding area. In most cases modern sympathetically designed buildings are more appropriate than mock imitation “Victorian” era buildings. Council is not trying to create “olde style” buildings, but rather modern infill buildings that do harmonize with the surrounding built environment.”

In endorsing this approach, the panel considered the best means of implementation. It was the Panel’s view that the inclusion of the Ashby Precinct as an Urban Conservation Precinct under the Division 5 of the planning scheme is not the best method of achieving the approach set out in the City of Geelong West submission.

The Panel believes that this would best be done by including in the provisions applicable to the existing Zone within which the proposed Ashby precinct area is located that a permit is required for the construction of any building (which by definition would include extensions) within that area. The matters to be taken into consideration by the responsible authority would then include those set forth in Clause 10 (4) of the GRPS and in particular sub clauses –

- “(a) the amenity of the neighbourhood;
- (c) the orderly and property planning ... of the zone in which the land is situated;
- (d) the existing use and the possible future use and development of such land and all contiguous and adjacent lands;
- (e) ... the siting of the proposed development in relation to the size and shape of the adjoining development thereon;
- (i) the circumstances of the use and the public interest.

The Panel believes that this would provide ample opportunity for the responsible authority to achieve its goals, however these goals should remain explicit in the Planning Scheme.

The Panel recommends this be achieved by the inclusion of the following sub-clause in Clause 19 of the GRPS:

- “(3) No buildings shall be constructed within the area described in the Schedule hereto unless a permit has been granted therefore after taking into consideration the provisions of Clause 10 (4) and any other requirements of this Scheme and the following:
 - (a) Although the Ashby area contains a diversity of architectural styles representing a number of periods of development, new buildings and works visible from the street should be in keeping with the kinds of development which predominate in the area.
 - (b) The Responsible Authority will give preference to buildings that incorporate the following:

[the design guides for the Ashby Precinct].”

Ashby Special Area Control (Geelong West) 1995

In 1995, the Ashby Special Control Area was included in the Planning Scheme as a result of the Panel recommendations. The purpose of this Special Area Control was: to ensure new buildings visible from the street were ‘in keeping with the kinds of development’ which predominated in the area; to encourage the retention of street works including trees and bluestone kerbs, channels and cross overs; and to encourage single storey scale building development using traditional materials, simple verandahs and rectangular vertical windows.

Ashby Design & Development Overlay 2000

The Ashby Design and Development Overlay was created as Schedule 1 to the Design and Development Overlay in the new format Greater Geelong Planning Scheme in July 2000. A copy of the Ashby DDO1 is included as Appendix 12.04.

Under the Ashby DDO1:

- A permit is not required for alterations, additions, extensions, and the construction of garages and carports to existing dwellings.
- A permit is required to construct a fence greater than 1.2 metres in height.

Brief Ashby Heritage Review 2001

In 2001, a draft scoping study was carried out by Authentic Heritage Services Pty Ltd and Kevin Krastins, City of Greater Geelong, that involved fieldwork and limited historical research. This brief Review suggested that the Ashby DDO area had the potential for reconsideration as a number of discreet heritage areas. The draft Review of 2001 was never finalized.

Ashby Heritage Review Stage 1 (2008)

Stage 1 of the Ashby Heritage Review commenced in January 2008 and involved a desktop analysis of photographs of all places largely within the Ashby Design and Development Overlay Area. Most photographs had been taken by the City of Greater Geelong and incorporated into Word tables with addresses. Together with fieldwork by the consultants, approximate construction dates and architectural styles were prepared, and the boundaries for the proposed precincts broadly defined.

The brief Scoping Report of 2001 had recommended a heritage precinct for the properties fronting the western side of Latrobe Terrace between Aberdeen and Spring Streets. Given that heritage overlays already apply to three of the properties in this stretch of Latrobe Terrace, and because each of the dwellings assessed were considered to be of sufficient significance in their own right to warrant individual heritage overlays, the City of Greater Geelong (in discussion with the consultants) sought the preparation of individual citations instead of heritage precinct documentation.

Ashby Heritage Review Stage 2 (2008-09)

The consultants were engaged in October 2008 to prepare Stage 2 of the Ashby Heritage Review. This Review involved:

- Further photographs taken of dwellings and other buildings and places within the study area, where these had not been previously provided by

the City of Greater Geelong, or where the consultants sought additional photographs.

- Fieldwork assessment.
- Historical Research of all places of heritage value in the study area.
- Written analysis and evaluation of all precincts.
- Provision of 5 individual heritage citations (a further 2 citations were provided as a variation to the original proposal at the request of the City of Greater Geelong).
- Provision of this Report (volume 1).
- Provision of Datasheets for all places in precincts (volumes 2-10).

1.5 Terminology

The terminology of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (November 1999) is used throughout this study. Refer to Appendix 12.03 for a copy of the *Burra Charter*. The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. Some of the critical definitions identified in the *Burra Charter* and used in this study are:

Article 1.1: *Place* means site, area, building or other work, group of buildings or other works, and may include components, contents, spaces and views. Explanatory Notes: The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

Article 1.2: *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. Explanatory Notes: The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance may change as a result of the continuing history of the place. Understanding of cultural significance may change as a result of new information.

Map showing existing and proposed heritage areas in Geelong West



Note: Existing Heritage Areas are shown hatched, with proposed heritage areas coloured and their names given.

SECTION 2: Methodology

2.0 Methodology

2.1 Fieldwork

The initial basis to the assessment of the heritage areas and individual places was fieldwork. The fieldwork involved:

- An analysis of the whole study area to help determine heritage area boundaries.
- An analysis of local landmarks, parks, street characteristics (front fences, dwelling setbacks, garage locations) and engineering infrastructure (kerb and channel, and footpaths).
- An analysis of individual buildings proposed for heritage citations.
- Desktop analysis of all places within the proposed precincts and additional specific fieldwork where required.

2.2 Historical Research

Historical research was carried out utilizing a range of sources. The principal documentation researched included (but was not limited to):

- 'City of Geelong West Urban Conservation Study' Environmental History (volume 1).
- Geelong West Rate Books (rate books were searched for all places generally built between the 1850s and the 1950s).
- Historic subdivision plans.
- Historic Geelong Waterworks & Sewerage Trust Fieldbook Plans (all the relevant Fieldbooks at Barwon Water were searched and the plans for each individual dwelling were photographed and then cross-referenced to each existing property).
- Historic photographs
- Geelong West Council Minute Books.
- Tender notices reported in the *Geelong Advertiser*, *The Age* and *The Argus* newspapers.
- Other private research databases & reports on local Geelong architects.
- Publications (including G. Seaton, *The Ashby Story: A History of Geelong West*, 1978, and W.R. Brownhill & I. Wynd, *History of Geelong and Corio Bay With Postscript 1955-1990*, 1990).

2.3 Assessment

With the historical research and as a result of several site visits, the precincts and precinct boundaries were further refined. Each precinct assessment was then prepared which has included:

- An Historical Overview.
- Description.
- Integrity & Significance (including Statement of Significance).
- Precinct Plans/Maps.

For the individual heritage citations, the assessment also involved recommendations for the Schedule to the Heritage Overlay, and whether specific controls should be recommended (ie. External paint controls, tree controls, etc.). Assessments for each place in the precincts are provided as the datasheets in Volumes 2-10.

2.4 Informal Exhibition of Heritage Study

For a 6-week period from 3 August to 11 September 2009, the City of Greater Geelong informally exhibited a draft of the Heritage Study. The aim of the exhibition was to gain feedback from the community and particularly from owners affected by the recommended heritage overlays. The City of Greater Geelong received 36 submissions to the draft Heritage Study. A total of 6 submissions were supportive of the introduction of heritage overlays, 3 identified errors in the study and 27 raised issues about the need for heritage controls, conflicts between urban consolidation objectives and heritage, impacts on property values and specific issues about the heritage listing of their property. A number of consultations and telephone discussions were held with submitters by Council officers, with some involving Council's Heritage Advisor (and author of the study), while four submissions brought about an independent peer review of four properties by Context Pty Ltd. The consultations have resulted in some changes being made that are now in the final version of the study.

SECTION 3: Observations

3.0 Observations

3.1 General Comments

From a detailed analysis of developments within the Ashby area since the completion of the 'Geelong Urban Conservation Study' in 1986, it is debatable as to whether the initial intentions of this study – and the subsequent recommendations of the RL12 Panel – have been realized, and therefore whether the Ashby DDO is the most effective planning overlay to retain the character and appearance of the area.

From a heritage viewpoint, the Ashby area has experienced a number of changes, including changes to the front of dwellings, fences, additions and demolition of dwellings. While these changes are noticeable, there is still sufficient surviving significant fabric to support heritage overlays as heritage areas and individual heritage places.

3.2 Demolitions

This study has found that 44 dwellings of contributory significance have been demolished since 1986. This equates to 2.6% of the places included in heritage precincts. This figure has been based on an analysis of photographs from the 'City of Geelong West Urban Conservation study', 1986, and other photographs taken in the 1980s in the Geelong Heritage Centre, together with an Excel spreadsheet that lists all places of contributory significance in the Ashby area.⁵ Examples include the following:



1986: Former Edwardian dwelling, Autumn Street.



2009: Vacant site, Autumn Street (same property).



1986: Victorian dwelling, Autumn Street.



2009: Replacement unit (two units on site), Autumn Street (same property).

⁵ This list is based on information from the authors of the Geelong West Urban Conservation Study.



1986: Edwardian dwelling, Albert Street.



2009: Vacant site, Albert Street (same property).

3.3 Changes to Early Building Fabric

3.3.1 Restoration & Refurbishment

Some of the most notable changes to existing heritage dwellings since 1986 have been the restoration of the front portions of the buildings, and particularly the front verandahs. Some of these works include accurate restoration and reconstruction, while others involve refurbishment. The latter has sometimes involved the removal of original fabric, being replaced with detailing that is different to the original design. Examples of restoration and refurbishment include:



1986: Interwar Bungalow, Albert Street, with glazed infill to front verandah



2009: Interwar Bungalow, Albert Street, with introduced glazed infill removed.



1986: Federation dwelling, Askew Street, with glazed infill to verandah.



2009: Federation dwelling, Askew Street, with glazed infill removed.



1986: Edwardian dwelling, Albert Street, with missing timber verandah fretwork valance.



2009: Edwardian dwelling, Albert Street, with reconstructed timber verandah fretwork valance.



1986: Victorian dwelling, McDougall Street, with introduced false brick wall cladding.



2009: Victorian dwelling, McDougall Street, with original timber weatherboards exposed & false cladding removed.



1986: Victorian dwelling, Weller Street, with introduced infill glazing and weatherboards to front verandah.



2009: Victorian dwelling, Weller Street, with reconstructed front verandah.



1986: Victorian dwelling, Hope Street, with missing original front verandah & introduced glazed porch.



2009: Victorian dwelling, Hope Street, with reconstructed front verandah.



1986: Victorian dwelling, Candover Street, with introduced brick verandah infill.



2009: Victorian dwelling, Candover Street, with replacement front verandah.



1986: Edwardian dwelling, Albert Street, with original verandah fretwork detailing.



2009: Edwardian dwelling, Albert Street, with alternative verandah fretwork detailing.



1986: Victorian dwelling, Clarence Street, with original timber verandah fretwork and roof.



2009: Victorian dwelling, Clarence Street, without timber verandah fretwork and bullnosed roofing.



1986: Victorian dwelling, Coquette Street, with original cast iron verandah decoration.



2009: Victorian dwelling, Coquette Street, without cast iron verandah decoration.



1986: Interwar Bungalow, Elizabeth Street, with original verandah detailing.



2009: Interwar Bungalow, Elizabeth Street, with altered verandah fretwork & single posts.

3.3.2 Additions

It appears that most additions have occurred at the rear, in a manner that has retained the character and appearance of the existing dwellings and the streetscapes. However, there are some substantial additions that have been constructed that are noticeable in the streetscape. Examples include:



1986: Interwar Bungalow, Albert Street.



2009: Interwar Bungalow, Albert Street, with large 2 storey addition.



1986: Interwar Bungalow, Albert Street.



2009: Interwar Bungalow, Albert Street, with large 2 storey addition & front carport.



1986: Edwardian dwelling.



2009: Altered Edwardian dwelling with large 2 storey addition.



1986: Edwardian dwelling, Weller Street.



2009: Edwardian dwelling, Weller Street, with garage addition as an extension of original main roof.

3.3.3 Fence Removal

One of the most significant changes to the Ashby area streetscapes has been the removal of early front fences, with the replacement fencing being different to the original design. The majority of new fences constructed since 1986 have been pointed timber pickets to properties with Victorian, Federation, interwar and postwar era dwellings. There is also some small number of introduced fences that have been replaced with fencing reflective of the era of the dwellings. Examples include:



1986: Interwar Bungalow, Ann Street, with introduced low solid brick front fence.



2009: Interwar Bungalow, Ann Street, with introduced timber picket fence.



1986: Interwar Bungalow, Ann Street, with early flat timber picket front fence.



2009: Interwar Bungalow, Ann Street, with replacement timber picket fence.



1986: Edwardian dwelling, Autumn Street, with introduced capped timber paling fence..



2009: Edwardian dwelling, Autumn Street, with sympathetically introduced timber post & wire fence.



1986: Interwar Bungalow, Autumn Street, with early capped timber and cyclone wire fence.



2009: Interwar Bungalow, Autumn Street, with replacement timber picket fence.

3.4 New Dwellings

There are a range of new dwellings in the Ashby area, most of which are single storey and in this regard, they respond to the objectives of the Ashby Design and Development Overlay. Overall however, a number of these dwellings have design qualities that do not complement the area, given their scale, construction, and detailing. Some of these dwellings are considerably larger than the earlier dwellings or when compared to neighbouring dwellings, have been designed in 'mock Victorian or Edwardian' styles (despite the original Panel Report's recommendation against this type of infill); constitute multiple unit developments; and in a few instances, represent innovative contemporary solutions. Examples of new dwellings include:



1985: Former Edwardian dwelling, Albert Street.



2009: Replacement dwelling, Albert Street.



1986: Former Victorian dwelling, Elizabeth Street.



2009: Replacement dwelling, Elizabeth Street.



1986: Former Edwardian dwelling, Wellington Street.



2009: Replacement Units, Wellington Street.



1986: Former Edwardian dwelling, Clarence Street.

2009: Replacement Units, Clarence Street.



1986: Former Victorian dwelling, Albert Street.

2009: Replacement dwelling, Albert Street.



1986: Former Interwar Californian Bungalow, Bowlers Avenue.

2009: Replacement Units, Bowlers Avenue.



1986: Former Interwar Californian Bungalow, Gertrude Street.

2009: Replacement dwelling, Gertrude Street.



1986: Former Victorian dwelling, Preston Street.



2009: Contemporary replacement dwellings, Preston Street.



2006: Former Small Industrial Site, Wellington Street.



2009: Front contemporary dwelling, with former shed at rear converted to dwelling, Wellington Street.

SECTION 4: Basis of Significance Assessment

4.0 Basis of Significance Assessment

4.1 Australia ICOMOS Burra Charter

This study has used the principles of the *Australia ICOMOS Burra Charter* (November 1999) and its Guidelines as the basis to all of the assessments. The Burra Charter defines cultural significance by aesthetic, historic, scientific, social and spiritual values. A copy of the Burra Charter is provided as Appendix 12.03.

The heritage values of the Burra Charter are also largely prescribed in the *VPP Practice Note: Applying the Heritage Overlay* (Appendix 12.02) that states:

“All places that are proposed for planning protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values ... The documentation for each place should include a statement of significance that clearly establishes the importance of the place.”

4.2 Australian Heritage Commission Assessment Criteria⁶

The Criteria adopted for this study is the Criteria for the Assessment of Cultural Heritage Significance of the Register of the National Estate. Refer to Appendix 12.01 for an abbreviated copy of the Assessment Criteria. The adoption of these Criteria accords with the *VPP Practice Note: Applying the Heritage Overlay*.

⁶ Reference has also been made to the Local Government Heritage Guidelines proposed by the Department of Planning and Housing, State Government of Victoria, April 1991 as referred to in Clause 15.11.2 State Planning Policy Framework (SPPF).

4.3 Matrix of Burra Charter Heritage Values, Assessment Criteria & Significance Thresholds

BURRA CHARTER VALUES	AHC CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (modified for local assessment by authors)	SIGNIFICANCE THRESHOLDS
<p>Aesthetic &/or Architectural Value: Places where consideration is given to form, scale, colour, texture and material of the fabric.</p>	<p>AHC D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p> <p>AHC E.1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.</p> <p>AHC F.1: Importance for its technical, creative, design or artistic excellence, innovation or achievement.</p>	<p>AHC D.2: A place must clearly represent the period, method of construction, techniques, way of life, etc. of its Type. A place may be significant because it is characteristic of either an unusual, or a widely practiced Type, style, or method of construction. It may have been innovative or influential, or it may have been traditional or vernacular; the significance of the place is determined by considering it within its context.</p> <p>A place may be considered if one or more of the following apply:</p> <ul style="list-style-type: none"> • It can be regarded as a particularly good example of its Type, by virtue of the combination of characteristics most indicative of the Type, or a significant variant of the Type equally well; • It is one of number of similar places which are all good examples of a Type, but has a higher value by virtue of its integrity, condition, association with other significant places or setting; • It is part of a group of places which collectively include a range or variation within a Type; • It represents the seminal or optimal development of the Type. <p>AHC E.1: A place is eligible if it articulates so fully a particular concept of design that it expresses an aesthetic ideal (eg. A place which epitomizes the design principles of an architectural style, landscape ideal, etc.) or if the place, because of its aesthetic characteristics, is held in high esteem by the community.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic qualities for which it is</p>	<p>STATE THRESHOLD: Places which are considered significant to the State of Victoria and are worthy for inclusion on the Victorian Heritage Register. These places are the most outstanding examples either aesthetically, architecturally, historically, scientifically or socially. The place meets this threshold if it has outstanding and/or unique aesthetic and technical value/s, is highly intact and has been compared to similar places on the Victorian Heritage Register, and/or has unique historical associations with events or persons in the history of the community and the City of Greater Geelong, the importance or which are considered to reach beyond local municipal boundaries.</p> <p>LOCAL THRESHOLD: Places which are considered individually significant to a local area. The City of Greater Geelong is defined by a large number of urban, suburban, rural and coastal areas of varying historical developments and cultural identities that are not necessarily related to each other. Traditional municipal boundaries have changed, but the cultural identities of the different local communities that comprise the City are largely idiosyncratic. In relation to this study, the heritage places are considered to have had a significant impact in shaping the cultural, architectural, historical and/or social identity of the local community of Geelong West, and where applicable, have been compared to other places of State or Local significance. They are considered to have sufficient significance to warrant a heritage overlay in the Greater Geelong Planning Scheme.</p>

BURRA CHARTER VALUES	AHC CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (modified for local assessment by authors)	SIGNIFICANCE THRESHOLDS
		<p>nominated.</p> <p>AHC F.1: A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated.</p>	
<p>Historic Value: Places that have influenced or have been influenced by an historic figure, event, phase or activity. For any given place the significance will be greater where evidence of the association or event survives insitu, or where the settings are substantially intact, than where it has been changed or evidence</p>	<p>AHC A.4: Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.</p> <p>AHC H.1: Importance for close associations with individuals whose activities have been significant within the history of the nation, State or locality.</p>	<p>AHC A.4: Places associated with events or developments which contribute to or reflect the long-term changes in the former City of Geelong West or local history.</p> <p>Places representing "landmark" cultural phases in the evolving pattern of the former City of Geelong West or local history.</p> <p>A place eligible for its association with a significant scientific theory must have a clear and important relationship to the development of that theory or its early application in the City of Geelong West or locality.</p>	

BURRA CHARTER VALUES	AHC CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (modified for local assessment by authors)	SIGNIFICANCE THRESHOLDS
does not survive.		<p>A place eligible for its history of science associations must have a strong connection with the work of an historically significant scientific figure or with an historically significant scientific exploration/undertaking, or methodological development.</p> <p>AHC H.1: The person's contribution must be established sufficiently by historical documentation or other firm evidence, and the association of person with place established clearly in a similar way.</p> <p>A building designed by a prominent architect may be eligible under this criterion if it expresses a particular phase of the individual's career or exhibits aspects reflecting a particular idea or theme of her/his craft. It is possible that several places may represent different aspects of the productive life of an important person. Similarly, several examples of a person's work may be considered because a different combination of criteria are satisfied.</p> <p>In general, the association between person and place needs to be of long duration, or needs to be particularly significant in the person's productive life.</p> <p>Places which contain fabric that is a direct result of the person's activity or activities, or where the place can be demonstrated to have influenced the person's life or works, are eligible, and such places are more eligible than places which lack such direct and personal associations.</p>	
<p>Scientific Value: Places where data clearly indicates its rarity, quality or representativeness.</p>	<p>AHC F.1: Importance for its technical, creative, design or artistic excellence, innovation or achievement.</p>	<p>AHC F.1: A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength.</p>	

BURRA CHARTER VALUES	AHC CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (modified for local assessment by authors)	SIGNIFICANCE THRESHOLDS
		<p>This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated.</p>	
<p>Social Value: Places that have a focus on spiritual, political, national or other cultural sentiment to a majority or minority group.</p>	<p>AHC G.1: Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, education, or social associations.</p>	<p>AHC G.1: Places which are held in high esteem by the municipality or local community or a segment of it, that esteem being demonstrated and special. The value to the community must be beyond normal regard felt by a community for its familiar surroundings.</p> <p>It is necessary to demonstrate that the strong association between a community and place is of a social or cultural nature, and not simply a local assessment of some other value more correctly assessed against another criterion.</p>	

4.4 Significance & Integrity Thresholds for Places in Precincts

4.4.1 Significance Thresholds for Places in Precincts

- Individual Significance (National, State or Local levels).
- Contributory Significance (contributes to the significance of the precinct). Places identified as having local significance, but without detailed heritage citations, should be considered as having contributory heritage status until resources allow for their further assessment and subsequent inclusion in the Greater Geelong Planning Scheme as part of a future amendment.
- Conservation Desirable (historically and/or architecturally relates to the precinct but the place has been noticeably altered).
- No Significance (does not contribute to the significance of the precinct by virtue of being an introduced building or a substantially altered building – see below for further details).

4.4.2 Integrity Thresholds for Places in Precincts Thresholds

The threshold for determining the significance of each place has largely been dependent on the following, as determined by the Supporting Background (History, Description and Statement of Significance) for each precinct, and as documented on the datasheets provided in Volumes 2-10. The thresholds are:

- Date range of area.
- Date range of streets in the area.
- Percentage contribution of buildings in the area.
- Integrity to the creation date of contributory buildings.
 - Predominantly Intact (either completely intact or some minor modifications noticeable).
 - Moderately Intact (original character & appearance clearly noticeable, even though there has some modifications).
 - Altered (original character & appearance partly discernible, but substantial changes made to the exterior).

Fabric

The integrity of places within precincts (when viewed from the public realm) may include to varying degrees the following such that the place is discernible to its creation date:

- Overall form & composition.
- Construction materials.
- Building details.
- Verandahs.
- Front windows and doors.

Additions

Places with later additions may continue to contribute to the significance of the precinct if:

- The additions have been identified as contributing to the significance of the building or place (the additions being significance in their own right).
- The additions have no significance but are recessive and do not dominate over the building, streetscape or area.

- The more recent additions have been considered to be largely in accordance with the City of Greater Geelong Heritage and Design Guidelines 1997 (which is an incorporated document).

Relocated Places

Relocated places may also contribute to the significance of the precinct if they have direct associations with the history and character and appearance of the area or street.

Lower Integrity Places

- Non significant buildings within heritage precincts are those that do not contribute to the significant development periods in the area or are of such low integrity that they do not meet the threshold for inclusion.
- Buildings need to be of at least the “Moderate” integrity category to be assessed as being of contributory significance (and therefore have statutory weight in the Planning Scheme).
- Conservation Desirable heritage buildings have no recommended statutory weight, but there may be opportunities for reconstruction and repair.

SECTION 5: Recommendations

5.0 Recommendations

5.1 Proposed Heritage Precincts

It is recommended that heritage area overlays apply to the following heritage precincts (including the 1711 places within these areas) outlined in this Report:

- Ballinasloe Heritage Area.
- Great Western Road Heritage Area.
- Milton Heritage Area.
- Pineville Heritage Area.
- Waterloo Heritage Area.

A map showing the locations and boundaries of these heritage areas in Geelong West is provided at the end of Section 1 of this Report. Maps of each heritage area are provided at the end of the text to Sections 6-10.

It is further recommended that no additional controls apply to these precincts in the Schedule to the Heritage Overlay (i.e. no external paint controls, internal alteration controls, tree controls, etc.).

5.2 Proposed Individual Heritage Places

It is recommended that individual heritage overlays apply to the seven heritage places assessed as part of this Review as follows:

- 121 Albert Street – Former St. John's Anglican Church Vicarage.
- 230 Latrobe Terrace – Former Andrews Residence.
- 236 Latrobe Terrace – Residence.
- 238 Latrobe Terrace – Angarrack Flats.
- 240 Latrobe Terrace – Dr Piper's Residence.
- 242 Latrobe Terrace – Narbethong.
- 2 Waratah Street – Former Ropeworks Substation & Dining Hall.

It is further recommended that additional controls be given to some of these places in the Schedule to the Heritage Overlay, as outlined in each of the heritage citations in Section 11 of this Report.

5.3 Existing Individual Heritage Places

Within the proposed heritage areas are 92 places currently identified in the Schedule to the Heritage Overlay with individual heritage overlays. It is recommended that where the Schedule controls for these individual places are identical to those of the proposed heritage areas, they be removed from the Schedule (this does not remove or diminish the heritage status or significance of these affected places, but it ensures that the Schedule accords with the Victoria Planning Provisions).

The Clause 43 Heritage Overlay provisions in all planning schemes in Victoria are being reviewed. New draft provisions for the heritage overlay are to be released by the Minister for Planning in the future. This may cause the need to reconsider the above recommendation, to reflect the proposed changes to the Planning Scheme.

5.4 Heritage Policies & the Greater Geelong Planning Scheme

It is recommended that the Ashby Heritage Review Stage 2 study be included as a reference document in the Greater Geelong Planning Scheme.

It is further recommended that the policies prepared for each heritage area (provided loose leaf by the consultants) be included at Clause 22 in the Planning Scheme. These policies will provide the planning tools for the management of the areas, being consistent with the existing suite of heritage policies for existing heritage areas in the Planning Scheme.

5.5 Engineering Infrastructure

It is recommended that Council's Engineering Services Department be consulted about the proposed heritage areas and the need for the retention of significant engineering infrastructure (particularly bluestone kerbs and/or channels, and asphalt footpaths) outlined in the proposed heritage areas.

It is recommended that additional fieldwork and assessment be carried out on the kerbs and channels in the proposed heritage areas, and that the results be incorporated into the 'City of Greater Geelong Kerbs and Drains Recommendations for Heritage Areas' Report (draft, November 2007), prepared by Authentic Heritage Services Pty Ltd. This is to ensure a consistent management regime with kerbs and channels in existing heritage areas in the Greater Geelong Planning Scheme.

5.6 Ongoing Consultation

It is recommended that consultation with Councillors and Council's management and Strategic and Statutory Planning staff be carried out to inform them of the proposed heritage overlays in Geelong West.

It is further recommended that consultation be carried out with affected owners and the local Geelong West community, informing them of the proposed heritage overlays, for the purpose of gaining feedback for consideration of Council.

5.7 Additional Heritage Assessments Proposed Places of Local Significance

It is recommended that when resources permit, heritage assessments be prepared for 13 places of potential individual local significance in the heritage precincts. These places are:

- 32 Aberdeen Street – Former Fruit Shop.
- 40 Aberdeen Street – Residence.
- 166 Aberdeen Street – Residence.
- 113 Albert Street – St. John's Anglican Church.
- 77 Autumn Street – Geelong West Park.
- 7 Coquette Street – Residence.
- 10 Elizabeth Street – Sparrow Park.
- 45 Gertrude Street – Residence.
- 186 Hope Street – Residence.
- 233 Pakington Street – Wesley House.
- 12 Thomas Street – Dumbarton/Elmwood.
- 27 Wellington Street – Armagh.
- 30 Wellington Street – Kenworthy Park.

5.8 HERMES & Victorian Heritage Database

It is recommended that all the data prepared as part of the Ashby Heritage Review Stage 2 be included in HERMES so that if heritage overlays are included in the Schedule to the Heritage Overlay as a result of a planning scheme amendment, the information on the precincts and individual places will be publicly available. All existing precincts and heritage places identified by heritage overlays in the Planning Scheme is available on Council's website, as part of the publicly-accessible Victorian Heritage Database.

It is recommended that Council staff and the Heritage Advisor be provided with resources to cross check all the data included in HERMES to ensure that accurately reflects the Ashby Heritage Review Stage 2 study.

SECTION 6: Ballinasloe Heritage Precinct

6.0 Ballinasloe Heritage Precinct

6.1 Historical Overview (refer to historical figures at Section 6.5)

6.1.1 Early Subdivisions & Housing Developments: 1838-1900

In 1838, Port Phillip's senior surveyor, Robert Hoddle, gave instructions for surveyor H.W.H. Smythe to mark out a town and village at Fyansford, and to layout only a few blocks at Corio (Geelong).¹ By 1839, the first suburban allotments in the Geelong and Geelong West areas were sold by the Government. They included the area between the Barwon River and Church Street (North Geelong), and Shannon Avenue and Pakington Street.²

The earliest clustered building developments in Geelong West occurred from 1841, in the village known as Ashby.³ An area comprising approximately 50 acres, it was situated immediately west of Pakington Street on allotments 10 and 11 of Section 8 in the Parish of Moorpanyal.⁴ Between 1843 and 1848 the village of Little Scotland was established on rising ground to the south-west of Ashby.⁵ It was located between Latrobe Terrace and Pakington, Aberdeen and Hope Streets.⁶ A third area of development west of the Ashby village was the Kildare estate. Building blocks were first offered for sale in 1848.⁷

The first Crown purchaser of the land comprising the Ballinasloe precinct was J. Matson, who purchased Allotment 2 of Section 8 in the Parish of Moorpanyal in October 1839.⁸ Matson was a squatter and had connections with the Manifold Brothers, squatters of the Western District.⁹ Soon after 1839, Matson's land was listed under the ownership of Patricius William Welsh.¹⁰ The son of a Dublin doctor, Welsh initially owned over 100 acres of land in the Geelong West area.¹¹ His Irish roots appear to have accounted for some of the names of some of the residential areas and subdivisional estates, including Kilkenny, Roscommon, and Ballinasloe – a town on the Roscommon-Galway border.¹²

J.H. Taylor's Map of Geelong in 1854 (Figure 6.01) shows that the earliest building developments in the precinct fronted onto Autumn Street (then known as Upper Autumn Street). This street provided a route to Fyansford and to the goldfields beyond. None of these dwellings appear to survive today. Laura Street (originally known as Laura Place) also existed by this time.

In January 1854, J.L. Shaw, architect and surveyor laid out the 25 acre Ballinasloe Estate subdivision (Figure 6.02). The land comprised all of Welsh's Crown Allotment 2. Based on a rectangular grid layout, the newly-formed streets included French, Crofton and Alexander (now Gertrude) Streets on an east-west axis, together with the central thoroughfare of Fair (now George) Street on a north-south axis. These streets were initially crudely formed as indicated in a note on the subdivision plan:

-
- 1 G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, Geelong West, 1978, p.17.
 - 2 *Ibid.*
 - 3 L. Honman, L. Huddle & R. Aitken, 'City of Geelong West Urban Conservation Study', vol.1, prepared for the City of Geelong West, 1986, p. 3.
 - 4 Seaton, *op.cit.*, pp.36-37.
 - 5 Honman, et.al., *op.cit.*, p.4.
 - 6 Seaton, *op.cit.*
 - 7 *Ibid.* & Honman, et.al., *op.cit.*
 - 8 Seaton, *op.cit.*, p.232.
 - 9 *Ibid.*
 - 10 *Ibid.*
 - 11 *Ibid.*, p.18, 34.
 - 12 *Ibid.*, p.18.

The Streets are marked by trenches cut throughout and the corners of each lot are marked by pegs and trenches out 10 links long in the proper direction of the lines.¹³

A total of 194 residential blocks were created as a result of the subdivision.

A notable purchaser of 11 allotments of the Ballinasloe Estate was William Budds. A wealthy Vandiemonian, Budds had carried on the business of the Ashby Hotel in Britannia Street after Welsh's demise in 1845.¹⁴ Budds does not appear to have built on any of his land in the Ballinasloe Estate, as these allotments were offered for sale upon his death as part of his Estate in 1893.¹⁵

Little building development occurred in the Ballinasloe Estate in the immediate, ensuing years, or at least none of these developments survive today. The earliest-surviving dwellings in the precinct today are dated from the 1880s and included:¹⁶

- "Skipton Villa", 153 Autumn Street, built 1887-88 (Figure 6.03).
- "Ardrala", 159 Autumn Street, built c.1884 (Figure 6.04).
- Residence, 57 French Street, built 1887-88.

A modest number of dwellings were also built in the 1890s in Autumn, Crofton and French Streets. These houses included:¹⁷

- "Sanderson", 171 Autumn Street, built 1891-92 (Figure 6.05).
- Residence, 189 Autumn Street, built 1894-95.
- "Galloway", 201 Autumn Street, built c.1890 (Figure 6.06).
- Residence, 50 Crofton Street, built 1895-96.
- "Dadivick Cottage", 49 French Street, built 1899-1900.
- Residence, 51 French Street, built 1893-94.

6.1.2. Subdivision & Housing in the Federation Era: 1900-19

Further development of parts of the Ballinasloe Estate occurred after 1900. While 10 building allotments in Crofton and French Streets were advertised for sale on 29 July 1911 (Figure 6.07), all streets in the precinct experienced an increase in housing stock during the Federation era, with over 40 dwellings constructed.¹⁸ In Gertrude Street, the first dwelling appeared from 1907-08.¹⁹ Most (if not all) of the five Edwardian dwellings between 80 and 88 Gertrude Street were built in 1912-13.²⁰ It was also at this time when G.F. Moreland constructed the eight modestly scaled and virtually identical Edwardian dwellings at 13-27 George Street (Figure 6.08).²¹ These dwellings transformed this stretch of the street from a paddock to a densely built-up residential streetscape. For the period, the earliest dwellings included those at:²²

13 J.L. Shaw, 'The Ballinasloe Estate' subdivision plan, January 1854, Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2020.

14 Seaton, *op.cit.*, p.38.

15 *Ibid.*, p.232.

16 A dwelling possibly dating to c.1875 exists at 40 Crofton Street, but it was relocated to the site in 1922.

17 Sources for construction dates are given in the datasheets in Volume 2.

18 *Ibid.*

19 Geelong West Borough Rate Books, 1908-13, Geelong Heritage Centre.

20 *Ibid.*, 1911-13.

21 *Ibid.* & Honman, et.al., *op.cit.*

22 Sources for construction dates are given in the datasheets in Volume 2

- 5 Crofton Street, built 1905-06 (Edwardian design).
- 45 French Street, built 1907-08 (Late Victorian design).
- 57A French Street, built 1903-04 (Late Victorian design).

6.1.3 The Boom Years of the Interwar Period: 1920s-1940s

By far the most substantial transformation of the Ballinasloe Estate occurred after the First World War. At least 70 dwellings were constructed in interwar Bungalow and interwar Californian Bungalow styles in the 1920s, with most built in Crofton Street.²³ The majority of these dwellings were modestly scaled and of rudimentary design and construction. Typical examples included the dwellings at:

- 17 Crofton Street.
- 31 Crofton Street.
- 38 Crofton Street.
- 3 French Street.
- 90 Gertrude Street.
- 3 Laira Street.

More notable examples of the interwar housing in the area included:

- 193 Autumn Street (Figure 6.08).
- 203 Autumn Street (Figure 6.09).
- 45 Crofton Street.
- 63 French Street.
- 5 George Street.
- 9 Laira Street.

Fewer dwellings were constructed in the area in the 1930s and 1940s. Of those that survive today, four are located in Autumn Street, with another in Crofton Street. These dwellings are:

- 161 Autumn Street.
- 163 Autumn Street.
- 165 Autumn Street.
- 175 Autumn Street.
- 52 Crofton Street.

6.1.4 Housing in the Postwar Years and Beyond

Housing development continued to occur in the Ballinasloe Estate after the Second World War in the 1950s and into the late 20th century. Unlike the housing boom of the 1920s, the postwar dwellings were few in number and generally of austere design, and included those at:

- 155 Autumn Street.
- 4 Crofton Street.
- 5 French Street.

23 Ibid.

The restrained appearance of these dwellings reflected the broader Australian suburban landscape, brought about by shortages in construction materials, skilled labour and to some degree, Local Government regulations.²⁴ As Max Freeland in *Architecture in Australia* critically remarks:

With all this pruning and saving the average standard house of the immediate post-war years was an unlovely thing. It was simple but because it was handled insensitively it was utterly sterile. Because of this the uniformity to which it was reduced resulted in an awful monotony rather than a gracious harmony. Restricted by circumstance from having the individuality in his home, which is so important to the average Australian, he resorted to cheaply obtained effects to achieve it. Nobody but the owner was aware of them but to him they were desperately important. The pattern of the roof tiles, the colour of the front door or the weird shape of the letter box were immensely important individual distinctions to the owner but in their eye-assaulting stridency they were minor but repellent prickles in a sea of sterility.²⁵

6.1.5 Owners & Builders

The Original Owners

Between the 1880s and the 1920s, the Ballinasloe Estate was developed with a largely working class population. Apart from George Burchell, first owner and occupier of the interwar Californian Bungalow at 37 Crofton Street who was a manager,²⁶ the majority of owners and occupiers were labourers, carpenters, painters, bricklayers, mechanics, railway employees, and other similar trades and occupations.²⁷ There were also two owners who were school teachers. Of the less common trades in the area, Percy Kendall, initially of 49 French Street in 1914-15, was a stove maker with Andrews stovemaking business.²⁸ He left this firm in 1921 to commence on his own account as the Geelong Stove Works.²⁹ Kendall also had the Edwardian dwellings at 53 and 55 French Street built in 1911-12, which he leased.³⁰ By 1926-27, he was living in the interwar Californian Bungalow at 34 Crofton Street.³¹

Kendall was not the only owner of multiple properties in the Ballinasloe Estate in the early 20th century. The Moorfoot brothers owned a total of four properties. William Moorfoot (c.1862-1946), a cabman, had the Edwardian dwelling at 3 Crofton Street built in 1911-12 (which he occupied), and he owned the neighbouring dwelling at 5 Crofton Street from c.1912 (it was originally built for Elias Moorfoot in 1905-06).³² Matthew Moorfoot (c.1867-1942) had the Edwardian dwellings at 11 and 13 Crofton Street built in 1915-16, which he initially leased to Hans Larsen and William Ferguson respectively.³³

The Builders

Local builders are known to have constructed multiple dwellings in the Ballinasloe Estate in the early 20th century. The earliest-known builder to construct in the area was George F. Moreland who was responsible for the

24 M. Freeland, *Architecture in Australia: A History*, Penguin Books, Ringwood, 1988, pp.264-265.

25 *Ibid.*, pp. 271-272.

26 Geelong West Town Rate Book, 1926-27.

27 Owners' and occupants' occupations taken from the Geelong West Borough Rate Books, 1880-1930, Geelong Heritage Centre.

28 See datasheet in Volume 2 for 49 French Street & Seaton, op.cit., p.112.

29 *Ibid.*

30 Geelong West Borough Rate Books, 1910-12.

31 Geelong West Town Rate Book, 1926-27.

32 *Ibid.*, 1905-06 & GWST Fieldbook, no. 168, p.7, c.1912, Barwon Water collection.

33 Geelong West Borough Rate Book, 1915-16.

eight modestly-scaled Edwardian dwellings at 13-27 George Street in 1912-13.³⁴ Michael Denno (c.1888-1953) was responsible for at least 4 dwellings in the area during the interwar period.³⁵ These dwellings were at 1, 3 and 5 Laira Street and 52 Crofton Street. C.E. Stringer built the dwellings at 63 Crofton Street and 1 George Street in 1928 and 1924-25 respectively,³⁶ while George Neunhoffer built 9 Laira Street (1924-25), 8 Crofton Street (1929-30) and 19 Crofton Street (1925-26).³⁷ Another known builder was Fairborn Hill. He was responsible for the modest interwar Californian Bungalow at 6 Crofton Street in 1926-27, and the interwar Bungalows 10 years later at 163 and 165 Autumn Street.³⁸

6.1.6 Engineering Infrastructure

It appears that the roads and footpaths in the Ballinasloe Estate were largely unmade until the early 20th century. Geelong Waterworks and Sewerage Trust Fieldbook plans for c.1912 reveal that no kerbs or channels existed in Autumn Street (between George Street and Shannon Avenue), Crofton Street, Gertrude Street, George Street or French Street. Between 1912 and 1914, pitched kerb and channel had been introduced in George Street, French Street and Autumn Street (between George and Laira Streets).

The type of kerb and channel laid in Geelong West (and therefore in the Ballinasloe Estate) in the early 20th century is revealed in the Souvenir booklet celebrating the proclamation of Geelong West as Town in 1922:

The length of road surface, whose maintenance is debited to the general revenue account, totals approximately 25 miles, with a metalled area of approximately a quarter of a million square yards. In every constructed street, channels, frequently of basalt pitchers with cement joints, have been laid for reception and conveyance of drainage. The area covered by tar paved footpaths amounts to 76,192 square yards – nearly 16 acres ... The Council has been alive to the impossibility of constructing and maintenance roads, footpaths and channels without the aid of up-to-date and complete equipment, and implements and plant include amongst others:

10-12 ton Invicta Road Roller [Figure 6.10].

Horse Roller.

Tar paving rollers.

Two Tar Carts (285 gals. each).

Street Water Wagon.

Street sweeper.

Street scraper.

Concrete Channel Roller.

Three horses and drays.³⁹

34 Honman, et.al., op.cit.

35 See Geelong West Town Rate Books for the 1920s, Geelong West Building Permit Register 1920s, City of Greater Geelong collection & S. Zada, 'Biographical Family Report for Heinrich Denno', prepared for the Newtown Heritage Review, City of Greater Geelong, draft, 2008.

36 Geelong West Town Rate Books, 1920s & Geelong West Building Permit Register 1920s.

37 Ibid.

38 Ibid.

39 'Proclamation of Geelong West as a Town' Souvenir booklet, 22 March 1922.

6.2 Description

6.2.1 Precinct Boundaries (refer to precinct plan at Section 6.4)

The Ballinasloe precinct comprises a small residential area largely bound by Autumn, Laira and Gertrude Streets, and Shannon Avenue. Within the precinct are also properties fronting George Street (between Autumn and Gertrude Streets).

6.2.2 Building Fabric (refer to photos at Section 3.6)

The Ballinasloe precinct is solely a residential area principally defined by modestly scaled, single storey, hipped and gabled timber dwellings of rudimentary design featuring front and/or side verandahs, galvanized corrugated steel roof cladding, and timber framed windows. The conventional character and appearance of most of the Victorian, Late Victorian, Edwardian and interwar Bungalow dwellings reflects the working class population for which they were originally built.

The Ballinasloe precinct presents streetscapes with dwellings of varying developmental eras. Autumn Street is contextually diverse in its combination of Victorian, Edwardian and interwar era dwellings (Photos 3.01-02). Crofton Street is more notable as a primarily interwar streetscape. Between 17 and 28, 33 and 47 and 53 and 65 Crofton Street (Photo 6.03) are principally homogenous stretches of interwar Bungalows. There are Edwardian (and later) dwellings in parts of the street, with a small grouping of Edwardian houses at the eastern end (Photo 6.04). French Street lacks such homogeneity with its noticeable number of Victorian, Late Victorian and Edwardian dwellings (Photo 6.05), but there are groupings of these dwellings at 11 and 19, and 49 and 57A French Street. These dwellings are all on the south side of the street, given that the north side largely comprises the rear yards to the dwellings fronting Autumn Street. The west side of George Street is largely defined by Edwardian and interwar era dwellings. The houses from 13-27 George Street (Photo 6.06) provide the most homogenous Edwardian grouping in the precinct, while the dwellings at 1-7 George Street present a small grouping of interwar Bungalows (Photo 6.07). In Gertrude Street is a row of five Edwardian dwellings and six interwar Bungalows (Photo 6.08). The west side of Laira Street has a consistent interwar Bungalow character.

Victorian Style Dwellings

Contextually few in number in the precinct are the Victorian style dwellings. They are primarily characterised by hipped roof forms with projecting hipped convex or skillion verandahs, symmetrical and single-fronted compositions, narrow eaves, brick chimneys, single, paired or tripartite timber framed double hung windows, square timber verandah posts, cast iron verandah valances and brackets and face brick or rendered chimneys. There are some variations in composition, with a small number of dwellings having projecting gabled wings. These 12 surviving Victorian era dwellings were built between c.1875 and 1908. They are as follows:

- “Skipton Villa”, 153 Autumn Street (built 1887-88).
- “Ardrala”, 159 Autumn Street (built c.1884).
- “Sanderson”, 171 Autumn Street (built 1891-92).
- Residence, 189 Autumn Street (built 1894-95).
- “Galloway”, 201 Autumn Street (built 1889-90).
- Residence, 40 Crofton Street (built c.1875 but relocated to site in 1922).
- Residence, 50 Crofton Street (built 1895-96) (Photo 6.09).

- Residence, 45 French Street (built 1907-08) (Photo 6.10).
- “Dadivick Cottage”, 49 French Street (built 1899-1900).
- Residence, 51 French Street (built 1893-94).
- Residence, 57 French Street (built 1887-88).
- Residence, 57A French Street (built 1903-04) (Photo 6.11).

Edwardian Style Dwellings

The Ballinasloe precinct includes 38 Edwardian dwellings. They are largely characterised by double fronted and asymmetrical compositions, broad hipped roofs with gables and verandahs that project towards the front, face brick chimneys, modest eaves (some with exposed timber rafters), timber verandah posts (square profile although some are turned), timber fretwork verandah valances and timber verandah brackets, timber framed window hoods above the windows on the projecting front gables, and decorative gable infill (paneling and battening). Typical examples include:

- Residence, 187 Autumn Street (1912-13).
- Residence, 16 Crofton Street (built 1914-15) (Photo 6.12).
- “Bungil”, 19 French Street (built 1915-16).
- Residence, 19 George Street (built 1912-13) (Photo 6.13).
- Residence, 84 Gertrude Street (built 1912-13) (Photo 6.14).

There are also some single-fronted Edwardian dwellings that feature broad hipped or gambrel roof forms and projecting front verandahs. Examples include:

- Residence, 3 Crofton Street (built 1911-12) (Photo 6.15).
- Residence, 5 Crofton Street (built 1905-06).
- Residence, 7 Crofton Street (built 1915-16).

Interwar Bungalow Styled Dwellings

The largest proportion of surviving original dwellings in the Ballinasloe precinct are those associated with the interwar era. Over 74 interwar dwellings are located in the area, most being designed in interwar Bungalow and interwar Californian Bungalow styles.

Interwar Californian Bungalows

There are at least three compositional types of interwar Californian Bungalow in the Ballinasloe precinct. These types have:

- Broad gable roofs with verandah gables that project towards the front. Examples include those at:
 - 193 Autumn Street (Photo 6.16).
 - 203 Autumn Street.
 - 6 Crofton Street (Photo 6.17).
 - 19 Crofton Street.
 - 32 Crofton Street.
 - 35 Crofton Street (Photo 6.18).
 - 61 Crofton Street.
 - 27 French Street.
 - 1 George Street.
- Broad gable roofs that traverse the site and a verandah gable (or gabled wing) that projects towards the front. Examples include those at:

- 183 Autumn Street.
 - 17 Crofton Street (Photo 6.19).
 - 25 Crofton Street.
 - 45 Crofton Street (Photo 6.20).
 - 55 Crofton Street.
 - 9 Laira Street.
- Single broad gables with recessed verandahs under the main roof at the front. Examples include those at:
 - 20 Crofton Street (Photo 6.21).
 - 24 Crofton Street.
 - 46 Crofton Street.
 - 53 Crofton Street.
 - 63 Crofton Street.
 - 63 French Street (Photo 6.22)
 - 100 Gertrude Street.

These Bungalows are also defined by wide eaves with exposed timber rafters, face brick chimneys, timber framed windows (arranged in pairs or in banks of three), and the verandahs are mainly supported by timber posts (often paired) and brick piers. The decorative gable infill varies but there are examples with timber ventilators, timber shingling, or battening and paneling.

Interwar Bungalow

The interwar Bungalow styled dwellings in the precinct have double or triple fronted compositions, broad hipped roofs with projecting minor hipped bays and/or hipped verandahs, broad eaves, tiled or galvanized corrugated steel roof cladding, rendered brick or timber walls, timber framed windows arranged in banks or pairs, arched verandahs or verandahs supported by masonry piers, and window hoods. The few examples of this type are mainly located in Autumn Street as follows:

- Residence, 161 Autumn Street (built 1935-36).
- Residence, 163 Autumn Street (built 1937-38) (Photo 6.23).
- Residence, 165 Autumn Street (built 1935-36) (Photo 6.24).
- Residence, 175 Autumn Street (built 1938-39).

Postwar & Introduced Dwellings

The Ballinasloe precinct has a relatively small number of postwar and later 20th century/recent dwellings. Most of these dwellings are single storey and while their design and construction may not accord with the predominant characteristics with the heritage dwellings in the area, they are generally not intrusive. The very few intrusive dwellings are of larger scale and are isolated properties in the area.

Additions to Dwellings⁴⁰

The majority of the alterations and additions to the heritage dwellings in the Ballinasloe precinct appear to have been carried out at the rear and to a modest (single storey) scale. Most two storey additions are highly recessive from the front, and do not dominate the dwelling or the streetscape. Examples include the interwar Californian Bungalows at:

40 This section does not examine alterations to original or early fabric as viewed from the front, but provides some indication of changes to the area brought about by additions. The integrity of each place of significance is provided in the datasheets in Volume 2.

- 207 Autumn Street.
- 34 Crofton Street.
- 38 Crofton Street.
- 65 Crofton Street.

There are very few examples where the two storey additions are noticeable and dominant.

Garages & Carports

While the Ballinasloe precinct lacks rear lane access to the properties, most introduced garages and carports are highly recessive and located towards the rear of the heritage dwellings. There are some forward-projecting garages and garages incorporated in the overall design of introduced dwellings, but this is rare for a heritage dwelling in the area. A small number (approximately 6) of heritage dwellings have carports and/or garages that have been introduced at the side.

Front Fences

Front fences range in design, construction and height throughout the precinct, with approximately 30% being in accordance with the design and height of fence typical for the era of the property. Most of the fences in the area are a version of a pointed timber picket, traditionally a standard fence type for Victorian and Edwardian dwellings (although they have been introduced in notable numbers for properties with interwar dwellings). A number are of the traditional 1.2-1.3 m height (such as the fence at 45 French Street) (Photo 6.25), although there are much higher versions that have been introduced which obscure views to the front settings and dwellings behind. There are also capped timber picket fences (which were common during the Edwardian and interwar periods), an example being at 51 French Street (Photo 6.26).

Other traditional type front fencing includes the noticeable number of timber post and woven wire fences (traditionally used during the Edwardian and interwar periods), such as the example at 35 Crofton Street (Photo 6.27). The only fence that may be early is at 9 Laira Street (Photo 6.28), which appears to be timber post and wire with a hedge grown through it.

Most other introduced fencing is high and solid, including timber paling and brick fences. In French Street, there is a large number of high timber paling fences on the north side as these fences screen the rear private open space to the dwellings on Autumn Street.

6.2.3 Urban Design & Engineering Infrastructure

The streets and allotments within the Ballinasloe precinct comprise a grid layout, with the streets forming along an east-west axis (apart from George Street that punctuates the area on a north-south axis). There is a general conformity of rectangular allotment sizes throughout the area, apart from some allotments fronting Autumn Street and introduced units and other dwellings at the eastern ends of Crofton and French Streets, and at 1 Laira Street. Most of the dwellings in the area also have consistent front setbacks and narrow side setbacks.

Concrete kerbs and channels predominate in the precinct today, although the bluestone pitchers with concrete channels on both sides of Crofton Street (east of George Street only) appear to be early (Photo 6.29). Most of the footpaths

have been concreted, apart from asphalt paths on the south side of French Street (Photo 6.30).

6.2.4 Landscaping

Apart from private gardens, minimal public landscaping is identified in the Ballinasloe precinct. In Autumn, French (north side), Crofton, and Gertrude Street are narrow grassed nature strips (Photo 6.31). There are street trees in Autumn, Crofton, French and George Streets which are not of heritage significance.

6.3 Integrity & Significance

6.3.1 Integrity

The Ballinasloe heritage precinct includes 155 properties. Of this total, 117 (75%) of the buildings directly relate to the significant Victorian, Edwardian and interwar development eras of the area. A breakdown on the significance of these properties is as follows:⁴¹

- State significance: 0
- Local significance: 9
- Contributory significance: 108
- Conservation Desirable: 6
- Not Significant: 32

The integrity of the precinct may also be determined by the integrity of the individual properties within it. A breakdown of the integrity of the properties is as follows:

- Predominantly Intact: 47
- Moderately Intact: 70
- Altered: 6
- Not Applicable:⁴² 32

In terms of areas, there are specific portions of the precinct that are less intact by virtue of there being a number of non-significant buildings grouped together. These non-significant groupings are particularly evident at the eastern end of the precinct in French and Crofton Streets.

6.3.2 Statement of Cultural Significance⁴³

The Ballinasloe heritage precinct has significance as a predominantly intact 19th and early 20th century era residential area defined by modestly scaled, detached, single storey, timber dwellings of conventional Victorian, Edwardian and interwar Bungalow designs. The modest and rudimentary nature of the majority of the dwellings in the area reflects the predominant working class population for whom they were originally built. The significance of the precinct also lies in the grid layout of the streets and rectangular allotments, initially laid out as the Ballinasloe subdivision estate in January 1854. The area does not appear to have been developed with housing until the 1880s, with a further period of growth in the 1910s. It was especially after the First World War in the

41 The following totals include some individual places previously assessed in the Geelong West Urban Conservation Study (1986) and identified as heritage overlays in the Greater Geelong Planning Scheme.

42 This relates to properties that do not have significance to the heritage precinct.

43 The specific integrity and level of significance for each building in the area is provided on the datasheets in Volume 2.

1920s when the precinct was transformed as a residential area, with the construction of a contextually large number of interwar Bungalows. A number of local builders are known to have constructed multiple dwellings in the area, including G.F. Moreland (Edwardian era) and Michael Denno, C.E. Stringer, George Neunhoffer and Fairborn Hill (interwar era). While the streetscapes present a mix of Victorian, Edwardian and interwar dwellings, there are portions of the precinct with homogenous streetscapes, some of which appear to be a consequence of the building developments of the known local builders, including the row of Edwardian dwellings at 13-27 George Street (G.F. Moreland) and the row of interwar Bungalows in Laira Street (Michael Denno). Other homogenous stretches of housing include the row of five Edwardian dwellings and six interwar Bungalows in Gertrude Street, and the rows of interwar Bungalows in Crofton Street and the northern portion of George Street. Further contributing to the significance of the precinct is the remnant early engineering infrastructure, including the bluestone pitcher and concrete channels in Crofton Street (east of George Street) and the asphalt footpaths in French Street. The narrow grassed nature strips in Autumn, French, Crofton and Gertrude Streets provide the only early public landscaping to the precinct.

The Ballinasloe heritage precinct is architecturally and aesthetically significant at a LOCAL level (AHC D.2). It demonstrates original and conventional design qualities of Victorian, Edwardian and interwar Bungalow styles, as presented in the notable number of surviving modestly scaled, single storey, detached, hipped and/or gabled, timber dwellings with front and/or side verandahs, brick chimneys, timber framed windows and corrugated sheet metal roof cladding.⁴⁴ The rudimentary character of the designs largely reflects the working class population for which they were originally built. Most of the dwellings are predominantly or moderately intact and representative examples of their stylistic type, with verandahs and other architectural details consistent with the type. Contributing to the aesthetic significance of the area are the narrow grassed nature strips in Autumn, French, Crofton and Gertrude Streets, bluestone pitcher and concrete channels in Crofton Street (east of George Street) and the asphalt footpaths in French Street.

The Ballinasloe heritage precinct is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with the housing subdivision of the Ballinasloe Estate in January 1854, although the historical significance of the precinct is especially embodied in the surviving building stock that was constructed during the Victorian and Edwardian periods, and particular the interwar era, between the 1880s and early 1940s. The precinct was largely established for Geelong West's working class population and a small number of local builders are known to have constructed multiple dwellings during the Edwardian and interwar periods. The precinct therefore has historical associations with G.F. Moreland (Edwardian era) and Michael Denno, C.E. Stringer, George Neunhoffer and Fairborn Hill (interwar era).

Overall, the Ballinasloe heritage precinct is of LOCAL significance.

44 There are a small number of interwar Bungalows of contributory significance with tiled roofs.

6.4. Ballinasloe Heritage Precinct: Plan



6.5 Ballinasloe Heritage Precinct: Historical Figures

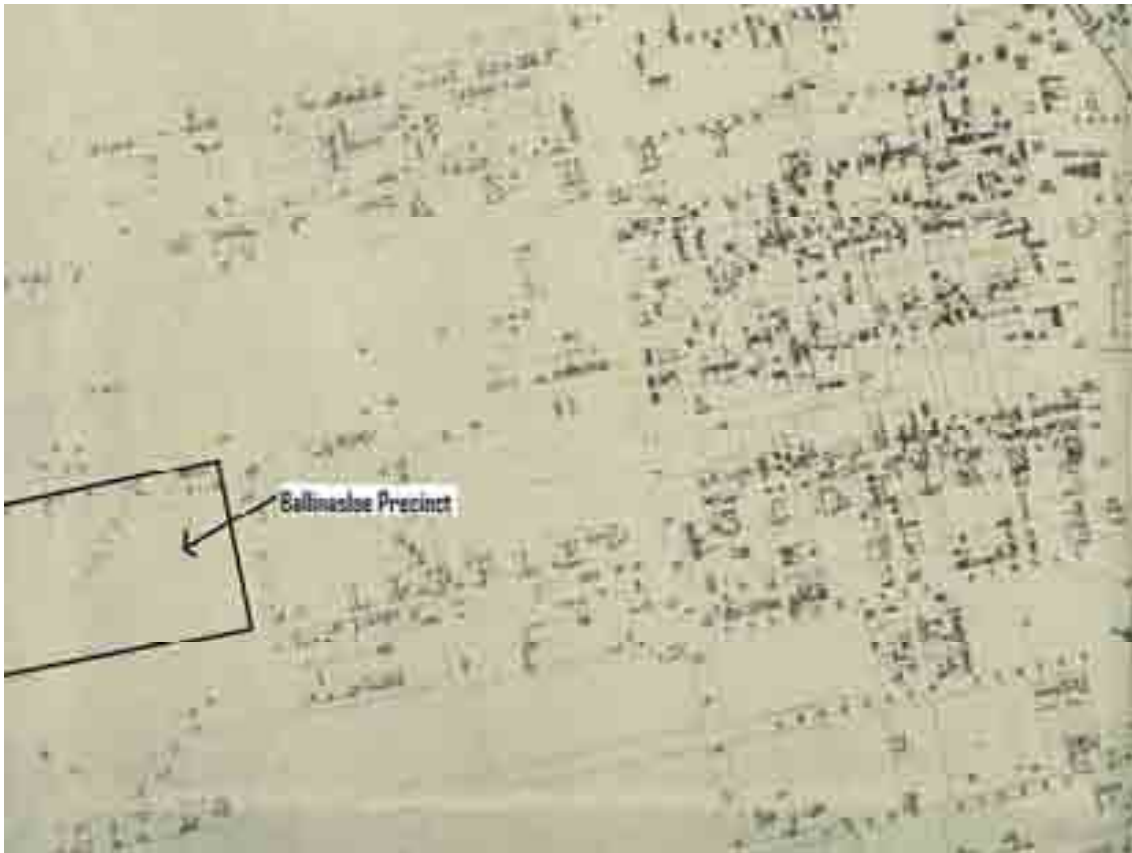


Figure 6.01: Portion of J.H. Taylor's Map of Geelong, 1854, broadly showing most of the Ballinasloe precinct. Source: G. Seaton, *The Ashby Story*, cover insert.

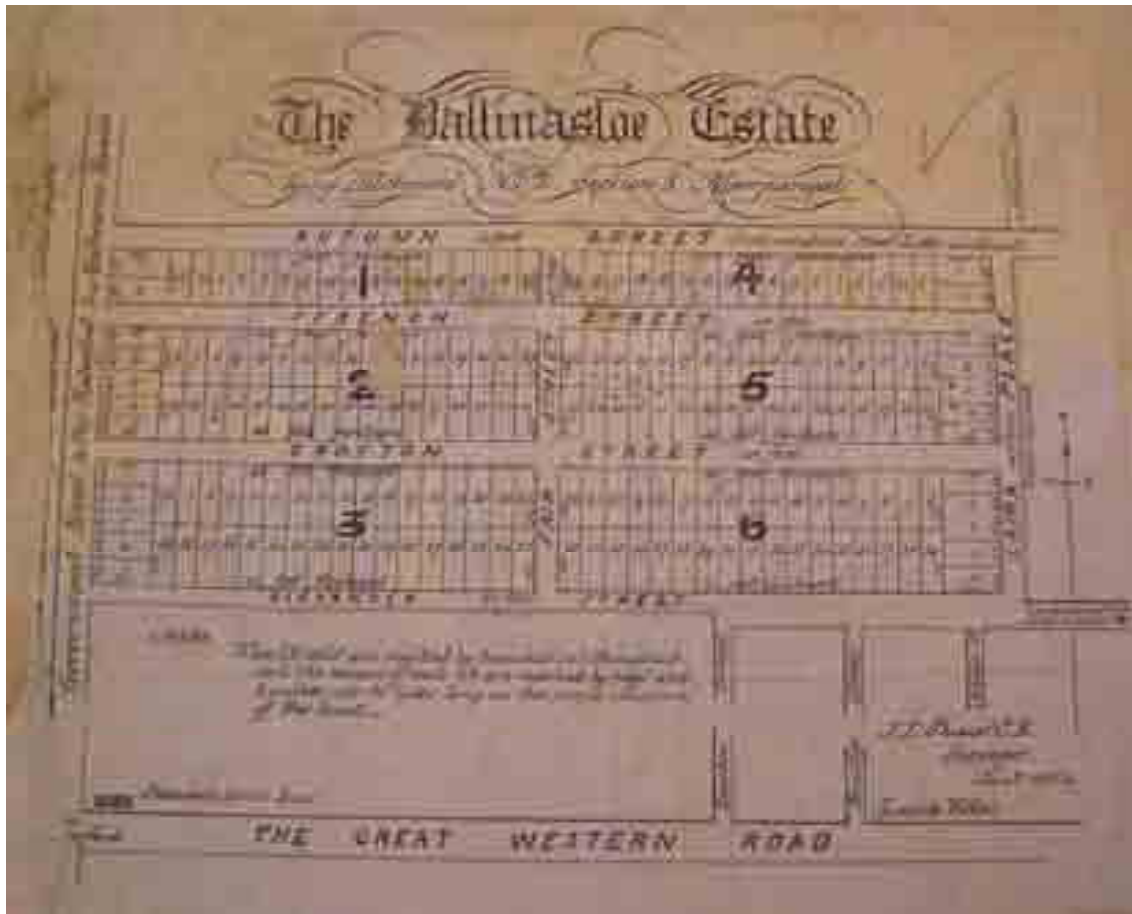


Figure 6.02: J.L. Shaw, The Ballinasloe Estate subdivision plan, January 1854. Source: Geelong Heritage Centre Maps, plans & Sale Notices, GRS 2030.



Figure 6.03: "Skipton Villa", 153 Autumn Street, built 1887-88. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 6.04: "Ardral", 159 Autumn Street, built c.1890. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 6.05: "Sanderson", 171 Autumn Street, built 1891-92. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 6.06: "Galloway", 201 Autumn Street, built c.1890. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.

GEELONG WEST!

10 Building Allotments
 FOR SALE BY PUBLIC AUCTION
On SATURDAY, 29th JULY, 1911
 On the Land, at 2.30 p.m.

Frontages to **FRENCH** and **CROFTON STREETS**, close to Autumn
 and Gertrude Streets, within Five Minutes of Electric Tram.

Title
CERTIFICATE
 H. I. CRAWFORD
 Solicitor

Terms—£5 Deposit, £1 per Month, Interest 5 per cent
 Full Particulars on application to the Agents.

REID & BAXTER
 20 Malop Street, Geelong.

Figure 6.07: Geelong West 10 Building Allotments For Sale By Public Auction, subdivision plan, 29 July 1911. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.



Figure 6.08: Residence, 193 Autumn Street. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986



Figure 6.09: Residence, 203 Autumn Street. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 6.10: Council workers constructing kerbs and channels and footpaths in Geelong West in the 1920s, with the Invicta Road Roller shown in the middle ground. Source: Seaton, *The Ashby Story*, p.190.

6.6 Ballinasloe Heritage Precinct: Photographs



Photo 6.01: Autumn Street, looking west (from 187 Autumn Street), showing the mix of Edwardian & interwar era dwellings. Source: David Rowe, 2009.



Photo 6.02: Autumn Street, looking west (from 159 Autumn Street), showing the mix of Victorian and interwar era dwellings. Source: David Rowe, 2009.



Photo 6.03: Crofton Street (south side, from 47 Crofton Street), showing row of interwar Bungalows. Source: David Rowe, 2009.



Photo 6.04: Edwardian dwellings in Crofton Street (looking west, from 9 Crofton Street). Source: David Rowe, 2009.



Photo 6.05: French Street (south side), looking west, showing Edwardian dwellings. Source: David Rowe, 2009.



Photo 6.06: Homogenous streetscape of Edwardian dwellings at 13-27 George Street. Source: David Rowe, 2009.



Photo 6.07: Grouping of interwar Bungalows at 1-7 George Street. Source: David Rowe, 2009.



Photo 6.08: Grouping of Edwardian and interwar dwellings in Gertrude Street. Source: David Rowe, 2009.



Photo 6.09: Late Victorian dwelling, 50 Crofton Street. Source: David Rowe, 2009.



Photo 6.10: Late Victorian dwelling, 45 French Street. Source: David Rowe, 2009.



Photo 6.11: Late Victorian dwelling, 57A French Street. Source: David Rowe, 2009.



Photo 6.12: Edwardian dwelling, 16 Crofton Street (original verandah floor, posts and valance have been replaced). Source: David Rowe, 2009.



Photo 6.13: Edwardian dwelling, 19 George Street. Source: David Rowe, 2009.



Photo 6.14: Edwardian dwelling, 84 Gertrude Street. Source: David Rowe, 2009.



Photo 6.15: Edwardian dwelling, 3 Crofton Street. Source: David Rowe, 2009.



Photo 6.16: Interwar Californian Bungalow, 193 Autumn Street. Source: City of Greater Geelong, 2008.



Photo 6.17: Interwar Californian Bungalow, 6 Crofton Street. Source: City of Greater Geelong, 2008.



Photo 6.18: Interwar Californian Bungalow, 35 Crofton Street. Source: City of Greater Geelong, 2008.



Photo 6.19: Interwar Californian Bungalow, 17 Crofton Street. Source: City of Greater Geelong, 2008.



Photo 6.20: Interwar Californian Bungalow, 45 Crofton Street. Source: City of Greater Geelong, 2008.



Photo 6.21: Interwar Bungalow, 20 Crofton Street. Source: David Rowe, 2009.



Photo 6.22: Interwar Bungalow, 63 French Street. Source: City of Greater Geelong, 2008.



Photo 6.23: Interwar Bungalow, 163 Autumn Street. Source: City of Greater Geelong, 2008.



Photo 6.24: Interwar Bungalow, 165 Autumn Street. Source: City of Greater Geelong, 2008.



Photo 6.25: Pointed timber picket fence to Late Victorian dwelling at 45 French Street. Source: City of Greater Geelong, 2008.



Photo 6.26: Capped timber picket fence to Late Victorian/Edwardian dwelling at 51 French Street. Source: City of Greater Geelong, 2008.



Photo 6.27: Timber post & woven wire fence to interwar Californian Bungalow, 35 Crofton Street. Source: City of Greater Geelong, 2008.



Photo 6.28: Possible early timber post & woven wire fence within front hedge at 9 Laira Street. Source: City of Greater Geelong, 2008.



Photo 6.29: Bluestone pitcher and concrete channel, Crofton Street. Source: David Rowe, 2009.



Photo 6.30: Asphalt footpath and concrete kerb and channel, French Street. Source: David Rowe, 2009.



Photo 6.31: Grassed nature strip, Crofton Street.
Source: David Rowe, 2009.

6.7 Ballinasloe Heritage Precinct: List of Places

Place Name	Address		Proposed Significance	Existing HO	Integrity
"Skipton Villa"	153	Autumn Street	Contributory		Predominantly Intact
Residence	155	Autumn Street	Not Significant		Not Applicable
Residence	157	Autumn Street	Not Significant		Not Applicable
"Ardrala"	159	Autumn Street	Contributory		Moderately Intact
Residence	161	Autumn Street	Contributory		Predominantly Intact
Residence	163	Autumn Street	Contributory		Predominantly Intact
Residence	165	Autumn Street	Contributory		Predominantly Intact
Residence	167	Autumn Street	Not Significant		Not Applicable
Residence	169	Autumn Street	Not Significant		Not Applicable
"Sanderson"	171	Autumn Street	Contributory		Predominantly Intact
Vacant Land	173	Autumn Street	Not Significant		Not Applicable
Residence	175	Autumn Street	Contributory		Moderately Intact
Residence	177	Autumn Street	Not Significant		Not Applicable
Residence -	179	Autumn Street	Not Significant		Not Applicable
Residence	183	Autumn Street	Contributory		Predominantly Intact
Residence	185	Autumn Street	Not Significant		Not Applicable
Residence	187	Autumn Street	Contributory		Moderately Intact
Residence	189	Autumn Street	Contributory		Moderately Intact
Residence	191	Autumn Street	Contributory		Moderately Intact
Residence	193	Autumn Street	Contributory		Predominantly Intact
Residence	195	Autumn Street	Contributory		Predominantly Intact
Residence	197	Autumn Street	Contributory		Moderately Intact
Residence	199	Autumn Street	Not Significant		Not Applicable
"Galloway"	201	Autumn Street	Local (individual)	HO628	Moderately Intact
Residence	203	Autumn Street	Contributory		Predominantly Intact
Residence	205	Autumn Street	Not Significant		Not Applicable
Residence	207	A Autumn Street	Not Significant		Not Applicable
Residence	207	B Autumn Street	Contributory		Predominantly Intact
Residence	01	Crofton Street	Not Significant		Not Applicable
Residence	2	Crofton Street	Not Significant		Not Applicable
Residence	3	Crofton Street	Contributory		Moderately Intact
Residence	4	Crofton Street	Not Significant		Not Applicable
Residence	5	Crofton Street	Contributory		Moderately Intact
Residence	6	Crofton Street	Contributory		Moderately Intact
Residence	7	Crofton Street	Conservation Desirable		Altered
Residence	8	Crofton Street	Contributory		Moderately Intact
Residence	9	Crofton Street	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	10 Crofton Street	Not Significant		Not Applicable
Residence	11 Crofton Street	Contributory		Moderately Intact
Residence	13 Crofton Street	Contributory		Moderately Intact
Residence	15 Crofton Street	Contributory		Moderately Intact
Residence	16 Crofton Street	Contributory		Moderately Intact
Residence	17 Crofton Street	Contributory		Moderately Intact
Residence	18 Crofton Street	Contributory		Moderately Intact
Residence	19 Crofton Street	Contributory		Predominantly Intact
Residence	20 Crofton Street	Contributory		Moderately Intact
Residence	21 Crofton Street	Conservation Desirable		Altered
Residence	22 Crofton Street	Contributory		Moderately Intact
Residence	23 Crofton Street	Contributory		Moderately Intact
Residence	24 Crofton Street	Contributory		Predominantly Intact
Residence	25 Crofton Street	Contributory		Predominantly Intact
Residence	26 Crofton Street	Contributory		Moderately Intact
Residence	27 Crofton Street	Contributory		Moderately Intact
Residence	28 Crofton Street	Contributory		Predominantly Intact
Residence	29 Crofton Street	Not Significant		Not Applicable
Residence	30 Crofton Street	Not Significant		Not Applicable
Residence	31 Crofton Street	Contributory		Predominantly Intact
Residence	32 Crofton Street	Contributory		Predominantly Intact
Residence	32 A Crofton Street	Not Significant		Not Applicable
Residence	33 Crofton Street	Contributory		Predominantly Intact
Residence	34 Crofton Street	Contributory		Moderately Intact
Residence	35 Crofton Street	Contributory		Predominantly Intact
Residence	36 Crofton Street	Contributory		Predominantly Intact
Residence	37 Crofton Street	Contributory		Moderately Intact
Residence	38 Crofton Street	Contributory		Predominantly Intact
Residence	39 Crofton Street	Conservation Desirable		Altered
Residence	40 Crofton Street	Conservation Desirable		Altered
Residence	41 Crofton Street	Not Significant		Not Applicable
Residence	42 Crofton Street	Contributory		Predominantly Intact
Residence	43 Crofton Street	Contributory		Predominantly Intact
Residence	44 Crofton Street	Contributory		Moderately Intact
Residence	45 Crofton Street	Contributory		Moderately Intact
Residence	46 Crofton Street	Conservation Desirable		Altered
Residence	47 Crofton Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	48 Crofton Street	Contributory		Predominantly Intact
Residence	49 Crofton Street	Contributory		Moderately Intact
Residence	50 Crofton Street	Contributory		Predominantly Intact
Residence	51 Crofton Street	Contributory		Predominantly Intact
Residence	52 Crofton Street	Contributory		Predominantly Intact
Residence	53 Crofton Street	Contributory		Moderately Intact
Residence	54 Crofton Street	Contributory		Predominantly Intact
Residence	55 Crofton Street	Contributory		Moderately Intact
Residence	56 Crofton Street	Contributory		Moderately Intact
Residence	57 Crofton Street	Contributory		Predominantly Intact
Residence	58 Crofton Street	Contributory		Predominantly Intact
Residence	59 Crofton Street	Contributory		Predominantly Intact
Residence	61 Crofton Street	Contributory		Predominantly Intact
Residence	63 Crofton Street	Contributory		Moderately Intact
Residence	65 Crofton Street	Conservation Desirable		Altered
Residence	1 French Street	Not Significant		Not Applicable
Residence	3 French Street	Contributory		Moderately Intact
Residence	4 French Street	Not Significant		Not Applicable
Residence	5 French Street	Not Significant		Not Applicable
Residence	5 A French Street	Not Significant		Not Applicable
Residence	7 French Street	Not Significant		Not Applicable
Residence	9 French Street	Contributory		Moderately Intact
Residence	11 French Street	Contributory		Predominantly Intact
Residence	13 French Street	Contributory		Predominantly Intact
Residence	15 French Street	Contributory		Moderately Intact
Residence	17 French Street	Contributory		Moderately Intact
"Bungil"	19 French Street	Contributory		Moderately Intact
Residence	21 French Street	Not Significant		Not Applicable
Residence	23 French Street	Contributory		Moderately Intact
Residence	25 French Street	Contributory		Moderately Intact
Residence	27 French Street	Contributory		Predominantly Intact
Residence	41 French Street	Not Significant		Not Applicable
Residence	43 French Street	Not Significant		Not Applicable
Residence	45 French Street	Contributory		Predominantly Intact
Residence	47 French Street	Not Significant		Not Applicable
Residence	47 A French Street	Not Significant		Not Applicable
"Dadivick Cottage"	49 French Street	Contributory		Moderately Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
Residence	51	French Street	Contributory		Moderately Intact
Residence	53	French Street	Contributory		Predominantly Intact
Residence	55	French Street	Contributory		Predominantly Intact
Residence	57	French Street	Contributory		Moderately Intact
Residence	57	A French Street	Contributory		Moderately Intact
Residence	59	French Street	Not Significant		Not Applicable
Residence	61	French Street	Contributory		Moderately Intact
Residence	63	French Street	Contributory		Moderately Intact
"Leith"	65	French Street	Contributory		Moderately Intact
Residence	1	George Street	Contributory		Moderately Intact
Residence	3	George Street	Contributory		Moderately Intact
Residence	5	George Street	Contributory		Predominantly Intact
Residence	7	George Street	Contributory		Moderately Intact
Residence	8	George Street	Contributory		Predominantly Intact
Residence	9	George Street	Contributory		Moderately Intact
Residence	10	George Street	Contributory		Moderately Intact
Residence	12	George Street	Contributory		Moderately Intact
Residence	13	George Street	Local (individual)	HO681	Moderately Intact
Residence	15	George Street	Local (individual)	HO682	Moderately Intact
Residence	16	George Street	Contributory		Moderately Intact
Residence	17	George Street	Local (individual)	HO683	Moderately Intact
Residence	19	George Street	Local (individual)	HO684	Moderately Intact
Residence	21	George Street	Local (individual)	HO685	Moderately Intact
Residence	23	George Street	Local (individual)	HO686	Moderately Intact
Residence	25	George Street	Local (individual)	HO687	Moderately Intact
Residence	27	George Street	Local (individual)	HO688	Moderately Intact
Residence	76	Gertrude Street	Not Significant		Not Applicable
Residence	78	Gertrude Street	Not Significant		Not Applicable
Residence	80	Gertrude Street	Contributory		Predominantly Intact
Residence	82	Gertrude Street	Contributory		Predominantly Intact
Residence	84	Gertrude Street	Contributory		Predominantly Intact
Residence	86	Gertrude Street	Contributory		Moderately Intact
Residence	88	Gertrude Street	Contributory		Moderately Intact
Residence	90	Gertrude Street	Contributory		Moderately Intact
Residence	92	Gertrude Street	Contributory		Moderately Intact
Residence	94	Gertrude Street	Contributory		Moderately Intact
Residence	96	Gertrude Street	Contributory		Predominantly Intact

Place Name		Address	Proposed Significance	Existing HO	Integrity
Residence	98	Gertrude Street	Contributory		Moderately Intact
Residence	100	Gertrude Street	Contributory		Moderately Intact
Residence	1	Laira Street	Contributory		Moderately Intact
Residence	3	Laira Street	Contributory		Predominantly Intact
Residence	5	Laira Street	Contributory		Predominantly Intact
Residence	7	Laira Street	Contributory		Moderately Intact
Residence	9	Laira Street	Contributory		Predominantly Intact

SECTION 7: Great Western Road Precinct

7.0 Great Western Road Precinct

7.1 Historical Overview (refer to historical figures at Section 7.5)

7.1.1 Early Subdivisions & Building Developments

In 1838, Port Phillip's senior surveyor, Robert Hoddle, gave instructions for surveyor H.W.H. Smythe to mark out a town and village at Fyansford, and to layout only a few blocks at Corio (Geelong).¹ By 1839, the first suburban allotments in the Geelong and Geelong West areas were sold by the Government. They included the area between the Barwon River and Church Street (North Geelong), and Shannon Avenue and Pakington Street.²

From 1846, purchasers of the government allotments bound by Pakington Street, Latrobe Terrace, Aberdeen Street and Hope Street were subdividing their land and selling to speculators and other buyers.³ The village that quickly emerged on the rising ground south of the area now known as Geelong West was named Little Scotland, a title that reflected the nationalism of a number of the subdividers more than the ethnic characteristics of its earliest inhabitants.⁴ Land to the north-west of Little Scotland, immediately west of Pakington Street, was the earliest nucleus of building activity in Geelong West, originally known as the Ashby village.⁵

Between 1846 and 1850 subdivision was very active. This created an abundance of building allotments, where brick and weatherboard houses were constructed.⁶ Development concentrated in the area between Latrobe Terrace and Pakington Street and particularly clustering close to the main transport routes to the town of Geelong. One of earliest purchasers had been the partnerships of John Cullen and Thomas Edols, butchers and squatters. They owned part of allotment 7 of Section 1, a third of which they sold to James Austin, wealthy Englishman, in 1846.⁷ He became a major land holder of property in the area (Section 8 on the Parish Plan), purchasing land from William Timms at the corner of Aberdeen Street and Coronation Street in 1849 where the former Argyle (Irish Murphy's) Hotel now stands (then described as a site for a hotel), together with the portion of land bound by Aberdeen Street and Coronation and Emerald (then Little Bunyip) Streets.⁸ In the 1850s, he also purchased J.O Denny's land encompassing Gertrude, Virginia and Coquette Streets.⁹

One of the earliest dwellings with a frontage to Great Western Road (as Aberdeen Street was originally called) was Captain Edward Brown Addis's Laira Villa. It was located on Aberdeen Street near the corner with Bendigo Street, having been built by 1841.¹⁰

1 G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, Geelong West, 1978, p.17.

2 *Ibid.*

3 Honman, Huddle & Aitken, *City of Geelong West Urban Conservation Study*, vol.1, City of Geelong West & Geelong Regional Commission, 1986.

4 *Ibid.*

5 *Ibid.* In 1841, there were 20 buildings forming the village of Ashby, which included two 25-acre allotments comprising lots 10 and 11 of Section 8 on the Moorpanyal Parish Plan. See Seaton, *op.cit.*, pp.36-37 for further details.

6 Honman, et.al., *op.cit.*

7 Seaton, *op.cit.*, p.21.

8 *Ibid.*, p.232.

9 *Ibid.*, p.233.

10 *Ibid.*, p.25. Seaton indicates that Laira Villa included a brick wing at this time.

By 1854, as shown on J.H. Taylor's Map of Geelong (Figure 7.01), building development in the Great Western Road Precinct centred around Coronation and Emerald Streets, and the blocks fronting Aberdeen Street between these streets. Further building activity along Aberdeen Street occurred from 1854, a consequence of the impending opening of the bridge at Fyansford leading to Aberdeen Street becoming a major transport route through the western portion of the fledgling Geelong township. The importance of the new Fyansford bridge was emphasized in a real estate advertisement dated 28 June 1854. The advertisement predicted an increase in the value of land along the Great Western Road, quipping 'which had been so in name only for years will be a reality.'¹¹ Just a month later in July 1854, 'substantial brick houses and a shop on the corner of the Great Western Road (Aberdeen Street) and Eureka Street, which together produced an annual rental of £500, were advertised ... showing the appeal of property in the 'now greatest line of traffic to the western gold fields.'¹²

Other businesses along Aberdeen Street were not established for another 15-20 years until the 1870s. Hooper's Grocery Store (now Bottles and Barrels building) at 132 Aberdeen Street opened in c.1874, while a two storey building adjoining the Argyle Hotel at 32 Aberdeen Street was constructed as a fruit shop in 1876-77.

Unlike the southern side of Aberdeen Street that was dotted with a number of dwellings by the 1880s, the northern side of the street remained substantially rural. As Gladys Seaton in *The Ashby Story* describes:

Beyond the Argyle Hotel Aberdeen Street was a [sic.] semi-rural. There were the corner shops and a few houses, such as Field's in Bendigo Street, to break the view, but the general perspective was one of paddocks and gardens stretching westwards to Lloyd's two-storey Wimmera House at Herne Hill.¹³

Chinese market gardens had been established after 1875 in Aberdeen Street, extending from Coquette Street to the west of Hooper's Grocery store on the St. James Street corner.¹⁴ These gardens (or at least a portion of them) survived until c.1912, as they are shown on a schematic plan in the Geelong Waterworks and Sewerage Trust Fieldbook (Figure 7.02). At that time, the land was owned by Mrs O'Brien, owner of the Argyle Hotel further east in Aberdeen Street. This portion of market gardens had earlier formed part of Addis's Laira Villa that was owned by Denis O'Brien by 1880.¹⁵

The few houses that were built around this time did not front onto Aberdeen Street. They included J. Sparrow's brick residence at 7 Villamanta Street (built c.1870s), the timber dwelling at 7 Villamanta Street owned by John Guest (built initially in 1879-80), a brick dwelling at 4 Coronation Street (built c.1880) and the two storey brick terrace at 6-12 Coronation Street (built in the 1870s).¹⁶

11 *Ibid.*, p.51.

12 *Ibid.*, p.90.

13 *Ibid.*, p.121.

14 *Ibid.*, p.121.

15 *Ibid.*, p.121.

16 See the datasheets of these dwellings in Volume 3 for further details.

Apart from most of the precinct area being under the ownership of a select few, another reason for the difference in development on the northern and southern sides of the street (at least for the eastern end) may have been that Aberdeen Street formed a socio-economic divide. The northern side formed part of Little Scotland while the southern, more elevated properties were part of Newtown, the Geelong township's more affluent residential area.¹⁷ Since 1863 a Separation Committee had resolved that the Thomson ward (largely Geelong West then known as Ashby) separate from the Town of Geelong. Aberdeen Street was to form the northern boundary to the fledgling Borough of Geelong West that was created in 1875.¹⁸ The Borough of Newtown and Chilwell (which took in the southern properties) was formed as a result of a meeting at the Argyle Hotel in 1857.¹⁹ The municipal boundary may also have contributed in part to the varying development either side of Aberdeen Street.

7.1.2 Recreation & Sport

Argyle Grounds

A paddock between the Argyle Hotel and Pakington Street, jointly owned by James Austin and Silas Harding, was the location of the first local Australian Rules Football match between Geelong and Melbourne teams on 1 September 1860.²⁰ The Argyle Ground became the headquarters of the Geelong Football Club and the ground 'was often the scene of exciting football in the years that followed.' All the leading metropolitan teams played there against Geelong,²¹ however the games were only once a season as there were no home and away matches until 1878.²² These early years of football were described in the *Geelong Advertiser* in Victorian Football League Jubilee Year, 1908:

The principal Melbourne clubs used to come here to play once in the season, and there were two senior teams here – Geelong and Barwon. The matches between them were always close and exciting, usually ending in a draw. The Geelong team were holders of the Western District Challenge Cup, and after one of these desperate struggles George Day, who was then captain, roused the Barwon barrackers to frenzy by waving the Challenge Cup out of the top window of the Argyle Hotel.²³

A photograph of the Geelong team taken in the 1870s shows the Argyle ground and the prominent homes in landscaped settings on the southern side of Aberdeen Street (Figure 7.03). School football was also played on the grounds in these early years while in April 1862 the Volunteer Riflemen played against a team of civilians.²⁴

The use of the Argyle Ground by the Geelong Football Club came to an end in 1878. As W.R. Brownhill in the *History of Geelong and Corio Bay* describes:

A little quarrel, or misunderstanding, between the Geelong Football Club and Silas Harding, over the question of the payment of rates, drove the footballers off their long-established Argyle ground.

17 By the Federation era, there were some similar housing development on both sides of Aberdeen Street, west of Pakington Street (see Figure 7.13a), indicating similarities in the socio-economic status of the owners on both sides of the street.

18 W.R. Brownhill & I. Wynd, *The History of Geelong & Corio Bay With Postscript 1955-1990*, postscript edn., The Geelong Advertiser, Geelong, 1990, p.208.

19 Honman, et.al., op.cit.

20 Brownhill & Wynd, op.cit., p.533.

21 *Ibid.*

22 *Geelong Advertiser*, 21 August 1908. Typescript by Jennifer Bantow, Geelong.

23 *Ibid.*

24 Brownhill & Wynd, op.cit.

Portion of the land was owned by Harding, and the other portion was in the estate of James Austin. The Club had been paying the rates, but during the Secretary's absence in England arrears accumulated. Notice was served on Harding for the payment of the amount overdue. He was furious. He told the Football Club to remove the goal posts, otherwise he would have them cut down! A few days later – on 10th August, 1878 – the area belonging to Harding was ploughed up. This development effectually disposed of the prospect of playing any more football there during that season. The Corio ground was the natural resort for the senior players in the emergency.²⁵

No evidence of the Argyle Ground survives today. The only remaining physical link to these early years of football in Aberdeen Street is the former Argyle Hotel.

Geelong Recreation Club (Yorick Club)

In 1877, the south-east corner of James Austin's land (corner of Aberdeen Street and Latrobe Terrace) was leased to the newly-formed Geelong Recreation Club (soon after known as the Yorick Club).²⁶ An article in the Geelong Advertiser on 23 June 1876 provided a detailed description of the proposed recreational development:

Ground owned by James Austin and opposite St. George's Church had been taken on a 10 year lease at advantageous terms. Debentures of £1450 had been taken up but a total of £2000 was required. It was proposed to erect a skating rink, croquet ground, skittle alley, bowling green and quoit rink.²⁷

The Skating Rink and ballroom building was subsequently erected to a design by the eminent architects, Davidson and Henderson.²⁸ The first bowling match played in Geelong occurred on the Yorick Club's green on 8 December 1883, against the Melbourne Bowling Club.²⁹ In 1890, the Club relocated to a new site to allow for the sale of Austin's land into residential allotments (see next subsection).³⁰

7.1.3 Building Developments³¹

Late Victorian Era

Impetus for housing development on the northern side of Aberdeen Street came in 1889, when James Austin returned to Geelong to sell his land holdings. His land between Latrobe Terrace and Pakington Street, centred mainly around the former Yorick Club and Skating Rink at the eastern end, and 16 allotments that once formed part of the Argyle grounds at the western end. It was advertised on 31 October 1889 as the "Grand Subdivisional Sale" of Geelong Town Properties (Figure 7.04). His land on both sides of Aberdeen Street between Pakington Street and St. James Street were also advertised,

25 *Ibid.*, p.535.

26 *Geelong Advertiser*, 23 June 1876.

27 *Ibid.*

28 D. Rowe, 'Architecture of Geelong 1860-1900', B. Arch. Thesis, Deakin University, 1991.

29 *Geelong Advertiser*, 7 December 1883.

30 Seaton, *op.cit.*, p.166.

31 Specific construction dates for each of the dwellings of heritage value in the area are provided in the datasheets as Volume 3.

being “The Priory [mansion, Newtown] and Aberdeen St. [Geelong West] Frontages” (Figure 7.05).

While these subdivisions were described as being in ‘the best and most improving localities in Geelong’, comprising ‘sea-side sites on Corio Bay, the Victorian Bay of Naples’,³² few houses were built as a result of the sale. The world-wide economic recession that had commenced in Argentina in 1890 soon made its way to Australian shores. Only three of the few dwellings built in the late 19th century survive. They include the timber residence at 150 Aberdeen Street, built in 1891-92 for William Annear; the timber dwelling at 152 Aberdeen Street also built in 1891-92 for Frederick Annear (this dwelling now has interwar Bungalow additions at the front); and a timber cottage at 1 Bunyip (now McNicol) Street in c.1894-95 for Elizabeth Martin.³³ A two storey timber dwelling and shop at the corner of Aberdeen and Emerald Streets (now 20 Aberdeen Street) also appears to have been built at this time (see Figure 7.12).

Federation Era

The most profound development along the northern side of Aberdeen Street came during the Federation era from c.1900 and during the years of the First World War (1914-19). In 1901, Frank Austin advertised ‘beautifully situated properties in Aberdeen Street and Virginia (now Potter) Street to be sold (Figure 7.06). These allotments had remained unsold from the initial subdivision sale of 1889.

Influential in the rapid housing development in the area was the introduction of the tram along Aberdeen Street. Although trams did not commence running until 14 March 1912, advertisements heralding the imminent arrival of the new public transport service in the preceding years appears to have instigated housing progress.³⁴ Of further influence was the availability of electricity, gas and water, and from 1911-12 news that sewerage reticulation would soon be available.³⁵

The majority of dwellings built between 1900 and 1919 were designed in either Edwardian or Federation styles, of timber construction with complex hipped and gabled roof forms and front or return verandahs. They were single storey from the front, but given the topography of the land, they were more elevated at the rear, requiring steps to access the rear yards, as illustrated in the Geelong Waterworks and Sewerage Trust Fieldbook plans. In some instances, the basements of the dwellings were large enough to accommodate a wash house, such as that at “Ardora House” at 4 Aberdeen Street (Figure 7.07) and “Maxville” at 10 Aberdeen Street (Figure 7.08). Most of the dwellings had modest front setbacks and narrow side setbacks on similarly-sized allotments, as shown in the Geelong Waterworks and Sewerage Trust Detail Plans (Figures 2.09-11). The rear yards accommodated stables, wash house and toilet outbuildings, while several properties also featured rear “lattice ferneries”, including 6, 32, 34, 58, 66, 90 and 112 Aberdeen Street.³⁶

32 See Plan of Subdivision of Geelong Town Properties, Figure 7.04.

33 For Rate Book details, see the datasheets for each property in Volume 3.

34 Seaton, *op.cit.*, p.124. Although the reference refers to the northern portion of Geelong West, it appears to have been a similar situation in Aberdeen Street.

35 Ibid. & A.W. Cooke, ‘Sewering Geelong’ in *Investigator: Magazine of the Geelong Historical Society*, vol.16, no. 2, June 1981, p.55.

36 See Geelong Waterworks & Sewerage Trust Fieldbook plans included on the datasheets for each property in Volume 3.

The character and appearance of the street in the Federation era is shown in part in Figures 2.12-15. They reveal the poor state of the Aberdeen Street dirt road surface at this time, but equally importantly, the dwellings with their hipped and gabled roofs, modest front gardens and timber front fences.

There were some exceptions in the scale and construction of the dwellings at this time. One example includes “Mapphylla” at 6 Aberdeen Street. This face brick two storey building was constructed in 1910-11 for William Pike and included a cellar.³⁷ Another atypical building was the Presbyterian Chinese Mission Church in Villamanta Street, built before c.1912.³⁸

A select number of the Federation era dwellings were architecturally designed. At least six surviving dwellings represent the work of the prolific Geelong architects, Laird and Buchan (earlier known as Laird and Barlow). These dwellings are “Cantabria” at 12 Aberdeen Street (built 1904-05), dwelling at 18 Aberdeen Street (built c.1904), dwelling at 50 Aberdeen Street (built 1914-15), “Tallandoon” at 52 Aberdeen Street (built c.1908-09), dwelling at 62 Aberdeen Street (built 1910-11) and the dwelling at 84 Aberdeen Street (built 1913).³⁹

The owners of these dwellings were from both professional and working classes.⁴⁰ There were merchants (such as Robert Haggart) at “Ardora House”, 4 Aberdeen Street, together engineers including John McFarlane Blair, a marine engineer at 100 Aberdeen Street. Other professionals included surveyors and a teacher. There were also tailors, ironmongers, drapers, photographers, clerks and storemen. Of the working class were builders, a brewer and a retired butcher.

Interwar Era

The 1920s was a period of steady growth in Geelong West. Remaining portions of old estates were further sold and some 19th century dwellings were demolished to make way for new dwellings. Although not as numerous as the Federation era housing development, interwar Bungalows and two additional shops further contributed to the building progress between 1920 and 1940. The commercial developments were at 56 Aberdeen Street, where the decorator, John Orr, established his shop in 1921-22; and at 146 Aberdeen Street, where Gustaff Moebus operated his butcher’s shop from 1922-23.

Most of the dwellings were single storey and constructed of timber, featuring gabled (and to a lesser degree hipped) roof forms, including gabled verandahs. There were some notable exceptions, such as the face brick Bungalow at 40 Aberdeen Street built for and possibly designed by John Gordon Williams, architect, in 1926-27.

7.1.4 Engineering Infrastructure

According to Gladys Seaton, footpaths were asphalted from the earliest days of the Borough of Geelong West in 1875.⁴¹ From this time, several references in Council records were made to the need for maintenance and construction of paths, channels and roads in the municipality. In 1877, the Council deliberated

37 Geelong West Rate Book, 1910-11, Geelong Heritage Centre.

38 Geelong Waterworks & Sewerage Trust Fieldbook no.233, p.146, Barwon Water collection.

39 See datasheets in Volume 3. Documentary evidence that the architects designed 50 and 52 Aberdeen Street has not been ascertained. According to Lorraine Huddle, details on the buildings suggest they designed these dwellings.

40 Ibid.

41 Seaton, *op.cit.*, p.161.

on whether road channels should be tarred or pitched.⁴² Ultimately, bluestone pitchers were common, but both bluestone and asphalt was used in Aberdeen Street. The Geelong Waterworks and Sewerage Trust Fieldbook plans reveal the existence of kerb and channel in Aberdeen Street from Latrobe Terrace to 90 Aberdeen Street in 1911, and from 150 Aberdeen Street possibly to Shannon Avenue. There was an asphalt channel outside 148 Aberdeen Street, and no kerb or channel outside properties between 92 and 46 Aberdeen Street. The rear right of way (Potter Street) was identified with a central bluestone channel in 1911, while kerb and channel was shown for properties in Coronation, Emerald and McNicol Street around this time.

The photographs of Aberdeen Street in the early 20th century (Figures 2.12-15) show the existence of bluestone kerb and channel and asphalt footpaths at this time, and the unmade dirt surfaces (in poor condition) of the road itself.

7.2 Description

7.2.1 Precinct Boundaries (refer to precinct plan at Section 7.4)

The Great Western Road Precinct comprises the allotments along the north side of Aberdeen Street between 2 and 166 Aberdeen Street, together with the properties at 1-11 and 2-6A Villamanta Street, Anderson Street, and the southern portions of the thoroughfares of McNicol, Emerald, Coronation, Pakington, Coquette, St. James, Bendigo and Eureka Streets.

7.2.2 Building Fabric & Fencing (refer to photos at Section 7.6)

Building Fabric

The Great Western Road Precinct is predominantly a residential area with a select number of commercial buildings. The area is primarily characterised by the detached, asymmetrical, single storey, horizontal timber weatherboard, Edwardian, Federation and interwar Bungalow styled houses lining the northern side of Aberdeen Street (Photos 2.01-06). They largely feature hipped and/or gabled roof forms, together with front and return verandahs. The verandahs are supported by timber posts and feature timber fretwork detailing (Federation era dwellings), or are supported by brick piers and timber posts or squat columns (interwar era dwellings). The late interwar era dwellings feature front entrances supported by face brick piers. Unpainted red brick chimneys adorn the rooflines of most of the houses, which also have galvanised corrugated steel roof cladding. Other early fabric includes the timber framed, double hung windows, arranged singularly, in pairs, tripartite openings or as projecting bays, and the window hoods to some of the windows on the projecting front gables. A number of the interwar era dwellings also feature projecting faceted bay windows and windows arranged in banks of three. Decorative gable infill (battening and paneling for Federation era dwellings and timber ventilators, battening and paneling, timber shingling or timber weatherboards for interwar era dwellings) represent other early building fabric.

Within the area are also a smaller number of buildings that are atypical to the more common architectural characteristics. These buildings include the commercial buildings from the mid 19th century until the interwar period, such as the two storey former Argyle (Irish Murphy's) Hotel at 30 Aberdeen Street (a local architectural landmark) (Photo 7.07), adjoining two storey brick Victorian styled fruit shop and dwelling at 32 and 34 Aberdeen Street (Photo 7.07), Bottles and Barrels building (former Hooper's Grocery Store) at 132 Aberdeen Street (Photo 7.08), mid 19th Century two storey building (Photo 7.09) and the

42 *Ibid.*, p.163.

interwar era single storey shops at 56 and 146 Aberdeen Street (Photo 7.09). Also atypical is the two storey face brick Federation era dwelling, "Mapphylla" at 6 Aberdeen Street (Photo 7.10). Nevertheless, this and the other atypical buildings contribute to the historical and architectural evolution of the area.

Apart from the former Argyle Hotel and the adjoining former fruit shop and residence at 32-34 Aberdeen Street, only five residential buildings dating from the 19th century survive in the area. They include the modest brick Victorian dwelling at 4 Coronation Street, two storey brick Victorian terrace at 6-12 Coronation Street, single storey timber dwelling at 150 Aberdeen Street (which has an Edwardian-like appearance), single storey timber dwelling at 152 Aberdeen Street (which has been altered into an interwar Bungalow at the front) and the modestly scaled Late Victorian timber cottage at 1 McNicol Street. These buildings are also identified by hipped and/or gabled roof forms, front verandahs (the more intact examples featuring cast iron verandah detailing), timber framed double hung windows, modest eaves and rendered or face brick chimneys.

Because of the sloping ground of the Aberdeen Street properties, a number of dwellings have a two storey appearance at the rear. Some of the dwellings have also experienced elevated rear additions that retain the original scale and appearance at the front.

Within the precinct are also a number of dwellings introduced after the interwar period (post 1945). Most of these dwellings are single storey, although the semi-detached two storey town houses at 20-28 Aberdeen Street are noticeably larger than most of the buildings in the area (Photo 7.11). Another sizeable introduced building complex is the Bendigo Bank and shops at 62A Aberdeen Street (corner of Pakington Street).

The properties in the majority of the precinct have rear vehicular access from Potter Street. The southern side of Potter Street is characterised by a range of single storey introduced garages of varying construction (Photo 7.12).

Front Fencing

None of the original front capped timber Federation era fences as shown in the historical photographs of Aberdeen Street (Figures 2.12-15) survive. There are some capped timber picket and timber picket fences (of heights ranging from 600 mm to 1500 mm) that are reflective of the Federation era design of the dwellings (Photo 7.13). There are also a notable number of fences that do not relate to the Federation design era of most of the dwellings in the area, such as the capped solid timber paling or horizontal paling fences (approximately 1800 mm in height), low solid brick fences and fences with brick piers and open steel panels. Other introduced fences that relate to the era and design of the dwellings include the ripple iron fences with timber fretwork cappings, as at 100 and 116 Aberdeen Street (Photos 2.14-15).

Of the surviving Victorian dwellings, the cast iron palisade fence at 34 Aberdeen Street appears to be early (Photo 7.16), while the timber picket fence to the dwelling at 4 Coronation Street has been introduced but it relates to the era.

Some original fences survive that are associated with the interwar era dwellings. They include the front fences with solid brick piers and open bays of

cyclone wire at 38 and 40 Aberdeen Street (Photos 2.17-18), and the low solid brick fence at 160 Aberdeen Street.

7.2.3 Urban Design & Engineering Infrastructure

The Great Western Road Precinct has predominantly consistent allotment sizes, following the historical subdivisional layout. Most of the houses are oriented on a north-south configuration, with Aberdeen Street forming the primary east-west axis. Many of the houses have a front setback between 3-5 metres, and side setbacks between 1-2 metres.

A characteristic streetscape feature is the asphalt footpaths (Photo 7.19). They are located in all streets except Villamanta Street, where there are concrete footpaths. Another feature are the bluestone kerbs and channels: in Aberdeen Street (between Latrobe Terrace and Pakington Street); and Emerald, McNicol, and Villamanta Streets. Introduced concrete kerb and channel defines the western end of Aberdeen Street (west of Pakington Street) and Potter Street.

7.2.4 Street Landscaping

There is no early street or public landscaping in the precinct. No physical evidence survives of the Argyle Ground that was located to the west of the former Argyle Hotel, or the Chinese market garden further west along Aberdeen Street. There is also no surviving physical evidence of the Yorick Club recreation grounds and skating rink that was once located near the corner of Aberdeen Street and Latrobe Terrace. In Villamanta Street are grassed nature strips and street trees which appear to date from the 20th century (Photo 7.20).

7.3 Integrity & Significance

7.3.1 Integrity

The Great Western Road Heritage Precinct includes 100 properties. Of this total, 69 (69%) of the significant dwellings directly relate to the Victorian, Federation and interwar development eras of the area. A breakdown on the significance of these properties is as follows:⁴³

- State significance: 1
- Local significance:⁴⁴ 15
- Contributory significance: 54
- Conservation Desirable: 2
- Not Significant: 28

The integrity of the precinct may also be determined by the integrity of the individual properties within it. Overall, approximately 68% of the properties are considered to be either predominantly or moderately intact. A breakdown of the integrity of the properties is as follows:

43 The following totals include some individual places previously assessed in the Geelong West Urban Conservation Study (1988) and identified as heritage overlays in the Greater Geelong Planning Scheme.

44 Of this total, 7 places have been previously assessed in the Geelong West Urban Conservation Study as being of regional significance, while another 5 places previously assessed of local significance. These places are already included as individual heritage overlays in the Greater Geelong Planning Scheme.

- Predominantly Intact: 50
- Moderately Intact: 18
- Altered: 3
- Not Applicable:⁴⁵ 29

7.3.2 Statement of Cultural Significance⁴⁶

The Great Western Road Heritage Precinct has significance as a physical legacy of building development lining Aberdeen Street, an important historic thoroughfare, from three important eras: 19th century, Federation era and interwar period. The dwellings are largely single storey and constructed in Edwardian and Federation, and interwar Bungalow styles. There is a lesser (but no less important) number of Victorian dwellings that reflect the earliest developments in the area, as well as some notable Victorian and Federation era dwellings that are atypical in scale and construction to most of the buildings. Aberdeen Street was laid out as the Great Western Road as part of the initial survey of the Town of Geelong in 1838 and its elevated status as a major transport route through Geelong to the western goldfields was marked in the mid 1850s after the opening of a bridge at Fyansford. Most of the land was developed after 1889 when James Austin and other landholders sold their landholdings into smaller residential allotments. These late 19th century subdivisions included the layout of some minor thoroughfares such as McNicol and Potter Streets. The most profound development on the northern side of Aberdeen Street did not occur until the Federation era, when a sizeable number of the dwellings in the area were constructed. A local landmark is the former Argyle Hotel, built in 1855 and which reflects the elevated importance of Aberdeen Street from the mid 19th century as a transport route. It is also a tangible legacy of the original home of the Geelong Football Club, whose ground (Argyle Ground) was located to its west between 1860 and 1878.

The Great Western Road Heritage Precinct is aesthetically and architecturally significant at a LOCAL level (AHC D.2). It demonstrates original and early design qualities of three important development eras: 19th century, Federation era and interwar period. These predominantly intact and detached, single storey, timber weatherboard, Victorian, Edwardian, Federation and interwar Bungalow styled dwellings have hipped and/or gabled roof forms, front or return verandahs (with posts and details relating to the three developmental eras), face or rendered brick chimneys, corrugated sheet metal roof cladding, timber framed, double hung windows, arranged singularly, in pairs, tripartite openings or as projecting bays, and decorative infill in the gable ends. Within the precinct are a select number of buildings that are atypical in scale and construction to most of the dwellings, but which also contribute to the architectural significance of the area. These include the commercial buildings built in the 19th century: former Argyle Hotel at 30 Aberdeen Street, two storey building at 148 Aberdeen Street, and the two storey Bottles and Barrels building (former Hooper's Grocery store) at 132 Aberdeen Street; and the interwar era shops: situated at 56 and 146 Aberdeen Street. The significant atypical dwellings include Federation styled "Mapphyla" at 6 Aberdeen Street and the interwar era dwelling at 40 Aberdeen Street. The significance of the area is also defined by the surviving early engineering infrastructure, including the asphalt finish to the footpaths, bluestone kerb and channel and the bluestone spoon drains in Potter Street.

⁴⁵ This relates to properties that do not have significance to the heritage precinct.

⁴⁶ The specific integrity and level of significance for each building in the area is provided in Section 2.1.8 and on the datasheets in Volume 3.

The Great Western Road Precinct is historically significant at a LOCAL level (AHC A.4, H.1). It is especially associated with residential building development along the northern side of Aberdeen Street during the Federation era (1900-1919), but it also has associations with buildings constructed in the 19th century and interwar (1920-1945 period). The earliest buildings in Aberdeen Street are a physical legacy of commercial progress in the mid 1850s, when Great Western Road (as Aberdeen Street was originally known after it had been laid out as part of a Government survey in 1838) increased in importance as a major transport route through Geelong to the western goldfields. This resulted because of the construction of a bridge at Fyansford. The area also has associations with some early wealthy landowners, including James Austin and Silas Harding. They jointly leased part of their land west of the Argyle Hotel (built in 1855) as a football ground known as the Argyle Grounds. This ground was the original home of the Geelong Football Club where the earliest local Australian Rules Football matches occurred between Geelong and Melbourne metropolitan teams between 1860 and 1878. It was a consequence of land sales by Austin from 1889 that led to the most profound residential development in the area during the Federation era. Other land sales followed in the ensuing years. A select number of the Federation era dwellings were designed by the prolific Geelong architectural firm of Laird and Buchan (earlier known as Laird and Barlow).

Overall, the Great Western Road Precinct is of LOCAL significance.

7.5 Great Western Road Heritage Precinct: Historical Figures



Figure 7.01: Portion of J.H. Taylor's Map of Geelong, 1854, showing Aberdeen Street, secondary streets & buildings established by this time (centre right section). Source: G. Seaton, *The Ashby Story*, cover insert.



Figure 7.02: Sketch plan of the Chinese Market Garden fronting Aberdeen Street in c.1912. Source: Geelong Waterworks & Sewerage Trust Fieldbook, no. 172, p.8, c.1912, Barwon Water collection.



Figure 7.03: Geelong Football Club at the Argyle Ground, early 1870s. Source: R.H. Stephens, *The Road to Kardinia: The Story of the Geelong Football Club*, Playright Publishing, Caringbah, N.S.W., 1996.



Figure 7.04: Subdivision of Geelong Town Properties Being The Yorick Club & Argyle Grounds, Etc., 31 October 1889. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.



Figure 7.05: Plan of Subdivision of Geelong Town Properties Being The Priory & Aberdeen St. Frontages, n.d. [1889]. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/115.

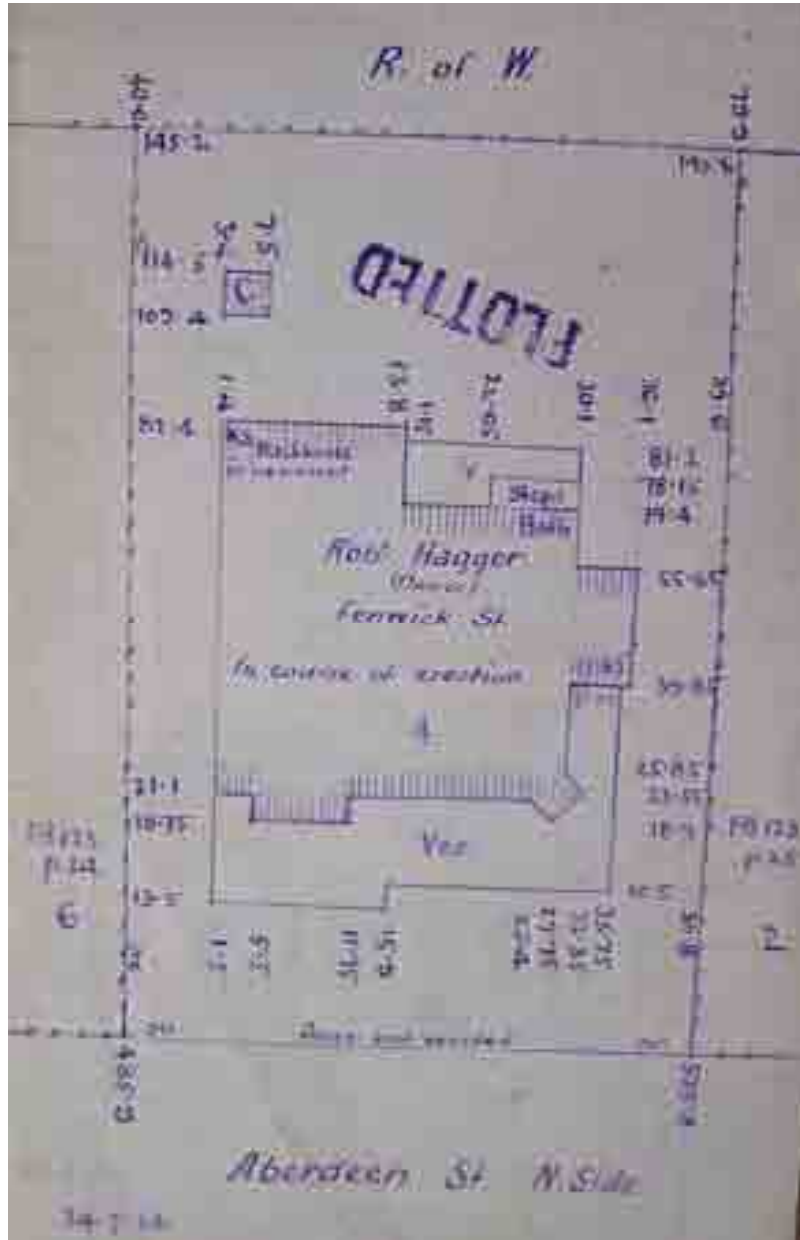


Figure 7.07: Sketch plan of “Ardora House”, 4 Aberdeen Street, 24 July 1914, showing annotation that reads “washhouse in basement”. Source: Geelong Waterworks & Sewerage Trust Fieldbook, no. 33, p.145, Barwon Water collection.

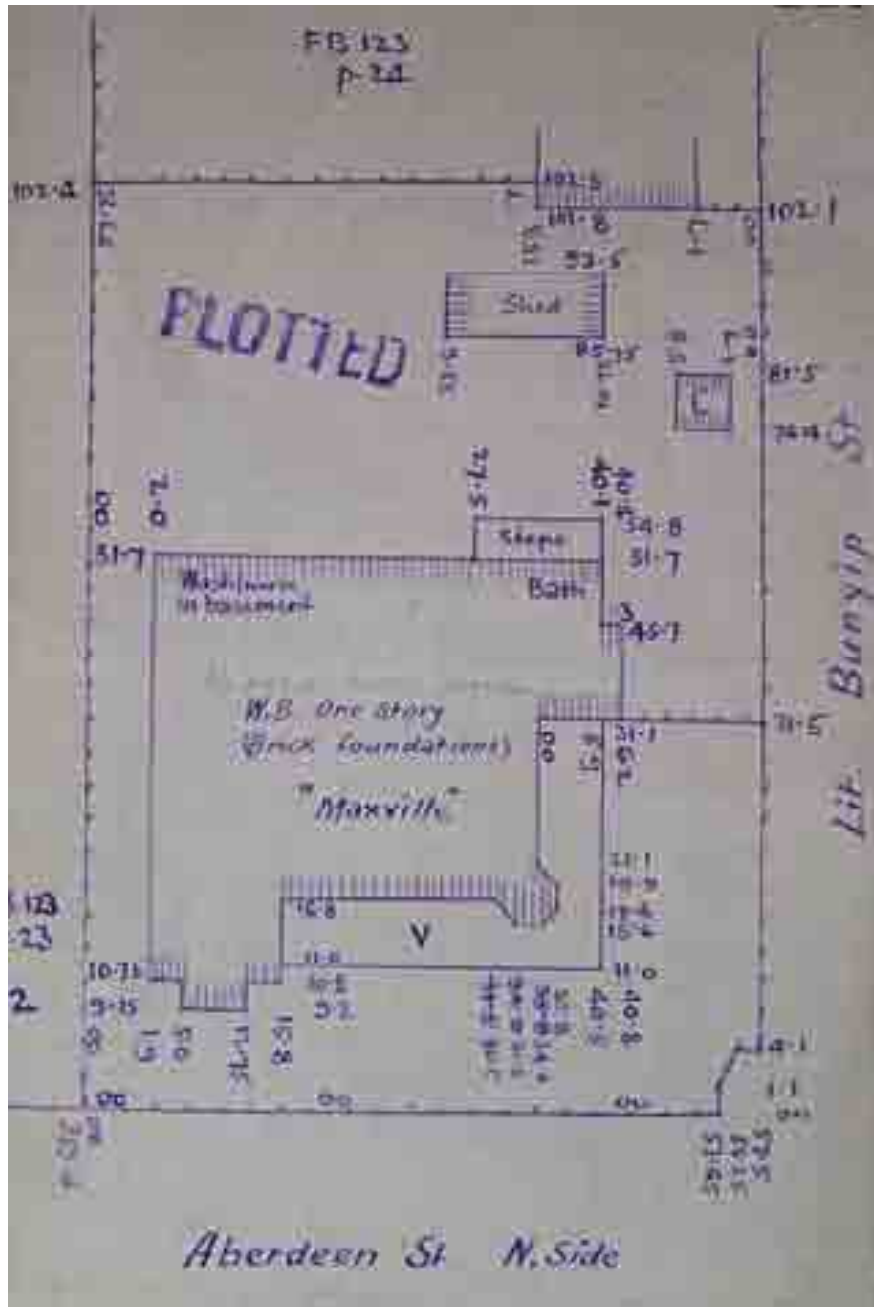


Figure 7.08: Sketch plan of “Maxville”, 10 Aberdeen Street, c.1914, showing annotation that reads “washhouse in basement”. Source: Geelong Waterworks & Sewerage Trust Fieldbook, no. 33, p.144, Barwon Water collection.

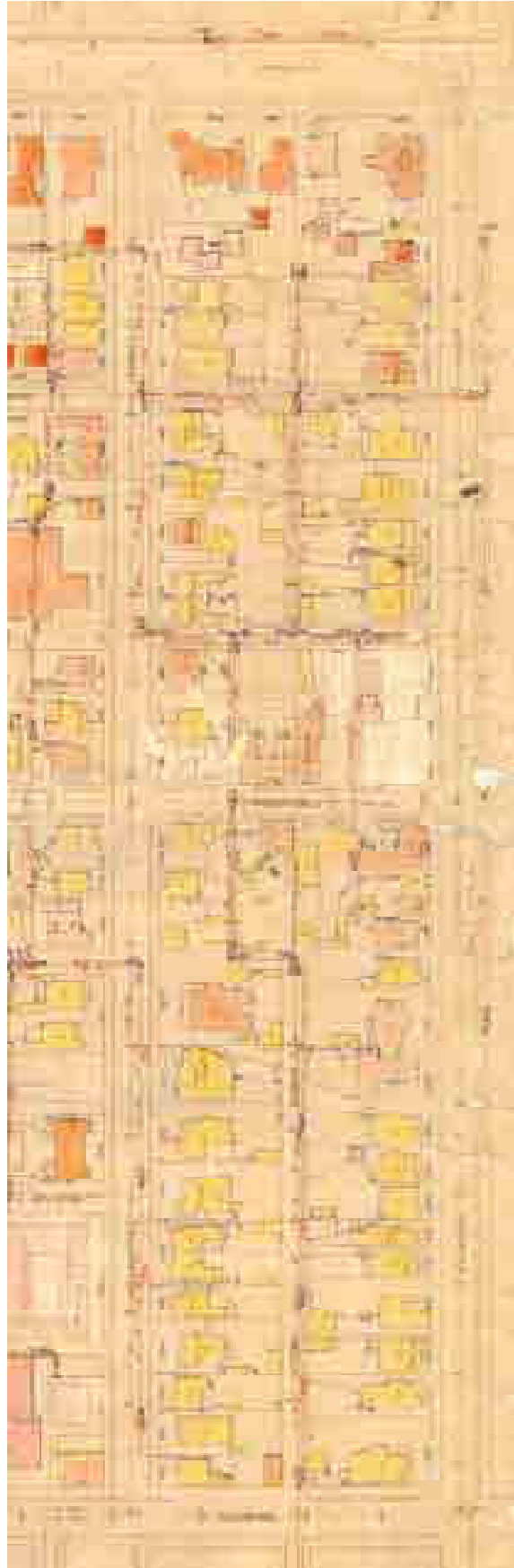


Figure 7.09: Portion of Geelong Waterworks & Sewerage Trust Detail Plan No. 72, c.1914 (revised 1958), showing allotment pattern and dwelling layouts (Latrobe Terrace to Pakington Street). Source: Barwon Water collection.



Figure 7.10: Portion of Geelong Waterworks & Sewerage Trust Detail Plan No. 93, c.1914 (revised 1970), showing allotment pattern and dwelling layouts (Pakington Street to St. James Street). Source: Barwon Water collection.



Figure 7.11: Portion of Geelong Waterworks & Sewerage Trust Detail Plan No. 94, c.1914 (revised 1969), showing allotment pattern and dwelling layouts (St. James Street to George Street). Source: Barwon Water collection.



Figure 7.12: Aberdeen Street looking west to Emerald Street corner, c.1900-05. Source: Latrobe Picture Collection, State Library of Victoria, image no. pi006849.



Figure 7.13: Aberdeen Street, c.1915, showing Edwardian dwellings. Source: J. Reid & I. Hawthorne, *Geelong & District: A Sepia Album of Historic Photographs*, Joval Commercial Productions, Bacchus Marsh, 1988, p.97.



Figure 7.13a: Aberdeen Street, c.1915, looking west (west of Pakington Street). The north side of Aberdeen Street (precinct area) is on the right. Source: Geelong Heritage Centre.



Figure 7.14: Aberdeen Street looking west from Latrobe Terrace intersection, March 1916. Source: Geelong Heritage Centre Picture Collection.



Figure 7.15: Aberdeen Street looking east (from approximately the front of 52 Aberdeen Street), 29 November 1916. Source: Geelong Heritage Centre Picture Collection.

7.6 Great Western Road Heritage Precinct: Photographs



Photo 7.01: Edwardian dwellings in Aberdeen Street (eastern end of precinct). Source: David Rowe, 2008.



Photo 7.02: Edwardian dwellings in Aberdeen Street (central-western portion of precinct). Source: David Rowe, 2001.



Photo 7.03: Edwardian & interwar Bungalow dwellings in Aberdeen Street (central portion of precinct). Source: David Rowe, 2008.



Photo 7.04: Edwardian and interwar Bungalow dwellings in Aberdeen Street. Source: David Rowe, 2001.



Photo 7.05: Aberdeen Street (western portion of precinct) looking east showing the local landmark, Bottles & Barrels building in the background. Source: David Rowe, 2008.



Photo 7.06: South-east corner of Villamanta Street & McNicol Street, showing Federation & Edwardian dwellings. Source: David Rowe, 2001.



Photo 7.07: Former Argyle Hotel, 30 Aberdeen Street, & adjoining Victorian commercial building & dwelling at 32 & 34 Aberdeen Street. Source: David Rowe, 2008.



Photo 7.08: Bottles & Barrels building (former Hooper's Grocery Store), 132 Aberdeen Street. Source: David Rowe, 2008.



Photo 7.09: Mid 19th Century building, 148 Aberdeen Street (middle ground) with interwar shop in foreground. Source: David Rowe, 2008.



Photo 7.10: The face red brick dwelling, "Mapphylla" at 6 Aberdeen Street, has prominence along the eastern portion of the precinct. Source: David Rowe, 2001.



Photo 7.11: Introduced town houses at 20-28 Aberdeen Street. Source: David Rowe, 2008.



Photo 7.12: Rear garages fronting onto Potter Street. Source: David Rowe, 2008.



Photo 7.13: Introduced capped timber picket fence at 2A Aberdeen Street. Source: City of Greater Geelong, 2008.



Photo 7.14: Introduced ripple iron fence with timber fretwork capping at 100 Aberdeen Street. Source: City of Greater Geelong, 2008.



Photo 7.15: Introduced ripple iron fence with timber fretwork capping at 116 Aberdeen Street. Source: City of Greater Geelong, 2008.



Photo 7.16: Cast iron palisade fence at 34 Aberdeen Street. Source: City of Greater Geelong, 2008.



Photo 7.17: Early fence of brick piers and plinth, and cyclone wire bays, at 38 Aberdeen Street. Source: City of Greater Geelong, 2008.



Photo 7.18: Early fence of face brick piers and plinth and cyclone wire bays, at 40 Aberdeen Street. Source: City of Greater Geelong, 2008.



Photo 7.19: Detail of asphalt finish (recently re-surfaced) and early bluestone kerb and channel in McNicol Street. Source: David Rowe, 2008.



Photo 7.20: Villamanta Street (eastern end) showing street trees. Source: David Rowe, 2008.

7.7 Great Western Road Heritage Precinct: List of Places

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	2 Aberdeen Street	Not Significant		Not Applicable
Residence	2 a Aberdeen Street	Contributory		Predominantly Intact
"Ardora House"	4 Aberdeen Street	Contributory		Predominantly Intact
"Mapphylla"	6 Aberdeen Street	Contributory		Moderately Intact
"Maxville"	10 Aberdeen Street	Contributory		Moderately Intact
"Cantabria"	12 Aberdeen Street	Contributory		Moderately Intact
"Wairuna"	14 Aberdeen Street	Local (individual)	HO600	Predominantly Intact
"Quamby"	16 Aberdeen Street	Local (individual)	HO601	Predominantly Intact
Residence	18 Aberdeen Street	Local (individual)	HO602	Predominantly Intact
Residence	20 Aberdeen Street	Not Significant		Not Applicable
Residence	22 Aberdeen Street	Not Significant		Not Applicable
Residence	24 Aberdeen Street	Not Significant		Not Applicable
Residence	26 Aberdeen Street	Not Significant		Not Applicable
Residence	28 Aberdeen Street	Not Significant		Not Applicable
Formr Argyle Hotel ("Irish	30 Aberdeen Street	Regional (Individual)	HO94	Predominantly Intact
Former Fruit Shop	32 Aberdeen Street	Local (individual)		Predominantly Intact
Residence	34 Aberdeen Street	Regional (individual)	HO603	Predominantly Intact
Residence	36 Aberdeen Street	Not Significant		Not Applicable
Residence	38 Aberdeen Street	Contributory		Predominantly Intact
Residence	40 Aberdeen Street	Local (individual)		Predominantly Intact
Residence	42 Aberdeen Street	Not Significant		Not Applicable
Residence	46 Aberdeen Street	Contributory		Moderately Intact
Residence	48 Aberdeen Street	Contributory		Predominantly Intact
Residence	50 Aberdeen Street	Contributory		Predominantly Intact
"Tallandoon"	52 Aberdeen Street	Contributory		Predominantly Intact
"Otira"	54 Aberdeen Street	Contributory		Predominantly Intact
Residence & Shop	56 Aberdeen Street	Contributory		Predominantly Intact
"Dereel"	58 Aberdeen Street	Contributory		Moderately Intact
Vacant Land	60 Aberdeen Street	Not Significant		Not Applicable
Residence	62 Aberdeen Street	Contributory		Moderately Intact
Bendigo Bank & Shops	62 A Aberdeen Street	Not Significant		Not Applicable
Residence	64 Aberdeen Street	Contributory		Predominantly Intact
Residence	66 Aberdeen Street	Contributory		Predominantly Intact
"Ivanleigh"	68 Aberdeen Street	Contributory		Predominantly Intact
"Esca"	70 Aberdeen Street	Contributory		Predominantly Intact
"Elstow"	72 Aberdeen Street	Conservation Desirable		Altered
"Heathcote"	74 Aberdeen Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity	
"Thurloo"	76	Aberdeen Street	Contributory	Predominantly Intact	
Residence	78	Aberdeen Street	Contributory	Predominantly Intact	
Residence	84	Aberdeen Street	Regional (individual)	HO604	Predominantly Intact
Residence	86	Aberdeen Street	Contributory	Predominantly Intact	
"Auverne"	90	Aberdeen Street	Contributory	Predominantly Intact	
Residence	92	Aberdeen Street	Not Significant	Not Applicable	
Residence	94	Aberdeen Street	Contributory	Moderately Intact	
Residence	96	Aberdeen Street	Contributory	Predominantly Intact	
"St. Leonards"	98	Aberdeen Street	Contributory	Predominantly Intact	
Residence	100	Aberdeen Street	Contributory	Moderately Intact	
"Walhalla" (earlier	102	Aberdeen Street	Contributory	Predominantly Intact	
Residence	104	Aberdeen Street	Contributory	Predominantly Intact	
"Wyroona"	112	Aberdeen Street	Contributory	Moderately Intact	
Vacant Land	114	Aberdeen Street	Not Significant	Not Applicable	
"Trevlyn"	116	Aberdeen Street	Contributory	Predominantly Intact	
Residence	118	Aberdeen Street	Contributory	Moderately Intact	
Residence	120	Aberdeen Street	Not Significant	Not Applicable	
Residence	122	Aberdeen Street	Contributory	Moderately Intact	
Residence	124	Aberdeen Street	Not Significant	Not Applicable	
Residence	126	Aberdeen Street	Not Significant	Not Applicable	
Bottles & Barrels	132	Aberdeen Street	Local (individual)	HO605	Moderately Intact
Residence	136	Aberdeen Street	Contributory	Predominantly Intact	
Residence	138	Aberdeen Street	Contributory	Predominantly Intact	
Residence	140	Aberdeen Street	Contributory	Predominantly Intact	
Residence	142	Aberdeen Street	Contributory	Predominantly Intact	
Residence	144	Aberdeen Street	Contributory	Predominantly Intact	
Shop	146	Aberdeen Street	Contributory	Moderately Intact	
Residence - Rear of	148	Aberdeen Street	State (individual)	HO634	Moderately Intact
Residence	150	Aberdeen Street	Contributory	Predominantly Intact	
Residence	152	Aberdeen Street	Contributory	Moderately Intact	
Residence	154	Aberdeen Street	Not Significant	Not Applicable	
Residence	156	Aberdeen Street	Not Significant	Not Applicable	
Residence	158	Aberdeen Street	Contributory	Predominantly Intact	
Residence	160	Aberdeen Street	Contributory	Predominantly Intact	
Residence	162	Aberdeen Street	Contributory	Predominantly Intact	
Residence	164	Aberdeen Street	Contributory	Predominantly Intact	
Residence	166	Aberdeen Street	Local (Individual)	Predominantly Intact	

Place Name	Address		Proposed Significance	Existing HO	Integrity
Residence	2	Bendigo Street	Not Significant		Not Applicable
Residence	3	Coronation Street	Not Significant		Not Applicable
Residence	4	Coronation Street	Local (individual)	HO660	Predominantly Intact
Terrace	6	Coronation Street	Regional (individual)	HO219	Predominantly Intact
Terrace	8	Coronation Street	Regional (individual)		Predominantly Intact
Terrace	10	Coronation Street	Regional (individual)		Predominantly Intact
Terrace	12	Coronation Street	Regional (individual)		Predominantly Intact
Residence	3	Emerald Street	Not Significant		Not Applicable
Residence	4	Emerald Street	Not Significant		Not Applicable
Residences 5-9	9	Emerald Street	Not Significant		Not Applicable
Residence	1	McNicol Street	Contributory		Moderately Intact
Dwellings	237	Pakington Street	Not Significant		Not Applicable
Residence	5	Potter Street	Not Significant		Not Applicable
Residence	7	Potter Street	Not Significant		Not Applicable
Residence	9	Potter Street	Not Significant		Not Applicable
Residence	11	Potter Street	Not Significant		Not Applicable
Flats	1	A Villamanta Street	Not Significant		Not Applicable
"Carn Brea"	1	Villamanta Street	Contributory		Predominantly Intact
Residence	2	Villamanta Street	Contributory		Predominantly Intact
Office	3	Villamanta Street	Conservation Desirable		Not Applicable
Office	4	Villamanta Street	Contributory		Predominantly Intact
Office	5	Villamanta Street	Contributory		Predominantly Intact
Residence	6	A Villamanta Street	Contributory		Moderately Intact
"Levan Groom"	7	Villamanta Street	Contributory		Altered
Nenagh Private	9	Villamanta Street	Contributory		Moderately Intact
"Glen Alvie"	11	Villamanta Street	Contributory		Altered

SECTION 8: Milton Heritage Precinct

8.0 Milton Heritage Precinct

8.1 Historical Overview (refer to historical figures at Section 8.5)

8.1.1 Early Subdivisions & Housing Developments: 1838-1870s

In 1838, Port Phillip's senior surveyor, Robert Hoddle, gave instructions for surveyor H.W.H. Smythe to mark out a town and village at Fyansford, and to layout only a few blocks at Corio (Geelong).¹ By 1839, the first suburban allotments in the Geelong and Geelong West areas were sold by the Government. They included the area between the Barwon River and Church Street (North Geelong), and Shannon Avenue and Pakington Street.²

The earliest clustered building developments in Geelong West occurred from 1841,³ immediately north of the Milton precinct. It was known as the Ashby village and comprised approximately 50 acres of land immediately west of Pakington Street on allotments 10 and 11 of Section 8 in the Parish of Moorpanyal.⁴ Between 1843 and 1848 the village of Little Scotland was established on rising ground to the south-west of Ashby.⁵ It was located between Latrobe Terrace and Pakington, Aberdeen and Hope Streets.⁶ A third area of development west of the Ashby village was the Kildare estate. Building blocks were first offered for sale in 1848.⁷

Land in the Milton precinct originally comprised seven 25-acre allotments that were all purchased in 1839. The western portion of the area included allotments 3 and 4 in Section 8 in the Parish of Moorpanyal, being first owned from October 1839 by H. Dowling and from October 1838 by J. Eddie respectively.⁸ The north western portion of the precinct included allotment 5, first owned by J. McDowell from October 1839, and allotment 6, originally owned by W.F.A. Rucker, also from October 1839.⁹ Part of what became known as Volum's Paddock formed the north-eastern portion of the precinct, originally purchased by James Austin in 1839 (as allotment 12).¹⁰ It was also at this time when J.P. Fawkner purchased allotment 13, immediately west of Pakington Street.¹¹ J.O. Denny had also acquired allotment 14, the 25 acres at the north-west corner of Pakington and Autumn Streets, in 1839.¹²

J.H. Taylor's Map of 1854 (Figure 8.01) shows the eastern half of the Milton precinct at this time. The area was largely rural, where 'farming merged with domestic residences which had orchards or large gardens, and were, in effect, little subsistence farms, possibly not completely self-sufficient, but not characteristic town houses.'¹³ While Weller, Hope and Yuille Streets had yet to be laid out, a cluster of dwellings on contextually small allotments were located north of Albert Street (and including Clarence Street), immediately west of

1 G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, Geelong West, 1978, p.17.

2 *Ibid.*

3 L. Honman, L. Huddle & R. Aitken, 'City of Geelong West Urban Conservation Study', vol.1, prepared for the City of Geelong West, 1986, p. 3.
Seaton, *op.cit.*, pp.36-37.

4 Honman, et.al., *op.cit.*, p.4.

5 Seaton, *op.cit.*

6 *Ibid.* & Honman, et.al., *op.cit.*

7 Seaton, *op.cit.*, p.232.

8 *Ibid.*

9 *Ibid.*, p.233.

10 *Ibid.*

11 *Ibid.*

12 *Ibid.*

13 *Ibid.*, p.42.

Pakington Street. There was also a line of houses on the north side of Autumn Street, being more closely spaced at the eastern end, near Pakington Street.

Few of these dwellings survive today. At 26-28 Albert Street are two semi-detached brick cottages built in c.1850 (Figure 8.02),¹⁴ while more distant brick dwellings are located at 109 Clarence Street (built c.1855) and 8 and 20 John Street (built c.1854 and 1858 respectively).¹⁵ The brick construction of these early dwellings appears to be physical legacy of Ashby's brickfields - the largest and most well-established in Geelong in the late 1840s.¹⁶ Yet, a large number of affordable rudimentary timber cottages were also built, including those at the south-eastern portion of the precinct at 128 and 130 Autumn Street, in the vicinity of the closely-spaced dwellings shown on Taylor's map.¹⁷

The initial progress in residential development in the area after the first land sales of the late 1830s gathered pace during the 1840s, although there was a notable decline in building activity in the latter part of 1851 as a result of the Ballarat gold rush. As Gladys Seaton in *The Ashby Story* describes:

Residents ... either sold out their houses altogether at an enormous sacrifice, or borrowed money on them at an enormous rate of interest, £1 per week being freely given for the loan of £20 on the security of four and six-roomed houses. Two-roomed houses or skillions were then freely sold for £50 each to enable the owners to remove themselves and their belongings to Ballarat.¹⁸

Despite this temporary decline in population, Geelong West – and more particularly the Milton precinct – continued to progress in the proceeding years. One of the earliest and longest families to the Milton area was the Baker family. Mr and Mrs James Baker arrived from Gloucestershire on 14 August 1854 and as a resident in 1910 explained, 'they pitched a tent on a block of land, now known as Queen [Waratah] Street, Geelong West, and this spot has been their home ever since.'¹⁹ Initially a weatherboard cottage addressed in the Rate Books as being "off Clarence Street" in 1855 and in 1856 as a one-roomed brick dwelling with "tent kitchen", the dwelling survives in an altered state at 82 Waratah Street (Figure 8.03).²⁰ In c.1912-14, the property was substantial and included garden areas and several glass houses, with the dwelling featuring a cellar (Figure 8.04).

Closely related to the continued progress of the Milton area from the 1850s were the subdivisions of a number of the large 25 acre allotments into residential blocks. The Milton Estate subdivision (Figure 8.05) comprising allotment 14, shows approximately 300 house lots available for purchase in c.1854 in Weller, Yuille, Autumn and Pakington Streets.²¹ Around the same time, land comprising Crown Allotment 13 immediately north of the Milton Estate was advertised for sale in Clarence and Albert Streets (Figure 8.06), although a portion of this Crown Allotment comprising 12 house blocks in

14 Honman, et.al., op.cit.

15 Ibid. & Borough of Geelong West Rate Books, 1854-1889, Geelong Heritage Centre.

16 Seaton, *op.cit.*, p.25.

17 See heritage citations in volume 3 of Honman, et.al., op.cit.

18 Seaton, *op.cit.*, p.41.

19 *Ibid.*, p.42.

20 See Geelong West Rate Books, 1855-59, for 82 Waratah Street in the Geelong Heritage Centre.

21 No date is shown on the Milton Estate subdivision plan, however it appears to be dated 1854 as the surveyor, Alexander Macdonald, was not practicing on his own until c.1852 and the date 1854 corresponds with the known date of the Kilkenny Estate subdivision.

Clarence Street were offered for sale by E. Davidson in 1852 (Figure 8.07). The western portion of the precinct was also subdivided on 18 December 1854, with the Kilkenny Estate (Figure 8.08) providing numerous allotments in the former Crown Allotment 5, with frontages to Queen (now Waratah) Street, Shannon Avenue, Catherine Street and Charles (now Askew) Street. The fourth major subdivision was of Crown Allotment 4 (Figure 8.09), comprising numerous allotments in Robert (now Albert) and Lloyd (now Clarence) Streets to Shannon Avenue.

Most of the dwellings built immediately after the sale of these subdivision estates have subsequently been demolished, although there are a small number of dwellings that survive. The dwelling at 23 Yuille Street, built c.1855, appears to be a surviving example of the earliest progress of the Milton Estate, while a select number of dwellings built in the 1870s are located in Albert, Catherine and Yuille Streets.²² These dwellings include those at 31 and 34 Albert Street (Figures 4.10-11), “Lubeck” at 22 Catherine Street, and the house at 37 Yuille Street.

8.1.2. Commerce & Industry

Oddy’s General Store

While primarily a semi-rural and residential area with most commercial development confined to Pakington Street, one of the earliest stores in the Milton area was Oddy’s General Store at 71 Elizabeth Street (Figure 8.12). Built in 1858 of Barrabool sandstone, the store was considered ‘well placed to catch passing traffic heading north west to the gold fields.’²³ This store was the initial beginning of commercial development in Elizabeth Street.

Donaghy’s Fairview Ropeworks

Michael Donaghy established a ropeworks factory in a small shed near the Barwon River at Marnock Vale in 1852.²⁴ In 1873, he relocated his prospering business to a seven-acre site in Pakington Street, Geelong West.²⁵ Known as Donaghy’s Fairview Ropeworks, the establishment was operated by Donaghy and his sons, John and Michael (junior).²⁶ The brick factory (now demolished) was built some time after 1875 and various structures were built at later times (Figure 8.13).²⁷ A portion of the original rope walk (which originally spanned the full length of Waratah Street) survives.

Although most of Donaghy’s Fairview Ropeworks was situated outside the Milton precinct, there were periods when the factory was the biggest single source of employment in Geelong West.²⁸ At least 31 dwellings survive in the precinct that were either built or occupied by ropemakers or employees of Donaghy’s Ropeworks.²⁹ While these dwellings were mainly built in the later 19th or early 20th centuries – or were relocated from Ballarat (see subsection 4.1.3 for further details), it was from the initial establishment of the ropeworks at the Geelong West site in 1873 that led to some of the population expansion in

22 Information extrapolated from datasheets in Volumes 4-7.

23 Honman, et.al., op.cit.

24 Seaton, *op.cit.*, p.118.

25 *Ibid* & Honman, et.al., op.cit.

26 *Ibid*.

27 *Ibid*.

28 Seaton, *op.cit.*, also states that ‘the freezing works and the wheat stacks in North Geelong, and the railway, might also have vied for that title, but if the order of importance could be debated, Geelong West’s significant degree of dependence on the rope industry could not.’

29 Information extrapolated from datasheets in Volumes 4-7.

the area. Examples include “Elaine” at 82 Albert Street (built 1892-93) and “Albert Cottage” at 184 Hope Street (built 1896-97).

8.1.3 A Period of Progress: 1880s - 1919 Subdivision & Housing

More substantial housing development occurred in the Milton precinct in the 1880s and 1890s, and especially during the Federation era of the 1910s. Unsold allotments in the estates of the mid 1850s were again offered for sale, including the Milton Estate in c.1880 (Figure 8.14).³⁰ One hundred and twenty ‘splendid building and residential sites’ with ‘extensive frontages to Weller, Hope, Yuille, Autumn & Coquette Sts.’ were proudly advertised, the roads being ‘formed, metalled and channelled’, and ground being on ‘high land’ with a ‘beautiful outlook, sea breeze, no dust [and] free from hot winds.’ Similarly in July 1884, a market garden and building sites in the Kilkenny Estate were for sale.³¹ A further ‘75 magnificent villa sites’ in the Kilkenny Estate with frontages to Catherine, McDougall, Queen (Waratah) and Charles (Askew) Streets occurred on 11 December 1886 (Figure 8.15), with identical descriptions of the roads and land as the 1880s Milton Estate subdivision being given. The sale of the revived Kilkenny Estate was soon followed by the availability of another 56 allotments fronting Elizabeth, Avon and Hope Streets (immediately east of Shannon Avenue), known as the Rugby Estate, on 24 December 1886 (Figure 8.16). Two years later on 20 October 1888, 8 lots on the southern side of Clarence Street were offered as house sites between the properties of Mr Howards and Mr Baxter (Figure 8.17). A few weeks later on 3 November 1888, ‘45 superb villa sites’ were offered as the Fairview Estate in McDougall, Catherine and Charles (Askew) Streets, the land being described as ‘the pick of Geelong West, the ‘scenery unsurpassed’ (Figure 8.18).³²

Further subdivisions continued into the 1890s and early 20th century, bringing with them the most prolific period of building development in the precinct.³³ The estate of the Hon. Francis Ormond was offered for sale on 20 February 1890 and it included two lots fronting Coquette Street between Yuille and Autumn Streets (Figure 8.19). A further sale of Ormond’s land (including his own house at 186 Autumn Street) and known as the Ormond Estate, occurred on 18 October 1890 (Figure 8.20). It included 15 allotments and the residence, and a 10 feet wide right of way with access from Autumn and Elizabeth Streets. The allotments had frontages to Autumn, Elizabeth and Hope Streets. The sale notice described the subdivision as follows:

The Streets all round this Magnificent Property are formed. The Water Mains abut on the Estate; and the View obtainable from each allotment is really beautiful. A rare opportunity thus presents itself to speculators, artisans, mechanics and others to secure a Cheap Allotment whereon to erect comfortable and commodious Villas, which will always sell at good prices, and if leased will bring in good rentals. The Property is close to the

30 No year is listed on the Milton Estate notice, but the day and date Saturday 11 December is given. It is assumed that the notice is dated 1880 because it was in this year when the Milton Estate was first listed in the Geelong West Rate Books.

31 Seaton, *op.cit.*, p.121.

32 It is assumed that the Fairview Estate plan is dated 1888 (as the date is not given). The plan shows Saturday 3 November, which equates with 1888. The dwelling at 9 McDougall Street (within the Fairview Estate subdivision) is dated 1892-93, indicating that the plan must be dated 1888 and not 1906, which is the next year that the day and date of Saturday 3 November fell. The plan also shows O’Connell Street (now Lawton Avenue) and not its second name, High Street, which occurred in c.1893, after the Council had received a petition for the name change (see Seaton, *op.cit.*, pp.121-123).

33 Information extrapolated from datasheets in Volumes 4-7.

'Bus route, and is acknowledged by all to be the Choicest Estate in Geelong West.

Notwithstanding the world-wide economic crash that hit Australian shores in the early 1890s, the Eton Estate was offered on 24 January 1891 (Figure 8.21). It included 18 allotments fronting Autumn and Hope Streets, and Shannon Avenue, and also included two cottages. In 1893, 42 building sites were made available as part of the Westbourne Estate which included allotments fronting Weller, Hope and Elizabeth Streets (Figure 8.22).

One of the earliest Federation era subdivisions was 12 building allotments (including four 'well-built residences') in Albert Street (east end) between Lisdale and Plymouth Streets (Figure 8.23). In 1911, 20 building blocks, a brick house and stables were offered in Catherine, Elizabeth and Lloyd (Clarence) Streets and Shannon Avenue (Figure 8.24). On 25 May 1912, the Horne Estate was advertised with a further '8 magnificent building sites' with frontages to Autumn and Hope Streets, immediately west of Elizabeth Street (Figure 8.25). During World War One, a further 12 building allotments in Hope and Autumn Streets (west of Elizabeth Street) were sold as the Watts' Estate (Figure 8.26).

Most of the dwellings built between the 1880s and 1910s were not grand or substantial, but were modest in scale, being single storey and constructed mainly in timber (Figure 8.26a). By far the majority were built during the 1890s and 1910s for the working classes: for tradespeople (carpenters, contractors, builders, painters, plasterers, labourers, ropemakers and bricklayers); for railway employees (engine drivers, signalmen, gangers and shunters); and for blacksmiths, shop employees, drapers, storemen and women whose occupations were described in the Geelong West Rate Books as being "domestic duties".³⁴ Fewer were built for managers, public servants, engineers, accountants, retirees and "gentlemen".

While a notable number of houses were built in the 1880s,³⁵ over 320 were constructed between the period from the 1890s until the 1910s.³⁶ Notable Victorian and Late Victorian styled examples of the dwellings include those at 134 Autumn Street (Figure 8.27), "Longerenong", 168 Autumn Street, 54 Elizabeth Street, and "Lauriston", 134 Hope Street. Some of the notable Federation era dwellings include those at 76 Albert Street, 22 Askew Street, 116 Autumn Street, 1 Catherine Street, "Mongo Park", 42 Clarence Street, 68 Clarence Street, "Ivanhoe", 179 Hope Street (Figure 8.28) and 113 Weller Street. At 4-8 Avon Street is a grouping of three identical Edwardian styled timber dwellings that appear to have been speculatively built in 1914-15. Of more unorthodox design is the former fruit shop built for Edward Naylor in 1917-18 at 41 Elizabeth Street (Figure 8.29).³⁷ Another shop constructed during the Edwardian period was at 194 Autumn Street (corner of Elizabeth Street), built in 1912-13 with a dwelling attached.³⁸

34 Ibid & research in the Geelong West Rate Books, 1890-1919, Geelong Heritage Centre.

35 Information extrapolated from datasheets in Volumes 4-7. Only 15 dwellings built in the 1880s in the Milton precinct survive today.

36 Information extrapolated from datasheets in Volumes 4-7.

37 Geelong West Rate Books, 1917-18, for 41 Elizabeth Street, Geelong Heritage Centre.

38 Ibid., 1912-13 for 194 Autumn Street.

House Relocations

Donaghy's Ropeworks Houses

In c.1905, the long narrow rope walk which extended to Elizabeth Street and formed part of Donaghy's Ropeworks was shortened.³⁹ This was a consequence of changes in the process and manufacture and length of rope.⁴⁰ Donaghy's land on the north side of Waratah (formerly Queen) Street was opened up for housing.

The Late Victorian styled timber dwellings at 8-16, 16-24, 30-36 and 46-64 Waratah Street were relocated to these sites by M. Donaghy and Sons in 1911, as first illustrated in *News of the Week* on 14 September 1911 (Figure 8.30).⁴¹ It appears that the houses came from the Ballarat goldfields region, and in particular, possibly from the Pitfield Plains, Berringa, Brown Hill, Kaleno and Hollybush.⁴² It was in these locations where there had been a resurgence in gold mining in the mid-late 1890s which continued until c.1910.⁴³ These second-wave mining townships declined rapidly, thus providing work for removalist firms. One of these firms was the Grigg family and they took many of the houses to Geelong.⁴⁴

M. Donaghy and Sons retained ownership of the dwellings (Figure 8.31-33) and leased them in the ensuing years until 1925, when they were advertised for sale.⁴⁵ The row of houses at the eastern end of Waratah Street is shown in the background of an aerial photograph of Donaghy's Ropeworks by Charles Pratt in c.1930 (Figure 8.34).

Other Relocations

Within other parts of the Milton precinct other houses appear to have been relocated, although much fewer in number than the Donaghy's houses in Waratah Street. Some of these houses may have associations with the Ballarat goldfields, including those Victorian dwellings at 93 and 95 Clarence Street (Figure 8.35).⁴⁶ Other houses have been relocated during the 20th century, including the Victorian dwelling at 36A Ann Street (relocated in 1989), interwar Bungalow at 33 Catherine Street (relocated in c.1953), Edwardian dwelling at 51 Catherine Street (relocated in 1924-25), Edwardian dwelling at 2A Elizabeth Street (relocated in 1991) and the Edwardian dwelling at 4 Elizabeth Street (relocated from 7 Elizabeth Street in 1998).

House Names

A notable number of Victorian and Federation era (and to a lesser degree, interwar era) dwellings were bestowed names by their original inhabitants. These names were recorded in the Geelong West Rate Books and from c.1911-12 in the records of the Geelong Waterworks and Sewerage Trust.

39 Seaton, *op.cit.*, pp.119-120.

40 *Ibid.*

41 *News of the Week*, 14 September 1911. This date also corresponds to listings for these dwellings in the Geelong West Rate Books for 1911-12.

42 Seaton, *op.cit.*, p.123. Information also supplied by Joan Hunt, staff member, Public Record Office Victoria, Ballarat, and member of the Royal Historical Society of Victoria and the Ballarat and District Historical Society.

43 *Ibid.*

44 Seaton, *op.cit.*

45 See 'Gigantic Auction Sale of 31 House Properties situate Waratah, Queen & Elizabeth Sts, Geelong West', 21 November 1925, Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.

46 Seaton, *op.cit.*, p.123, states that 'there were probably a few other such places in Geelong West' relocated from the Ballarat goldfields. The Late Victorian designs and year of relocations of these dwellings (1916-17) further suggest that they may have been relocated from the Ballarat area.

These names provide a social story of the early and/or subsequent owners (with the names of some houses changing as owners changed). These names appear to have been associated with family names, such as “Elsieville” at 12 Avon Street; “Carr Villa” at 10 Catherine Street; “Aliceville” at 18 Catherine Street; “Rosevears” at 58 Clarence Street; “Myrtleville” at 63A Clarence Street; “Lincolnlee” at 103 Hope Street; and “Crossley” at 144 Weller Street. Other names appear to have been associated with geographical locations, including: “Strathmore” at 142 Autumn Street; “Ipswich” at 144 Autumn Street; “Longerenong” at 168 Autumn Street; “Norwood” at 192 Autumn Street; “Ottawa” at 10 Clarence Street; “Mt Pleasant” at 28 Clarence Street; “Mt Egerton” at 67 Clarence Street; “Linton” at 85 Hope Street; “Blair Athol” at 110 Hope Street; and “Wendouree” at 112 Weller Street. Some names that bordered on the bizarre included “Fried Ham” at 23 Catherine Street (first recorded in 1911-12).

Engineering Infrastructure Kerb & Channel

According to Gladys Seaton, footpaths were asphalted from the earliest days of the Borough of Geelong West in 1875.⁴⁷ From this time, several references in Council records were made to the need for maintenance and construction of paths, channels and roads in the municipality. In 1877, the Council deliberated on whether road channels should be tarred or pitched.⁴⁸ The subdivision notices for the Milton Estate in c.1880 and Kilkenny Estate in 1886 list ‘formed, metalled and channeled streets’, while the Eton Estate subdivision notice for 1891 detailed ‘good streets on three sides, chiefly metalled and partly kerbed and asphalted channel.’ This suggests that a sizeable proportion of the 19th and early 20th century streets in the Milton precinct included bluestone and/or asphalt kerb and channel. The Geelong Waterworks and Sewerage Trust Fieldbook plans also reveal the existence of kerb and channel throughout a large proportion of the precinct in the early 20th century, such as the asphalt channels in Coquette and Hope Streets (Figures 4.36 and 4.37).

8.1.4 The Interwar Period Subdivision & Housing

After the First World War in the 1920s, there was steady growth in Geelong West with many households established.⁴⁹ By the late 1920s, the Milton precinct was a built up residential area, as shown in the aerial photograph by Charles Pratt (Figure 8.38) and the Geelong Waterworks and Sewerage Trust Detail Plans (Figures 4.39-45). By far the majority of subdivision and housing development occurred in the western portion of the Milton precinct, west of Elizabeth Street, although there were older houses demolished and replaced with interwar Bungalows in other parts of the precinct.⁵⁰ The unsold blocks in the remaining portions of the oldest subdivision estates were once again offered for sale, including the Ormond Estate around Hope Street and the Eton Estate (house blocks west of Elizabeth Street in Hope and Avon Streets).⁵¹ Other subdivisions included the Ann Street Estate in 1922, where 24 lots were offered (Figure 8.46), and Donaghy’s Subdivision in 1925, where 57 lots were offered, including four in Waratah Street, 13 on the southern side of John Street and 3 blocks in Elizabeth Street between John and Waratah Streets (Figure

47 *Ibid.*, p.161.

48 *Ibid.*, p.163.

49 *Ibid.*, p.181.

50 Information extrapolated from datasheets in Volumes 4-7.

51 Seaton, *op.cit.*, p.183.

8.47). Engineering infrastructure in these interwar estates appears to have included concrete kerb and channel and either concrete or asphalt footpaths.⁵²

Over 260 houses were constructed in the Milton precinct in the 1920s and 1930s.⁵³ The majority of these dwellings were designed in interwar and late interwar Bungalow and Californian Bungalow styles, constructed of timber and modestly scaled being single storey in height. Ann Street and the western portions of Catherine, Clarence, Hope and McDougall Streets were transformed by these types of dwellings in the 1920s and 1930s.⁵⁴ Some notable examples include the houses at 101-102 Albert Street (Figure 8.48), 111 Albert Street, 56 Ann Street, 220 Autumn Street (Figure 8.49), 43 Catherine Street, 31 Elizabeth Street, 152 Hope Street, 192 Hope Street, 102 Weller Street, 131B Weller Street (Figure 8.50) and 136 Weller Street. Some dwellings appear to have been speculatively built given their identical designs and construction dates, including the houses at 62 and 64 McDougall Street (both built 1926-27), 63 and 65 McDougall Street (both built 1925-26), 69 and 71 Waratah Street (built 1925) and 105 and 107 Waratah Street (built 1925-26).

Commerce

Considerably lesser in number was the building of retail outlets during the interwar period. The few that were built were located in Elizabeth Street, including the shops at 17A-19A Elizabeth Street, 32 Elizabeth Street (Figure 8.51), 64 Elizabeth Street, 66-68 Elizabeth Street, 70 Elizabeth Street and 95 Elizabeth Street (Figure 8.52). Other shops were constructed at 116 Hope Street and 6 Waratah Street. This was largely because the area had primarily developed as a residential neighborhood, and because the Geelong West Council introduced a bye-law in 1922 to prohibit or regulate trade and industry.⁵⁵

Ropeworks Buildings

At the eastern end of Waratah Street, an elevated face red brick substation was built in c.1914-15 and a late interwar cream brick dining hall constructed in 1942 as part of Donaghy's Ropeworks.⁵⁶ These buildings survive as physical legacies of the once vast ropeworks complex.

Salvation Army Citadel⁵⁷

In 1924, the Salvation Army constructed a gabled Citadel at 9 Clarence Street. The timber building served the Salvation Army for some years, although by 1986 it had been taken over as the City of Geelong West Community Centre.

Garden City Planning: Provision of Recreation Space

An emphasis on healthy living and planning according to the concepts of the Garden City initially prescribed by Ebenezer Howard in England (with the creation of the Letchworth Garden City in 1903) had been revived in town planning in Australia in the 1920s.⁵⁸ It was largely led by John Sulman, Australia's father of town planning and Chairman of the Federal Capital

52 Physical evidence suggests that the concrete kerbs and channels are early, while the Ann Street Estate subdivision plan states that 'Ann Street has recently been metalled and channeled throughout.'

53 Information extrapolated from datasheets in Volumes 4-7.

54 Ibid.

55 Seaton, *op.cit.*, p.181.

56 For specific details on the histories of these buildings, see the individual heritage citation that has been prepared as part of this study.

57 Geelong West Building Permit Register 1920s, City of Greater Geelong, & Honman, et.al., *op.cit.*

58 Bannister Fletcher, *A History of Architecture*, 17th edn., Butterworths, London, 1963, p.1007.

Advisory Committee charged with the development of Canberra in 1920.⁵⁹ In 1921, Sulman published *An Introduction to the study of Town Planning in Australia* which set out important Garden City principles that were to be influential across the country. The publication included the following:

Fresh air, sunlight, and the reduction of congestion would go far towards making towns healthy. To their lack is due the inferior physical, mental and moral health of town dwellers. Working in a vitiated atmosphere arouses the craving for stimulants; the abuse of drink encourages immorality; immorality causes widespread disease; and there cannot be sound minds in unsound bodies ... Parks, trees, and gardens can do much to render life in a city healthful and agreeable; but, unless the buildings are pleasant to look upon, no city or town can be regarded as a satisfactory dwelling-place for its inhabitants.⁶⁰

More specifically, the provision of open recreational areas was a high priority in Sulman's view:

... the absence of congestion of dwellings and their better arrangement, ample provision of parks, playgrounds and open spaces, the planting of trees and grass of part of the roads where not required for traffic, and the provision of greater opportunities for social intercourse.⁶¹

Such Garden City town planning principles were also reflected in the healthful precepts offered by the local medical officer, Dr J.E. Piper, who in June 1929 declared that 'the crowding together of people in enclosed buildings is the means by which most diseases are spread.'⁶² These precepts had been seriously entertained by the Geelong West Town Council, with the creation of Baker's Oval and Sparrow Park in the Milton precinct.

Baker's Oval

Named after the Baker family, early residents of Geelong West from 1855 who built their nearby house at 82 Waratah Street, the Geelong West City Council purchased the first portion of land facing John Street that was to form part of Baker's Oval.⁶³ On 13 May 1929, the *Geelong Advertiser* reported that the Geelong West Council intended to further proceed with the establishment of Baker's Oval:

By its recent decision the council of the City of Geelong West has made evident its desire to provide open spaces for the people. Not only was land acquired at Manifold Heights for a recreation reserve, but now there is a move afoot to acquire land for recreation purposes at Baker's Oval. This land is between Elizabeth St & West Melbourne Rd [Shannon Avenue].

There is a fairly large portion of the oval not under the ownership of the Council. These blocks it is proposed to acquire as it is stated no rates have been paid on them for many years. The intention of the council is to go through the procedure of compulsory acquisition – a lengthy operation – in order to complete the oval area, permanently securing it for recreational purposes. If this move is successful there will be about 4½ acres available

59 D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1997, pp.154-155.

60 J. Sulman, *An Introduction to the study of Town Planning in Australia*, Government Printer of New South Wales, Sydney, 1921, p.40, 147.

61 *Ibid.*, p.106.

62 Seaton, *op.cit.*, p.207.

63 *Ibid.*

all together, including 2 blocks that were purchased some time ago by council.

As soon as the procedure is complete, the Council will prepare the land for football, cricket and other recreations, which efforts will be no doubt greatly appreciated by many members of the community.⁶⁴

In February 1930, the Council compulsorily acquired some housing allotments where the owners could not be found.⁶⁵ Later in July of that year, the oval was leveled, while in 1936, fencing was erected.⁶⁶ This allowed for the playing of cricket and football, as well as other sports. A pavilion was built in 1938, which was also the year when tree planting was carried out.⁶⁷ Further compulsory acquisition of neighbouring land occurred in 1946, and in 1947 the section of land with a frontage to Shannon Avenue was purchased by J. Kendall for £555.⁶⁸ A section of land to Waratah Street was also purchased from the estate of A.W. Price at this time.⁶⁹ Over 20 years later in 1968, the Mayor of Geelong West, Cr G.T. Walker, laid the foundation stone for a new sports pavilion at Baker's Oval.⁷⁰ It was opened in November of that year.⁷¹ In 1971, ornamental gates for the frontage of Baker's Oval in Shannon Avenue were erected by Les Bent.⁷²

Sparrow Park

In June 1935, the Geelong West City Council resolved to establish a subcommittee for the purchase of the land owned by E.R. Sparrow (and known as Sparrow's Paddock) at the north-east corner of Hope and Elizabeth Streets.⁷³ By January 1936, the local medical officer of Health, Dr Piper' appeared to be disappointed in the lack of progress of the park, as outlined in a letter to the Council:

The Council is to be congratulated on the improvement on the beach frontages, but what a pity it is that we cannot establish a park in the centre of the city, such as a site as Sparrow's Paddock would be ideal. Imagine what a breathing space it would be for children of future generations.⁷⁴

By March 1936, the Council authorised the Chairman of the subcommittee and the Town Clerk to offer £3500 to E.R. Sparrow for the purchase of his land (that comprised slightly more than 4.5 acres) for the purpose of establishing the park.⁷⁵ E.R. Sparrow and Company subsequently accepted the Council's offer that the land was purchased from the estate of E.R. Sparrow on 1 May 1936.⁷⁶

Ideas for laying out the paddock as a park were soon explored. In late September 1936, the Council resolved to ask the Principal of the Gordon

64 *Geelong Advertiser*, 13 May 1929.

65 Seaton, *op.cit.*

66 Geelong West City Council Minutes, July 1930 & 1 April 1936, Geelong Heritage Centre.

67 *Ibid.*, 6 June 1938.

68 Seaton, *op.cit.*

69 *Ibid.*

70 *Geelong Advertiser*, 27 & 28 August 1968. See also information in the Public Building Files, Public Record Office Victoria, VPRS 7882/P1, Units 1851 & 927.

71 *Geelong Advertiser*, 17 November 1968.

72 *Ibid.*, 23 June 1971.

73 Geelong West City Council Minutes, 12 June 1935, Geelong Heritage Centre.

74 *Ibid.*, 15 January 1936.

75 *Ibid.*, 18 March 1936.

76 *Ibid.*, 1 April & 1 May 1936.

Institute to allow architectural students to submit plans for the park.⁷⁷ However, this does not appear to have led to any meaningful design and on 11 August 1936 the Council's Engineer was instructed to prepare a layout for the park.⁷⁸ He subsequently presented two plans⁷⁹ and a final design was eventually prepared. On 14 September 1938, the Council resolved that the reserve be named the Edward Sparrow Park and on 20 September the *Geelong Advertiser* carried the following article:

After having been known for many years as Sparrow's Paddock, the area in Hope Street purchased some years ago by Geelong West City Council is to be renamed Edward Sparrow Park. Thus the name of the family which originally owned the area will continue in association with it, and there will be perpetuated in Geelong West the memory of a one prominent citizen, the late Mr. E.R. Sparrow, who also is remembered as the first student at Geelong College.

Cr. J. Glover has announced his intention to mark his friendship with the late Mr. E.R. Sparrow by erecting a suitable memorial in the renamed park.⁸⁰

Upon the official renaming of the park, Dr Piper proclaimed that in years to come the local citizens would 'be glad to stroll along to Sparrow's Park to get in the open air for a rest or a smoke.'⁸¹

In later years, Sparrow Park also became the home of the Geelong West City Brass Band with a band hall constructed in 1961, pedal club, and as the training track for the Geelong West Fire Brigade.⁸² In 2007, Sparrow Park was redeveloped as part of a \$250,000 rejuvenation project, including the planting of numerous evergreen and deciduous trees, after extensive consultation with school groups, landscape architects and private tree consultants.⁸³

St. John's Anglican Church, Albert Street

Established in 1849 in Church Street, Geelong West, the St. John's Anglican Church trustees purchased land in Albert Street in 1922 for new Church buildings on the proceeds of the sale of the Church Street site.⁸⁴ The original site and buildings had been purchased by the Geelong West Town Council for enlargement of the adjoining Geelong West Oval. In 1923, a new timber hall was built on the Albert Street site and was dedicated by Archdeacon Hayman on 20 December of that year (Figure 8.53).⁸⁵ The following year, 1924, the Geelong architects Laird and Buchan designed alterations and additions to the building.⁸⁶ It was used for church services until the later 20th century. Three years later in 1926, a new brick Vicarage was built on the western portion of the St. John's Church site to a design by the local architect, Harold C. Trigg.⁸⁷ A

77 Ibid., 30 September 1936.

78 Ibid., 11 August 1937.

79 Ibid., 10 March 1938.

80 Ibid., 14 September 1938 & *Geelong Advertiser*, 20 September 1938.

81 Seaton, *op.cit.*, pp.207-208.

82 *Ibid.*, p.217, Geelong West City Brass Band – Architectural Drawings, 28 April 1961, Public Record Office Victoria, VPRS 7882/1483, Item 12.631 & *Geelong Advertiser* 17 August 1961.

83 *Geelong Advertiser*, 9 October 2008.

84 See *Geelong Advertiser*, 3 December 1964, M. Frewin & L. Phelan, 'Anglicans in Geelong' in *Churches of Geelong & District*, vol. 1, Geelong Family History Group & The Church of England Messenger, 11 March 1926.

85 Frewin & Phelan, *op.cit.*

86 Laird & Buchan Contract Books, May, September & October 1924, Geelong Heritage Centre.

87 Frewin & Phelan, *op.cit.*, claim that the vicarage was constructed in 1925 and designed by H.C. Trigg. While the vicarage may have been designed by Trigg, but articles by the Rev. Lavendar,

tennis court was also laid out at the eastern end of the site in 1926, with the St. John's Club having a membership of 40 players.⁸⁸ A tennis pavilion was constructed by G.V. Farrall in 1937.⁸⁹

8.1.5 Postwar Era: 1945-1955

Building & Housing

Soon after the Second World War in 1948, Geelong West was still considered to be a developing area. It had more houses newly-connected to the sewer mains than any other municipality.⁹⁰ The 1950s witnessed the gradual extension of housing development where there was available land, over 100 years since the first houses were built in the area.⁹¹

At least 40 buildings were constructed in the Milton precinct during the postwar period.⁹² The restrained appearance of a large proportion of the dwellings reflected the broader Australian suburban landscape, brought about by shortages in construction materials, skilled labour and to some degree, Local Government regulations.⁹³ As Max Freeland in *Architecture in Australia* critically remarks:

With all this pruning and saving the average standard house of the immediate post-war years was an unlovely thing. It was simple but because it was handled insensitively it was utterly sterile. Because of this the uniformity to which it was reduced resulted in an awful monotony rather than a gracious harmony. Restricted by circumstance from having the individuality in his home, which is so important to the average Australian, he resorted to cheaply obtained effects to achieve it. Nobody but the owner was aware of them but to him they were desperately important. The pattern of the roof tiles, the colour of the front door or the weird shape of the letter box were immensely important individual distinctions to the owner but in their eye-assaulting stridency they were minor but repellent prickles in a sea of sterility.⁹⁴

Of the postwar dwellings in the Milton precinct, those of more notable design characteristics were built in a postwar Old English style and included the houses at 178A Autumn Street, 26 Clarence Street and 186 Hope Street (they were built of brick between 1951 and 1955).⁹⁵ Another notable postwar building is the former bicycle shop at 27 Elizabeth Street, constructed in 1954-55 for Eric Radford.⁹⁶

Anglican clergyman – and particular article numbers 14 and 15 – claim that the vicarage was built in 1926 at a cost of approximately £1,700. See 'History of St. Johns', incorrectly included in the Catholic Church boxes, Geelong Heritage Centre.

88 *The Church of England Messenger*, 12 August 1926, State Library of Victoria.

89 Geelong West Building Permit Register, 2 September 1937, City of Greater Geelong.

90 Seaton, *op.cit.*, p.212.

91 *Ibid.*, p.223.

92 Information extrapolated from datasheets in Volumes 4-7.

93 M. Freeland, *Architecture in Australia: A History*, Penguin Books, Ringwood, 1988, pp.264-265.

94 *Ibid.*, pp. 271-272.

95 Information extrapolated from datasheets in Volume 4-7.

96 See Geelong West Rate Book, 1954-55, for 27 Elizabeth Street, Geelong Heritage Centre.

Pix Theatre

Another notable development in the Milton precinct during the postwar period was the establishment of the Pix theatre at 23 Elizabeth Street in the early 1950s.⁹⁷ Operated by R.B. Brownhill, alterations and additions of the theatre occurred in 1955 to the design by the architects, Shefferle and Davies.⁹⁸ The theatre operated throughout the 20th century.

St. John's Anglican Church

In 1956, a new brick church was constructed at the St. John's Albert Street site, with the foundation stone being laid on 17 March and the dedication being held on 18 December of that year.⁹⁹ The church was designed by the architect and parishioner, Eric Chapman, with J. Gordon Williams architects.¹⁰⁰

8.2 Description

8.2.1 Precinct Boundaries (refer to precinct plan at Section 8.4)

The Milton precinct comprises a substantial proportion of Geelong West between Pakington Street and Shannon Avenue, from the northern side of Autumn Street to the northern sides of Waratah and Ann Streets. Other thoroughfares within the precinct include Albert, Avon, Catherine, Clarence, Coquette, Cross, Elizabeth, Hope, John, McDougall, Waratah, Weller and Yuille Steets.

8.2.2 Building Fabric (refer to photos at Section 8.6)

The Milton precinct is largely a residential area comprising modestly scaled, single storey, detached, timber dwellings. There are also a small number of commercial and industrially-related buildings, and former places of worship.

A. Residential Building Fabric

Dwellings (General)

Across the area, the dwellings share a number of similar characteristics including: hipped and/or gabled roof forms, front, side or return verandahs, eave overhangs (either modest or wide), face brick or rendered chimneys, rudimentary decorative gable infill, timber framed double hung or casement windows, timber weatherboard wall cladding, and corrugated sheet metal roof cladding (Photos 4.01-08). Situated on contextually modest sites and closely spaced, the largely conventionally designed dwellings reflect the working class population for which they were originally built.

The Milton precinct is also distinguished by the variety of eras in which the dwellings have been built. Apart from the western portions of Albert, Catherine and McDougall Streets (west of Elizabeth Street) and John Street which are largely homogenous for their interwar era dwellings, almost all the streets in the Milton precinct are defined by diversity in design characteristics that represent the residential progress of the area over a hundred year period from the 1850s to the 1950s. The dwellings are defined by Victorian, Late Victorian, Edwardian/Federation, interwar and postwar stylistic eras, with most of the architectural detailing reflective of these eras (including gable infill, verandah valances, posts and balustrades), and window hoods and brackets.

97 Seaton, *op.cit.*, p.212.

98 Public Building Files, Public Record Office Victoria, VPRS 7882/P1, Unit 1126.

99 Frewin & Phelan, *op.cit.*

100 Seaton, *op.cit.*, p.214.

Less common within the precinct are significant dwellings constructed of face brick or masonry, and slate roofs. The few Victorian face or rendered brick dwellings include those at:

- 26-8 Albert Street (rendered brick).
- 54 Elizabeth Street (face brick).
- 8 John Street (rendered brick).
- 20 John Street (face brick).

There is only one significant face brick Federation era dwelling in the precinct which is located at 22 Askew Street. Face brick interwar Bungalows include those at:

- 68 Albert Street.
- 102 Albert Street.
- 18 Askew Street.
- 20 Askew Street.

All of the significant late interwar and postwar Old English styled dwellings in the precinct are constructed of face brick (see following for their locations and other details).

Victorian Era Dwellings

There are approximately 30 Victorian era dwellings that survive in the precinct built between 1850 and 1888 and are associated with the original subdivisions laid out in the early-mid 1850s. Of this total, 10 of the dwellings were built in the 1850s and are situated in diverse locations throughout the precinct. They are as follows:

- Residence, 26 Albert Street (built c.1850).
- Residence, 28 Albert Street (built c.1850).
- Residence, 128 Autumn Street (built c.1850s).
- Residence, 130 Autumn Street (built c.1850s).
- Residence, 109 Clarence Street (built c.1855).
- Residence, 8 John Street (built c.1854).
- Residence, 20 John Street (built c.1854).
- Residence, 2 Lisdale Street (built c.1854).
- Residence, 82 Waratah Street (built c.1855-59).
- Residence, 23 Yuille Street (built c.1855).

The remaining Victorian era dwellings were constructed between the 1860s and the 1880s, in Albert, Autumn, Catherine, Waratah and Yuille Streets. Some of these dwellings are:

- Residence, 180 Autumn Street (built c.1864).
- Residence, 31 Albert Street (built 1879-80).
- Residence, 34 Albert Street (built c.1879).
- Residence, 56 Albert Street (built 1875-76).
- "Lubeck", 22 Catherine Street (built c.1875-76).
- Residence, 60 Waratah Street (built c.1870, relocated to site in c.1911).
- Residence, 62 Waratah Street (built c.1870, relocated to site in c.1911).
- "Ethbricer", 63 Waratah Street (built c.1870, relocated to site in c.1911).

- Residence, 87 Waratah Street (built c.1870, possibly relocated to site in 1907-08).
- Residence, 21 Yuille Street (built 1879-80).
- Residence, 37 Yuille Street (built c.1875-76).

Late Victorian Era Dwellings

Within the precinct are approximately 110 Late Victorian era dwellings constructed between 1889-90 and 1899-1900. These dwellings are largely characterised by hipped or gabled roof forms with projecting front skillion, convex, concave or bullnosed verandahs.

While there are no complete, homogenous streetscapes of Late Victorian dwellings, there are small groupings in a number of streets. These include the dwellings at:

- 126-136 Autumn Street (Photo 8.09).
- 142-146 Autumn Street.
- 44-46 and 47-49 Coquette Street.
- 111-113 & 114 Hope Street.
- 8-12, (Photo 8.10) 16-26, 34-38 and 44-58 Waratah Street (representing the relocated dwellings associated with the neighbouring ropeworks).
- 93-97 Weller Street.

Federation Era Dwellings

A sizeable proportion of dwellings are the Edwardian and Federation styled houses built between 1900 and 1919. The majority of the Edwardian dwellings feature hipped roof forms with projecting minor gable roof and verandahs at the front, while the Federation dwellings have hipped roof forms with front and side gables and return verandahs. Distinctive examples of these types of dwellings include those at:

- 22 Askew Street.
- 76 Albert Street.
- 116 Autumn Street.
- 10 Clarence Street.
- 68A Clarence Street.
- 6 Elizabeth Street.
- 35 Elizabeth Street.
- 65 Elizabeth Street.
- 123 Hope Street.
- 133 Hope Street.
- 179 Hope Street.

Located throughout the precinct, some groups of similarly-designed Federation era dwellings are located at:

- 49-51 and 50-52 Albert Street.
- 95-99 Albert Street (Photo 8.11).
- 202-210 Autumn Street.
- 4-8 Avon Street.
- 97-99 Clarence Street.
- 42-46 Elizabeth Street.
- 83-87 Hope Street.

- 129-133 Hope Street.
- 167-173 Hope Street.
- 197-201 & 198-202 Hope Street (Photo 8.12).
- 2-6 McDougall Street.

Interwar Era Dwellings

The largest proportion of surviving original dwellings in the Milton precinct are those associated with the interwar era. Over 280 interwar dwellings are located in the area, most being designed in interwar Bungalow and interwar Californian Bungalow styles. They are primarily identified with gable roof forms and include broad gabled verandahs. Distinctive examples of these types of dwellings include those at:

- 18A Albert Street.
- 64 Albert Street.
- 68 Albert Street.
- 100 Albert Street.
- 111 Albert Street.
- 114 Albert Street.
- 118 Albert Street.
- 43 Ann Street.
- 56 Ann Street.
- 220 Autumn Street.
- 35 Catherine Street.
- 42 Catherine Street.
- 12 Clarence Street.
- 57 Clarence Street.
- 75 Clarence Street.
- 84 Clarence Street.
- 152 Hope Street.
- 192 Hope Street.
- 80 Waratah Street.
- 98 Weller Street.
- 102 Weller Street.
- 131B Weller Street.
- 136 Weller Street.

Of the later Interwar Bungalow style, these dwellings mainly feature hipped roof forms, with hipped, gabled or flat-roofed verandahs or porches. Examples include those at:

- 56 Ann Street.
- 7 Catherine Street.
- 50 Catherine Street.
- 52 Catherine Street.
- 70 Clarence Street.
- 74 Clarence Street.
- 100 Clarence Street.
- 111 Clarence Street.
- 5 John Street.
- 4 Waratah Street.
- 137 Weller Street.

Groupings of interwar Bungalows are especially identified in the western portion of the precinct. These groupings include those at:

- Albert Street (west of Elizabeth Street) (Photo 8.13).
- Ann Street (Photo 8.14).
- Catherine Street (west of Elizabeth Street) (Photo 8.15).
- McDougall Street (west of Elizabeth Street).

Postwar Era Dwellings

The Milton precinct is also identified by approximately 44 postwar dwellings. Of this total, 3 are considered to have heritage value. These dwellings are primarily designed in an Old English style, featuring hipped and gabled roof forms with tiled roofs, face brick wall construction, flat-roofed or gabled front porches (the gabled porches having round-arched openings), corbelled gable ends, broad banks of timber framed double hung windows and corner windows, and wide eaves. These examples are at:

- 186 Hope Street.
- 178A Autumn Street.
- 26 Clarence Street.

Introduced Dwellings

Within the precinct are approximately 125 dwellings that have been introduced in the later 20th century or in more recent years. Most of these dwellings are single storey and being face brick, contrast with the more predominant external timber weatherboard cladding construction in the area. There are some that are more intrusive by virtue of their two storey height and atypical large scale, but these dwellings are small in number when considering the overall area.

Alterations to Dwellings

The majority of the alterations and additions to the heritage dwellings in the precinct appear to have been carried out to the rear and to a modest (single storey) scale. There are approximately 12 dwellings with recessive two storey additions, whereby the original single storey dwellings continue to dominate when viewed from the street (Photos 4.16-17). There are also 5 Victorian, Federation and interwar era dwellings that have been noticeably compromised by two storey additions.

Garages & Carports

Although the layout of the precinct includes very few rear lanes, the majority of garages and carports that have been introduced are located behind or at the side of the significant Victorian, Federation, interwar and postwar era dwellings. There are approximately 25 introduced carports that are intrusive to the dwellings and the streetscapes, as a result of their forward-projecting locations, but these represent the minority. Also in the minority are introduced garages or carports that have been integrated as side additions to heritage dwellings, with only 5 examples identified. There are a number of introduced dwellings where the garages have been integrated.

Front Fences

Within the precinct are a range of fencing designs and construction. By far the majority of fences are of pointed timber picket design and construction, associated with Victorian, Late Victorian and Edwardian era dwellings (Photo

8.18). Most of these fences are approximately 1200-1300 mm in height, although there are some that are higher and not in proportion with the scale of the properties. Other fences that are consistent with the stylistic eras of the dwellings and notable in numbers include:

- Timber post and woven wire (Edwardian & interwar era dwellings).
- Capped timber picket (Edwardian & interwar era dwellings).
- Flat timber picket (Edwardian & interwar era dwellings).
- Low solid brick (interwar era dwellings).

No original Victorian era front fencing appears to survive in the precinct. Of the Edwardian era, the concrete post and timber-capped cyclone wire fence at 26 Catherine Street may be early. Possible original interwar era front fences include those at:

- 16 Albert Street (solid brick – Late Interwar Old English dwelling).
- 64 Albert Street (low solid brick with projecting piers – interwar Bungalow).
- 107 Albert Street (timber post & woven wire – interwar Californian Bungalow) (Photo 8.19).
- 31 Avon Street (timber post & woven wire & hedge – interwar Californian Bungalow).
- 22 Clarence Street (low solid brick – interwar Californian Bungalow).
- 114 Clarence Street (timber post & woven wire – interwar Bungalow).
- 37 Elizabeth Street (capped timber post & cyclone wire – interwar Bungalow) (Photo 8.20).

Of the postwar era, there are three possible original fences that are all low and of solid brick, relating to postwar Old English dwellings. They are located at:

- 178A Autumn Street.
- 26 Clarence Street.
- 186 Hope Street.

B. Commercial Buildings

While the Milton precinct is primarily identified as a residential area, there are approximately 13 commercial buildings that also relate to the historical evolution of the place. The earliest surviving of these buildings is Oddy's former General Store at 71 Elizabeth Street (built 1858), the only Victorian commercial building in the area, and constructed with parapeted Barrabool sandstone walls. Shops of the Edwardian era are very few in number. The building at 194 Autumn Street is associated with Edwardian development (and adjoins an Edwardian dwelling), but it has either been substantially altered or rebuilt during the interwar era. The two other Edwardian era buildings at 40 and 41 Elizabeth Street are unconventional in their designs and have been altered, although they form local landmarks in this part of the precinct.

The largest numbers of commercial buildings in the precinct are associated with the interwar era. These nine buildings are mainly located in Elizabeth Street. These shops are at:

- 17A-19A Elizabeth Street (altered).
- 32 Elizabeth Street (pair of single storey brick shops).

- 33 Elizabeth Street (front parapeted brick component with an adjoining timber interwar Bungalow).
- 64 Elizabeth Street (altered single storey parapeted shop with a timber Edwardian dwelling adjoining at the rear).
- 66-68 Elizabeth Street (parapeted painted brick shops).
- 70 Elizabeth Street (parapeted painted brick shop).
- 95 Elizabeth Street (parapeted rendered brick corner shop).
- 6 Waratah Street (parapeted painted brick shop adjoining rear timber interwar Bungalow).

C. Donaghy's Buildings

At the eastern end of Waratah Street are two interwar era brick buildings associated with the neighbouring former Donaghy's Ropeworks factory. These buildings are a tall red brick former substation (built c.1925) (Photo 8.21 and neighbouring cream brick late interwar canteen (possibly built in 1942) (Photo 8.22).

D. Places of Worship

Former Salvation Army Citadel

The former Salvation Army Citadel at 7-9 Clarence Street (Photo 8.23) represents an interwar era gabled timber building. Single storey in height, it has restrained decorative elements on the north façade.

St. John's Anglican Church

At 113-121 Albert Street is the St. John's Anglican Church site. It comprises an interwar Bungalow brick vicarage at the western end, together with an elevated cream brick postwar era Church (Photo 8.24) and former Sunday School hall (of timber construction) (Photo 8.25) to the east. The Church building (the Church function having ceased) is located with a shallow setback to Albert Street, while the Hall is highly recessive on the substantial site. The hall has been noticeably altered. The bulk of the eastern portion of the property comprises the tennis courts (asphalt surface) with mature trees on the Albert Street frontage and a later 20th century pavilion at the western end (Photo 8.26).

8.2.3 Urban Design & Engineering Infrastructure

The Milton Heritage precinct comprises a grid layout, with the principal thoroughfares (Autumn, Hope, Weller, Avon, Albert, Clarence, Catherine, McDougall, Waratah, John and Ann Streets) set on an east-west axis. The regularity of the grid layout is broken up by Sparrow Park (with frontages to Elizabeth, Hope and Weller Streets), Baker's Oval (with a frontage to Shannon Avenue) and some street realignments (including Hope and Waratah Streets).

Given the large scale of the area, the allotment sizes vary, which is also a consequence of the diversity in subdivision layouts and residential development between 1850 and 1950. Within this diversity is a general consistency in the front and side setbacks of a large proportion of the dwellings.

Within the precinct are a minimal number of early lanes. These are located:

- Between Hope and Autumn Streets (east of Elizabeth Street): as part of the Ormond Estate (1890).
- Between Hope and Autumn Streets (west of Elizabeth Street): as part of the Eton (1891), Horner (1912) and Watts' (1915) Estates.

- Between Avon and Alberts Streets: as part of the Rugby Estate (1886).
- Between Clarence and Albert Streets (east of Elizabeth Street).

Some of these lanes are identified by asphalt paving and central bluestone spoon drains (Photo 8.27).

Original or early (19th century) bluestone kerbs with concrete channels are evident in parts of Clarence (Photo 8.28), Hope, Plymouth and Weller Streets. In most other streets are concrete kerbs and channels. Asphalt footpaths are evident in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets. In other parts of Avon, Albert, Clarence, McDougall and Yuille Streets, and in Ann and Waratah Streets are concrete footpaths.

8.2.4 Landscaping

Landmark landscapes in the Milton Heritage precinct are Sparrow Park (Photo 8.29) and Baker's Oval (Photo 8.30). The former is characterised by a large open grassed area dotted with recently-planted trees, and a mature cypress tree at the eastern end (all of the other mature cypress trees within the park were removed after 2001). It also includes a brick hall at the eastern end, with playground equipment being more centrally placed. Baker's Oval largely comprises a grassed oval with associated clubrooms and pavilions.

Very few streets in the precinct are identified with grassed nature strips. Since 2001, the very narrow grassed strips in McDougall Street (south side) have been concreted over (Photo 8.31). Grassed nature strips survive on the north side of Waratah Street (east of Askew Street) and on the south side of Yuille Street (east of Coquette Street).

Waratah Street is further characterised by street trees on both the northern and south sides of the street, east of Askew Street.

8.3 Integrity & Significance

8.3.1 Integrity

The Milton heritage precinct includes 808 properties. Of this total, 573 (71%) of the buildings directly relate to the significant Victorian, Late Victorian, Federation, interwar and early postwar development eras of the area. A breakdown on the significance of these properties is as follows:¹⁰¹

- State significance: 0
- Local significance:¹⁰² 23
- Contributory significance: 550
- Conservation Desirable: 40
- Not Significant: 195

101 The following totals include some individual places previously assessed in the Geelong West Urban Conservation Study (1986) and identified as heritage overlays in the Greater Geelong Planning Scheme.

102 Of this total, 7 places have been previously assessed in the Geelong West Urban Conservation Study as being of regional significance, while another 5 places previously assessed of local significance. These places are already included as individual heritage overlays in the Greater Geelong Planning Scheme and for planning purposes, regionally and locally significant places are managed the same way under the heritage overlay.

The integrity of the precinct may also be determined by the integrity of the individual properties within it. A breakdown of the integrity of the properties is as follows:

- Predominantly Intact: 263
- Moderately Intact: 310
- Altered: 42
- Not Applicable:¹⁰³ 193

In terms of areas, there are specific portions of the precinct that are less intact by virtue of there being a number of non-significant buildings grouped together. These non-significant groupings are particularly evident in Autumn Street (between Coquette and Elizabeth Street), 122-126 Weller Street, 35-43, 44-52 & 60-66 Clarence Street, and 19-23 McDougall Street.

8.3.2 Statement of Cultural Significance¹⁰⁴

The Milton Heritage Precinct has significance as a physical legacy of Victorian, Late Victorian, Federation, interwar and postwar era residential (and to a lesser degree commercial and cultural) building development over a hundred year period from the 1850s until the 1950s. The precinct comprises a considerable part of Geelong West, between Pakington Street and Shannon Avenue, and Autumn and Waratah and Ann Streets. The allotments have a grid layout with the principal thoroughfares set on an east-west axis. The area is especially identified by its modestly scaled, single storey, detached, residential building stock of largely conventional Victorian, Late Victorian, Edwardian, Federation, interwar Bungalow, interwar Californian Bungalow and late interwar and postwar Old English styles. The earliest surviving dwellings are associated with some of the original land subdivisions of the early-mid 1850s. These subdivisions brought about residential building development in the area and included the Milton Estate of c.1855 (original Crown Allotment 13) and the Kilkenny Estate of 1854 (original Crown Allotment 5) in addition to other unnamed subdivisions at this time. Further subdivisions occurred in the late 19th and early 20th centuries (during the Late Victorian and Federation eras) and during the interwar period, bringing about the construction of a substantial number of dwellings between the 1880s and 1950s that survive today. The significance of the area therefore largely lies in the diversity of conventional architectural styles rather than homogenous streetscapes, brought about by the multiple subdivisions and consequent evolution of building development in the area. Within the precinct are a small number of commercial buildings, dating from c.1858 with the building of Oddy's General Store at 71 Elizabeth Street, although the majority of these buildings represent suburban shops of the interwar (and to a lesser degree, Edwardian) era. From the 19th and early 20th centuries, the nearby Donaghy's Ropeworks and the Victorian Railways were employers of a notable number of local residents. Of the former, Donaghy's Ropeworks had a physical impact on the northern portion of the area, with at least 25 Late Victorian dwellings relocated from the Ballarat goldfields district to the northern side of Waratah Street by M. Donaghy and Sons in 1911. The area is therefore important for its history of house relocations in Waratah and other streets. During the interwar period, the ropeworks substation and canteen in Waratah Street were built and which now serve as surviving physical legacies of the ropeworks complex. The interwar period also brought about a desire for more healthy living which resulted in the establishment of two

103 This relates to properties that do not have significance to the heritage precinct.

104 The specific integrity and level of significance for each building in the area is provided in Section 2.1.8 and on the datasheets in Volumes 4-7.

important public reserves in the area: Baker's Oval in 1929 and Sparrow Park in 1936. Also contributing to the significance of the area are the surviving bluestone kerbs and asphalt footpaths, and the bluestone spoon drains in the few rear lanes.

The Milton Heritage precinct is architecturally and aesthetically significant at a LOCAL level (AHC D.2). It demonstrates a diverse range of largely conventional Victorian, Late Victorian, Federation, Edwardian, interwar Bungalow and early postwar architectural styles, reflecting the multiple subdivisions and subsequent building development between the 1850s and the 1950s. More broadly, the area has significance for its similar architectural characteristics in the surviving residential building stock (modest scale, detached composition, single storey height, timber weatherboard wall construction, corrugated sheet metal roof cladding, timber framed windows, hipped and/or gabled roof forms and front, side or return verandahs). The detailing to most of the dwellings is also conventional but directly associated to their stylistic eras. Of aesthetic significance to the area are the two public reserves: Baker's Oval (fronting Shannon Avenue) and Sparrow Park (with frontages to Elizabeth, Hope and Weller Streets).

The Milton Heritage precinct is historically significant at a LOCAL level (AHC A.4). It has associations with the progress of residential (and to a lesser degree commercial and cultural) building development in the area from the 1850s. In the 1850s, these subdivisions included the Milton Estate (c.1855) and the Kilkenny Estate (1854). Other subsequent land sales from the 1880s until the interwar period included revivals of the Milton (c.1880) and Kilkenny (1884) Estates, Rugby Estate (1886), Fairview Estate (1888), Ormond Estate (1890), Eton Estate (1891), Westbourne Estate (1893), Watts' Estate (1912), Ann Street Estate (1922) and Donaghy's Subdivision (1925). A notable number of local residents were employed by the nearby Donaghy's Ropeworks in Pakington Street, together with the Victorian railways. The modest scale and conventional design of many of the dwellings reflects the predominant working class of the original and early local residents. Historically, small parts of the area also evolved as a result of house relocations, the most notable being in Waratah Street when M. Donaghy and Sons relocated several Late Victorian styled dwellings from the Ballarat goldfields in 1911. These houses were located on surplus land associated with the ropeworks. The emphasis on healthy living and Garden City planning in the early 20th century was reflected in the City of Geelong West's establishment of Baker's Oval in 1929 and Sparrow Park in 1936 as important areas for public recreation, given the contextually high density of building stock in the area.

Overall, the Milton Heritage Precinct is of LOCAL significance.

8.5 Milton Heritage Precinct: Historical Figures

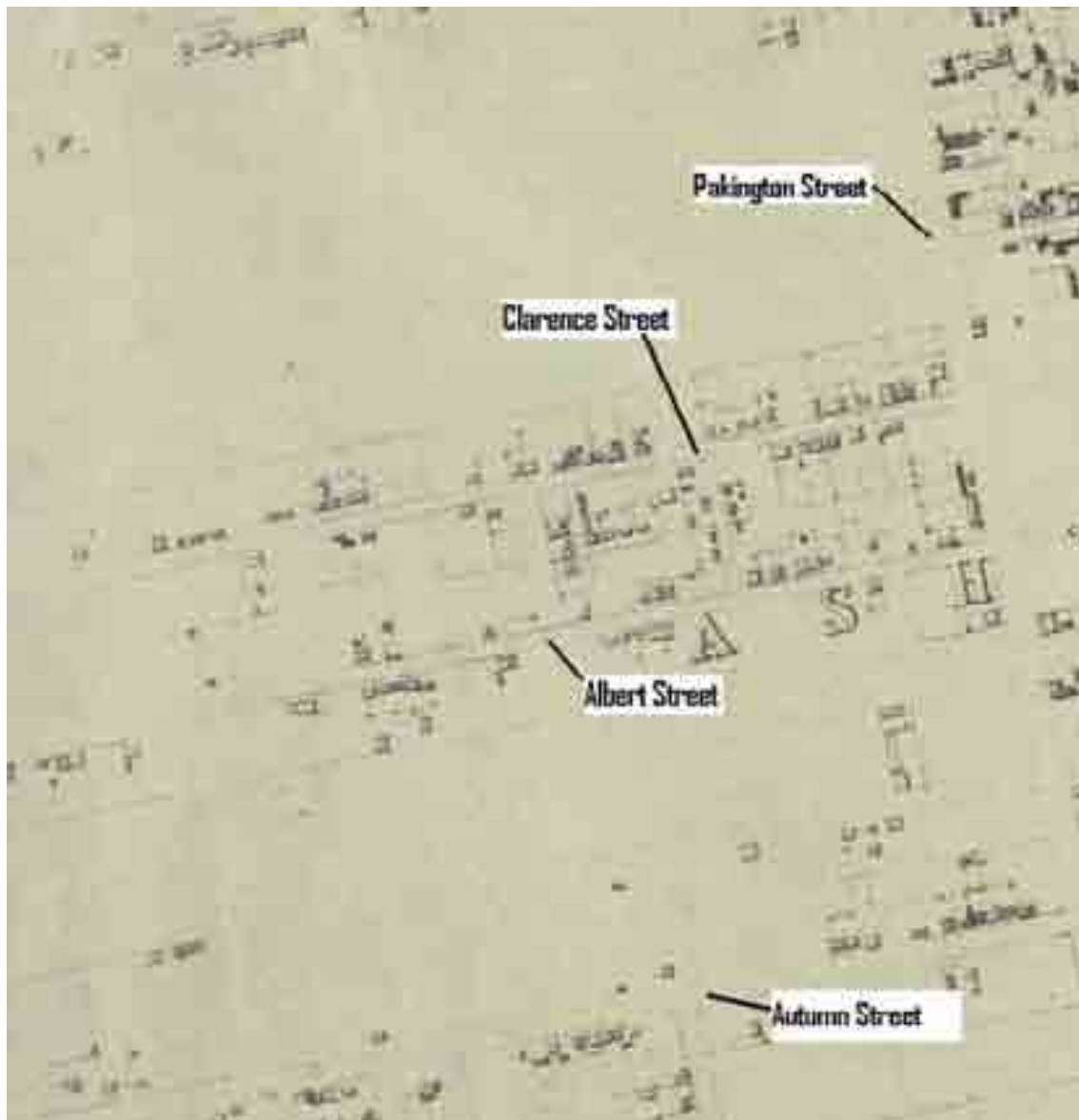


Figure 8.01: Portion of J.H. Taylor's Map of Geelong, 1854, broadly showing the eastern portion of the Milton precinct area. Source: G. Seaton, *The Ashby Story*, cover insert.



Figure 8.02: Semi-detached dwellings at 26-28 Albert Street, built c.1850. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.03: Former Baker family residence, 82 Waratah Street, initially built in the 1850s. Source: GRS1160, Geelong Heritage Centre, c.1981-85.

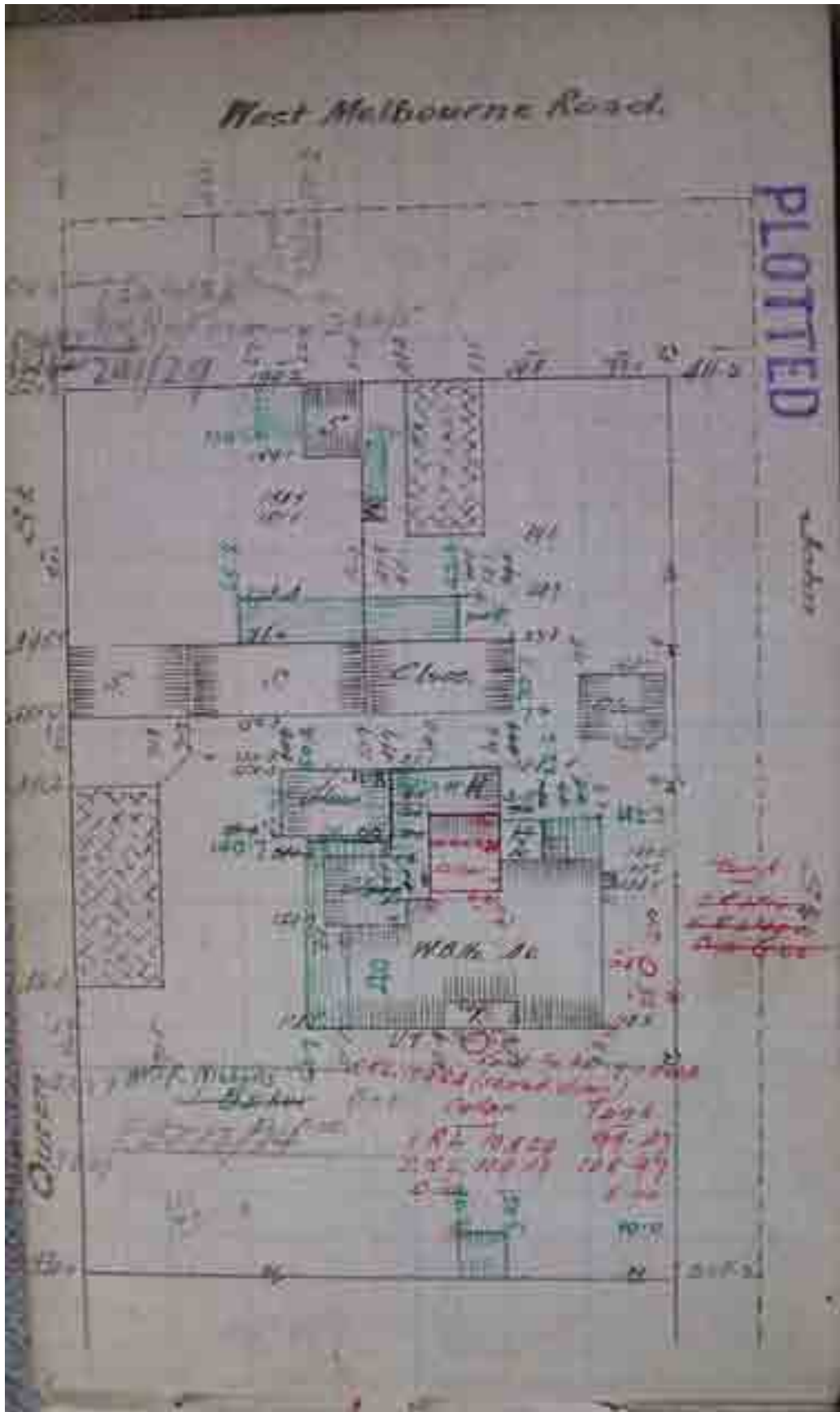


Figure 8.04: GWST Fieldbook plan showing layout and extent of Baker's property in c.1912 & c.1914, when owned by Mrs F. Nicholls. Source: GWST Fieldbook, no. 125, p.1, Barwon Water Collection.

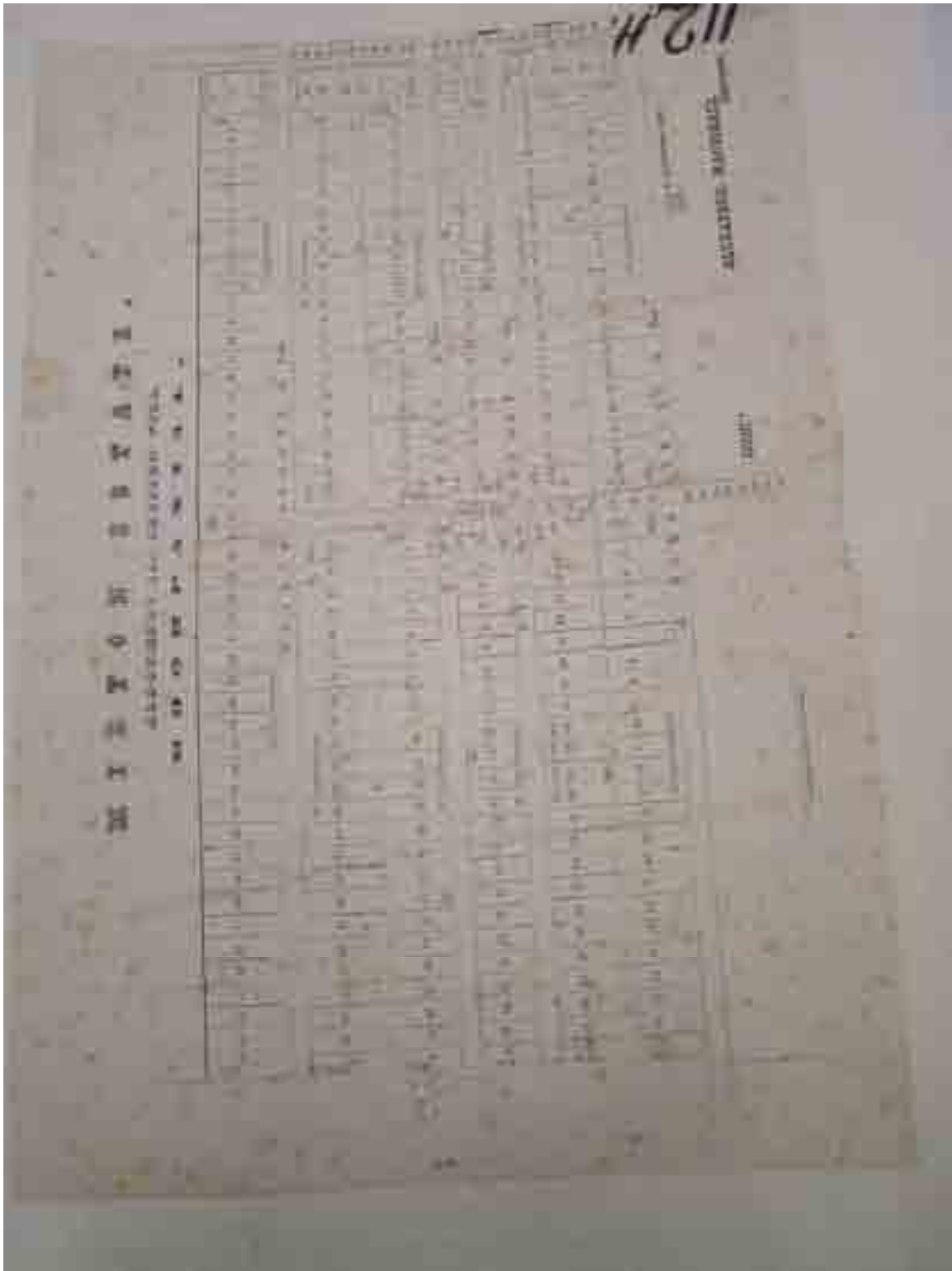


Figure 8.05: Milton Estate subdivision plan, c.1854. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030/112H.

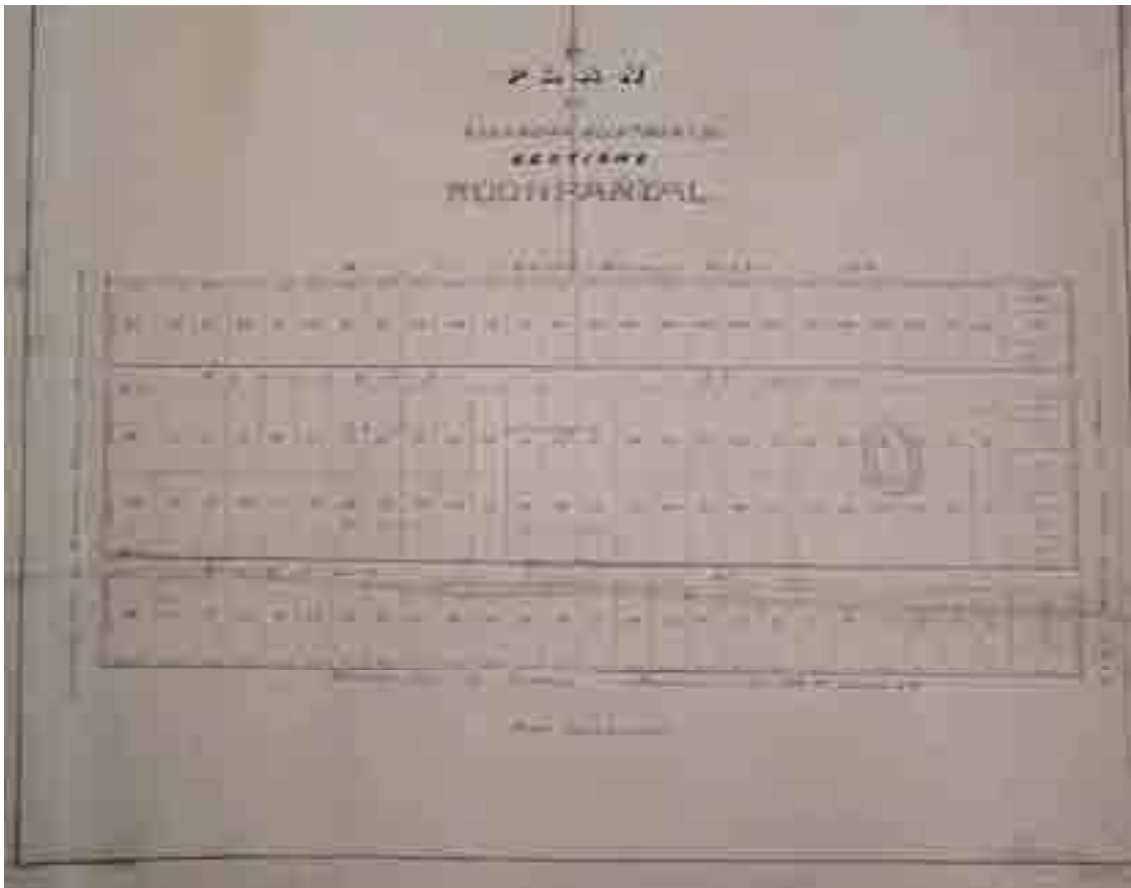


Figure 8.06: Plan of Suburban Allotments, c.1854. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.



Figure 8.07: Plan of subdivision of 12 allotments in Clarence Street by E. Davidson, 1852. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.

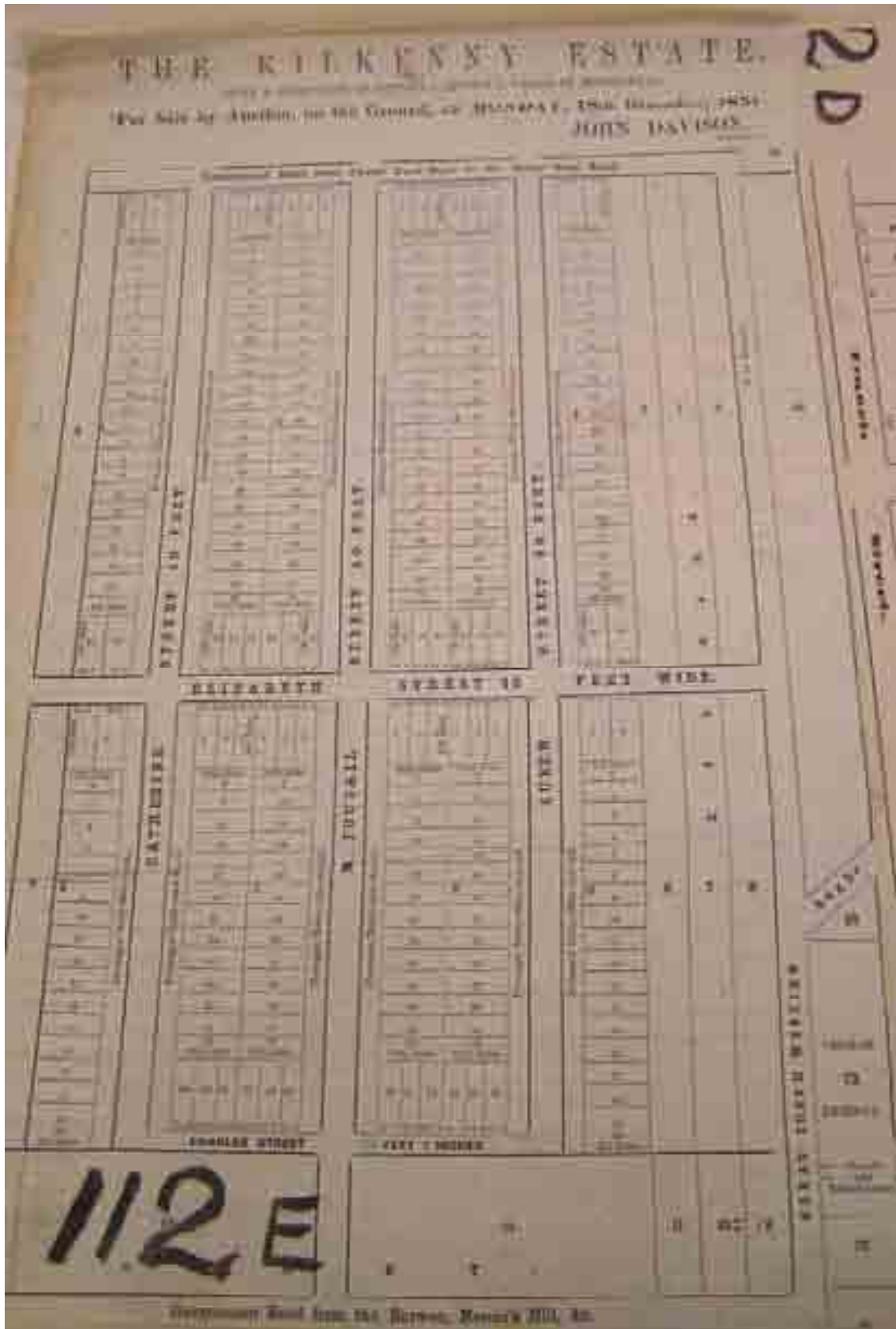


Figure 8.08: Kilkenny Estate subdivision plan, 18 December 1854. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/112E.

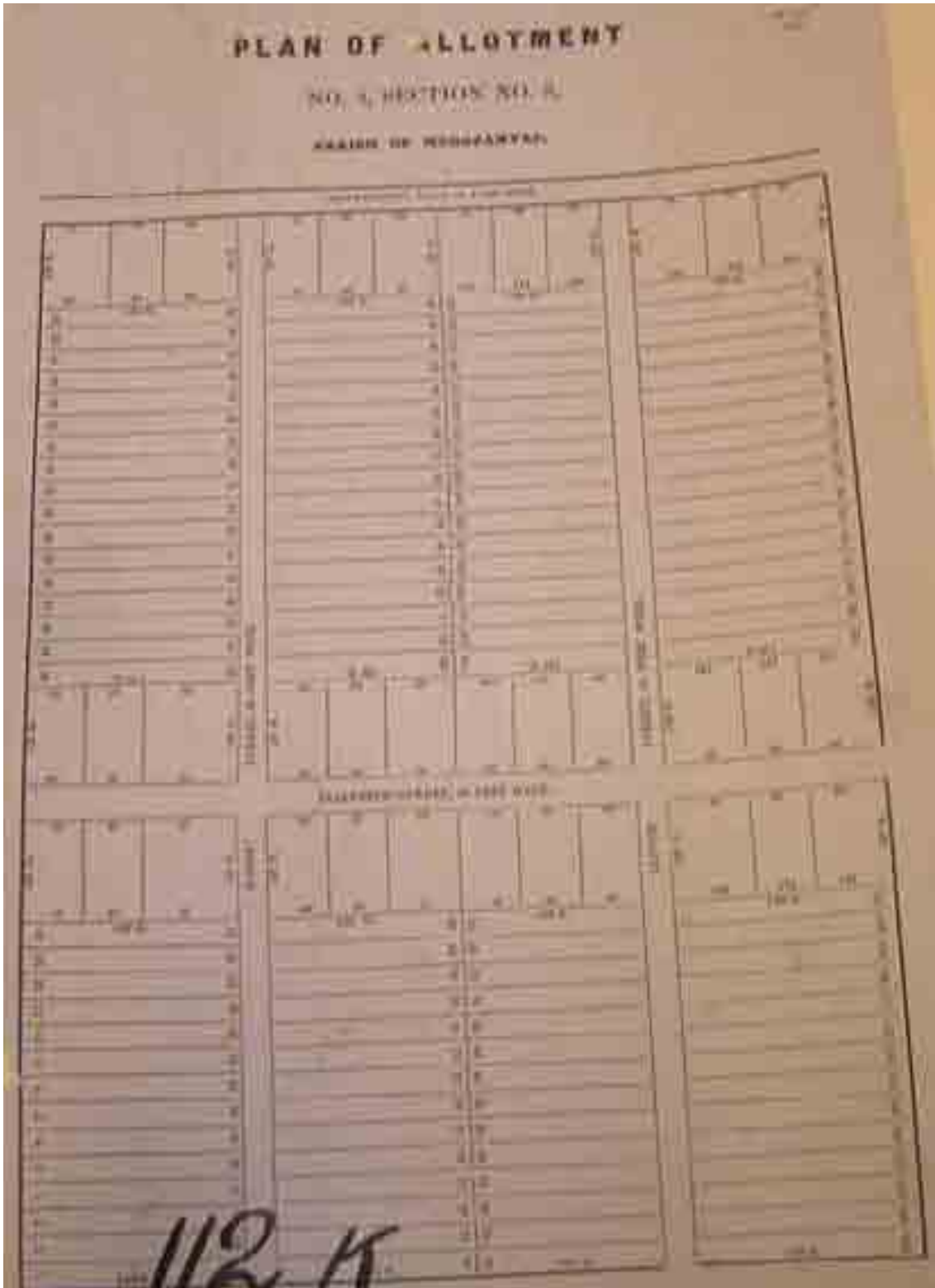


Figure 8.09: Plan of Allotment No. 4, Section No. 8, c.1854. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/112K.



Figure 8.10: Dwelling at 31 Albert Street, built in c.1879-80. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.11: Dwelling at 34 Albert Street, built in c.1879. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.12: Former Oddy's General Store, 71 Elizabeth Street, built in 1858. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.13: Aerial view of Donaghy's Fairview Ropeworks, c.1930-32. Source: Latrobe Picture Collection, State Library of Victoria, image no. ai001534.



Figure 8.14: Milton Estate subdivision plan, c.1880. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.



Figure 8.15: Kilkenny Estate subdivision plan, 11 December 1886. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.

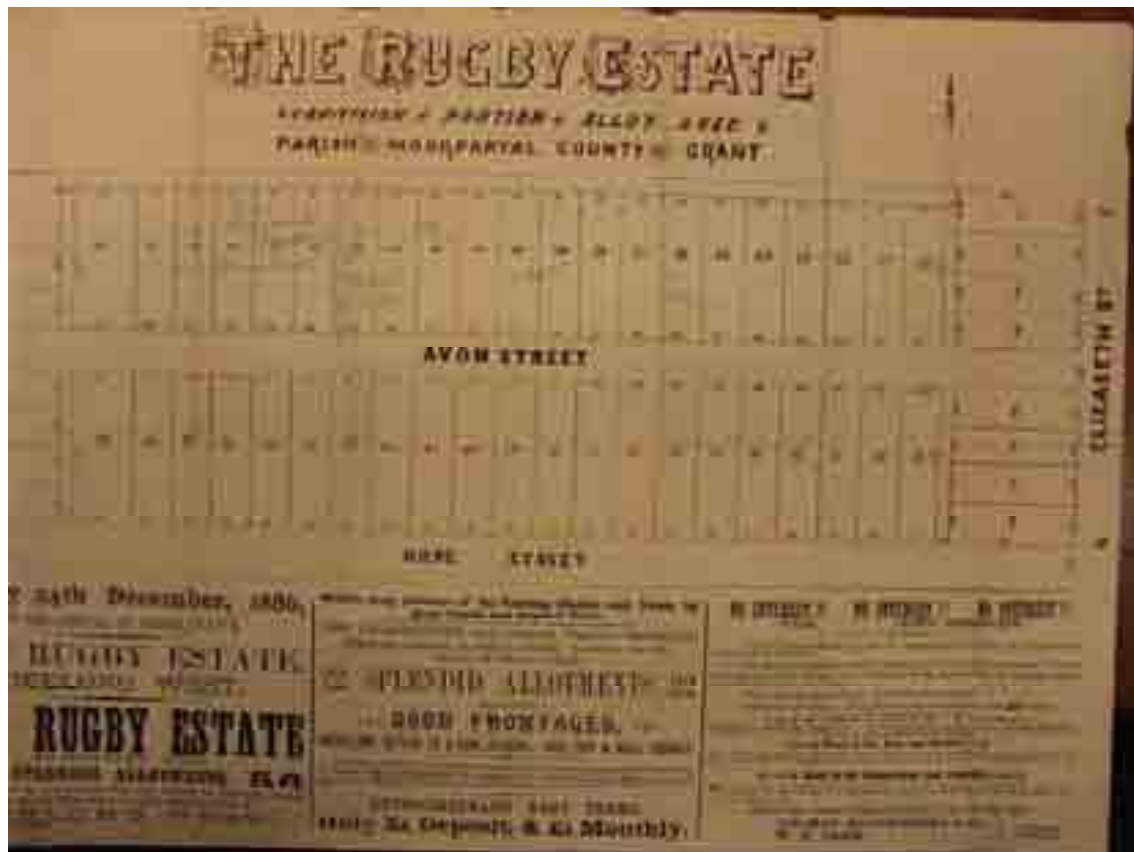


Figure 8.16: The Rugby Estate subdivision plan, 24 December 1886. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/R18-1.

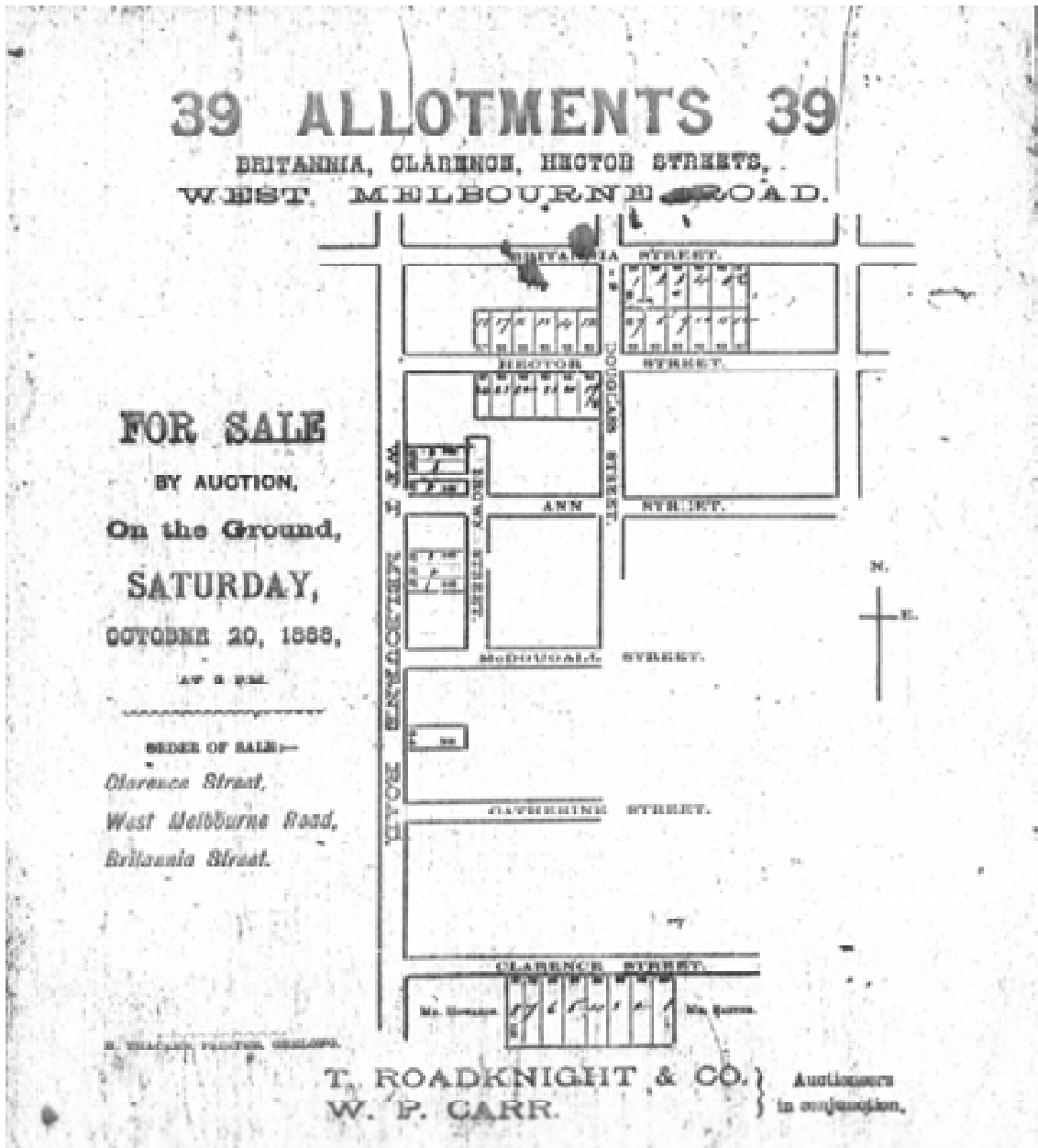


Figure 8.17: 39 Allotments subdivision plan, 20 October 1888. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/183.



Figure 8.18: Fairview Estate subdivision plan, 3 November c.1888. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS2030.

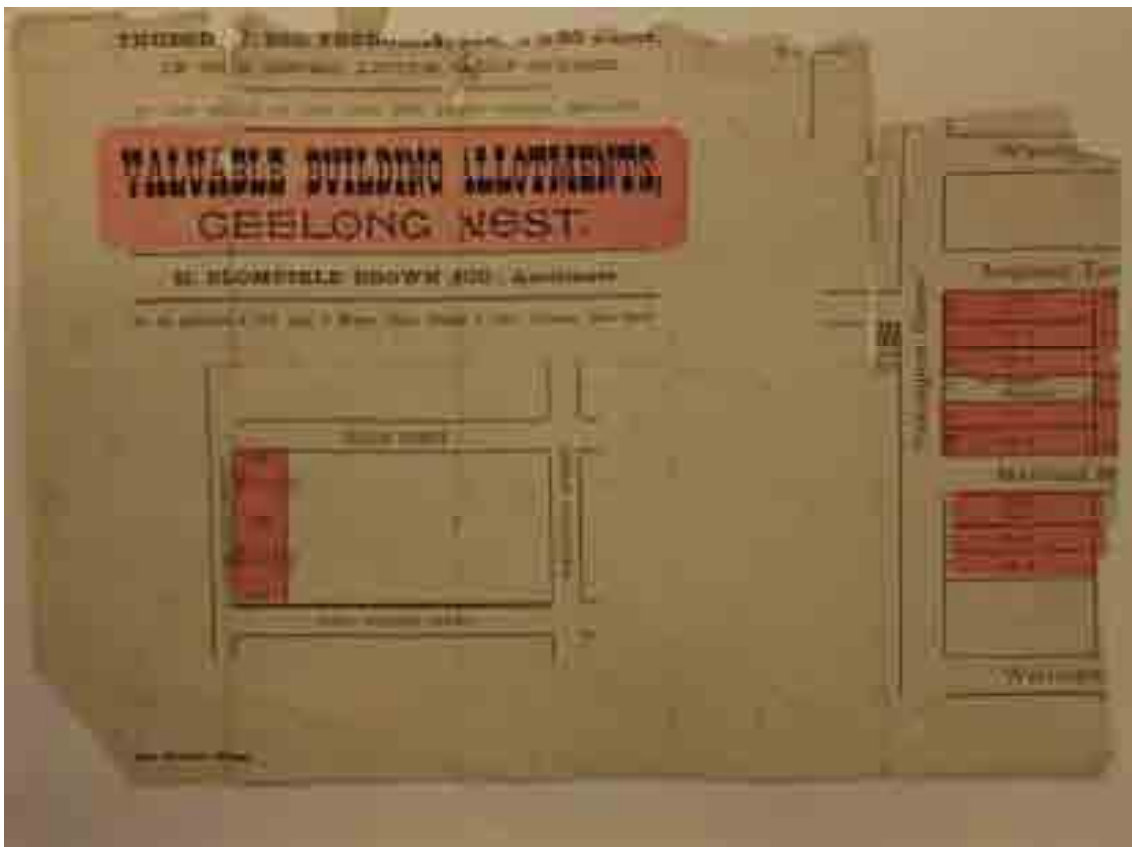


Figure 8.19: Valuable Building Allotments subdivision plan, 20 February 1890. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/80-1.



Figure 8.20: Ormond Estate subdivision plan, 18 October 1890. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/Folio 2.



Figure 8.21: The Eton Estate subdivision plan, 24 January 1891. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.



Figure 8.22: Westbourne Estate subdivision plan, 25 February 1893. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/Folio 3.

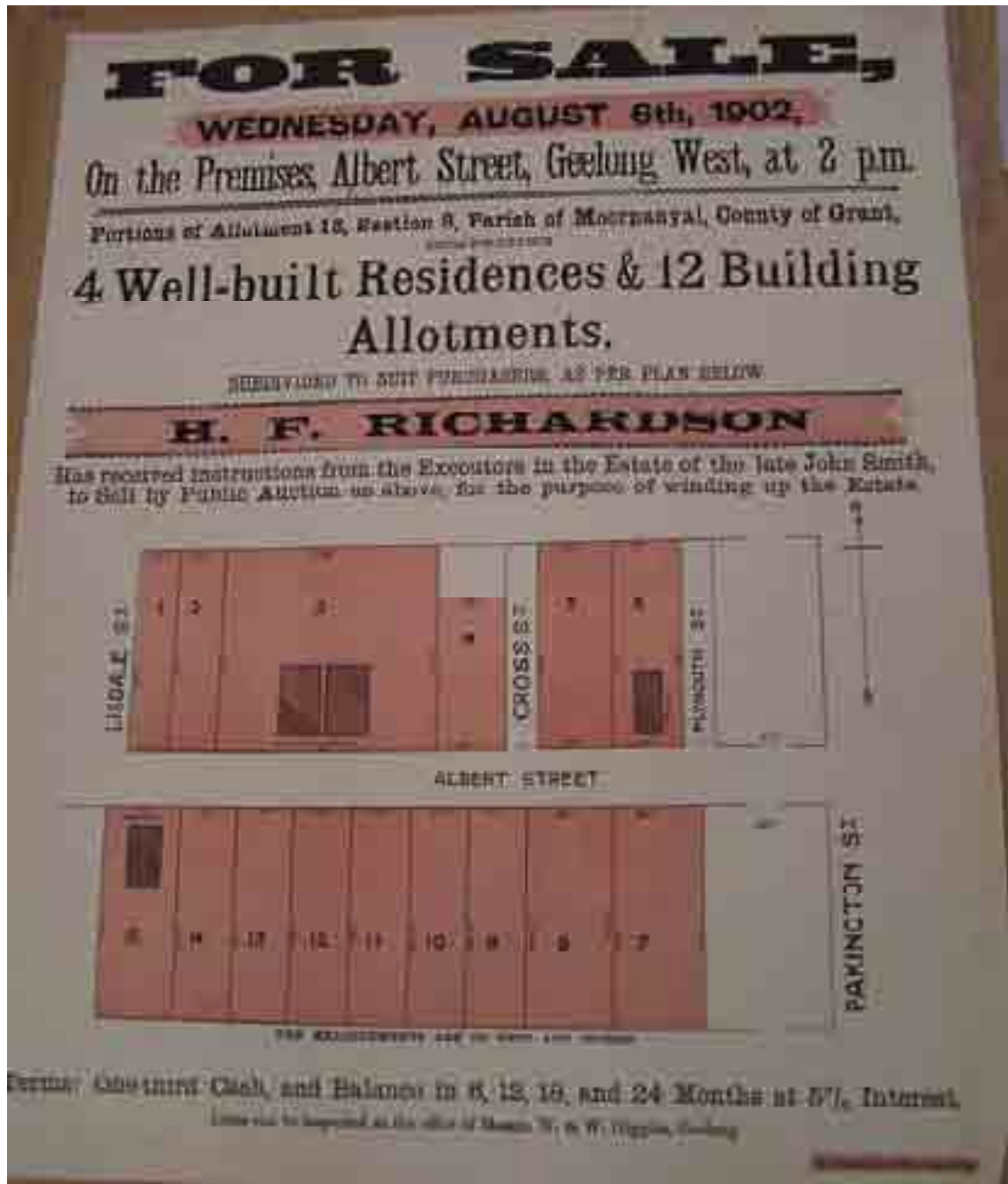


Figure 8.23: 4 Well Built Residences and 12 Building Allotments subdivision plan, 6 August 1902. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/Folio 3.

GEEELONG WEST

THURSDAY, MARCH 16th, 1911
On the Land at 3 p.m.

30 BUILDING BLOCKS 30
SPLENDID

Also, BRICK HOUSE & STABLES.

PART OF CHOSEN ALLOTMENTS & 400 S. SECTION 6, PARISH OF WOOPWAGTA...
To be Sold by PUBLIC AUCTION, under instructions from the Executors in the Estate of
JOHN BAXTER, Deceased, by

REID & BAXTER, Auctioneers & Property Salesmen.

Subdivision plan showing 30 numbered building blocks and a central area labeled 'BRICK HOUSE & STABLES'.

Figure 8.24: Geelong West 30 Building Allotments subdivision plan, 16 March 1911. Source: Geelong Heritage Centre picture collection, GRS2030/W47-1.

HORNER ESTATE
GEELONG WEST.

For Sale by Public Auction on the Ground,
SATURDAY, MAY 25th, 1912, at 3 o'clock p.m.

8 MAGNIFICENT BUILDING SITES 8

BENNETT & VAINS, Property Salesmen & Auctioneer

Note Date! 25 MAY 25th, at 3 p.m.

Figure 8.25: Horner Estate subdivision plan, 25 May 1912. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/W48A-1.

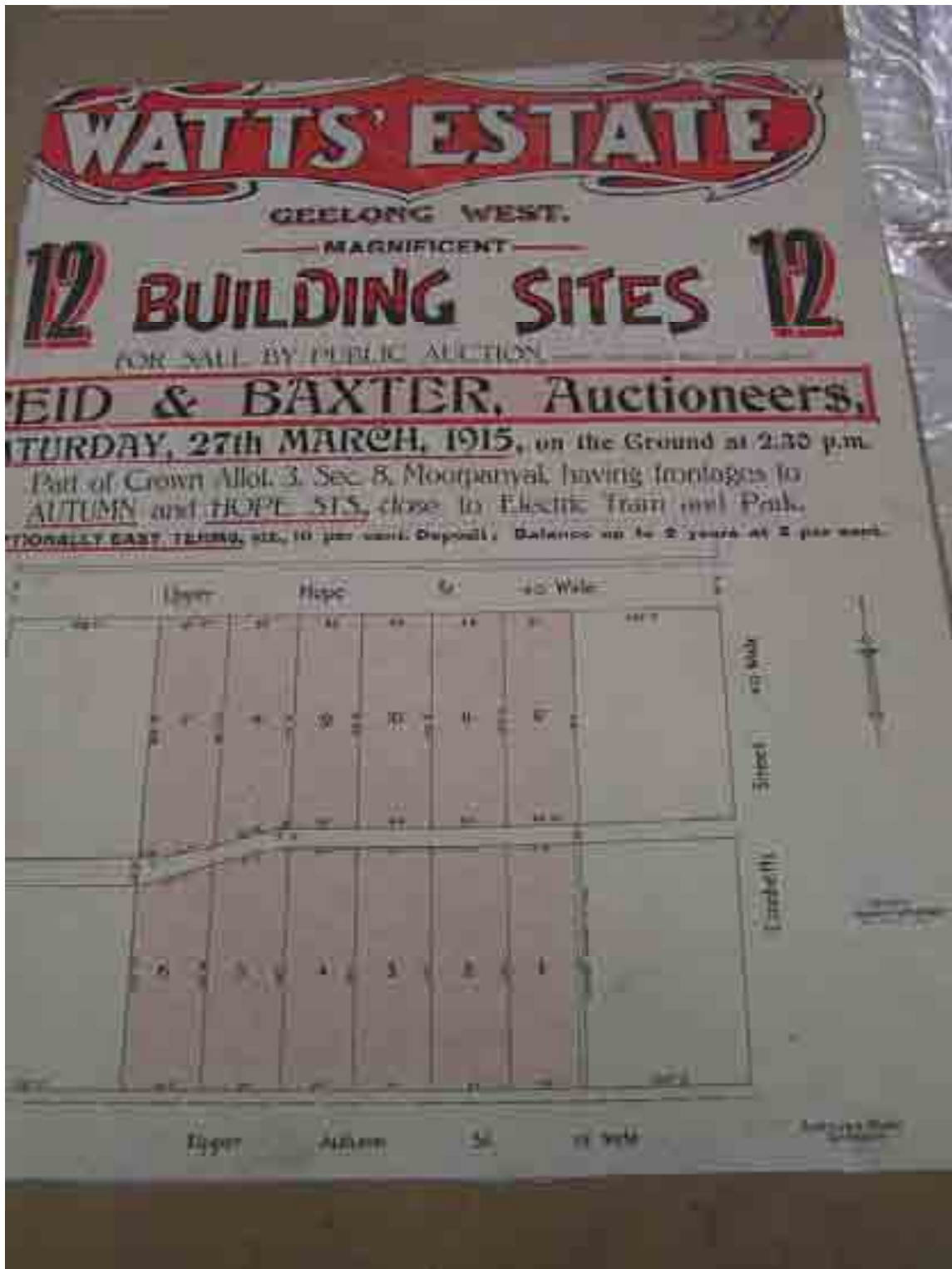


Figure 8.26: Watts' Estate subdivision plan, 27 March 1915. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.



Figure 8.26a: Mrs Emma Brownbill's dwelling at 36 Avon Street in 1919. It was built in timber in 1892-93 in a Late Victorian style. The photograph shows Mrs Brownbill and her three sons who had just returned from the First World War (the celebratory "welcome home" bunting is shown on the front verandah). Source: *News of the Week*, 1919, Geelong Heritage Centre.



Figure 8.27: Dwelling at 134 Autumn Street, built in 1898-99. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.28: “Ivanhoe” at 179 Hope Street, built in 1905-06. Source: Honman, Huddle & Aitken, ‘City of Geelong West Urban Conservation Study’, 1986. The infill to the front verandah has been introduced.



Figure 8.29: Edward Naylor's former fruit shop, 41 Elizabeth Street, built in 1917-18. Source: Honman, Huddle & Aitken, ‘City of Geelong West Urban Conservation Study’, 1986.



Figure 8.30: Dwellings in Waratah Street recently relocated from Ballarat, 1911. Source: *News of the Week*, 14 September 1911.



Figure 8.31: Dwelling at 8 Waratah Street. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.32: Dwelling at 10 Waratah Street. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.33: Dwelling at 48 Waratah Street. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.34: Aerial image of Donaghys Fairview Ropeworks, c.1930, showing the row of relocated dwellings in Waratah Street in the background. Source: Latrobe Picture Collection, State Library of Victoria, image no. 001533.



Figure 8.35: Dwelling at 95 Clarence Street, relocated to the existing site in 1917-18. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.

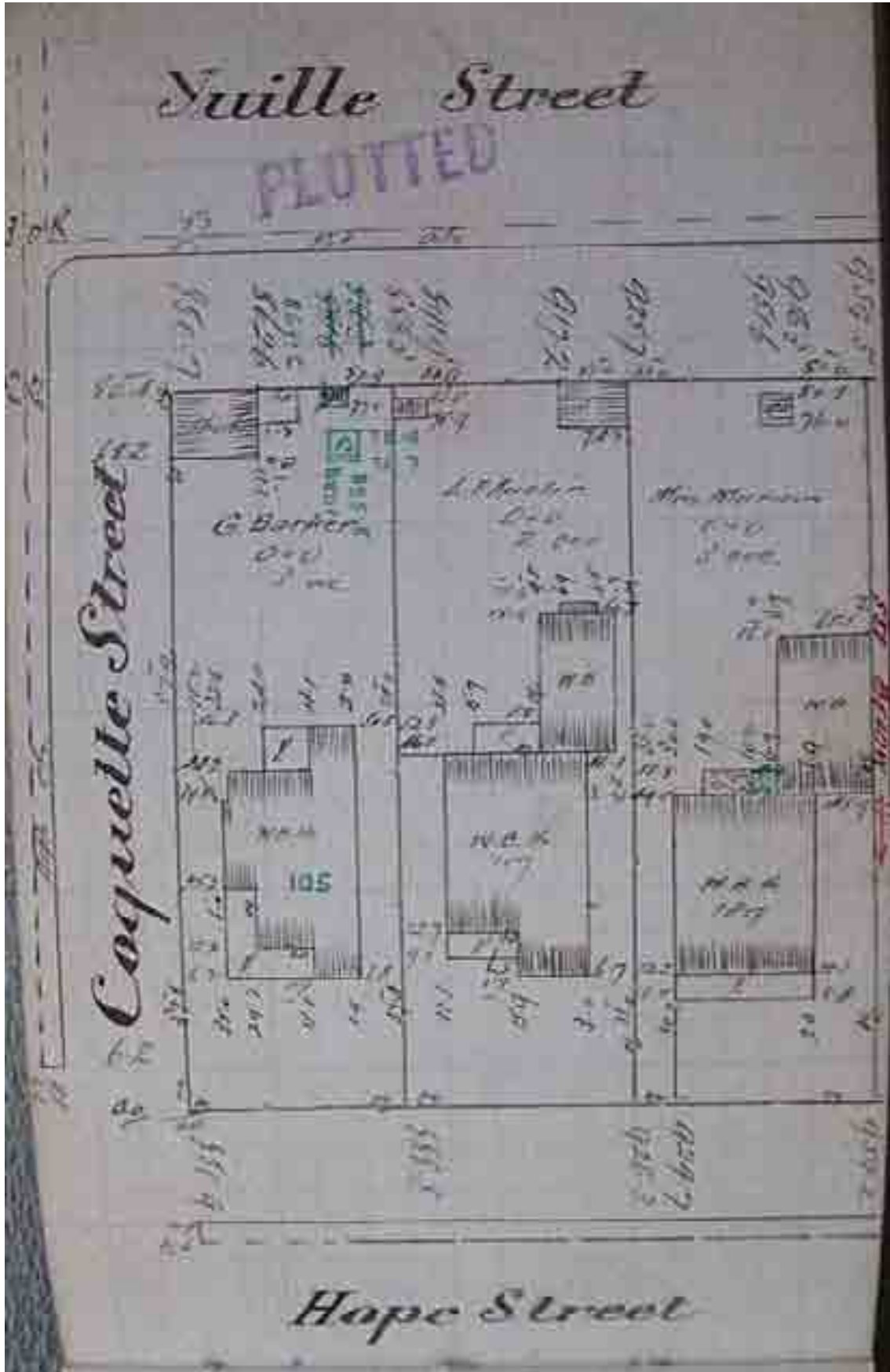


Figure 8.36: Geelong Waterworks & Sewerage Trust Fieldbook plan no. 148, p.16, c.1913, showing asphalt channels as broken lines. Source: Barwon Water collection.

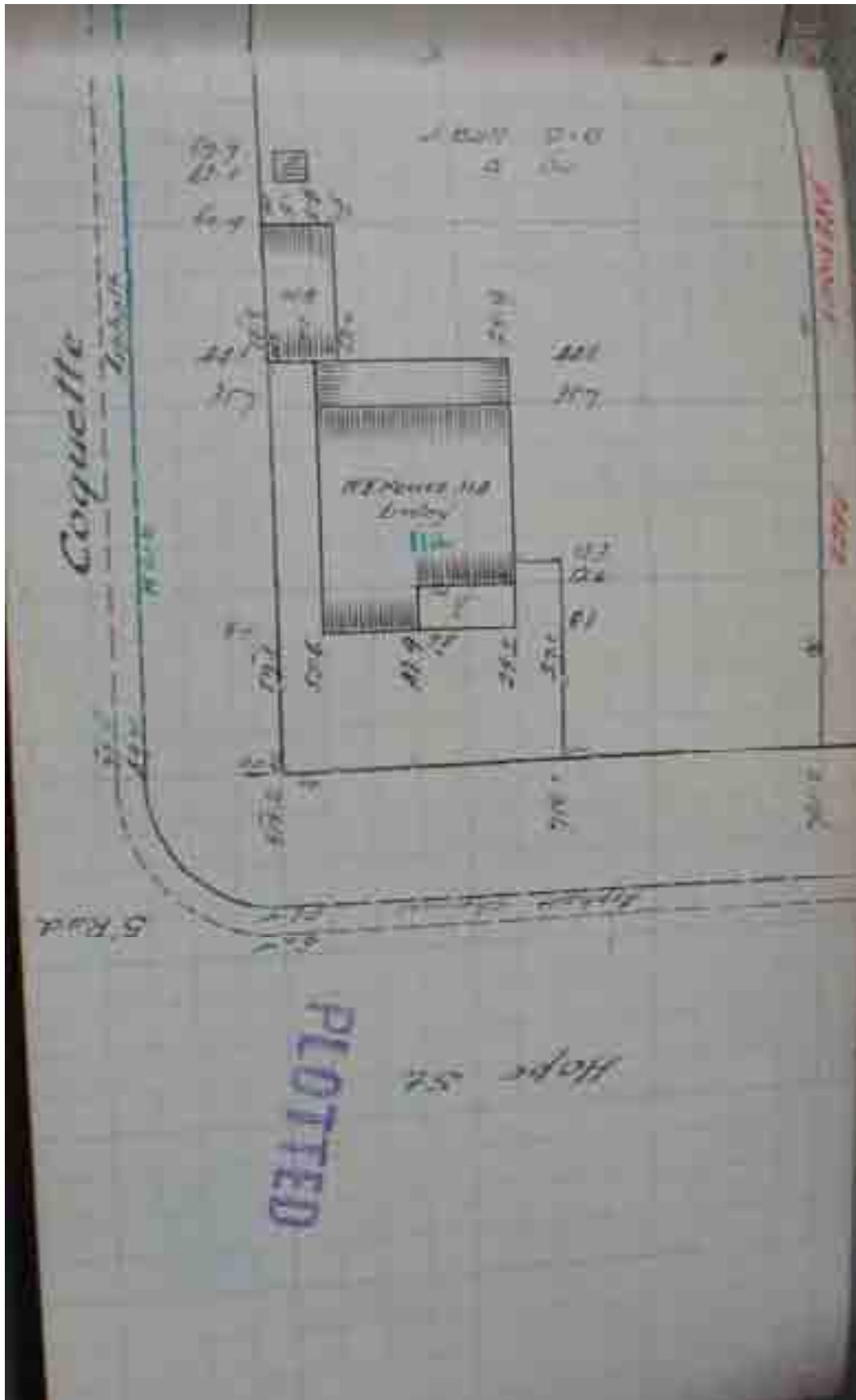


Figure 8.37: Geelong Waterworks & Sewerage Trust Fieldbook plan no. 142, p.8, c.1912, showing asphalt channels as broken lines. Source: Barwon Water collection.



Figure 8.38: Geelong West, showing the Milton precinct as a predominantly built up residential area (the eastern end of Sparrow's Paddock is shown in the foreground), 1926-27. Source: Latrobe Picture Collection, State Library of Victoria, image no. ai000810.



Figure 8.39: Geelong Waterworks & Sewerage Trust Detail Plan No. 84, c.1912 (revd. c.1960s). Source: Barwon Water collection.

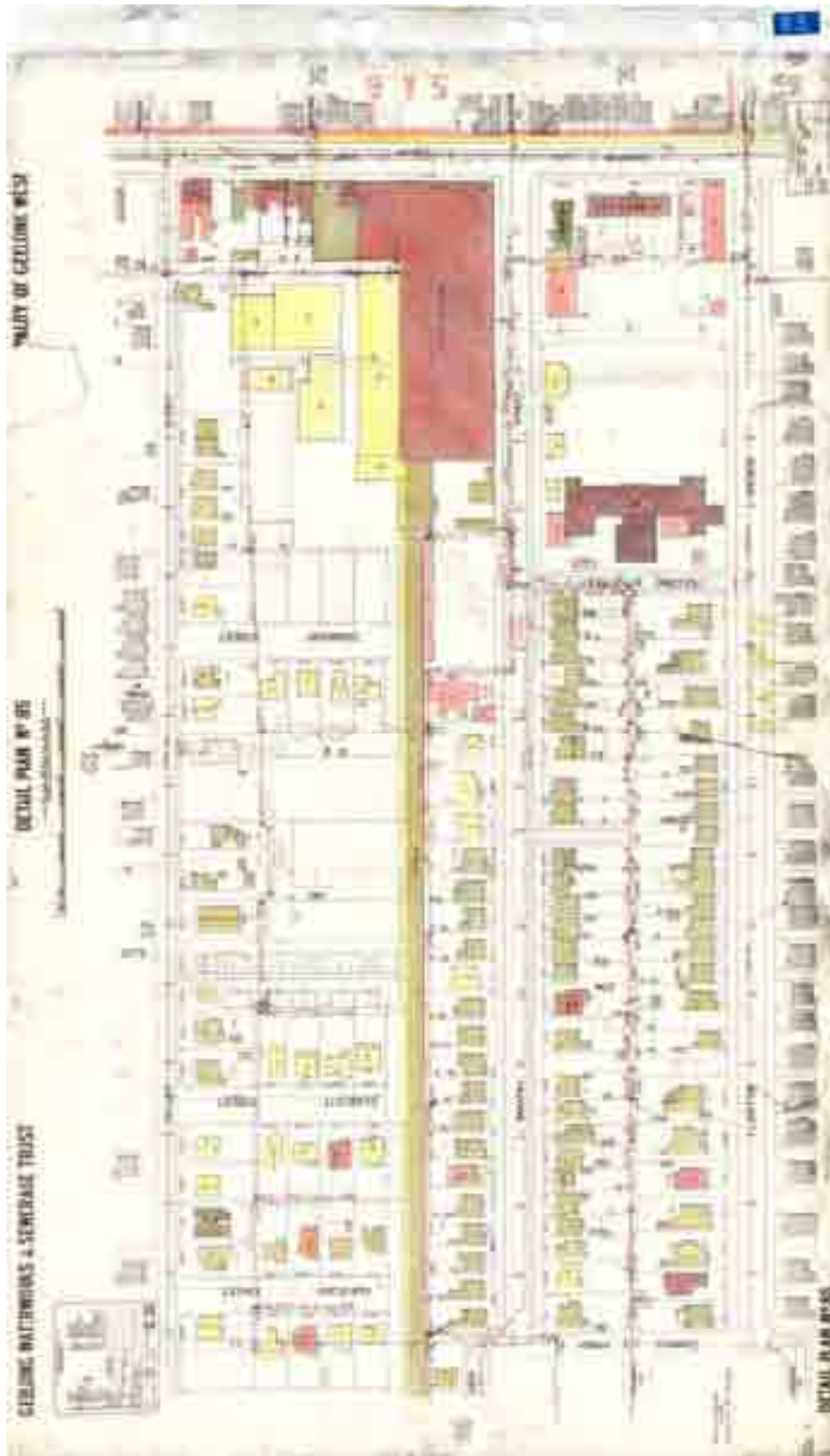


Figure 8.40: Geelong Waterworks & Sewerage Trust Detail Plan No. 85, c.1912 (revd. 1914, 1917 & 1967). Source: Barwon Water collection.



Figure 8.41: Geelong Waterworks & Sewerage Trust Detail Plan No. 86, c.1912 (revd. 1915, 1917, 1921 & 1968). Source: Barwon Water collection.



Figure 8.42: Geelong Waterworks & Sewerage Trust Detail Plan No. 87, c.1912 (revd. 1914 & 1917). Source: Barwon Water collection.



Figure 8.43: Geelong Waterworks & Sewerage Trust Detail Plan No. 88, c.1912 (revd. c.1915, c.1960s). Source: Barwon Water collection.



Figure 8.44: Geelong Waterworks & Sewerage Trust Detail Plan No. 89, c.1912 (revd. 1914, 1917, 1921 & 1967). Source: Barwon Water collection.



Figure 8.45: Geelong Waterworks & Sewerage Trust Detail Plan No. 90, c.1912 (revd. 1915, 1917, 1921 & 1969). Source: Barwon Water collection.



Figure 8.46: Ann Street Estate subdivision plan, 14 October 1922. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.



Figure 8.47: Donaghy's Subdivision plan, 14 October 1922. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.



Figure 8.48: Dwelling at 102 Albert Street, built in 1926-27. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.49: Dwelling at 220 Autumn Street, built in 1922-23. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.50: Dwelling at 131B Weller Street, built in 1923-24. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.51: Shops at 32 Elizabeth Street, built in 1923-24. Source: Honman, Huddle & Aitken, 'City of Geelong West Urban Conservation Study', 1986.



Figure 8.52: Shop at 95 Elizabeth Street, built in 1938-39. Source: City of Greater Geelong, 2008.

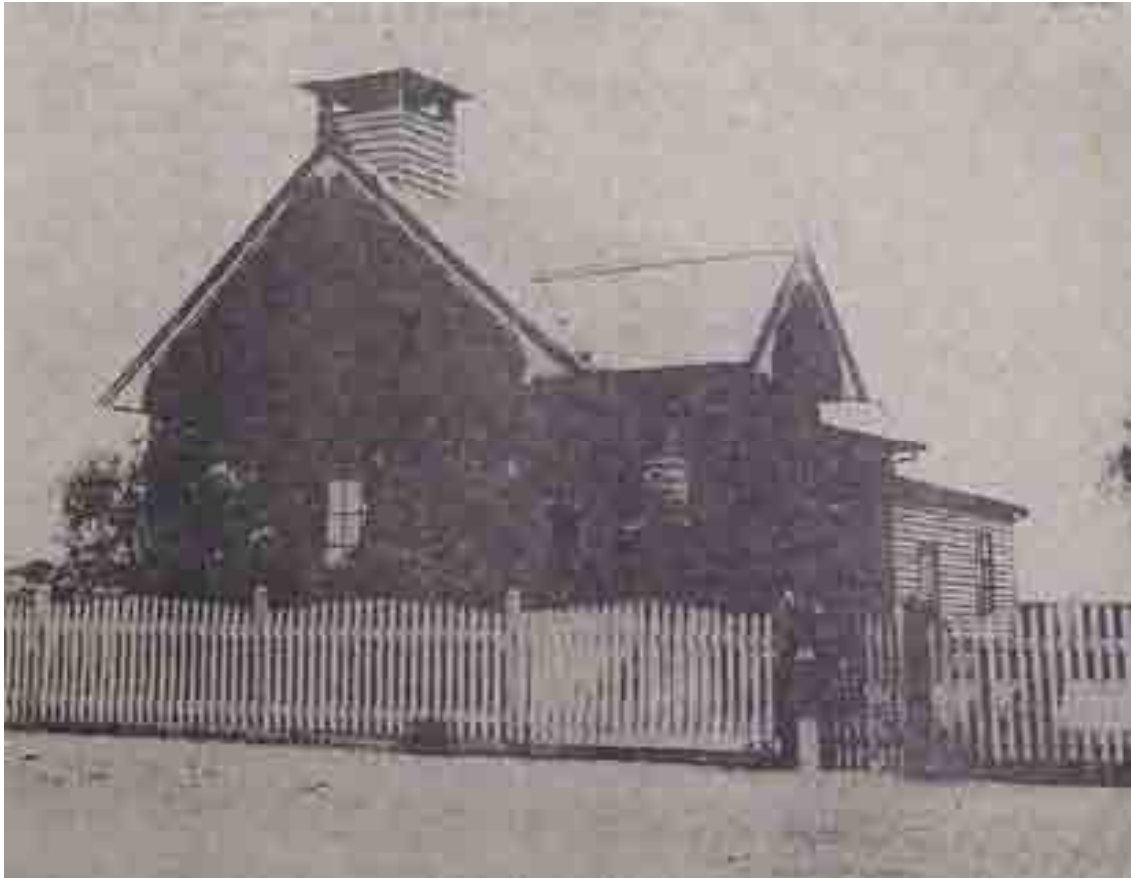


Figure 8.53: St. John's Anglican Church Hall, 1964. Source: *Geelong Advertiser*, 3 December 1964, Holden Collection, Geelong Heritage Centre.

8.6 Milton Heritage Precinct: Photographs



Photo 8.01: Hope Street, showing range of single storey heritage dwellings. Source: David Rowe, 2001.



Photo 8.02: McDougall Street, showing range of single storey heritage dwellings. Source: David Rowe, 2001.



Photo 8.03: Hope Street (west end), showing range of single storey heritage dwellings. Source: David Rowe, 2009.



Photo 8.04: Avon Street, showing range of single storey heritage dwellings. Source: David Rowe, 2009.



Photo 8.05: Avon Street, showing single storey dwellings. Source: David Rowe, 2009.



Photo 8.06: Clarence Street, showing single storey Edwardian and interwar Californian Bungalows. Source: David Rowe, 2009.



Photo 8.07: Catherine Street, showing Late Victorian and Edwardian dwellings. Source: David Rowe, 2009.



Photo 8.08: Hope Street (eastern portion looking east), showing Late Victorian and Edwardian dwellings. Source: David Rowe, 2009.



Photo 8.09: Late Victorian dwellings, 126-136 Autumn Street. Source: David Rowe, 2009.



Photo 8.10: Relocated Late Victorian dwellings at 8-12 Waratah Street. Source: David Rowe, 2009.



Photo 8.11: Edwardian dwellings at 95-99 Albert Street. Source: David Rowe, 2009.



Photo 8.12: Edwardian dwellings at 197-201 Hope Street. Source: David Rowe, 2009.



Photo 8.13: Interwar Californian Bungalows in Albert Street (west end). Source: David Rowe, 2009.



Photo 8.14: Interwar Californian Bungalows in Ann Street. Source: David Rowe, 2009.



Photo 8.15: Interwar Californian Bungalows in Catherine Street (west end). Source: David Rowe, 2009.



Photo 8.16: Recessive two storey additions at 81 Waratah Street. Source: City of Greater Geelong, 2008.



Photo 8.17: Recessive two storey additions under construction, 54 McDougall Street. Source: City of Greater Geelong, 2008.



Photo 8.18: Pointed timber picket fence to Edwardian dwelling, 17 Albert Street. Source: City of Greater Geelong, 2008.



Photo 8.19: Early timber post and woven wire fence to interwar Californian Bungalow, 107 Albert Street. Source: City of Greater Geelong, 2008.



Photo 8.20: Capped timber and cyclone wire fence to interwar Bungalow, 37 Elizabeth Street. Source: City of Greater Geelong, 2008.



Photo 8.21: Former Substation building to Donaghy's Ropeworks, 2 Waratah Street. Source: David Rowe, 2009.



Photo 8.22: Former Donaghy's Ropeworks Canteen, 2 Waratah Street. Source: David Rowe, 2009.



Photo 8.23: Former Salvation Army Citadel, 7-9 Clarence Street. Source: David Rowe, 2008.



Photo 8.24: St. John's Anglican Church, 113-119 Albert Street. Source: David Rowe, 2009.



Photo 8.25: St. John's Sunday School Hall, 113-119 Albert Street. Source: David Rowe, 2009.



Photo 8.26: St. John's Tennis Courts, 113-119 Albert Street. Source: David Rowe, 2009.



Photo 8.27: Rear lane off Hope Street showing early central bluestone spoon drain. Source: David Rowe, 2001.

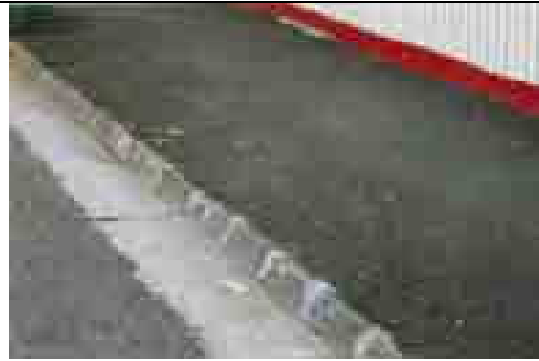


Photo 8.28: Bluestone kerb and concrete channel, Clarence Street. Source: David Rowe, 2001.



Photo 8.29: Sparrow Park (from corner of Elizabeth & Hope Streets). Source: David Rowe, 2008.



Photo 8.30: Baker's Oval. Source: David Rowe, 2001.



Photo 8.31: McDougall Street, showing narrow grassed nature strips now removed. Source: David Rowe, 2001.

8.7 Milton Heritage Precinct: List of Places

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	16 Albert Street	Contributory		Predominantly Intact
Residence	17 Albert Street	Contributory		Moderately Intact
Residence	18 A Albert Street	Contributory		Predominantly Intact
Residence	18 Albert Street	Not Significant		Not Applicable
"Lochaber"	19 Albert Street	Contributory		Moderately Intact
Rear & Front Dwellings	20 Albert Street	Local (individual) - rear &	HO611	Moderately Intact
"Bell Vue"	21 Albert Street	Contributory		Moderately Intact
Residence	22 Albert Street	Contributory		Moderately Intact
Residence	23 Albert Street	Contributory		Predominantly Intact
Residence	24 Albert Street	Contributory		Moderately Intact
Residence	25 Albert Street	Contributory		Moderately Intact
Residence	26 Albert Street	Local (individual)	HO612	Moderately Intact
"Sunnyside"	27 Albert Street	Contributory		Predominantly Intact
Residence	28 Albert Street	Local (individual)	HO613	Moderately Intact
"Emberton"	29 Albert Street	Contributory		Predominantly Intact
Units	30 Albert Street	Not Significant		Not Applicable
Residence	31 Albert Street	Contributory		Moderately Intact
Residence	33 Albert Street	Contributory		Predominantly Intact
Residence	34 Albert Street	Contributory		Moderately Intact
Residence	35 Albert Street	Not Significant		Not Applicable
Residence	36 Albert Street	Contributory		Predominantly Intact
Residence	37 Albert Street	Conservation Desirable		Altered
Residence	38 Albert Street	Conservation Desirable		Altered
Vacant Land	39 Albert Street	Not Significant		Not Applicable
Residence 40-42	40 Albert Street	Not Significant		Not Applicable
Residence	44 Albert Street	Contributory		Moderately Intact
Residence	45 Albert Street	Not Significant		Not Applicable
Residence	46 Albert Street	Contributory		Moderately Intact
Residence	47 Albert Street	Contributory		Predominantly Intact
Residence	48 Albert Street	Contributory		Predominantly Intact
Residence	49 Albert Street	Contributory		Predominantly Intact
Residence	50 Albert Street	Contributory		Predominantly Intact
Residence	51 Albert Street	Contributory		Predominantly Intact
Residence	52 Albert Street	Contributory		Predominantly Intact
Residence	53 Albert Street	Contributory		Moderately Intact
Units	54 Albert Street	Not Significant		Not Applicable
Residence	56 Albert Street	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Units	57 Albert Street	Not Significant		Not Applicable
Units	58 Albert Street	Not Significant		Not Applicable
Residence	59 Albert Street	Contributory		Predominantly Intact
Residence	60 Albert Street	Not Significant		Not Applicable
Residence	61 Albert Street	Contributory		Predominantly Intact
Residence	62 Albert Street	Contributory		Moderately Intact
Residence	63 Albert Street	Contributory		Predominantly Intact
"Donrowan"	64 Albert Street	Contributory		Predominantly Intact
"Norleigh"	65 Albert Street	Contributory		Predominantly Intact
Residence	66 Albert Street	Contributory		Predominantly Intact
Residence	67 Albert Street	Contributory		Predominantly Intact
Residence	68 Albert Street	Contributory		Predominantly Intact
Residence	69 Albert Street	Contributory		Moderately Intact
Residence	71 Albert Street	Contributory		Moderately Intact
Residence	72 Albert Street	Contributory		Moderately Intact
Residence	73 Albert Street	Contributory		Moderately Intact
Residence	74 A Albert Street	Contributory		Predominantly Intact
Residence	74 Albert Street	Contributory		Predominantly Intact
Residence	75 Albert Street	Contributory		Predominantly Intact
Residence	76 Albert Street	Contributory		Predominantly Intact
Units	77 Albert Street	Not Significant		Not Applicable
Residence	78 Albert Street	Contributory		Predominantly Intact
Residence	79 Albert Street	Not Significant		Not Applicable
Residence	80 Albert Street	Contributory		Moderately Intact
Residence	81 Albert Street	Not Significant		Not Applicable
"Elaine"	82 Albert Street	Contributory		Moderately Intact
Residence	83 Albert Street	Contributory		Predominantly Intact
Residence	84 Albert Street	Contributory		Predominantly Intact
Residence	84 A Albert Street	Not Significant		Not Applicable
Residence	85 Albert Street	Conservation Desirable		Altered
Residence	86 Albert Street	Not Significant		Not Applicable
Residence	87 Albert Street	Not Significant		Not Applicable
Residence	88 Albert Street	Contributory		Predominantly Intact
"Wood Lawn"	89 Albert Street	Contributory		Predominantly Intact
Residence	90 Albert Street	Contributory		Moderately Intact
Residence	91 Albert Street	Contributory		Moderately Intact
Residence	92 Albert Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	93 Albert Street	Contributory		Predominantly Intact
Residence	94 Albert Street	Contributory		Moderately Intact
Residence	95 Albert Street	Contributory		Predominantly Intact
Residence	96 Albert Street	Contributory		Moderately Intact
Residence	97 Albert Street	Contributory		Moderately Intact
Residence	98 Albert Street	Not Significant		Not Applicable
Residence	99 Albert Street	Contributory		Predominantly Intact
Residence	100 Albert Street	Contributory		Predominantly Intact
Residence	101 Albert Street	Contributory		Moderately Intact
Residence	102 Albert Street	Contributory		Moderately Intact
Units	103 Albert Street	Not Significant		Not Applicable
Residence	104 Albert Street	Contributory		Moderately Intact
Residence	105 Albert Street	Contributory		Moderately Intact
Residence	106 Albert Street	Contributory		Predominantly Intact
Residence	107 Albert Street	Contributory		Predominantly Intact
Residence	108 Albert Street	Contributory		Predominantly Intact
Residence	109 Albert Street	Contributory		Moderately Intact
Residence	110 Albert Street	Contributory		Predominantly Intact
Residence	111 Albert Street	Contributory		Predominantly Intact
Residence	112 Albert Street	Contributory		Predominantly Intact
St. John's Anglican	113 Albert Street	Local (individual)		Moderately Intact
Residence	114 Albert Street	Contributory		Predominantly Intact
Residence	116 Albert Street	Contributory		Predominantly Intact
Residence	118 Albert Street	Contributory		Predominantly Intact
Residence	120 Albert Street	Contributory		Predominantly Intact
St. John's Vicarage	121 Albert Street	Local (individual)		Predominantly Intact
Residence	23 Ann Street	Contributory		Predominantly Intact
Residence	23 A Ann Street	Contributory		Predominantly Intact
Residence	25 Ann Street	Contributory		Predominantly Intact
Residence	27 Ann Street	Contributory		Moderately Intact
Residence	29 Ann Street	Contributory		Moderately Intact
Residence	31 Ann Street	Contributory		Predominantly Intact
"Clifton"	32 Ann Street	Contributory		Predominantly Intact
Residence	33 Ann Street	Contributory		Predominantly Intact
Residence	34 Ann Street	Contributory		Predominantly Intact
Residence	35 Ann Street	Contributory		Predominantly Intact
Residence	36 Ann Street	Contributory		Predominantly Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
Residence	36	A Ann Street	Conservation Desirable		Altered
Residence	37	Ann Street	Contributory		Predominantly Intact
Residence	38	Ann Street	Contributory		Moderately Intact
Residence	39	Ann Street	Contributory		Moderately Intact
Residence	40	Ann Street	Contributory		Predominantly Intact
Residence	41	Ann Street	Contributory		Moderately Intact
Residence	42	Ann Street	Contributory		Moderately Intact
Residence	43	Ann Street	Contributory		Moderately Intact
Residence	44	Ann Street	Contributory		Predominantly Intact
Residence	45	Ann Street	Not Significant		Not Applicable
Residence	46	Ann Street	Contributory		Moderately Intact
Residence	47	Ann Street	Contributory		Moderately Intact
Residence	48	Ann Street	Not Significant		Not Applicable
Residence	50	Ann Street	Contributory		Moderately Intact
Residence	52	Ann Street	Contributory		Predominantly Intact
Residence	54	Ann Street	Not Significant		Not Applicable
Residence	56	Ann Street	Contributory		Predominantly Intact
Residence	1	Askew Street	Conservation Desirable		Altered
"Tarrangower"	18	Askew Street	Contributory		Moderately Intact
Residence	20	Askew Street	Contributory		Predominantly Intact
Residence	21	Askew Street	Contributory		Predominantly Intact
Residence	22	Askew Street	Contributory		Predominantly Intact
Residence	106	Autumn Street	Contributory		Moderately Intact
Residence	108	Autumn Street	Local (individual)	HO622	Predominantly Intact
Residence	110	Autumn Street	Not Significant		Not Applicable
Residence	112	Autumn Street	Contributory		Moderately Intact
Residence	114	Autumn Street	Not Significant		Not Applicable
Residence	116	Autumn Street	Contributory		Predominantly Intact
Residence	120	Autumn Street	Not Significant		Not Applicable
Residence	122	Autumn Street	Contributory		Predominantly Intact
Residence	124	Autumn Street	Contributory		Moderately Intact
Residence	126	Autumn Street	Contributory		Predominantly Intact
Residence	128	Autumn Street	Local (individual)	HO625	Moderately Intact
Residence	130	Autumn Street	Local (individual)	HO626	Moderately Intact
Residence	132	Autumn Street	Contributory		Moderately Intact
Residence	134	Autumn Street	Contributory		Predominantly Intact
Residence	136	Autumn Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	138 Autumn Street	Not Significant		Not Applicable
Residence	140 Autumn Street	Contributory		Predominantly Intact
"Strathmore"	142 Autumn Street	Contributory		Predominantly Intact
"Ipswich"	144 Autumn Street	Contributory		Predominantly Intact
"Aldersyde:	146 Autumn Street	Contributory		Moderately Intact
Residence	150 Autumn Street	Not Significant		Not Applicable
"Melston"	152 Autumn Street	Contributory		Moderately Intact
"Corinda"	154 Autumn Street	Contributory		Moderately Intact
Residence	156 Autumn Street	Not Significant		Not Applicable
Residence	158 Autumn Street	Contributory		Predominantly Intact
Residence	160 Autumn Street	Not Significant		Not Applicable
Units	162 Autumn Street	Not Significant		Not Applicable
Residence	164 Autumn Street	Not Significant		Not Applicable
Units	166 Autumn Street	Not Significant		Not Applicable
"Longerenong"	168 Autumn Street	Contributory		Moderately Intact
Residence	170 Autumn Street	Contributory		Predominantly Intact
Residence	172 Autumn Street	Not Significant		Not Applicable
Residence	174 Autumn Street	Not Significant		Not Applicable
Residence	176 Autumn Street	Contributory		Predominantly Intact
Residence	178 Autumn Street	Contributory		Predominantly Intact
Residence	178 A Autumn Street	Contributory		Predominantly Intact
Residence	180 Autumn Street	Local (individual)	HO627	Predominantly Intact
Residence	182 Autumn Street	Not Significant		Not Applicable
Residence	184 Autumn Street	Not Significant		Not Applicable
Residence	186 Autumn Street	Contributory		Predominantly Intact
Residence	188 Autumn Street	Contributory		Predominantly Intact
Residence	190 Autumn Street	Not Significant		Not Applicable
Residence	190 A Autumn Street	Contributory		Predominantly Intact
"Norwood"	192 Autumn Street	Conservation Desirable		Altered
Shop & Residence	194 Autumn Street	Contributory		Moderately Intact
Residence	198 Autumn Street	Not Significant		Not Applicable
Units	200 Autumn Street	Not Significant		Not Applicable
Residence	202 Autumn Street	Contributory		Moderately Intact
Residence	204 Autumn Street	Contributory		Moderately Intact
Residence	206 Autumn Street	Contributory		Moderately Intact
Residence	208 Autumn Street	Contributory		Predominantly Intact
Residence	210 Autumn Street	Contributory		Predominantly Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
Residence	212	Autumn Street	Contributory		Predominantly Intact
Residence	214	Autumn Street	Contributory		Predominantly Intact
Residence	216	Autumn Street	Contributory		Moderately Intact
Residence	218	Autumn Street	Contributory		Predominantly Intact
Residence	220	Autumn Street	Contributory		Predominantly Intact
Residence	222	Autumn Street	Not Significant		Not Applicable
Residence	224	Autumn Street	Not Significant		Not Applicable
Residence	226	Autumn Street	Contributory		Moderately Intact
Residence	2	Avon Street	Contributory		Moderately Intact
Residence	2	A Avon Street	Not Significant		Not Applicable
Residence	4	Avon Street	Contributory		Moderately Intact
Residence	6	Avon Street	Contributory		Moderately Intact
Residence	8	Avon Street	Contributory		Predominantly Intact
Residence	10	Avon Street	Not Significant		Not Applicable
"Elsieville"	12	Avon Street	Conservation Desirable		Altered
Residence	14	Avon Street	Contributory		Predominantly Intact
Residence	16	Avon Street	Conservation Desirable		Altered
Residence	18	Avon Street	Contributory		Moderately Intact
Residence	20	Avon Street	Contributory		Predominantly Intact
Residence	22	Avon Street	Contributory		Predominantly Intact
Residence	24	Avon Street	Not Significant		Not Applicable
Residence	26	Avon Street	Contributory		Moderately Intact
Residence	28	Avon Street	Contributory		Predominantly Intact
Residence	29	Avon Street	Contributory		Moderately Intact
Residence	30	Avon Street	Contributory		Predominantly Intact
Residence	32	Avon Street	Contributory		Predominantly Intact
Residence	34	Avon Street	Contributory		Predominantly Intact
Residence	36	Avon Street	Contributory		Moderately Intact
Residence	1	Catherine Street	Contributory		Predominantly Intact
Residence	5	Catherine Street	Contributory		Predominantly Intact
"Askharn"	6	Catherine Street	Contributory		Moderately Intact
Residence	7	Catherine Street	Contributory		Predominantly Intact
Residence	8	Catherine Street	Contributory		Predominantly Intact
"Carr Villa"	10	Catherine Street	Contributory		Moderately Intact
Residence	11	Catherine Street	Conservation Desirable		Altered
Residence	12	Catherine Street	Contributory		Moderately Intact
Residence	13	Catherine Street	Contributory		Predominantly Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
"Larrimah"	14	Catherine Street	Contributory		Predominantly Intact
Residence	15	Catherine Street	Contributory		Predominantly Intact
Residence	16	Catherine Street	Contributory		Predominantly Intact
Residence	17	Catherine Street	Contributory		Moderately Intact
"Aliceville"	18	Catherine Street	Contributory		Predominantly Intact
Residence	19	Catherine Street	Contributory		Predominantly Intact
Residence	20	Catherine Street	Not Significant		Not Applicable
Residence	21	Catherine Street	Not Significant		Not Applicable
"Lubeck"	22	Catherine Street	Contributory		Moderately Intact
"Fried Ham"	23	Catherine Street	Conservation Desirable		Altered
Residence	24	Catherine Street	Contributory		Moderately Intact
Residence	24	A Catherine Street	Not Significant		Not Applicable
Residence	26	Catherine Street	Contributory		Moderately Intact
Residence	27	Catherine Street	Not Significant		Not Applicable
Residence	28	Catherine Street	Not Significant		Not Applicable
Residence	29	Catherine Street	Contributory		Predominantly Intact
Residence	30	Catherine Street	Not Significant		Not Applicable
Residence	31	Catherine Street	Contributory		Moderately Intact
Residence	32	Catherine Street	Not Significant		Not Applicable
Residence	33	Catherine Street	Conservation Desirable		Altered
Residence	34	Catherine Street	Contributory		Moderately Intact
Residence	35	Catherine Street	Contributory		Predominantly Intact
Units	37	Catherine Street	Not Significant		Not Applicable
Residence	39	Catherine Street	Contributory		Moderately Intact
Residence	40	Catherine Street	Not Significant		Not Applicable
Residence	41	Catherine Street	Contributory		Predominantly Intact
Residence	42	Catherine Street	Contributory		Predominantly Intact
Residence	43	Catherine Street	Contributory		Predominantly Intact
Residence	44	Catherine Street	Contributory		Moderately Intact
Residence	45	Catherine Street	Contributory		Predominantly Intact
Residence	46	Catherine Street	Contributory		Moderately Intact
Residence	47	Catherine Street	Contributory		Predominantly Intact
Residence	48	Catherine Street	Contributory		Predominantly Intact
Residence	49	Catherine Street	Contributory		Moderately Intact
Residence	50	Catherine Street	Contributory		Predominantly Intact
Residence	51	Catherine Street	Contributory		Predominantly Intact
Residence	52	Catherine Street	Contributory		Predominantly Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
Residence	53	Catherine Street	Not Significant		Not Applicable
Residence	54	Catherine Street	Contributory		Moderately Intact
Residence	55	Catherine Street	Not Significant		Not Applicable
Residence	56	Catherine Street	Contributory		Predominantly Intact
Residence	58	Catherine Street	Contributory		Moderately Intact
Residence	60	Catherine Street	Not Significant		Not Applicable
Residence	62	Catherine Street	Not Significant		Not Applicable
Car Park	6	Clarence Street	Not Significant		Not Applicable
"Eastfram"	8	Clarence Street	Contributory		Moderately Intact
Fmr Salvation Army	9	Clarence Street	Local (individual)	HO652	Predominantly Intact
"Ottawa"	10	Clarence Street	Contributory		Moderately Intact
Community Centre	9 11	Clarence Street	Not Significant		Not Applicable
Residence	12	Clarence Street	Contributory		Predominantly Intact
Residence	14	Clarence Street	Not Significant		Not Applicable
Residence	17	Clarence Street	Conservation Desirable		Altered
Residence	18	Clarence Street	Not Significant		Not Applicable
Residence	19	Clarence Street	Conservation Desirable		Altered
Residence	20	Clarence Street	Contributory		Moderately Intact
Residence	21	Clarence Street	Not Significant		Not Applicable
Residence	22	Clarence Street	Contributory		Predominantly Intact
Shed	24	Clarence Street	Not Significant		Not Applicable
Units	25	Clarence Street	Not Significant		Not Applicable
Residence	26	Clarence Street	Contributory		Predominantly Intact
Residence	27	Clarence Street	Contributory		Moderately Intact
Residence	27 A	Clarence Street	Not Significant		Not Applicable
"Mt Pleasant"	28	Clarence Street	Contributory		Predominantly Intact
Residence	29	Clarence Street	Contributory		Moderately Intact
Residence	30	Clarence Street	Contributory		Predominantly Intact
Residence	31	Clarence Street	Contributory		Predominantly Intact
Residence	31 A	Clarence Street	Contributory		Predominantly Intact
Residence	32	Clarence Street	Not Significant		Not Applicable
Residence	33	Clarence Street	Contributory		Moderately Intact
Residence	35	Clarence Street	Not Significant		Not Applicable
Residence	36	Clarence Street	Conservation Desirable		Altered
Residence	38	Clarence Street	Not Significant		Not Applicable
Residence	39	Clarence Street	Not Significant		Not Applicable
Residence	40	Clarence Street	Contributory		Predominantly Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
Units	41	Clarence Street	Not Significant		Not Applicable
"Barrabogie" & "Mongo"	42	Clarence Street	Contributory		Predominantly Intact
Residence	43	Clarence Street	Not Significant		Not Applicable
Residence	44	Clarence Street	Not Significant		Not Applicable
Residence	45	Clarence Street	Contributory		Predominantly Intact
Units	46	Clarence Street	Not Significant		Not Applicable
Residence	47	Clarence Street	Contributory		Predominantly Intact
Residence	48	Clarence Street	Not Significant		Not Applicable
Residence	49	Clarence Street	Contributory		Moderately Intact
Residence	51	Clarence Street	Conservation Desirable		Altered
Residence	52	Clarence Street	Not Significant		Not Applicable
Residence	54	Clarence Street	Contributory		Moderately Intact
Residence	55	Clarence Street	Contributory		Predominantly Intact
Residence	56	Clarence Street	Contributory		Moderately Intact
Residence	57	Clarence Street	Contributory		Moderately Intact
"Rosevears"	58	Clarence Street	Contributory		Moderately Intact
Residence	59	Clarence Street	Contributory		Moderately Intact
Residence	60	Clarence Street	Not Significant		Not Applicable
"Ethswaite"	61	Clarence Street	Contributory		Predominantly Intact
Residence	62	Clarence Street	Not Significant		Not Applicable
Residence	63	Clarence Street	Contributory		Predominantly Intact
"Myrtleville"	63	A Clarence Street	Contributory		Moderately Intact
Residence	64	Clarence Street	Not Significant		Not Applicable
"Orizaba"	65	Clarence Street	Contributory		Moderately Intact
Residence	66	Clarence Street	Not Significant		Not Applicable
"Mt Egerton"	67	Clarence Street	Contributory		Predominantly Intact
Residence	68	A Clarence Street	Local (individual)	HO653	Predominantly Intact
Residence	68	Clarence Street	Not Significant		Not Applicable
"Dilston"	69	Clarence Street	Contributory		Moderately Intact
Residence	70	Clarence Street	Contributory		Predominantly Intact
Residence	71	Clarence Street	Contributory		Moderately Intact
Residence	72	Clarence Street	Not Significant		Not Applicable
Residence	73	Clarence Street	Contributory		Predominantly Intact
Residence	74	Clarence Street	Contributory		Predominantly Intact
Residence	75	Clarence Street	Contributory		Predominantly Intact
Residence	76	Clarence Street	Not Significant		Not Applicable
Residence	77	Clarence Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity	
Residence	78	Clarence Street	Contributory	Predominantly Intact	
Residence	79	Clarence Street	Contributory	Moderately Intact	
Residence	80	Clarence Street	Not Significant	Not Applicable	
Residence	81	Clarence Street	Contributory	Predominantly Intact	
"Marjan"	82	Clarence Street	Contributory	Predominantly Intact	
Residence	83	Clarence Street	Conservation Desirable	Altered	
Residence	84	Clarence Street	Contributory	Predominantly Intact	
Residence	85	Clarence Street	Contributory	Moderately Intact	
Residence	86	Clarence Street	Contributory	Predominantly Intact	
Residence	87	Clarence Street	Contributory	Predominantly Intact	
Residence	88	Clarence Street	Contributory	Moderately Intact	
Residence	89	Clarence Street	Contributory	Predominantly Intact	
Units	90	Clarence Street	Not Significant	Not Applicable	
Residence	91	Clarence Street	Contributory	Moderately Intact	
Units	92	Clarence Street	Not Significant	Not Applicable	
Residence	93	Clarence Street	Contributory	Moderately Intact	
Residence	95	Clarence Street	Contributory	Moderately Intact	
Residence	97	Clarence Street	Contributory	Predominantly Intact	
Residence	98	Clarence Street	Contributory	Predominantly Intact	
Residence	99	Clarence Street	Contributory	Moderately Intact	
Residence	100	Clarence Street	Contributory	Predominantly Intact	
Residence	101	Clarence Street	Contributory	Moderately Intact	
Residence	102	Clarence Street	Contributory	Moderately Intact	
Residence	103	Clarence Street	Not Significant	Not Applicable	
Residence	104	Clarence Street	Contributory	Moderately Intact	
Residence	105	Clarence Street	Contributory	Predominantly Intact	
Residence	106	Clarence Street	Contributory	Predominantly Intact	
Residence	107	Clarence Street	Contributory	Moderately Intact	
Residence	108	Clarence Street	Contributory	Moderately Intact	
Residence	109	Clarence Street	Local (individual)	HO654	Moderately Intact
Residence	110	Clarence Street	Not Significant	Not Applicable	
Residence	111	Clarence Street	Contributory	Predominantly Intact	
Residence	112	Clarence Street	Contributory	Moderately Intact	
Residence	113	Clarence Street	Contributory	Moderately Intact	
Residence	114	Clarence Street	Contributory	Predominantly Intact	
Residence	115	Clarence Street	Contributory	Moderately Intact	
Residence	116	Clarence Street	Contributory	Moderately Intact	

Place Name	Address		Proposed Significance	Existing HO	Integrity
Residence	117	Clarence Street	Contributory		Predominantly Intact
Residence	118	Clarence Street	Contributory		Moderately Intact
Residence	119	Clarence Street	Not Significant		Not Applicable
Residence	120	Clarence Street	Not Significant		Not Applicable
Residence	121	Clarence Street	Contributory		Moderately Intact
Residence	122	Clarence Street	Not Significant		Not Applicable
Residence	123	Clarence Street	Contributory		Predominantly Intact
Residence	124	Clarence Street	Contributory		Predominantly Intact
Residence	40	Coquette Street	Not Significant		Not Applicable
Residence	42	Coquette Street	Not Significant		Not Applicable
Residence	44	Coquette Street	Contributory		Moderately Intact
Residence	46	Coquette Street	Contributory		Moderately Intact
Residence	47	Coquette Street	Contributory		Moderately Intact
Residence	49	Coquette Street	Contributory		Moderately Intact
Residence	1	Cross Street	Not Significant		Not Applicable
Residence	2	Cross Street	Contributory		Moderately Intact
Residence	6	Cross Street	Contributory		Moderately Intact
Residence	8	Cross Street	Not Significant		Not Applicable
Residence	9	Cross Street	Not Significant		Not Applicable
Residence	1	Elizabeth Street	Not Significant		Not Applicable
"Ambleside"	2	Elizabeth Street	Conservation Desirable		Altered
Residence	2	A Elizabeth Street	Conservation Desirable		Altered
Residence	3	Elizabeth Street	Not Significant		Not Applicable
Residence	4	Elizabeth Street	Contributory		Moderately Intact
Residence	5	Elizabeth Street	Not Significant		Not Applicable
Residence	6	Elizabeth Street	Contributory		Predominantly Intact
Residence	7	Elizabeth Street	Contributory		Moderately Intact
Residence	8	Elizabeth Street	Contributory		Predominantly Intact
Residence	9	Elizabeth Street	Contributory		Predominantly Intact
Sparrow Park	10	Elizabeth Street	Local (individual)		Moderately Intact
Residence	11	Elizabeth Street	Contributory		Moderately Intact
Residence	15	Elizabeth Street	Not Significant		Not Applicable
Shop	17	A Elizabeth Street	Contributory		Moderately Intact
Residence	17	Elizabeth Street	Not Significant		Not Applicable
Shop	19	A Elizabeth Street	Contributory		Moderately Intact
Residence	19	Elizabeth Street	Contributory		Predominantly Intact
Residence	21	Elizabeth Street	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Units	22 Elizabeth Street	Not Significant		Not Applicable
Former Pix Theatre	23 Elizabeth Street	Not Significant		Not Applicable
Residence	24 Elizabeth Street	Not Significant		Not Applicable
Residence	25 Elizabeth Street	Contributory		Moderately Intact
Shop	27 Elizabeth Street	Contributory		Moderately Intact
Residence	28 Elizabeth Street	Contributory		Moderately Intact
Residence	30 Elizabeth Street	Not Significant		Not Applicable
Residence	31 Elizabeth Street	Contributory		Predominantly Intact
Shops & Rear Dwelling	32 Elizabeth Street	Contributory		Moderately Intact
Shop & Residence	33 Elizabeth Street	Contributory		Moderately Intact
Residence	34 Elizabeth Street	Contributory		Moderately Intact
Residence	35 Elizabeth Street	Contributory		Predominantly Intact
Residence	36 Elizabeth Street	Not Significant		Not Applicable
Residence	37 Elizabeth Street	Contributory		Predominantly Intact
Residence	39 Elizabeth Street	Not Significant		Not Applicable
Shop	40 Elizabeth Street	Contributory		Moderately Intact
Shop	41 Elizabeth Street	Contributory		Moderately Intact
Residence	42 Elizabeth Street	Conservation Desirable		Altered
Residence	43 Elizabeth Street	Contributory		Predominantly Intact
Residence	44 Elizabeth Street	Contributory		Moderately Intact
Residence	45 Elizabeth Street	Contributory		Predominantly Intact
Residence	46 Elizabeth Street	Contributory		Moderately Intact
Residence	47 Elizabeth Street	Contributory		Moderately Intact
Residence	48 Elizabeth Street	Contributory		Moderately Intact
Residence	50 Elizabeth Street	Contributory		Moderately Intact
Residence	51 Elizabeth Street	Not Significant		Not Applicable
Residence	52 Elizabeth Street	Contributory		Predominantly Intact
Residence	54 Elizabeth Street	Local (individual)	HO664	Predominantly Intact
Residence	55 Elizabeth Street	Contributory		Moderately Intact
Residence	56 Elizabeth Street	Not Significant		Not Applicable
Residence	57 Elizabeth Street	Contributory		Moderately Intact
Residence	58 Elizabeth Street	Not Significant		Not Applicable
Residence	59 Elizabeth Street	Contributory		Moderately Intact
Residence	60 Elizabeth Street	Contributory		Predominantly Intact
Residence	61 Elizabeth Street	Not Significant		Not Applicable
Residence	62 Elizabeth Street	Contributory		Moderately Intact
Residence	63 Elizabeth Street	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Shop & Residence	64 Elizabeth Street	Contributory		Moderately Intact
Residence	65 Elizabeth Street	Contributory		Predominantly Intact
Shop 66-68	66 Elizabeth Street	Contributory		Moderately Intact
Residence	67 Elizabeth Street	Contributory		Predominantly Intact
Residence	69 Elizabeth Street	Contributory		Predominantly Intact
Shop	70 Elizabeth Street	Contributory		Moderately Intact
Shop	71 Elizabeth Street	Regional (individual)	HO665	Moderately Intact
Residence	72 Elizabeth Street	Not Significant		Not Applicable
Units	74 Elizabeth Street	Not Significant		Not Applicable
Residence	75 Elizabeth Street	Not Significant	HO665	Not Applicable
Residence	76 Elizabeth Street	Contributory		Predominantly Intact
Residence	77 Elizabeth Street	Contributory	HO665	Moderately Intact
Residence	78 Elizabeth Street	Not Significant		Not Applicable
Residence	79 Elizabeth Street	Contributory	HO665	Predominantly Intact
Residence	80 Elizabeth Street	Not Significant		Not Applicable
Residence	81 Elizabeth Street	Contributory	HO665	Predominantly Intact
Units	83 Elizabeth Street	Not Significant	HO665	Not Applicable
Residence	85 Elizabeth Street	Not Significant		Not Applicable
Residence	89 Elizabeth Street	Contributory		Moderately Intact
Residence	91 Elizabeth Street	Contributory		Predominantly Intact
Residence	93 Elizabeth Street	Contributory		Predominantly Intact
Shop	95 Elizabeth Street	Contributory		Predominantly Intact
Residence	97 Elizabeth Street	Contributory		Predominantly Intact
Residence	99 Elizabeth Street	Contributory		Moderately Intact
Residence	101 Elizabeth Street	Contributory		Predominantly Intact
Residence	103 Elizabeth Street	Contributory		Moderately Intact
Residence	71 Hope Street	Not Significant		Not Applicable
Residence	73 Hope Street	Not Significant		Not Applicable
Residence	75 Hope Street	Not Significant		Not Applicable
Residence	77 Hope Street	Not Significant		Not Applicable
"Cluna"	79 Hope Street	Not Significant		Not Applicable
Residence	81 Hope Street	Not Significant		Not Applicable
Residence	83 Hope Street	Contributory		Predominantly Intact
"Linton"	85 Hope Street	Contributory		Moderately Intact
"Leta-Han"	87 Hope Street	Contributory		Moderately Intact
Residence	91 Hope Street	Conservation Desirable		Altered
Residence	93 Hope Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	94 Hope Street	Not Significant		Not Applicable
Residence	95 Hope Street	Not Significant		Not Applicable
Residence	96 Hope Street	Not Significant		Not Applicable
Residence	97 Hope Street	Not Significant		Not Applicable
"Goodwood"	98 Hope Street	Contributory		Predominantly Intact
Residence	99 Hope Street	Not Significant		Not Applicable
Residence	100 Hope Street	Contributory		Moderately Intact
Residence	101 Hope Street	Not Significant		Not Applicable
Residence	102 Hope Street	Contributory		Moderately Intact
"Lincollee"	103 Hope Street	Contributory		Moderately Intact
Residence	104 Hope Street	Contributory		Moderately Intact
Residence	105 Hope Street	Contributory		Predominantly Intact
Residence	106 Hope Street	Contributory		Moderately Intact
Residence	107 Hope Street	Contributory		Predominantly Intact
Residence	108 Hope Street	Contributory		Moderately Intact
Residence	109 Hope Street	Contributory		Predominantly Intact
Residence	109 A Hope Street	Contributory		Moderately Intact
"Blair Athol"	110 Hope Street	Contributory		Predominantly Intact
"Larwell"	111 Hope Street	Contributory		Moderately Intact
Residence	113 Hope Street	Contributory		Moderately Intact
"Ernley"	114 Hope Street	Conservation Desirable		Altered
Residence	115 Hope Street	Contributory		Predominantly Intact
Units	116 Hope Street	Not Significant		Not Applicable
Residence	117 Hope Street	Contributory		Predominantly Intact
Residence	118 Hope Street	Not Significant		Not Applicable
Residence	119 Hope Street	Contributory		Moderately Intact
Residence	120 Hope Street	Not Significant		Not Applicable
Residence	121 Hope Street	Not Significant		Not Applicable
"The Warriors"	122 Hope Street	Contributory		Predominantly Intact
Residence 123-125	123 Hope Street	Contributory		Predominantly Intact
Residence	124 Hope Street	Contributory		Moderately Intact
Residence	127 Hope Street	Contributory		Predominantly Intact
Residence	128 Hope Street	Contributory		Moderately Intact
Residence	129 Hope Street	Contributory		Moderately Intact
Residence	131 Hope Street	Not Significant		Not Applicable
Residence	133 Hope Street	Contributory		Predominantly Intact
"Lauriston"	134 Hope Street	Contributory		Moderately Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
"Jesmond"	135	Hope Street	Contributory		Predominantly Intact
Residence	136	Hope Street	Contributory		Predominantly Intact
Residence	137	Hope Street	Not Significant		Not Applicable
Residence	138	Hope Street	Contributory		Predominantly Intact
Residence	138	A Hope Street	Contributory		Predominantly Intact
Residence	139	Hope Street	Conservation Desirable		Altered
Residence	140	Hope Street	Contributory		Moderately Intact
Residence	141	Hope Street	Contributory		Moderately Intact
Residence	142	Hope Street	Contributory		Predominantly Intact
Residence	143	Hope Street	Contributory		Moderately Intact
Residence	144	Hope Street	Contributory		Moderately Intact
Residence	145	Hope Street	Not Significant		Not Applicable
Residence	146	Hope Street	Contributory		Moderately Intact
Residence	147	Hope Street	Not Significant		Not Applicable
Residence	148	Hope Street	Contributory		Moderately Intact
"Rosebrook"	150	Hope Street	Contributory		Moderately Intact
Residence	151	Hope Street	Not Significant		Not Applicable
Residence	152	Hope Street	Contributory		Predominantly Intact
Residence	155	Hope Street	Not Significant		Not Applicable
Residence	156	Hope Street	Not Significant		Not Applicable
Residence	167	Hope Street	Contributory		Moderately Intact
Residence	169	Hope Street	Contributory		Moderately Intact
Residence	171	Hope Street	Contributory		Predominantly Intact
Residence	173	Hope Street	Contributory		Moderately Intact
Residence	175	Hope Street	Contributory		Moderately Intact
Residence	177	Hope Street	Contributory		Moderately Intact
"Ivanhoe"	179	Hope Street	Contributory		Moderately Intact
Residence	181	Hope Street	Not Significant		Not Applicable
Residence	182	Hope Street	Not Significant		Not Applicable
"Albert Cottage"	184	Hope Street	Conservation Desirable		Altered
Residence	186	Hope Street	Local (Individual)		Predominantly Intact
Residence	188	Hope Street	Contributory		Moderately Intact
Residence	190	Hope Street	Contributory		Moderately Intact
Residence	191	Hope Street	Contributory		Moderately Intact
Residence	192	Hope Street	Contributory		Predominantly Intact
Residence	193	Hope Street	Contributory		Moderately Intact
Residence	194	Hope Street	Local (individual)	HO708	Moderately Intact

Place Name	Address		Proposed Significance Existing HO		Integrity
Residence	195	Hope Street	Contributory		Moderately Intact
Residence	196	Hope Street	Contributory		Predominantly Intact
Residence	197	Hope Street	Contributory		Predominantly Intact
Residence	198	Hope Street	Contributory		Predominantly Intact
Residence	199	Hope Street	Contributory		Predominantly Intact
Residence	200	Hope Street	Contributory		Moderately Intact
Residence	201	Hope Street	Contributory		Moderately Intact
Residence	202	Hope Street	Contributory		Predominantly Intact
Residence	203	Hope Street	Contributory		Moderately Intact
Residence	204	Hope Street	Contributory		Predominantly Intact
Residence	205	Hope Street	Contributory		Moderately Intact
Residence	207	Hope Street	Contributory		Predominantly Intact
Residence	208	Hope Street	Contributory		Predominantly Intact
Residence	209	Hope Street	Contributory		Moderately Intact
Residence	210	Hope Street	Contributory		Predominantly Intact
Residence	211	Hope Street	Contributory		Moderately Intact
Residence	212	Hope Street	Contributory		Moderately Intact
Residence	213	Hope Street	Contributory		Predominantly Intact
Residence	214	Hope Street	Contributory		Moderately Intact
Units	223	Hope Street	Not Significant		Not Applicable
Units	225	Hope Street	Not Significant		Not Applicable
"Craigelvin"	229	Hope Street	Contributory		Moderately Intact
Residence	01	John Street	Contributory		Predominantly Intact
Residence	03	John Street	Contributory		Predominantly Intact
Residence	05	John Street	Contributory		Predominantly Intact
Residence	06	John Street	Contributory		Moderately Intact
Residence	07	John Street	Contributory		Predominantly Intact
Residence	08	John Street	Local (Individual)	HO710	Moderately Intact
Residence	09	John Street	Contributory		Moderately Intact
Residence	10	A John Street	Contributory		Predominantly Intact
Residence	10	John Street	Contributory		Predominantly Intact
Residence	11	John Street	Contributory		Predominantly Intact
Residence	12	John Street	Conservation Desirable		Altered
Residence	13	John Street	Contributory		Moderately Intact
Residence	14	John Street	Contributory		Moderately Intact
Residence	15	John Street	Contributory		Moderately Intact
Residence	16	John Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	17 John Street	Contributory		Moderately Intact
Residence	18 John Street	Contributory		Moderately Intact
Residence	19 John Street	Contributory		Moderately Intact
Residence	20 John Street	Local (Individual)	HO711	Moderately Intact
Residence	21 John Street	Contributory		Predominantly Intact
Residence	22 John Street	Contributory		Predominantly Intact
Residence	23 John Street	Contributory		Moderately Intact
Residence	24 John Street	Conservation Desirable		Altered
Residence	25 John Street	Contributory		Moderately Intact
Residence	27 John Street	Not Significant		Not Applicable
Residence	2 Lisdale Street	Local (individual)	HO726	Moderately Intact
Residence	4 Lisdale Street	Not Significant		Not Applicable
Residence	2 McDougall Street	Contributory		Predominantly Intact
Residence	4 McDougall Street	Contributory		Predominantly Intact
Residence	6 McDougall Street	Contributory		Moderately Intact
Residence	7 McDougall Street	Not Significant		Not Applicable
Residence	8 McDougall Street	Contributory		Moderately Intact
Residence	9 McDougall Street	Contributory		Moderately Intact
Residence	10 McDougall Street	Contributory		Predominantly Intact
"The Pines"	11 McDougall Street	Contributory		Predominantly Intact
Residence (12-14)	12 McDougall Street	Not Significant		Not Applicable
Residence	13 McDougall Street	Not Significant		Not Applicable
Residence	15 McDougall Street	Contributory		Moderately Intact
Residence	16 McDougall Street	Contributory		Moderately Intact
Residence	17 McDougall Street	Conservation Desirable		Altered
Residence	18 McDougall Street	Conservation Desirable		Altered
Residence	19 McDougall Street	Not Significant		Not Applicable
Residence	19 A McDougall Street	Not Significant		Not Applicable
Residence	20 McDougall Street	Conservation Desirable		Altered
Residence	21 McDougall Street	Not Significant		Not Applicable
Residence	22 McDougall Street	Contributory		Moderately Intact
Residence	22 A McDougall Street	Contributory		Moderately Intact
Residence	23 McDougall Street	Not Significant		Not Applicable
Residence	24 A McDougall Street	Conservation Desirable		Altered
Residence	26 McDougall Street	Contributory		Moderately Intact
Residence	27 McDougall Street	Contributory		Predominantly Intact
Residence	28 McDougall Street	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	29 McDougall Street	Conservation Desirable		Altered
Residence	30 McDougall Street	Conservation Desirable		Altered
Residence	32 McDougall Street	Contributory		Moderately Intact
Residence	33 McDougall Street	Contributory		Moderately Intact
Residence	34 McDougall Street	Not Significant		Not Applicable
Residence	35 McDougall Street	Contributory		Predominantly Intact
Residence	36 McDougall Street	Not Significant		Not Applicable
Residence	37 McDougall Street	Contributory		Moderately Intact
Residence	38 McDougall Street	Contributory		Predominantly Intact
Residence	39 McDougall Street	Contributory		Moderately Intact
Residence	40 McDougall Street	Not Significant		Not Applicable
Residence	41 McDougall Street	Contributory		Moderately Intact
Residence	42 McDougall Street	Contributory		Moderately Intact
Residence	44 McDougall Street	Contributory		Moderately Intact
Residence	45 McDougall Street	Not Significant		Not Applicable
Residence	46 McDougall Street	Conservation Desirable		Altered
Residence	47 McDougall Street	Not Significant		Not Applicable
Residence	48 McDougall Street	Contributory		Predominantly Intact
Residence	49 McDougall Street	Contributory		Predominantly Intact
Residence	50 McDougall Street	Contributory		Moderately Intact
Residence	51 McDougall Street	Contributory		Predominantly Intact
Residence	52 McDougall Street	Contributory		Predominantly Intact
Residence	53 McDougall Street	Contributory		Predominantly Intact
Residence	54 McDougall Street	Contributory		Moderately Intact
Residence	55 McDougall Street	Contributory		Predominantly Intact
Residence	56 McDougall Street	Contributory		Predominantly Intact
Residence	57 McDougall Street	Contributory		Moderately Intact
Residence	58 McDougall Street	Contributory		Moderately Intact
Residence	59 McDougall Street	Contributory		Moderately Intact
Residence	60 McDougall Street	Contributory		Moderately Intact
Residence	61 McDougall Street	Contributory		Predominantly Intact
Residence	62 McDougall Street	Contributory		Predominantly Intact
Residence	63 McDougall Street	Contributory		Predominantly Intact
Residence	64 McDougall Street	Contributory		Predominantly Intact
Residence	65 McDougall Street	Contributory		Predominantly Intact
Residence	1 Plymouth Street	Not Significant		Not Applicable
Residence	2 Plymouth Street	Not Significant		Not Applicable

Place Name		Address	Proposed Significance	Existing HO	Integrity
Residence	4	Plymouth Street	Not Significant		Not Applicable
Former Ropeworks	2	Waratah Street	Local (individual)		Moderately Intact
Former Ropeworks	2	Waratah Street	Local (individual)		Moderately Intact
Residence	2	Waratah Street	Not Significant		Not Applicable
Residence	2	A Waratah Street	Not Significant		Not Applicable
Residence	4	Waratah Street	Contributory		Predominantly Intact
Residence & Shop	6	Waratah Street	Contributory		Moderately Intact
Residence	8	Waratah Street	Contributory		Moderately Intact
Residence	10	Waratah Street	Contributory		Moderately Intact
Residence	12	Waratah Street	Contributory		Moderately Intact
Residence	14	Waratah Street	Not Significant		Not Applicable
Residence	16	Waratah Street	Contributory		Moderately Intact
Residence	18	Waratah Street	Contributory		Moderately Intact
"Lisieux"	20	Waratah Street	Contributory		Moderately Intact
Residence	22	Waratah Street	Contributory		Moderately Intact
Residence	24	Waratah Street	Contributory		Moderately Intact
Residence	26	Waratah Street	Contributory		Moderately Intact
Residence	28	Waratah Street	Not Significant		Not Applicable
Residence	30	Waratah Street	Contributory		Moderately Intact
Residence	32	Waratah Street	Not Significant		Not Applicable
Residence	34	Waratah Street	Contributory		Moderately Intact
Residence	36	Waratah Street	Conservation Desirable		Altered
"Iona"	38	Waratah Street	Contributory		Moderately Intact
Residence	40	Waratah Street	Not Significant		Not Applicable
Residence	42	Waratah Street	Not Significant		Not Applicable
Residence	44	Waratah Street	Contributory		Moderately Intact
"Robin"	46	Waratah Street	Contributory		Moderately Intact
Residence	48	Waratah Street	Contributory		Moderately Intact
Residence	50	Waratah Street	Contributory		Moderately Intact
Residence	52	Waratah Street	Contributory		Moderately Intact
Residence	54	Waratah Street	Contributory		Moderately Intact
Residence	56	Waratah Street	Contributory		Moderately Intact
"Armagh Cottage"	57	Waratah Street	Conservation Desirable		Altered
Residence	58	Waratah Street	Contributory		Moderately Intact
Residence	59	Waratah Street	Contributory		Moderately Intact
Residence	60	Waratah Street	Contributory		Moderately Intact
Residence	61	Waratah Street	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	62 Waratah Street	Contributory		Moderately Intact
"Ethbricer"	63 Waratah Street	Not Significant		Not Applicable
Residence	64 Waratah Street	Contributory		Moderately Intact
Residence	65 Waratah Street	Not Significant		Not Applicable
Residence	67 Waratah Street	Contributory		Predominantly Intact
Residence	69 Waratah Street	Contributory		Predominantly Intact
Residence	70 Waratah Street	Not Significant		Not Applicable
Residence	71 Waratah Street	Contributory		Predominantly Intact
Residence	72 Waratah Street	Not Significant		Not Applicable
Residence	74 Waratah Street	Not Significant		Not Applicable
Residence	74 A Waratah Street	Not Significant		Not Applicable
Residence	76 Waratah Street	Contributory		Predominantly Intact
Residence	77 Waratah Street	Not Significant		Not Applicable
"Gong Gong"	78 Waratah Street	Conservation Desirable		Altered
Residence	79 Waratah Street	Contributory		Moderately Intact
Residence	80 Waratah Street	Contributory		Predominantly Intact
Residence	81 Waratah Street	Contributory		Moderately Intact
Residence	82 Waratah Street	Not Significant		Altered
Residence	83 Waratah Street	Not Significant		Not Applicable
Residence	84 Waratah Street	Not Significant		Not Applicable
Residence	85 Waratah Street	Contributory		Moderately Intact
Residence	86 Waratah Street	Contributory		Moderately Intact
Residence	87 Waratah Street	Contributory		Moderately Intact
Residence	88 Waratah Street	Contributory		Moderately Intact
Residence	89 Waratah Street	Not Significant		Not Applicable
Residence	90 Waratah Street	Contributory		Moderately Intact
Residence	91 Waratah Street	Contributory		Moderately Intact
Residence	92 Waratah Street	Contributory		Predominantly Intact
Residence	93 Waratah Street	Contributory		Moderately Intact
Car Park	94 Waratah Street	Not Significant		Not Applicable
Residence	95 Waratah Street	Not Significant		Not Applicable
Residence	97 Waratah Street	Contributory		Moderately Intact
Residence	99 Waratah Street	Contributory		Moderately Intact
Residence	101 Waratah Street	Not Significant		Not Applicable
Residence	103 Waratah Street	Contributory		Predominantly Intact
Residence	105 Waratah Street	Contributory		Predominantly Intact
Residence	107 Waratah Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	85	Weller Street	Contributory	Moderately Intact
Residence	87	Weller Street	Contributory	Predominantly Intact
"Glades Ville"	89	Weller Street	Contributory	Moderately Intact
Residence	91	Weller Street	Contributory	Predominantly Intact
Residence	93	Weller Street	Contributory	Moderately Intact
"Clonleigh"	95	Weller Street	Contributory	Moderately Intact
Residence	97	Weller Street	Contributory	Moderately Intact
Residence	98	Weller Street	Contributory	Predominantly Intact
Residence	99	Weller Street	Not Significant	Not Applicable
Residence	100	Weller Street	Contributory	Moderately Intact
Residence	101	Weller Street	Not Significant	Not Applicable
Residence	102	Weller Street	Contributory	Moderately Intact
Residence	104	Weller Street	Conservation Desirable	Altered
Residence	105	Weller Street	Contributory	Moderately Intact
Residence	106	Weller Street	Contributory	Moderately Intact
Residence	107	Weller Street	Contributory	Moderately Intact
Residence	108	Weller Street	Conservation Desirable	Altered
Residence	109	Weller Street	Contributory	Moderately Intact
Residence	110	Weller Street	Not Significant	Not Applicable
"Armadales"	111	Weller Street	Contributory	Moderately Intact
"Wendouree"	112	Weller Street	Contributory	Moderately Intact
Residence	113	Weller Street	Contributory	Predominantly Intact
"Mayne Villa"	114	Weller Street	Contributory	Predominantly Intact
Residence	115	Weller Street	Contributory	Moderately Intact
Residence	116	Weller Street	Conservation Desirable	Altered
Residence	117	Weller Street	Contributory	Moderately Intact
"Barongarook"	118	Weller Street	Conservation Desirable	Altered
Residence	119	Weller Street	Contributory	Predominantly Intact
Residence	121	Weller Street	Contributory	Predominantly Intact
Units	122	Weller Street	Not Significant	Not Applicable
Residence	124	Weller Street	Not Significant	Not Applicable
Residence	125	Weller Street	Contributory	Moderately Intact
Residence	126	Weller Street	Not Significant	Not Applicable
Residence	127	Weller Street	Contributory	Moderately Intact
Residence	128	Weller Street	Contributory	Moderately Intact
Residence	129	Weller Street	Contributory	Predominantly Intact
Residence	130	Weller Street	Contributory	Moderately Intact

Place Name	Address		Proposed Significance Existing HO		Integrity	
Residence	131	A	Weller Street	Contributory	Predominantly Intact	
Residence	131	B	Weller Street	Contributory	Predominantly Intact	
Residence	132		Weller Street	Contributory	Moderately Intact	
Residence	133		Weller Street	Contributory	Moderately Intact	
Residence	135		Weller Street	Contributory	Moderately Intact	
Residence	136		Weller Street	Contributory	Predominantly Intact	
Residence	137		Weller Street	Contributory	Predominantly Intact	
Units	139		Weller Street	Not Significant	Not Applicable	
"Crossley"	144		Weller Street	Contributory	Moderately Intact	
Residence	146		Weller Street	Contributory	Moderately Intact	
Residence	148		Weller Street	Contributory	Moderately Intact	
"Wendouree"	150		Weller Street	Conservation Desirable	Altered	
Residence	152		Weller Street	Contributory	Moderately Intact	
Residence	154		Weller Street	Not Significant	Not Applicable	
Residence	156		Weller Street	Contributory	Moderately Intact	
Residence	19		Yuille Street	Contributory	Predominantly Intact	
Residence	21		Yuille Street	Contributory	Moderately Intact	
Residence	23		Yuille Street	Local (Individual)	HO789	Moderately Intact
Residence	25		Yuille Street	Contributory	Moderately Intact	
Residence	29		Yuille Street	Not Significant	Not Applicable	
Residence	31		Yuille Street	Not Significant	Not Applicable	
Residence	33		Yuille Street	Not Significant	Altered	
Residence	37		Yuille Street	Contributory	Moderately Intact	
Residence	43		Yuille Street	Contributory	Moderately Intact	
Residence	45		Yuille Street	Contributory	Moderately Intact	
Residence	53		Yuille Street	Not Significant	Not Applicable	
Residence	59		Yuille Street	Not Significant	Not Applicable	
Residence	63		Yuille Street	Contributory	Moderately Intact	
Residence	65		Yuille Street	Contributory	Moderately Intact	
Residence	67		Yuille Street	Contributory	Moderately Intact	
Residence	69		Yuille Street	Not Significant	Not Applicable	

SECTION 9: Pineville Heritage Precinct

9.0 Pineville Heritage Precinct

9.1 Historical Overview (refer to historical figures at Section 9.5)

9.1.1 Early Subdivisions & Building Developments: 1838-1880s

In 1838, Port Phillip's senior surveyor, Robert Hoddle, gave instructions for surveyor H.W.H. Smythe to mark out a town and village at Fyansford, and to layout only a few blocks at Corio (Geelong).¹ By 1839, the first suburban allotments in the Geelong and Geelong West areas were sold by the Government. They included the area between the Barwon River and Church Street (North Geelong), and Shannon Avenue and Pakington Street.²

The earliest clustered building developments in Geelong West occurred from 1841, known as the Ashby village.³ It comprised approximately 50 acres of land immediately west of Pakington Street on allotments 10 and 11 of Section 8 in the Parish of Moorpanyal.⁴ Between 1843 and 1848 the village of Little Scotland was established on rising ground to the south-west of Ashby.⁵ It was located between Latrobe Terrace and Pakington, Aberdeen and Hope Streets.⁶ A third area of development near the Pineville precinct was Kildare west of the Ashby village. Building blocks were first offered for sale in 1848.⁷

Land in the Pineville precinct was first purchased as two large allotments in October 1839. Allotment 15 in Section 8 in the Parish of Moorpanyal (the block bound by Pakington, Gertrude, Autumn and Laura Streets) comprised 9 acres and was first owned by J.O Denny.⁸ It was advertised for sale as seven blocks in 1847 and was bisected by the Western Gully. Allotment 16 (comprised the land bound by Pakington, Aberdeen, Gertrude and St. James Streets) was also first owned by Denny.⁹ By 1847, it had been sold to James Austin.¹⁰

The Pineville precinct area largely remained as open paddocks in the ensuing years. J.H. Taylor's Map of 1854 (Figure 9.01) shows very little building development in the southern portion of the precinct, with the Wesleyan Chapel at the south-west corner of Pakington and Lupton Streets comprising the most notable structure. It was constructed in 1847 after the land had been given by James Austin.¹¹ Less developed than the land to the east of Pakington Street, most of the earliest dwellings fronted onto Gertrude and Lupton Streets, with a few in Coquette, Laura and Pizer Streets.

Two substantial dwellings constructed during these fledgling years were "Pineville" (earlier known as "Pine Villa"), now addressed as 2 Gertrude Street, and "Dumbarton" (earlier known as "Elwood") at 12 Thomas Street. "Pineville" had been constructed by 1850-51 for William Timms, influential Geelong merchant, agent and squatter, as an 'ornate residence'.¹² Timms' estate had a frontage to Pakington Street and extended to Autumn Street. The 1852 Rate

1 G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, Geelong West, 1978, p.17.

2 *Ibid.*

3 L. Honman, L. Huddle & R. Aitken, 'City of Geelong West Urban Conservation Study', vol.1, prepared for the City of Geelong West, 1986, p. 3.

4 Seaton, *op.cit.*, pp.36-37.

5 Honman, et.al., *op.cit.*, p.4.

6 Seaton, *op.cit.*

7 *Ibid.* & Honman, et.al., *op.cit.*

8 Seaton, *op.cit.*, p.233.

9 *Ibid.*

10 *Ibid.*, p.2336.

11 *Ibid.*, p.76.

12 *Ibid.*, p.26.

Book described the two storey Victorian mansion as having ten rooms, a stable and garden.¹³ In Thomas Street, Henry Roebuck, Town Treasurer, had a four-roomed weatherboard dwelling (“Elwood”) built by 1853, but by 1857 it had been enlarged to a stone and timber dwelling of six rooms and garden,¹⁴ and was known as a local landmark.¹⁵

Of the smaller dwellings, an imported timber house had been erected in 1855 at 111 Autumn Street.¹⁶ The four-roomed dwelling was owned by Thomas Nicholls. In Pizer Street, other dwellings included the timber house at 5 Pizer Street, extended in the c.1880s.¹⁷

By 1864, additional roads had been laid out, including Pizer and Bigmore Streets (originally known as Anderson and Wilson Streets, respectively), and St. James Street. These roads are shown on Robert Balding’s Map of Geelong of 30 June 1864 (Figure 9.02). The section west of Gertrude Street originally known as Alexander Street.¹⁸

Further development in the area by this time included the establishment of Weaver’s gardens to the immediate west of Pineville, spanning between Gertrude and Autumn Streets.¹⁹

Additional building development had occurred along Pakington Street by 1874. While the land between the Wesleyan Chapel and Aberdeen Street remained a paddock, the Wesleyan School had been built at the rear of the Chapel (on land donated by Austin in 1868),²⁰ and dwellings had been built at the corner of Pakington and Pizer Streets (occupied by Symes) and at the corner of Pakington and Gertrude Streets (occupied by R. Gatehouse). These dwellings and neighbouring land remained the property of James Austin (Figure 9.03).

Further housing development increased at a modest pace in the 1870s and 1880s. Gladys Seaton in *The Ashby Story* describes the area in the 1880s, whereby “Pineville” remained as an extensive property (then owned by W.J. Reid from 1874), and there were other spacious blocks. Seaton further states that ‘Blocks bearing the names of Miller, Dennis, Howard and O’Brien, on the east of Wilson [Bigmore] Street and off Gertrude Street, were others.’²¹ Richard Howard’s timber dwelling was built in c.1883-84 at 5 Bigmore Street. It represented one of at least 12 dwellings constructed in Autumn, Bigmore, Coquette, Gertrude, Lupton, Pakington and St. James Streets in the 1870s and 1880s.²² The disparate locations of these houses within mainly larger allotments, contributed to the semi-rural nature of the area in the 1880s, as shown in the upper middle ground of Figure 9.04. The Wesleyan Church (which had been replaced with a handsome sandstone building in 1876 to a design by the eminent architects, Davidson and Henderson²³) stood as a

13 *Ibid.*

14 Geelong West Rate Books 1850-60, Geelong Heritage Centre.

15 Seaton, *op.cit.*, p.56.

16 Aitken, Honman & Huddle, ‘City of Geelong West Urban Conservation Study’, vol.2, prepared for the City of Geelong West, 1986.

17 *Ibid.*

18 The name Alexander Street is shown on ‘The Balinasloe Estate’ subdivision plan, January 1854, Geelong Heritage Centre Maps, Plans & Sale Notices, GRS2030.

19 See R. Balding, Plan of the Town of Geelong, 30 June 1864 (redrawn) in Seaton, *op.cit.*

20 *Ibid.*, p.76.

21 *Ibid.*, p.121.

22 Information extrapolated from datasheets in Volume 8.

23 Aitken, et.al., *op.cit.*

landmark in the area (Figure 9.05). Other houses lined Lupton and Pizer Streets, while “Pineville” appears to have been largely hidden by mature exotic trees when viewed from Pakington Street.

9.1.2. A Period of Progress: 1889-1919

Subdivision & Housing

Impetus for housing development on the northern side of Aberdeen Street came in the late 1880s and early 1890s. In 1889, James Austin returned to Geelong to sell his land holdings, including his paddock fronting Aberdeen Street (between Pakington and St. James Streets) as well as allotments between Potter and Lupton Streets (then known as Victoria and Virginia Streets and Virginia Terrace) (Figure 9.06). This subdivision was soon followed by the sale of John McDonald’s land in c.1890-91. Known as the Murchison Estate, it comprised four allotments between Autumn and Gertrude Streets, on the east side of Coquette Street (Figure 9.07). This land was to be sold in two allotments. Further land sales appear to have occurred on the west side of Coquette Street at this time.

Over 50 dwellings were built in the Pineville precinct between 1889 and 1899.²⁴ This was at a time when the world-wide economic crash that began in Argentina in the early 1890s had reached Australian shores. Most of the dwellings were located in Coquette, Gertrude and Thomas Streets, and the newly-formed Arnott Street. At least 13 of these dwellings were built by John Baxter and Son.²⁵ Baxter had acquired much of the land sold as the Murchison Estate and soon set about building five modestly-scaled Late Victorian styled timber houses with hipped roofs and projecting front verandahs. In 1889, he had advertised his business in the *Geelong Advertiser* as John Baxter and Son, timber merchants, importers of galvanized iron and builders, hardware, Geelong West.¹ In the advertisement, Baxter invited:

... inspection of their large stock of hardwood, deals, lining, flooring, and weatherboards, laths, lime, cement, plaster, oils, white lead, and colors, and all Builder’s requisites, at lowest rates.

Buildings erected on time payment. Cottages prepared ready for erection, to suitable parties, building in the country, or on seaside allotment.²⁶

In 1893-94, the Baxter family builders also constructed three Late Victorian dwellings at 35, 36 and 37 Lupton Street, and a timber dwelling at 2 St. James Street in 1892-93.²⁷ Washhouses and water closets – and for some properties, fowl houses – were built in the rear yards, as shown in the Geelong Waterworks and Sewerage Trust Fieldbook plan for 38 Coquette Street (Figure 9.08).

The Federation era brought about another substantial increase in housing activity, with over 50 Edwardian or Federation styled homes built between 1900 and 1919.²⁸ Mainly built in timber with hipped and gabled roofs, and front or return verandahs, some of the more notable examples included “Olinda” at 27 Gertrude Street, built by H.S. Johnson in 1910-11 (Figure 9.09), together with the residences, “Locksley” and “Winton Lea” at 27 and 29 Lupton Street (Figures 5.10-11), built in c.1910 for the Newberry family whose enameling

24 Information extrapolated from datasheets in Volume 8.

25 Ibid., sourcing Geelong West Rate Books of the 1890s.

26 *Geelong Advertiser*, 27 July 1889.

27 Geelong West Rate Books, 1892-94, Geelong Heritage Centre.

28 Information extrapolated from datasheets in Volume 8.

factory was opposite.²⁹ The local builder, George Moreland, was also responsible for four Federation era dwellings, including “Fairy Knowl” at 1 Bigmore Street, constructed in 1909-10 (Figure 9.12).³⁰ In Potter Street, Mrs Clement had three modest hipped roofed timber dwellings built in 1909-10 featuring front verandahs with timber fretwork. They were located at 6, 8 and 10 Potter Street (Figures 5.13-14).³¹ The character of the precinct as a residential area during the Federation era is revealed in the Geelong Waterworks and Sewerage Trust Detail Plans, dated c.1912 (revised 1914, 1917), with the dwellings that existed at that time being hatched (Figures 5.15-16). Further land sales had occurred in 1901, when Frank Austin’s land was advertised for sale. It appears to have represented unsold allotments from the original sale by James Austin in 1889, including land in Potter and Lupton Streets, and six allotments in Pakington Street (Figure 9.17).

It was also during the Federation era when the northern portion of the extensive “Pineville” property was excised by the owner, W.J. Reid. A photograph of the former Western Gully in flood in the *News of the Week* on 16 March 1911, which bisected Reid’s land, shows the “Pineville” estate prior to the excision of the land for the park (Figure 9.18). The “Pineville” mansion house is shown in the distance, behind the mature exotic trees. The Geelong Waterworks and Sewerage Trust Fieldbook plan for 1912 shows the mansion house, outbuildings and other structures at that time (Figure 9.19). The main entrance to the mansion was from Pakington Street, through a corner gateway, where there was a tennis court and summer house adjacent.³² Attached at the rear of the mansion was a coach house and stable that backed onto Gertrude Street. A second gateway off Gertrude Street provided access to the stables. Further west of the gateway was a Victorian dwelling and other outbuildings that also formed part of the “Pineville” property.

Industry: Newberry & Walker Foundry & Enameling Works

In 1890, Francis John Newberry and his workmate from the Humble’s iron foundry, Geelong, established an iron foundry at 26-34 Lupton Street.³³ The foundry factory was built adjoining a cottage that was to be the home of the Newberry family during the ensuing years.³⁴ Although Walker soon relocated to New Zealand, the Newberry and Walker foundry was a local success. As Seaton describes:

The earliest and most numerous cast iron products were washing copper frames, and friezes, balustrades and verandah columns. Verandah posts are to be found in declining numbers, but the Newberry and Walker mark can sometimes be seen on the few which remain. A certain number of iron culvert posts were also made; some of them were still in place on the road to Cressy as late as 1961. Perhaps half the iron friezes on Geelong West verandahs came from the local firm’s foundry ... Newberry’s also did a considerable amount of work for engineering firms ... and local builders.³⁵

In c.1900, the firm diversified with enameling forming part of production. In 1911, the local builder, George Moreland, built the first enameling shop on the

29 Ibid.

30 Geelong West Rate Books, 1909-10, op.cit.

31 Ibid.

32 Geelong Waterworks & Sewerage Trust Fieldbook, no. 163, p.13, 10 October 1912, Barwon Water collection.

33 Seaton, *op.cit.*, pp.112-118.

34 *Ibid.*

35 *Ibid.*

Lupton Street premises.³⁶ This major extension encompassed the site of the former Newberry family cottage and the Gothic styled point-arched windows were recycled from the old Ashby State School (Figures 5.20-23).³⁷ The firm then became known as the Victoria Foundry and Enameling Works Pty Ltd. It continued operating until the late 20th century, when it closed and was converted into a sheet metal shop³⁸ for a period before the buildings were demolished and replaced with units.

Recreation

Geelong West Park

In November 1911, W.J. Reid sold the northern portion of his "Pineville" property to the Geelong West Borough Council for the purpose of becoming a public park.³⁹ In the following months, the gravel pathways and garden beds were laid out, seats and statues installed and iron gates erected at the Pakington and Autumn Street corner.⁴⁰ (Figure 9.24) The park was formally opened by the Hon. W.H. Edgar, M.L.C., on 17 February 1912⁴¹ (Figure 9.25).

Tennis, Quoits & Bowls

In early 1912, a tennis court and quoit ground were laid out on land west of the Geelong West Park.⁴² The land had been acquired from the estate of John Baxter that had earlier formed part of the Murchison Estate subdivision in c.1890-91 (Figure 9.26).

It was also in 1912 when the western portion of the land acquired for the Geelong West Park was transformed into a bowling green for the Geelong West Bowling Club. The Geelong architectural firm of Seeley King and Everett were commissioned to design a pavilion for the Geelong West Bowling Club in February 1913 (this pavilion has subsequently been demolished)⁴³ (Figures 5.27A-B). Further land for the Bowling Club was acquired in 1955, comprising the neighbouring old tennis court and quoit ground.⁴⁴

Picture Theatre

In April 1912, an open-air picture theatre was established in the south-western corner of the Geelong West Park.⁴⁵ The prolific architectural firm of Laird and Buchan had designed a pavilion associated with the picture theatre in the preceding months⁴⁶ (Figure 9.27C). The open-air theatre was highly successful during the early 20th century, with 'Grand Holiday Programs' on offer.⁴⁷

Geelong West Fire Station⁴⁸

The north-east corner of the Geelong West Park reserve became the new home of the Geelong West Fire Brigade from 1919, after the construction of a new brick station building that was officially opened on 29 April 1919 (Figure

36 *Ibid.*

37 *Ibid.*

38 *Ibid.*

39 *Geelong Advertiser*, 15 November 1911.

40 Geelong Waterworks & Sewerage Trust Fieldbook plan, no. 163, p.1.

41 *News of the Week*, 12 December 1912.

42 The Geelong West Borough Council Minutes for 28 February 1912 state that tennis courts were proposed. The Geelong Waterworks & Sewerage Trust Fieldbook plan no. 163, p. 8 c.1912, Barwon Water collection, show the layout of the quoit ground and tennis courts.

43 Geelong West Borough Council Minutes, *Ibid.*, & *News of the Week*, 13 February 1913.

44 Seaton, *op.cit.*, p.216.

45 Geelong West Borough Council Minutes for 24 April 1912.

46 *News of the Week*, 11 February 1912.

47 Seaton, *op.cit.*, p.172.

48 Aitken, et.al., *op.cit.*

9.27D). Prior to this time, the Brigade had been located in a two storey timber building in Yuille Street.

Engineering Infrastructure

Western Gully

Traversing the Pineville precinct was a natural creek bed that was named the Western Gully. It was situated on the low-lying ground between Pakington and Laira Streets. With the development of the area primarily for residential purposes, the Western Gully presented transport and sanitary challenges. The infamous reputation of the Gully soon led to being known as a sewer, and was even labeled as such on subdivision sales notices, including the plan for the Murchison Estate (Figure 9.07) and the Geelong Waterworks & Sewerage Trust Detail Plan (Figure 9.14). After 1884, the portion of gully between Latrobe Terrace and Pakington Street was altered into a channel.⁴⁹ The last portion of the gully, which spanned across W.J. Reid's "Pineville" estate and the residential allotments to Laira Street, was not formally constructed as a bluestone and brick channel until 1891.⁵⁰ Officially known as the 'Municipal Open Drain', the channel featured on a number of Geelong Waterworks and Sewerage Trust Fieldbook and Detail plans, such as the Fieldbook plan for 30 Coquette Street (Figure 9.28).

Because the masonry channel was constructed within a natural water course, it was susceptible to overload and subsequently flooding. One of the most severe floods occurred in 1911, when the area was inundated. Photographs in the *News of the Week* newspaper (Figures 5.29-30) at this time show the height of the floodwater. Figure 9.29 also shows the development of the eastern side of Coquette Street, with the line of Late Victorian dwellings that had been built by Baxter and Son in the 1890s. Figure 9.30 shows a view of Gertrude Street from the Thomas Street corner, looking west (the dwellings to the left in the foreground represent the properties at 68-74 Gertrude Street, most of which survive, while the double gabled dwelling in the middle ground is the cottage at 77 Gertrude Street).

Kerb & Channel, & Footpaths

According to Gladys Seaton, footpaths were asphalted from the earliest days of the Borough of Geelong West in 1875.⁵¹ From this time, several references in Council records were made to the need for maintenance and construction of paths, channels and roads in the municipality. In 1877, the Council deliberated on whether road channels should be tarred or pitched.⁵² Ultimately, bluestone pitchers were common, but both bluestone and asphalt was used in the area. The Geelong Waterworks and Sewerage Trust Fieldbook plans reveal the existence of kerb and channel throughout the precinct in the early 20th century.

9.1.3 Further Development: 1920-1948

Subdivision & Housing

Further subdivision of substantial Victorian estates occurred after World War One during the interwar period. Fifteen 'splendid shop and home sites' were advertised in c.1922 as the Pineville Estate, representing a further decrease in the size of the "Pineville" property (Figure 9.31). It appears that the outbuildings (including coach house and stables) were demolished prior to the subdivision. This subdivision created a new road, Pineville Avenue, located

49 Seaton, *op.cit.*, p.145.

50 *Ibid.*, p.252.

51 *Ibid.*, p.161.

52 *Ibid.*, p.163.

approximately where the Gertrude Street gateway to “Pineville” had been situated. Further land west of “Pineville” also appears to have been subdivided during the interwar years of the 1920s, creating new residential allotments and the road, Bowlers Avenue (as the road provided access to the Geelong West Bowling Club at its northern termination).

Like the Federation era before it, the interwar period again transformed the area with over 50 interwar and late interwar/early postwar dwellings constructed between 1920 and 1948.⁵³ Not surprisingly, the concentrations of Bungalows centred on the newly-established subdivisions in Pineville and Bowlers Avenues, but most other streets also experienced construction of interwar houses on the available vacant allotments or as a result of the demolition of a Victorian cottage. Like the Victorian and Federation era dwellings in the area, most were built of timber. They featured gabled roof forms (often with a verandah gable at the front), broad eaves and banks of timber framed windows. One of the earliest Bungalows to be built was at 9 Gertrude Street in 1921 for Richard Clement.⁵⁴ It featured a prominent gabled roof form that projected forward to create a front verandah supported by rendered brick piers.

Fewer in number were the late interwar and early postwar Bungalows. These dwellings were more distinctive in the area by virtue of their face brick wall construction and tiled roof cladding. All were single storey, but the dwelling at 7 Coquette Street represented a more substantial Old English styled example with its attic roof space.

Potter Bakery⁵⁵

A substantial red brick building was established at 28 Potter Street in 1922-23 as Henry Potter’s bakery (Figure 9.32). It was later taken over by Podburys. While no longer serving its original purpose today, the exterior walls and form of the building survive.

9.1.4 War Memorials

Streets in the Pineville Area⁵⁶

In 1956, the Geelong West City Council changed a number of early street names to commemorate the lives of fallen locals. Wilson Street was altered to Bigmore Street, in memory of Gordon Bigmore who was killed while serving with the RAAF in England. Tanner Place was changed to Leckie Place after H.V. Leckie whose name appears on the First World War Honour Roll in Johnstone Park. The death of James (Jimmy) Lupton whilst serving in Europe as aircrew in Bomber Command brought about the change of Virginia Street to Lupton Street. Anderson Street was renamed Pizer Street after Private Edward Pizer, killed in France while serving in the first A.I.F. Michael (Mick) O. Plunkett, a member of the well-known Geelong West sporting family, was killed serving in the second A.I.F. Anderson Place was renamed Plunkett Street in his memory. Potter Street was also changed from Victoria Street in memory of a deceased local serviceman (not identified).

53 Information extrapolated from datasheets in Volume 8.

54 Aitken, et.al., op.cit.

55 Geelong West Rate Books 1922-23, Geelong Heritage Centre.

56 W.J. Morrow, ‘Geelong Street Names’ in *Investigator: Magazine of the Geelong Historical Society*, vol.14, no.3, September 1979, pp.95-96.

Newtown Sunday School⁵⁷

Another war memorial in the Pineville precinct was built in c.1920 for the Newtown Methodist Church. A new brick Sunday School was built opposite the original Wesleyan School in Potter Street, as a memorial to members of the Church and School who had served in World War One.

Western Gully

A further major upgrade occurred to the Western Gully in 1932. The open channel was replaced with a barrel drain.⁵⁸

9.2 Description

9.2.1 Precinct Boundaries (refer to precinct plan at Section 9.4)

The Pineville precinct comprises the two original allotments 15 and 16 in Section 8 of the Parish Plan, being the land bound by Pakington Street (between Potter and Autumn Streets), Potter Street (between Pakington and St. James Streets), Autumn Street (between Pakington and Laira Streets) and St. James and Laira Streets. The precinct includes the properties on the west side of St. James Street, as well as properties in Pizer, Bigmore, Plunkett, Gertrude, Lupton, Thomas, Coquette and Arnott Streets, Leckie Place, and Bowlers and Pineville Avenues.

9.2.2 Building Fabric (refer to photos at Section 9.6)

Residential Building Fabric

The Pineville precinct is primarily made up of modestly scaled dwellings. These dwellings vary in era, design and scale and largely reflect the evolution of the area from the earliest days of development. The diversity in design not only spans the different periods of residential progress during the Victorian, Federation and interwar (and to a lesser degree, early postwar) eras, but within each era are variations in architectural styles. This appears to be a legacy of the disparate locations of development, different scales of streets and allotments, and the diversity of socio-economic groups (from wealthy families to working families) that lived in the area.

However, most dwellings share some similar characteristics: notably single storey heights, hipped and/gabled roof forms, front, return or side verandahs, timber weatherboard wall cladding, corrugated sheet metal roof cladding and timber framed double hung or casement windows (Photos 5.01-02). The largest proportion of dwellings in the area reflects typical Victorian, Federation, interwar or early postwar era architectural characteristics associated with dwellings constructed for the working classes in an economical way. Nevertheless, architectural details, such as verandah valances, eaves decoration, chimneys and gable infill, are generally consistent with the particular stylistic era in which the houses were built. Apart from the dwellings in Autumn Street, most houses also have low-medium height front fences (1 – 1.5 m height). These fences range from pointed, flat and capped timber pickets, timber post and cyclone or woven wire, or low solid brick designs, generally reflective of the building era (although there are a large proportion of pointed picket fences that span all architectural eras) (Photo 9.03). Garaging for most dwellings is located at the rear (either via a rear lane or side driveway accessed from the front). There are a contextually small number of dwellings with introduced carports that project forward of the dwellings. These forward-

57 Aitken, et.al., op.cit.

58 Seaton, op.cit., p.209.

projecting carports are mainly associated with dwellings on small allotments in Potter and Lupton Streets.

Victorian Era Dwellings

There are approximately 23 Victorian era dwellings that survive in the precinct built between 1850 and 1888, prior to the major residential subdivisions from 1889. Of this total, 8 of the dwellings were built in the 1850s and are a physical legacy of the earliest residential developments in the area. They are as follows:

- Residence, 111 Autumn Street (built c.1855).
- Residence, 119 Autumn Street (built c.1855).
- "Pineville", 2 Gertrude Street (built 1850-51).
- Residence, 2 Leckie Place (built c.1850s).
- Residence, 1 Pizer Street (built c.1850s) (Photo 9.04).
- Residence, 5 Pizer Street (built c.1850s).
- Residence, 5 St. James Street (initially built 1859-60).
- "Dumbarton", 12 Thomas Street (built 1853-55) (Photo 9.05).

The remaining Victorian era dwellings were constructed in the 1870s and 1880s, their locations again reflecting the disparate early development of the area. These dwellings are:

- "Luther", 5 Bigmore Street (built c.1883).
- "Belvedere", 11 Coquette Street (built 1884-85).
- "Cromarty", 22 Gertrude Street (built c.1887-88) (Photo 9.06).
- Residence, 39 Gertrude Street (built 1877-78).
- Residence, 5 Lupton Street (built c.1875).
- "Ponsanooth", 229 Pakington Street (built c.1889-90) (Photo 9.07).
- "Elmore", 225 Pakington Street (built c.1885).
- "Lauraville", 9 St. James Street (built 1875-76).
- Residence, 13 St. James Street (built 1877-78).

Late Victorian Era Dwellings

Within the precinct are approximately 60 Late Victorian era dwellings constructed from 1890 until 1899, representing the largest proportion of heritage building stock of a single era in the area. There is a further nine Late Victorian styled dwellings built between 1900 and 1912. These dwellings are largely characterised by hipped or gabled roof forms with projecting front skillion, convex, concave or bullnosed verandahs.

Amongst the diversity of building stock in the area are homogenous groupings of Late Victorian dwellings. These include the dwellings at 30-38 Coquette Street (east side) (Photo 9.08), 2-6 and 10-12 Laira Street (Photo 9.09), 2, 3 and 4 St. James Street and 1-11 Thomas Street.

Federation Era Dwellings

Another sizeable proportion of dwellings in the area relate to the Federation era, constructed between 1900 and 1919. Designed in Edwardian and Federation styles, they predominantly feature hipped roof forms with projecting gables and front or return verandahs and decorative timber fretwork verandah valances. Most are built of timber, although a notable face brick example is at 45 Gertrude Street (Photo 9.10).

Like the Late Victorian dwellings, there are some groups of similarly-designed and constructed Federation era dwellings. These are located at 113-117 Autumn Street, 13-17 Coquette Street, 24-28 Coquette Street (Photo 9.11), 33-37 Coquette Street, 12-16 Lupton Street and 6-10 Potter Street.

Interwar & Early Postwar Era Dwellings

Over 55 dwellings survive in the Pineville precinct constructed between 1920 and 1948, during the interwar and early postwar eras. Most dwellings have broad gabled roof forms, with verandah piers or posts, wide eaves and gable infill reflecting the typical interwar or early postwar Bungalow design characteristics. The late interwar and early postwar dwellings are largely characterised by hipped roof forms, brick wall construction, tiled roofs, corner porches and contextually larger timber framed windows (including corner windows). In lesser number, the early postwar Bungalows lack the decorative detailing of the interwar Bungalows that are particularly identified in the gable ends (timber ventilators, battening or paneling) and in the exposed timber rafters in the eaves and verandah construction.

By virtue of being laid out in the 1920s, Bowlers Avenue (Photo 9.12) and Pineville Avenue include the largest concentrations of interwar Bungalows in the area. There is also a grouping of Bungalows at 29-35 Gertrude Street (Photo 9.13). An atypical but notable example of a late interwar Old English styled dwelling is at 7 Coquette Street, built in face brick construction in 1941-42.

Introduced Dwellings

Within the precinct are approximately 50 dwellings built from the 1950s onwards. While a sizeable number of these houses are single storey and nondescript, there are some more substantial two storey dwellings and houses of atypical construction to most of the area that are notable in some streetscapes.

Landmarks

The Pineville precinct includes a select number of buildings that are atypical to most of the housing stock in the area. Apart from the Senior Citizens Club building in Autumn Street and the Geelong West Community Hall building in Leckie Place that have both been introduced, these atypical buildings represent local heritage landmarks in the area.

“Pineville” at 2 Gertrude Street and “Dumbarton” at 12 Thomas Street reflect the two surviving 1850s mansion houses in the area. The Pakington Street Reformed Church (Figure 9.14) at 231 Pakington Street is a physical legacy of Wesleyan Methodist activities in the precinct since 1847, with the existing building representing an architectural landmark in the area from 1876. Opposite the Church at 2 Potter Street is the former Newtown Methodist Church Sunday School (Photo 9.15), designed in an eclectic Late Federation Free style. Similarly, the former Geelong West Fire Station (Figure 9.16) at 95 Autumn Street marks another notable late Federation/early interwar building in the area, as well as symbolizing a community service organization to Geelong West throughout the 20th century. At 28 Potter Street is the former Potter Bakery (Photo 9.17). Although the building has been altered and adapted, the substantial face red brick gabled structure is located amongst more modestly scaled dwellings in a narrow streetscape and is a legacy of one of the two industrial developments in the area from the early 20th century. The Geelong West Bowling Club house (Photo 9.18) at the northern end of Bowlers Avenue

is associated with the establishment of the bowling greens after the acquisition of the land in 1911, as a consequence of the creation of the adjoining Geelong West Park.

9.2.3 Urban Design & Engineering Infrastructure

Given the diversity in land subdivision and building development, the allotment sizes in the Pineville precinct vary. However, within the context of each street, there are predominantly consistent front setbacks to the dwellings. Most dwellings also have narrow side setbacks.

A characteristic feature of the Pineville precinct is the drainage easement between Pakington Street and Laira Street. Now a below-ground barrel drain (Photo 9.19), it has replaced the original Western Gully (and later open drainage channel) around which subdivision and building development has been carried out.

Within the Pineville precinct is evidence of other early engineering infrastructure. In Bigmore Street and Leckie Place bluestone kerbs, channels and cross overs remain (Photos 5.20-21), while in Thomas Street there are bluestone kerbs. These streets and Autumn, St. James (east side), Potter and Lupton Streets also feature asphalt footpaths. The remaining streets have introduced concrete kerb and channel and introduced concrete footpaths.

9.2.4 Landscaping

A landmark landscape in the Pineville precinct is the Geelong West Park (Photo 9.22). Other notable landscapes include the bowling greens at the Geelong West Bowling Club at the northern end of Bowlers Lane. Street landscaping is minimal and introduced, including narrow grassed nature strips in Thomas and Gertrude Streets and Bowlers and Pineville Avenues. There are also relatively recently-planted street trees in Autumn and Gertrude Streets, and Pineville Avenue.

9.3 Integrity & Significance

9.3.1 Integrity

The Pineville heritage precinct includes 273 properties. Of this total, 188 (69%) of the significant buildings directly relate to the Victorian, Late Victorian, Federation, interwar and early postwar development eras of the area. A breakdown on the significance of these properties is as follows:⁵⁹

- State significance: 2
- Local significance:⁶⁰ 23
- Contributory significance: 163
- Conservation Desirable: 7
- Not Significant: 78

59 The following totals include some individual places previously assessed in the Geelong West Urban Conservation Study (1986) and identified as heritage overlays in the Greater Geelong Planning Scheme.

60 Of this total, 7 places have been previously assessed in the Geelong West Urban Conservation Study as being of regional significance, while another 5 places previously assessed of local significance. These places are already included as individual heritage overlays in the Greater Geelong Planning Scheme and for planning purposes, regionally and locally significant places are managed the same way under the heritage overlay.

The integrity of the precinct may also be determined by the integrity of the individual properties within it. A breakdown of the integrity of the properties is as follows:

- Predominantly Intact: 113
- Moderately Intact: 75
- Altered: 7
- Not Applicable:⁶¹ 78

In terms of areas, there are specific portions of the precinct that are less intact by virtue of there being a number of non-significant buildings grouped together. The east side of Thomas Street and portions of Gertrude Street and Lupton Street represent the more specific less intact areas.

9.3.2 Statement of Cultural Significance⁶²

The Pineville Heritage Precinct has significance for its diversity of Victorian, Late Victorian, Federation, interwar and to a lesser degree, early postwar building stock constructed between 1850 and 1948. The variation in dwelling design spans both the different periods of residential progress and within each of the design types, being a legacy of the disparate locations of early development, different scales of streets and allotments, and the diversity of socio-economic circumstances of the original owners. Yet, the precinct also has significance for the similar characteristics shared by most dwellings: single storey scale; hipped and/or gabled roof forms; timber weatherboard wall construction; corrugated sheet metal roof cladding; timber framed windows and front, side or return verandahs. Within the context of each street, most dwellings share similar front setbacks. The earliest streets within the precinct: Pakington, Autumn, Gertrude, Potter, Lupton, Pizer, Coquette, Thomas, St. James and Laira Streets are a physical legacy of the layout of the area between 1839 and 1864. A sizeable proportion of the southern half of the precinct had been acquired by James Austin in 1847. He donated land for the establishment of the Wesleyan Church at the corner of Pakington and Lupton Streets at that time. The existing Church building, built in 1876, forms a local heritage landmark, as does the neighbouring Memorial Sunday School (built in c.1920) at 2 Potter Street. Spread throughout the precinct are 8 dwellings built in the 1850s, representing the earliest phase of residential development. The most notable surviving examples include "Pineville" at 2 Gertrude Street and "Dumbarton" at 12 Thomas Street. The other Victorian dwellings built in the 1870s and 1880s are also occur in the area, as are the proportionally large number of Late Victorian dwellings built in the 1890s. These dwellings reflect later subdivisions of 1889 and c.1890-91 with small homogenous groupings contributing to the streetscapes in Coquette, Laira and Thomas Streets. The contextually notable number of Federation era dwellings also contributes to an important phase of residential development between 1900 and 1919. Further subdivision of remaining open land in the area, including the "Pineville" estate in the early 1920s, brought about the construction of interwar and early postwar dwellings, particularly in the newly-created streets of Bowlers and Pineville Avenues, and in Gertrude Street. Also significant to the area is the Geelong West Park that provides an important public landscape, having been established on the northern portion of the former "Pineville" property in 1911. The Geelong West Bowling Club greens and clubhouse soon followed. Other

61 This relates to properties that do not have significance to the heritage precinct.

62 The specific integrity and level of significance for each building in the area is provided in Section 2.1.8 and on the datasheets in Volume 8.

early 20th century landmarks in the area include the Geelong West Fire Station at 95 Autumn Street (built in 1919) and the former Potter Bakery building (established in 1922-23) at 28 Potter Street. The drainage easement in the northern portion of the precinct (between Pakington and Laira Streets) also reflects important infrastructure which replaced a masonry open channel in 1932 that had been constructed in 1891 in the natural creek bed originally known as the Western Gully. In addition to the former Newtown Methodist Sunday School, a number of streets in the area commemorate local soldiers who fought and died in the First and Second World Wars.

The Pineville Heritage precinct is architecturally and aesthetically significant at a LOCAL level (AHC D.2). It demonstrates a diverse range of Victorian, Late Victorian, Federation, Edwardian, interwar Bungalow and early postwar Bungalow styles, reflecting the evolution and progress of the area between 1850 and 1948. More broadly, the area has significance for its similar architectural characteristics in the surviving residential heritage buildings, notably: single storey scale; hipped and/or gabled roof forms; timber weatherboard wall construction; corrugated sheet metal roof cladding; timber framed windows and front, side or return verandahs. The detailing to most of the dwellings relates to their stylistic eras. A select number of buildings are atypical to the scale and design of the dwellings also contribute to the architectural significance of the area. These are the Reformed Church at 231 Pakington Street and its neighbouring Memorial Sunday School Hall at 2 Potter Street; "Pineville" at 2 Gertrude Street; "Dumbarton" at 12 Thomas Street; Geelong West Bowling Clubhouse at the north end of Bowlers Avenue; and the former Potter Bakery at 28 Potter Street (representing the only surviving physical legacy of commercial or industrial development in the area from the early 20th century). The Geelong West Park, laid out between 1911 and 1912, contributes to the aesthetic values of the area as an important public landscape. The surviving bluestone kerb and channel and the drainage easement along the route of the original Western Gully, also contribute to the significance of the precinct.

The Pineville Heritage precinct is historically significant at a LOCAL level (AHC A.4, H.1). It has associations with the earliest phases of building development in Geelong West from the late 1840s. Historically, the Pineville precinct embodies several important phases of residential development in the 1850s and 1870-1880s (when the area remained semi-rural), and especially during the 1890s, early 20th century and interwar period, when further land subdivisions allowed for the construction of most of the surviving heritage dwellings in the area. The precinct has associations with some early notable figures, including James Austin (original landholder who donated land for the Wesleyan Church in 1847 and 1868), William Timms and W.J. Reid, original and early owners of "Pineville", Henry Roebuck, Town Treasurer of "Dumbarton", 12 Thomas Street, and John Baxter and Son, builders of several Late Victorian dwellings in the area in the 1890s.

The Pineville Heritage Precinct is socially significant at a LOCAL level (AHC G.1). The former Newtown Methodist Church Sunday School Hall at 2 Potter Street, and more broadly the names of Leckie Place and Bigmore, Lupton, Pizer, Plunkett and Potter Streets are valued by sections of the local community as memorials commemorating the service and sacrifice of local soldiers who fought and died in the First and Second World Wars.

Overall, the Pineville Heritage Precinct is of LOCAL significance.

9.4. Pineville Heritage Precinct: Plan



9.5 Pineville Heritage Precinct: Historical Figures

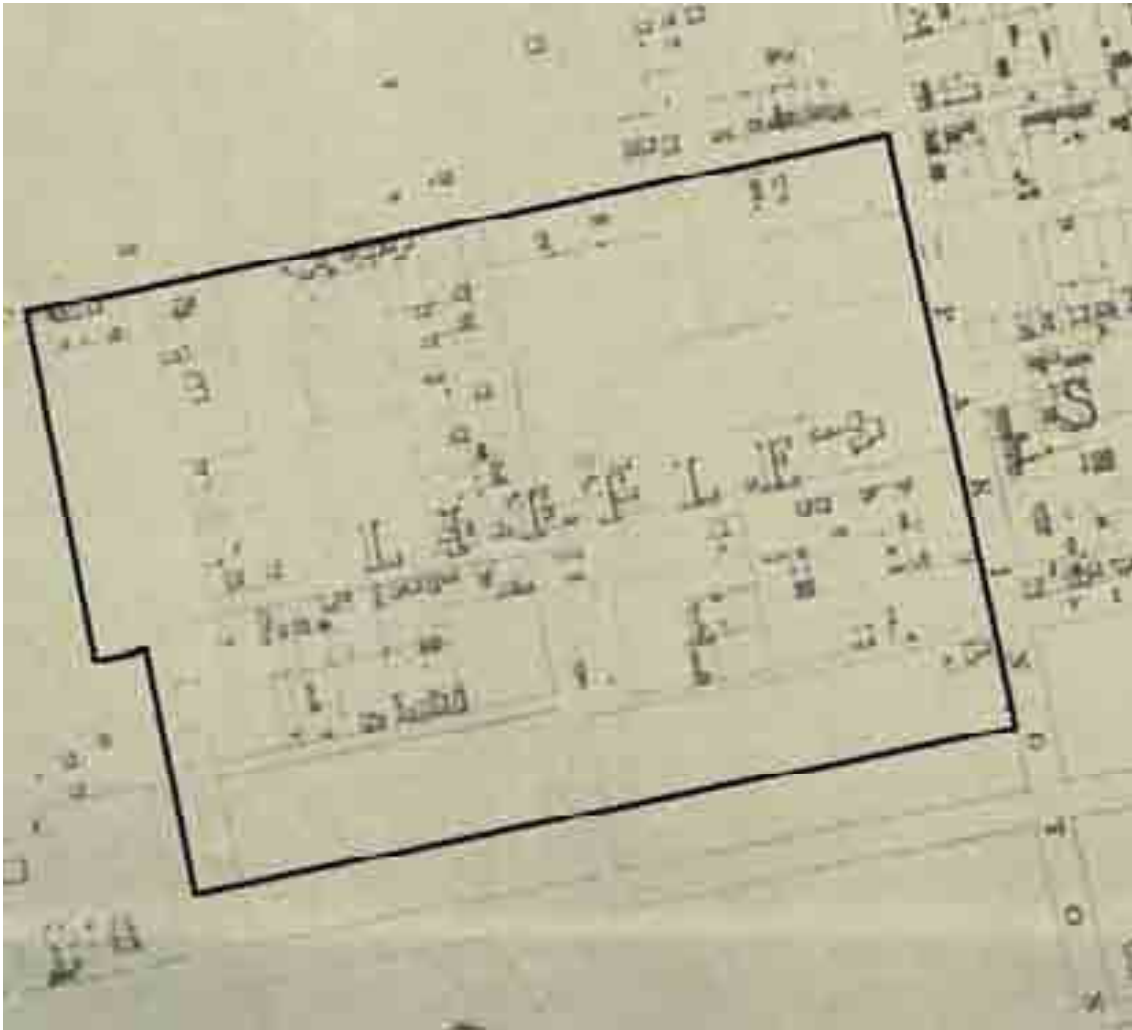


Figure 9.01: Portion of J.H. Taylor's Map of Geelong, 1854, broadly showing the Pineville precinct area. Source: G. Seaton, *The Ashby Story*, cover insert.



Figure 9.02: Robert Balding, Town Survey, Map of the Town of Geelong, 30 June 1864 (revd version), showing the area and streets created within the Pineville precinct. Source: G. Seaton, *The Ashby Story: A History of Geelong West*, 1978, fold-out insert.

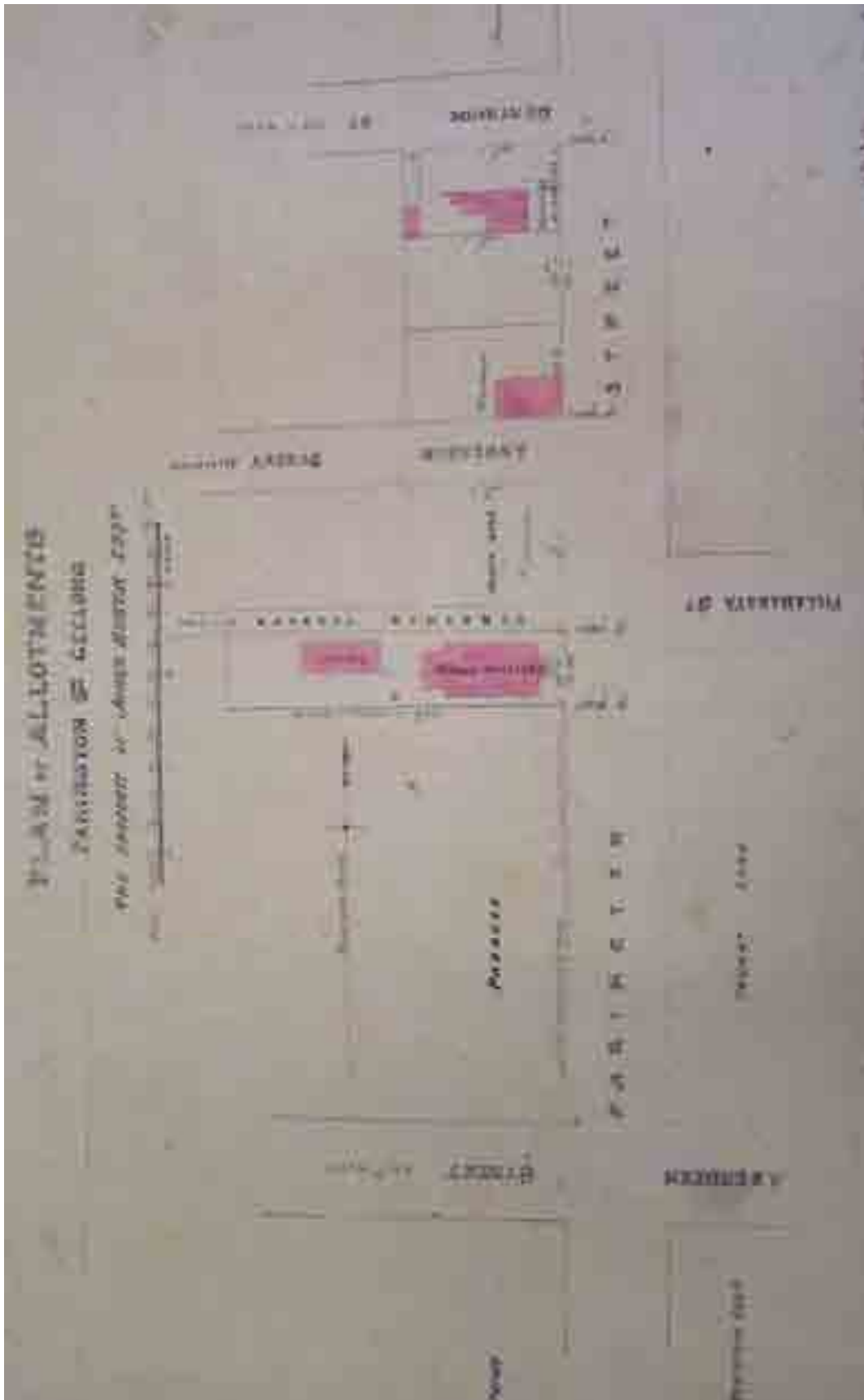


Figure 9.03: 'Plan of Allotments, Pakington St., Geelong', c.1874. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.

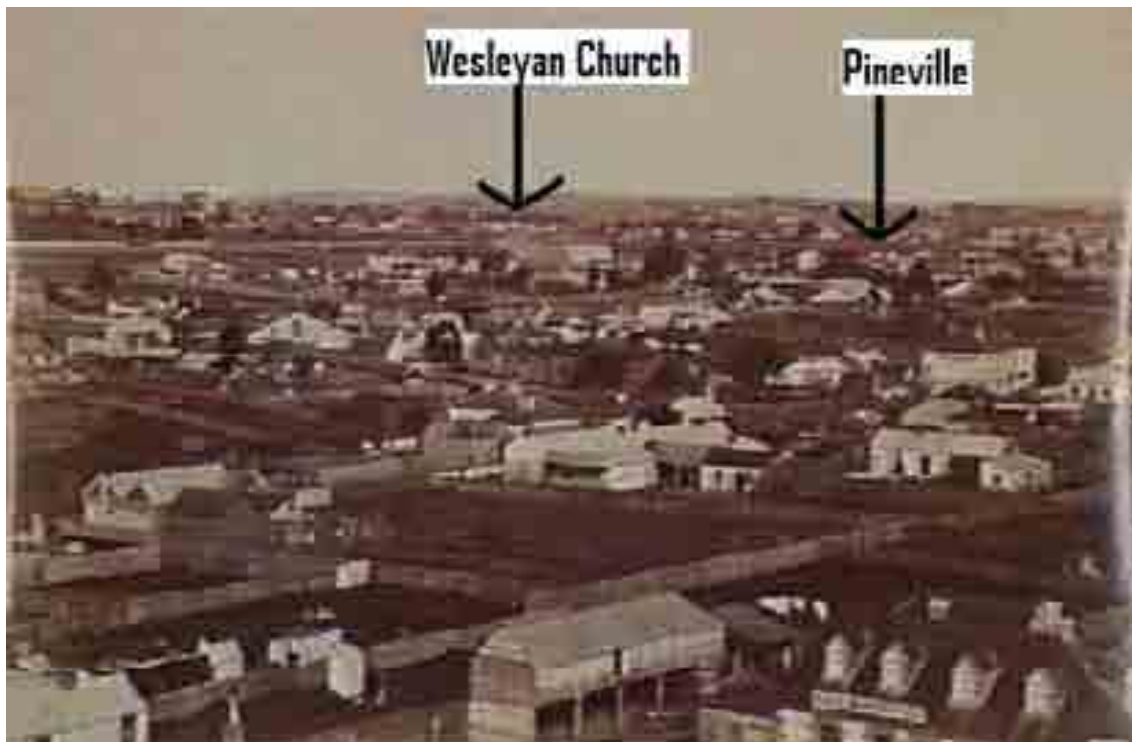


Figure 9.04: Fred Kruger, View overlooking Ashby, c.1880-89. The upper middle ground shows part of the Pineville precinct, with the local landmark, the Wesleyan Church in Pakington Street, especially identifiable. Source: LaTrobe Picture Collection, State Library of Victoria, image no. a53841.



Figure 9.05: Fred Kruger, Newtown Wesleyan Church, Pakington Street, Geelong West, 1880. LaTrobe Picture collection, State Library of Victoria, image no. b23003.

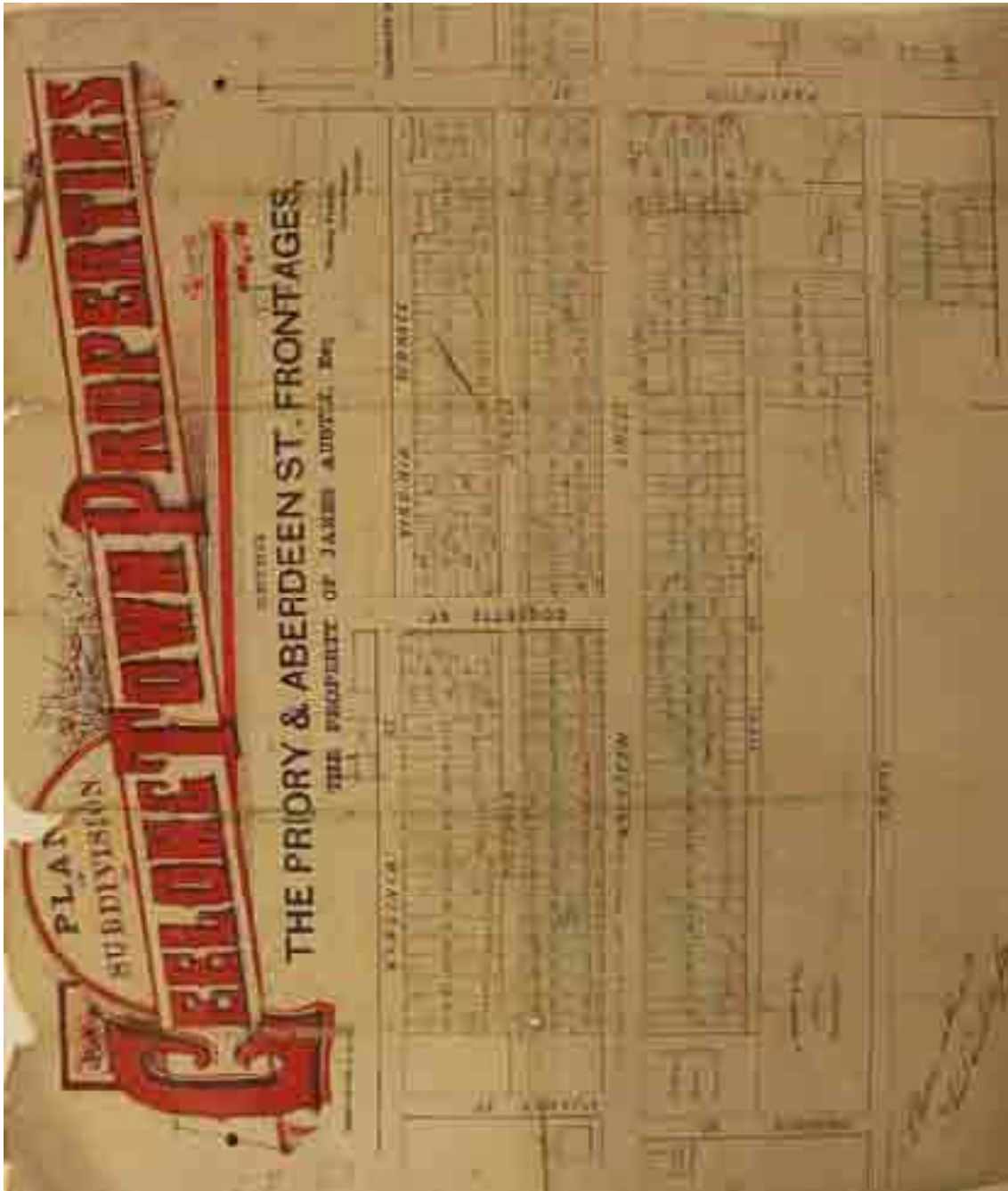


Figure 9.06: Plan of Subdivision of Geelong Town Properties, 1889. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.



Figure 9.07: Murchison Estate subdivision plan, c.1890-91. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.

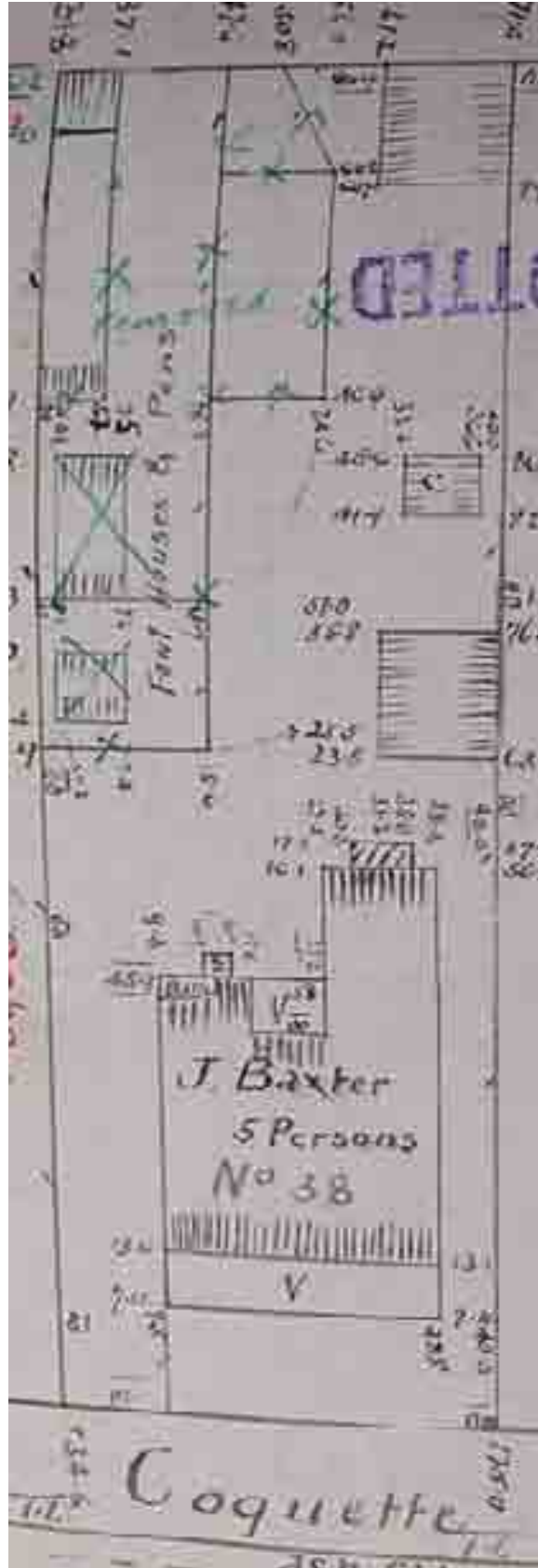


Figure 9.08: Sketch plan of the property at 38 Coquette Street, c.1913, showing the rear outbuildings including fowl houses. Source: Geelong Waterworks & Sewerage Trust Fieldbook plan, no. 163, p.6, c.1913, Barwon Water collection.



Figure 9.09: "Olinda", 27 Gertrude Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 9.10: "Locksley", 27 Lupton Street, c.1981-85. Source: Geelong Heritage Centre picture collection, GRS1160.



Figure 9.11: "Winton Lea", 29 Lupton Street, c.1981-85. Source: Geelong Heritage Centre picture collection, GRS1160.



Figure 9.12: "Fairy Knowl", 1 Bigmore Street, 2008. Source: City of Greater Geelong.



Figure 9.13: Dwellings at 8 and 10 Potter Street (left), built in 1909-10 for Mrs Clement. Source: David Rowe, 2001.



Figure 9.14: Geelong Waterworks & Sewerage Trust Detail Plan No. 91 showing Pineville Precinct (north of Gertrude Street), c.1912 (revised 1914, 1917 & 1970). Source: Barwon Water.

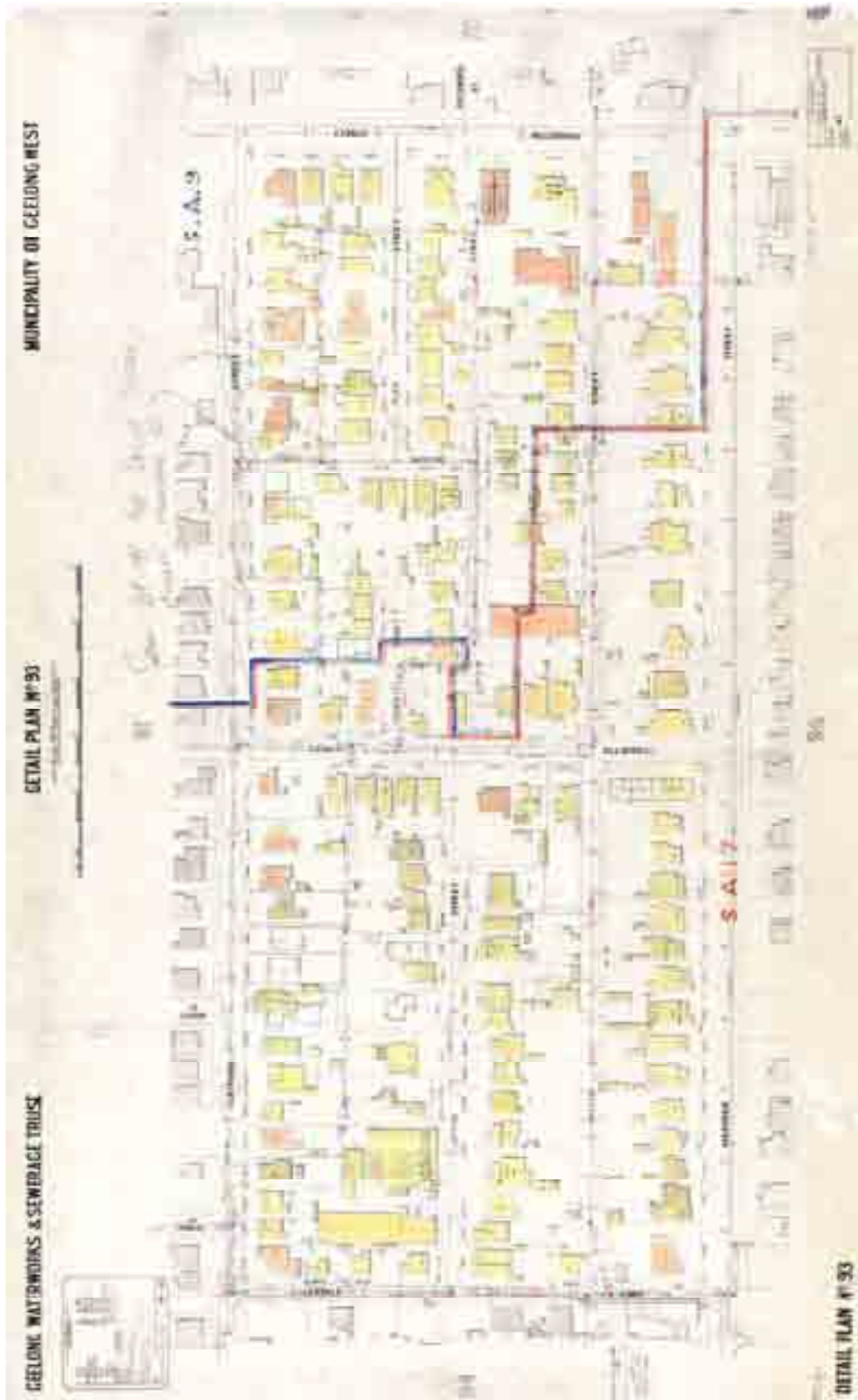


Figure 9.15: Geelong Waterworks & Sewerage Trust Detail Plan No. 93 showing Pineville Precinct (south of Gertrude Street), c.1912 (revised 1914, 1917 & 1970). Source: Barwon Water.



Figure 9.17: “Pineville”, 2 Gertrude Street, 1986. Source: Aitken, Honman & Huddle, ‘City of Geelong West Urban Conservation Study’, 1986.



Figure 9.18: Northern portion of the “Pineville” property showing the Western Gully in flood, 1911. Source: *News of the Week*, 16 March 1911, Geelong Heritage Centre.

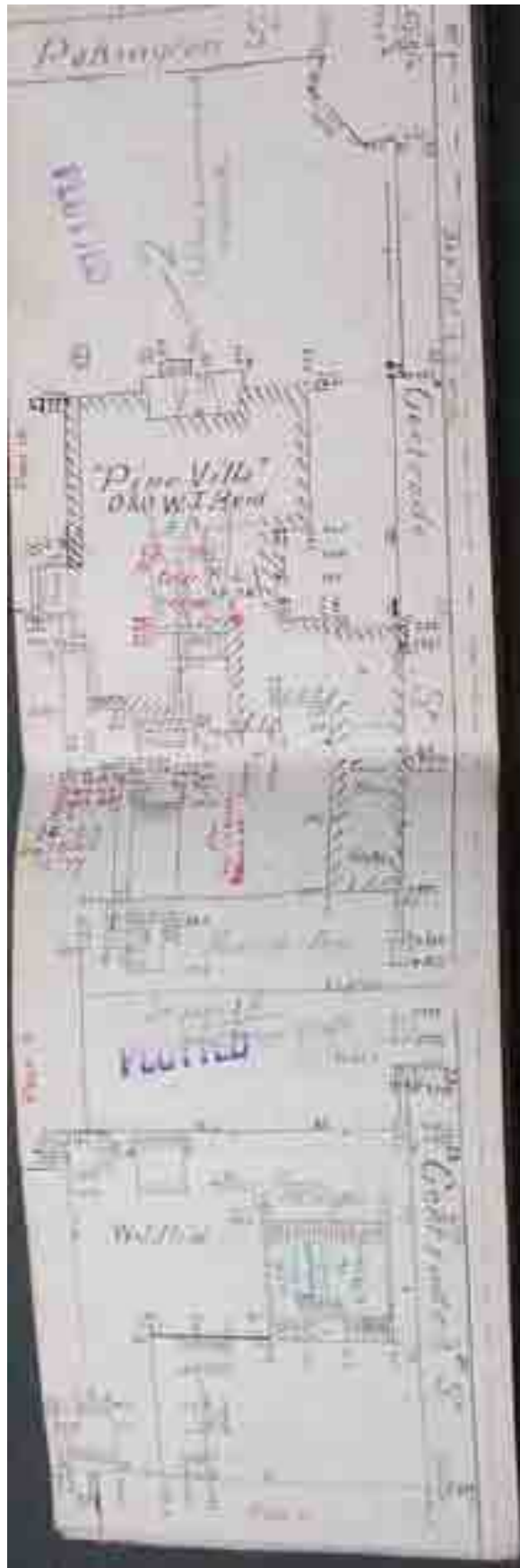


Figure 9.19: Sketch plan of "Pineville", showing rear coach house, stables & other outbuildings, 1912. Source: Geelong Waterworks & Sewerage Trust Fieldbook plan, no. 163, p.13, 10 October 1912, Barwon Water collection.

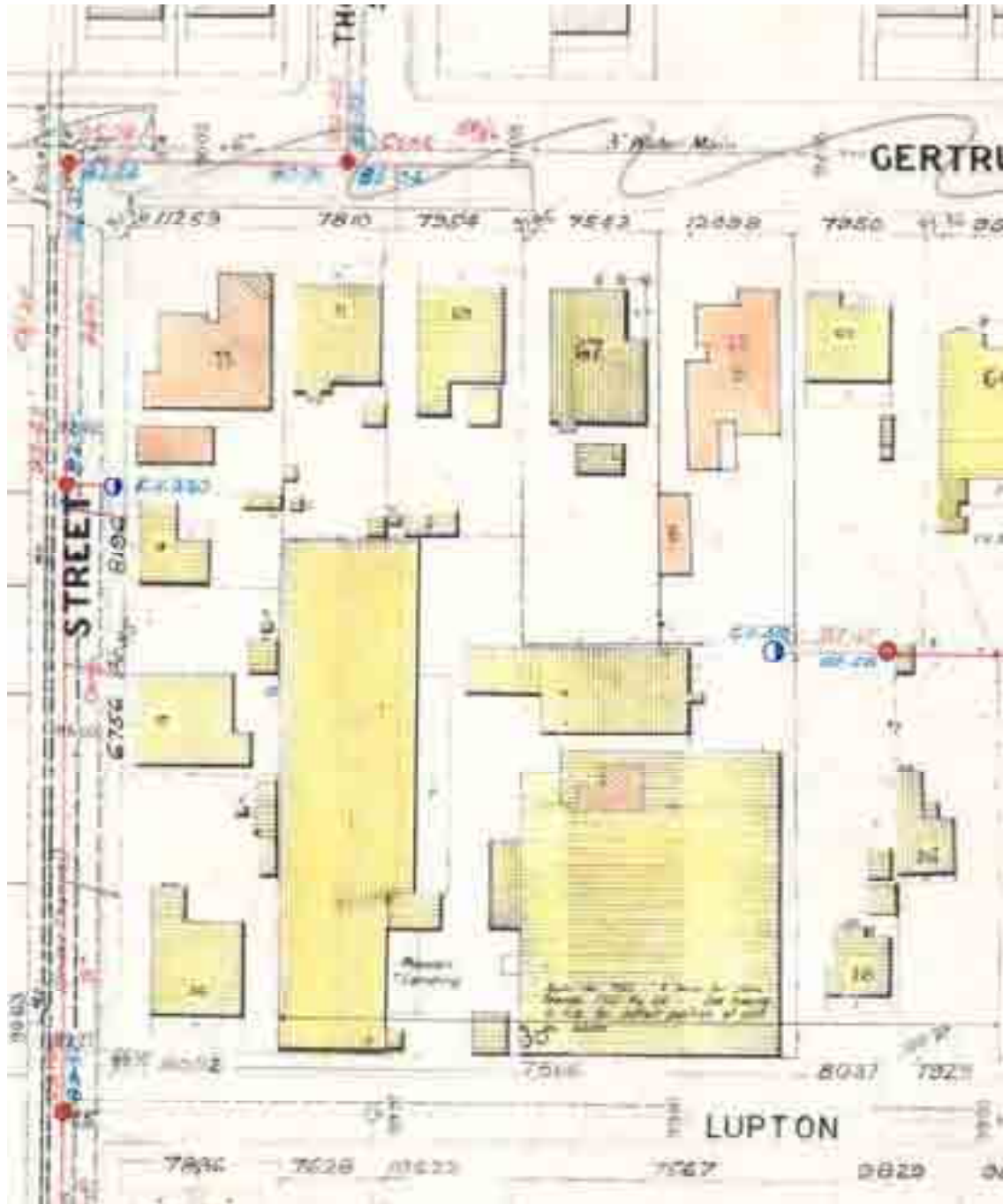


Figure 9.20: Detail of Geelong Waterworks & Sewerage Trust Detail Plan No. 93, c.1912, showing outline of the Victoria Foundry and Enameling Works in Lupton Street. Source: Barwon Water collection.



Figure 9.21: Victoria Foundry and Enameling Works, Lupton Street, c.1981-85. Source: Geelong Heritage Centre picture collection, GRS1160.



Figure 9.22: Victoria Foundry and Enameling Works, Lupton Street, c.1981-85. Source: Geelong Heritage Centre picture collection, GRS1160.



Figure 9.23: Victoria Foundry and Enameling Works, Lupton Street, c.1981-85, showing the pointed arched windows from the former Ashby State School. Source: Geelong Heritage Centre picture collection, GRS1160.

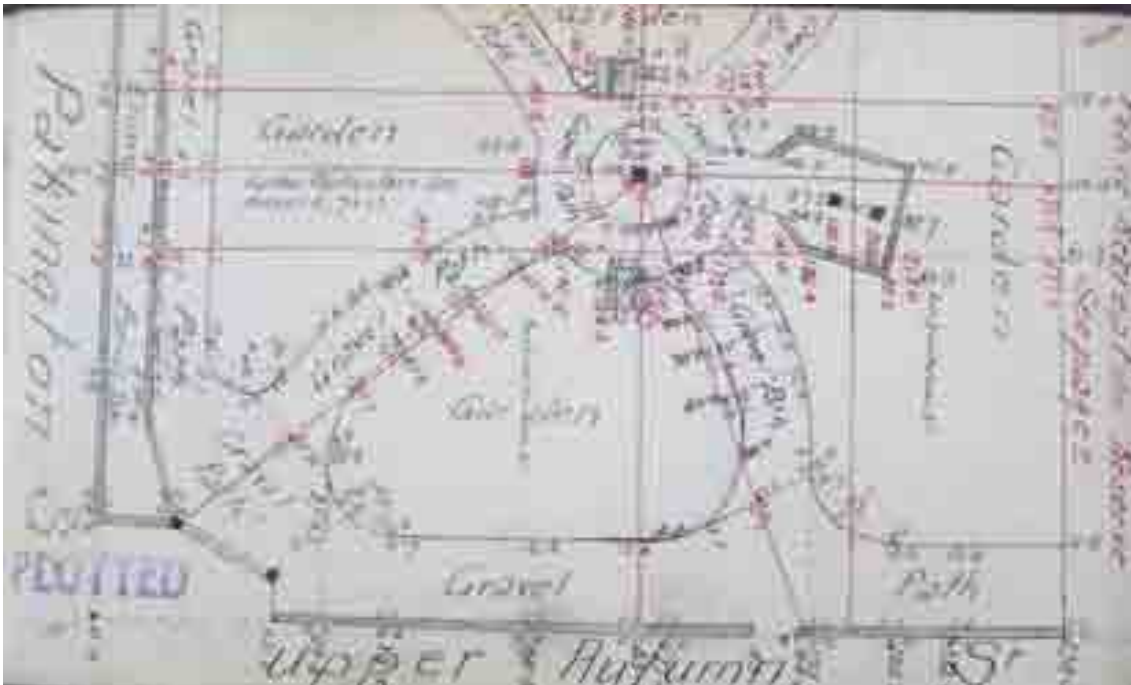


Figure 9.24: Sketch plan of the layout of a portion of the Geelong West Park, c.1912. Source: Geelong Waterworks & Sewerage Trust Fieldbook, no. 163, p.1, c.1912, Barwon Water collection.



Figure 9.25: Official opening of the Geelong West Park, 17 February 1912, showing the iron gates at the main entrance, path layout and newly-planted garden beds. Note the mature perimeter trees on the Autumn Street boundary originally formed the northern boundary to “Pineville”. The high fence in the middle ground (left) represented the new boundary to “Pineville”. Source: *News of the Week*, 12 December 1912, Geelong Heritage Centre.

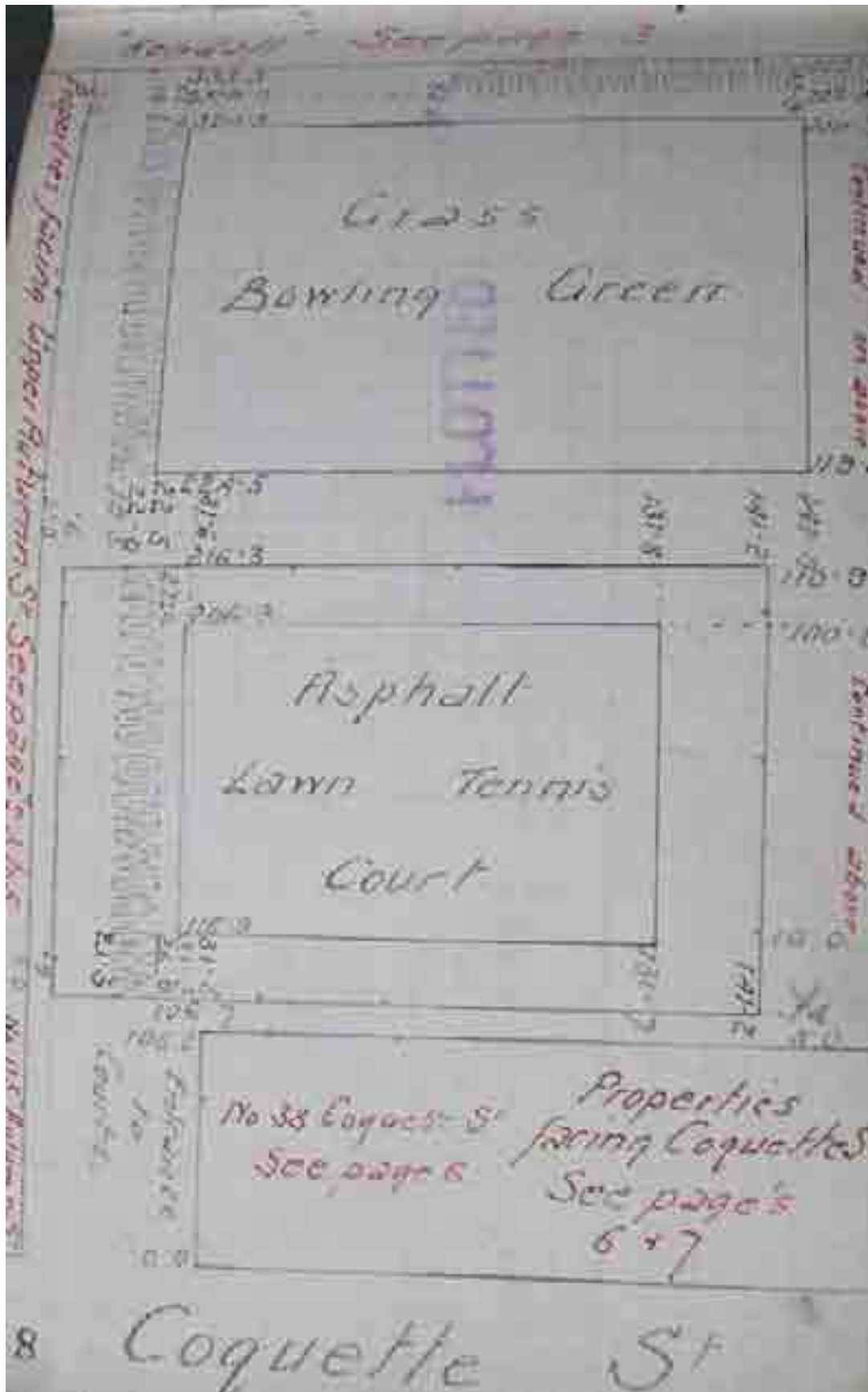


Figure 9.26: Sketch plan showing the Geelong West Bowling Green & Tennis Court, c.1912. A second sketch plan showed the location of the quoit ground. Source: Geelong Waterworks & Sewerage Trust Fieldbook, no. 163, p.8, c.1912, Barwon Water collection.



Figure 9.27A: Sketch drawing of the proposed Bowling Club pavilion designed by Seeley, King and Everett, 1913. Source: *News of the Week*, 13 February 1913, Geelong Heritage Centre.

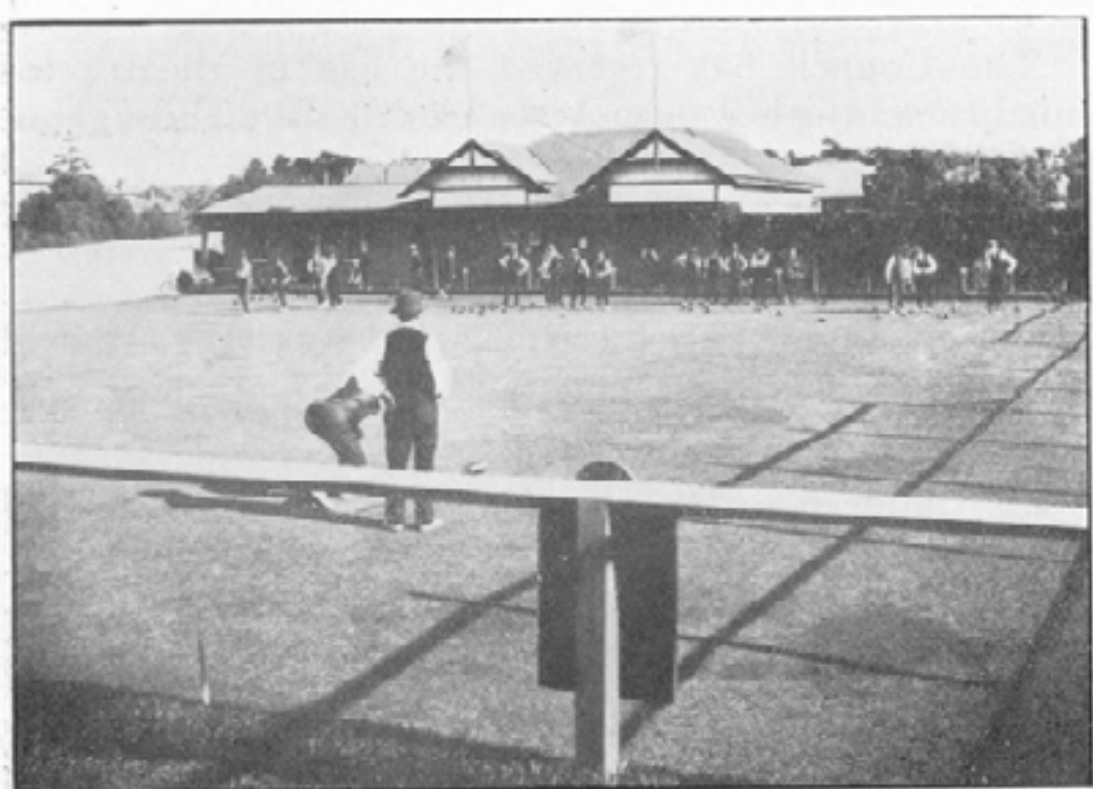


Figure 9.27C: Geelong West Bowling Greens (Clubhouse in the background), c.1922. Source: 'Souvenir Geelong West, Proclaimed a Town, March 22nd, 1922'.



Figure 9.27C: Proposed Pavilion designed by Laird and Buchan architects, 1912. Source: *News of the Week*, 11 January 1912, Geelong Heritage Centre.



Figure 9.27D: Geelong West Fire Station, c.1922. Source: 'Souvenir Geelong West, Proclaimed a Town, March 22nd, 1922'.

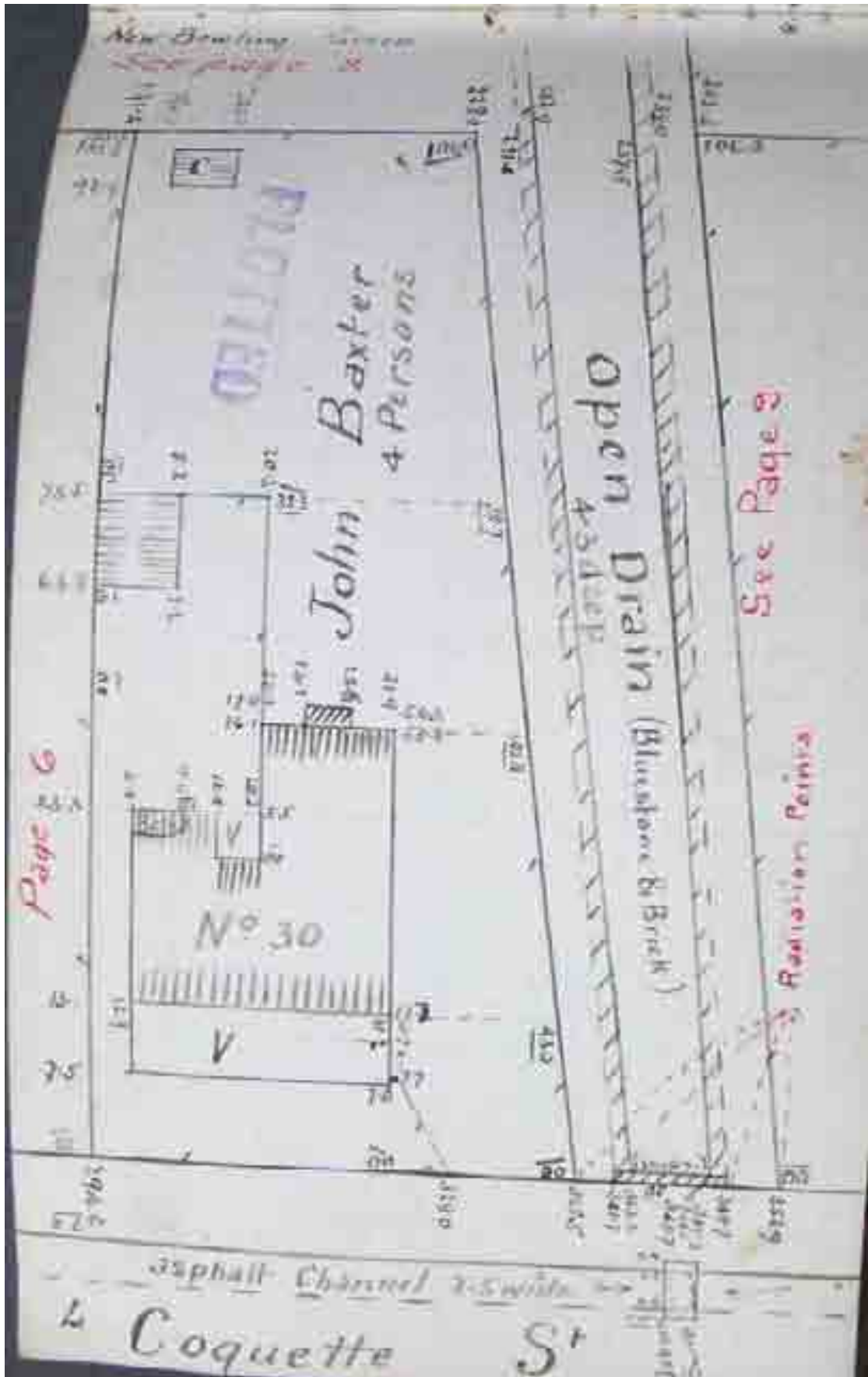


Figure 9.28: Sketch plan of the property at 30 Coquette Street, showing the adjacent “open drain” constructed of bluestone and brick, c.1913. Source: Geelong Waterworks & Sewerage Trust Fieldbook, no. 163, p.7, c.1913, Barwon Water collection.



Figure 9.29: Coquette Street looking north towards Autumn Street, showing the open drain (West Gully) in flood, 1911. The Late Victorian dwellings built by J.H. Baxter are lining the right (east) side of the street. Source: *News of the Week*, 16 March 1911, Geelong Heritage Centre.



Figure 9.30: Gertrude Street looking west from the intersection with Thomas Street, showing floodwaters from the nearby open drain (West Gully) in 1911. The Late Victorian dwellings at 68-74 Gertrude Street are shown on the right, with the dwelling at 77 Gertrude Street shown in the middle ground on the left. Source: *News of the Week*, 16 March 1911, Geelong Heritage Centre.

Pineville
ESTATE

FOR PRIVATE SALE.
15 Splendid Shop & Home Sites

Frontages to Pakington & Corbridge Streets and Pineville Avenue.

The Most Central Area available in Geelong.
Trains pass the land.
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TITLE CERTIFICATE.

TERMS Exceptionally Easy: One-fifth Cash, Pakington St. Frontages £20 Deposit other Allotments.

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SOLE AGENTS: G. Frier & Collins, Auctioneer and Estate Agents, 12 MYRIE ST. GEELONG

Figure 9.31: Pineville Estate subdivision plan, c.1922. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS2030.



Figure 9.32: Potter Bakery (Lupton Street façade), 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.

9.6 Pineville Heritage Precinct: Photographs



Photo 9.01: Gertrude Street, showing variety of house styles but also consistent single storey detached compositions, hipped and/or gabled roof forms, front verandahs and timber wall cladding and corrugated sheet metal roof cladding. Source: David Rowe, 2001.



Photo 9.02: Bigmore Street showing early & introduced dwellings, all single storey and detached. Source: David Rowe, 2001.



Photo 9.03: Gertrude Street, showing predominantly 1200-1300 high fences, including timber picket fences. Source: David Rowe, 2008.



Photo 9.04: Residence, 1 Pizer Street. Source: Pam Jennings, 2008.



Photo 9.05: "Dumbarton", 12 Thomas Street. Source: Pam Jennings, 2008.



Photo 9.06: "Cromarty", 22 Gertrude Street. Source: Pam Jennings, 2008.



Photo 9.07: "Ponsanooth", 229 Pakington Street. Source: Pam Jennings, 2008.



Photo 9.08: Late Victorian dwellings 30-38 Coquette Street. Source: David Rowe, 2008.



Photo 9.09: Late Victorian dwellings, 2-6 and 10-12 Laura Street. Source: David Rowe, 2008.



Photo 9.10: Residence, 45 Gertrude Street. Source: Pam Jennings, 2008.



Photo 9.11: Edwardian dwellings 24-28 Coquette Street. Source: David Rowe, 2008.



Photo 9.12: Interwar Bungalow dwellings, Bowlers Avenue. Source: David Rowe, 2008.



Photo 9.13: Interwar Bungalow dwellings, 29-35 Gertrude Street. Source: David Rowe, 2008.



Photo 9.14: Pakington Street Reformed (former Methodist) Church. Source: David Rowe, 2008.



Photo 9.15: Newtown Methodist Memorial Sunday School, 2 Potter Street. Source: David Rowe, 2008.



Photo 9.16: Former Geelong West Fire Station, 95 Pakington Street. Source: David Rowe, 2008.



Photo 9.17: Former Potter bakery, 28 Potter Street. Source: David Rowe, 2008.



Photo 9.18: Geelong West Bowling Club house, off Bowlers Avenue. Source: David Rowe, 2008.



Photo 9.19: The high white-painted fence and drains in Coquette Street represent the location of the former Western Gully and open drain. Source: David Rowe, 2008.



Photo 9.20: Bluestone kerb and channel in Bigmore Street. Source: David Rowe, 2008.



Photo 9.21: Detail of bluestone cross over, Bigmore Street. Source: David Rowe, 2001.



Photo 9.22: Geelong West Park looking northeast from the southern end. Source: David Rowe, 2008.

9.7 Pineville Heritage Precinct: List of Places

Place Name	Address	Proposed Significance	Existing HO	Integrity
"Abbwvale"	01 Arnott Street	Contributory		Moderately Intact
Residence	02 Arnott Street	Contributory		Predominantly Intact
Residence	03 Arnott Street	Contributory		Moderately Intact
Residence	04 Arnott Street	Contributory		Moderately Intact
Residence	05 Arnott Street	Contributory		Predominantly Intact
Residence	06 Arnott Street	Contributory		Moderately Intact
Residence	07 Arnott Street	Contributory		Moderately Intact
Residence	08 Arnott Street	Contributory		Moderately Intact
Residence	10 Arnott Street	Not Significant		Not Applicable
Geelong West Park	77 Autumn Street	Local (individual)	HO1634	Moderately Intact
Fire Station	95 Autumn Street	Local (individual)	HO620	Moderately Intact
Residence	97 Autumn Street	Contributory		Predominantly Intact
Residence	99 Autumn Street	Not Significant		Not Applicable
Residence	101 Autumn Street	Contributory		Moderately Intact
Residence	103 Autumn Street	Contributory		Predominantly Intact
Residence	105 Autumn Street	Contributory		Moderately Intact
"Craiglands"	107 Autumn Street	Local (individual)	HO621	Moderately Intact
"Rothwell"	109 Autumn Street	Contributory		Predominantly Intact
Residence	111 Autumn Street	Local (individual)	HO623	Predominantly Intact
Residence	113 Autumn Street	Contributory		Predominantly Intact
"Torunga"	115 Autumn Street	Contributory		Predominantly Intact
Residence	117 Autumn Street	Contributory		Predominantly Intact
Residence	119 Autumn Street	Local (individual)	HO624	Predominantly Intact
Residence	121 Autumn Street	Contributory		Predominantly Intact
Residence	125 Autumn Street	Not Significant		Not Applicable
Residence	127 Autumn Street	Contributory		Predominantly Intact
Community Garden &	129 Autumn Street	Not Significant		Not Applicable
Residence	133 Autumn Street	Contributory		Predominantly Intact
Residence	133 A Autumn Street	Contributory		Moderately Intact
Residence	135 Autumn Street	Contributory		Moderately Intact
Residence	137 Autumn Street	Contributory		Predominantly Intact
Residence	139 Autumn Street	Contributory		Predominantly Intact
Residence	141 Autumn Street	Not Significant		Not Applicable
Residence	143 Autumn Street	Not Significant		Not Applicable
Residence	145 Autumn Street	Contributory		Predominantly Intact
Residence	147 Autumn Street	Contributory		Moderately Intact
"Annalea"	151 Autumn Street	Contributory		Predominantly Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
"Fairy Knowl"	1	Bigmore Street	Contributory		Predominantly Intact
"Rothsay"	3	Bigmore Street	Conservation Desirable		Altered
"Luther"	5	Bigmore Street	Contributory		Predominantly Intact
Residence	7	Bigmore Street	Conservation Desirable		Altered
Residence	9	Bigmore Street	Not Significant		Not Applicable
Residence	1	Bowlers Ave	Contributory		Predominantly Intact
Residence	2	Bowlers Ave	Contributory		Predominantly Intact
Residence	2	A Bowlers Ave	Not Significant		Not Applicable
Residence	3	Bowlers Ave	Contributory		Moderately Intact
Residence	4	Bowlers Ave	Not Significant		Not Applicable
Residence	5	Bowlers Ave	Local (individual)	HO639	Predominantly Intact
Residence	6	Bowlers Ave	Contributory		Predominantly Intact
Residence	8	Bowlers Ave	Not Significant		Not Applicable
Geelong West Bowling	12	Bowlers Avenue	Contributory		Moderately Intact
Residence	3	Coquette Street	Contributory		Predominantly Intact
Residence	4	Coquette Street	Contributory		Predominantly Intact
"Beulah"	5	Coquette Street	Contributory		Predominantly Intact
Residence	6	Coquette Street	Contributory		Predominantly Intact
Residence	7	Coquette Street	Local (individual)		Predominantly Intact
Residence	8	Coquette Street	Contributory		Predominantly Intact
"Whitehaven Cottage"	9	Coquette Street	Contributory		Predominantly Intact
"Belvedere"	11	Coquette Street	Contributory		Moderately Intact
Residence	12	Coquette Street	Conservation Desirable		Altered
"Kelso"	13	Coquette Street	Contributory		Predominantly Intact
Residence	15	Coquette Street	Contributory		Predominantly Intact
Residence	16	Coquette Street	Not Significant		Not Applicable
Residence	17	Coquette Street	Contributory		Predominantly Intact
Residence	17	A Coquette Street	Not Significant		Not Applicable
Residence	18	Coquette Street	Not Significant		Not Applicable
Units	20	1 Coquette Street	Not Significant		Not Applicable
Units	20	2 Coquette Street	Not Significant		Not Applicable
Residence	21	Coquette Street	Not Significant		Not Applicable
Residence	22	Coquette Street	Contributory		Predominantly Intact
Residence	23	Coquette Street	Contributory		Moderately Intact
Residence	24	Coquette Street	Contributory		Moderately Intact
Residence	25	Coquette Street	Contributory		Predominantly Intact
Residence	26	Coquette Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	27 Coquette Street	Not Significant		Not Applicable
Residence	28 Coquette Street	Contributory		Predominantly Intact
Residence	29 Coquette Street	Not Significant		Not Applicable
Residence	30 Coquette Street	Local (individual)	HO655	Moderately Intact
Residence	31 Coquette Street	Not Significant		Not Applicable
Residence	32 Coquette Street	Local (individual)	HO656	Moderately Intact
Residence	33 Coquette Street	Contributory		Predominantly Intact
Residence	34 Coquette Street	Local (individual)	HO657	Predominantly Intact
Residence	35 Coquette Street	Contributory		Predominantly Intact
Residence	36 Coquette Street	Local (individual)	HO658	Predominantly Intact
Residence	37 Coquette Street	Contributory		Predominantly Intact
Residence	38 Coquette Street	Local (individual)	HO659	Predominantly Intact
"Alexir"	1 Gertrude Street	Contributory		Predominantly Intact
"Pineville" 2-12	2 Gertrude Street	Regional (individual)	HO209	Moderately Intact
Residence	5 Gertrude Street	Not Significant		Not Applicable
Residence	9 Gertrude Street	State (individual)	HO689,	Predominantly Intact
Residence	11 Gertrude Street	Contributory		Predominantly Intact
Residence	13 Gertrude Street	Not Significant		Not Applicable
Residence	14 Gertrude Street	Contributory		Predominantly Intact
Residence	15 Gertrude Street	Contributory		Predominantly Intact
Residence	16 Gertrude Street	Contributory		Moderately Intact
Residence	18 Gertrude Street	Contributory		Predominantly Intact
Residence	19 Gertrude Street	Contributory		Predominantly Intact
"Myee"	20 Gertrude Street	Contributory		Predominantly Intact
"Cromarty"	22 Gertrude Street	Contributory		Predominantly Intact
Units	23 Gertrude Street	Not Significant		Not Applicable
Residence	24 Gertrude Street	Not Significant		Not Applicable
Residence	26 Gertrude Street	Conservation Desirable		Altered
"Olinda"	27 Gertrude Street	Contributory		Predominantly Intact
Residence	29 Gertrude Street	Contributory		Moderately Intact
Residence	30 Gertrude Street	Contributory		Predominantly Intact
Residence	31 Gertrude Street	Contributory		Predominantly Intact
Residence	32 Gertrude Street	Contributory		Predominantly Intact
Residence	33 Gertrude Street	Contributory		Predominantly Intact
"Kinton Villa"	34 Gertrude Street	Contributory		Moderately Intact
"Kia Ora"	35 Gertrude Street	Local (individual)	HO690	Predominantly Intact
Residence	38 Gertrude Street	Not Significant		Not Applicable

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	39 Gertrude Street	Conservation	Desirable	Altered
Residence	40 Gertrude Street	Not Significant		Not Applicable
Residence	42 Gertrude Street	Contributory		Predominantly Intact
Residence	43 Gertrude Street	Not Significant		Not Applicable
Residence	44 Gertrude Street	Not Significant		Not Applicable
Residence	45 Gertrude Street	Local (Individual)		Predominantly Intact
Residence	46 Gertrude Street	Contributory		Moderately Intact
Residence	47 Gertrude Street	Not Significant		Not Applicable
Residence	48 Gertrude Street	Contributory		Moderately Intact
Residence	49 Gertrude Street	Not Significant		Not Applicable
Residence	51 Gertrude Street	Not Significant		Not Applicable
Residence	52 Gertrude Street	Contributory		Predominantly Intact
"Townsville"	54 Gertrude Street	Contributory		Moderately Intact
Residence	55 Gertrude Street	Not Significant		Not Applicable
"Waikato"	56 Gertrude Street	Contributory		Moderately Intact
"Elliminyte"	58 Gertrude Street	Contributory		Moderately Intact
Residence	59 Gertrude Street	Contributory		Predominantly Intact
Residence	60 Gertrude Street	Not Significant		Not Applicable
Residence	61 Gertrude Street	Contributory		Predominantly Intact
Residence	64 Gertrude Street	Not Significant		Not Applicable
Residence	65 Gertrude Street	Not Significant		Not Applicable
Residence	67 Gertrude Street	Contributory		Predominantly Intact
Residence	68 Gertrude Street	Contributory		Moderately Intact
Residence	69 Gertrude Street	Contributory		Predominantly Intact
Residence	70 Gertrude Street	Contributory		Predominantly Intact
Residence	71 Gertrude Street	Contributory		Predominantly Intact
Residence	72 Gertrude Street	Not Significant		Not Applicable
Residence	73 Gertrude Street	Not Significant		Not Applicable
Residence	74 Gertrude Street	Contributory		Predominantly Intact
Residence	75 Gertrude Street	Not Significant		Not Applicable
Residence	77 Gertrude Street	Contributory		Moderately Intact
Residence	01 Laura Street	Not Significant		Not Applicable
"Searle Cottage"	02 Laura Street	Contributory		Moderately Intact
Residence	04 Laura Street	Contributory		Moderately Intact
Residence	06 Laura Street	Contributory		Moderately Intact
Residence	10 Laura Street	Contributory		Moderately Intact
Residence	12 Laura Street	Contributory		Moderately Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
Residence	14	Laira Street	Not Significant		Not Applicable
Residence	2	Leckie Place	Contributory		Moderately Intact
Residence	4	Leckie Place	Local (individual)	HO725	Moderately Intact
Residence	1	Lupton Street	Contributory		Moderately Intact
Residence	1	C Lupton Street	Not Significant		Not Applicable
Residence	1	D Lupton Street	Not Significant		Not Applicable
Residence	2	Lupton Street	Not Significant		Not Applicable
"Invermay"	3	Lupton Street	Contributory		Moderately Intact
Residence	4	Lupton Street	Contributory		Moderately Intact
Residence	5	Lupton Street	Contributory		Predominantly Intact
Residence	6	Lupton Street	Contributory		Predominantly Intact
Residence	7	Lupton Street	Not Significant		Not Applicable
Residence	8	Lupton Street	Contributory		Predominantly Intact
Residence	9	Lupton Street	Contributory		Moderately Intact
Former Bakery	9	A Lupton Street	Contributory		Moderately Intact
Former Bakery	9	B Lupton Street	Contributory		Moderately Intact
Residence	10	Lupton Street	Contributory		Predominantly Intact
Residence	11	Lupton Street	Contributory		Moderately Intact
Residence	11	A Lupton Street	Contributory		Moderately Intact
Residence	12	Lupton Street	Contributory		Predominantly Intact
"Inverness"	14	Lupton Street	Contributory		Predominantly Intact
"Brimblecombe"	15	Lupton Street	Contributory		Moderately Intact
Residence	16	Lupton Street	Contributory		Moderately Intact
Residence	17	Lupton Street	Contributory		Moderately Intact
Residence	18	Lupton Street	Not Significant		Not Applicable
Residence	19	Lupton Street	Contributory		Moderately Intact
Residence	20	Lupton Street	Conservation Desirable		Altered
Residence	21	Lupton Street	Contributory		Moderately Intact
Residence	22	Lupton Street	Not Significant		Not Applicable
Residence	23	Lupton Street	Contributory		Predominantly Intact
Residence	24	Lupton Street	Contributory		Predominantly Intact
Vacant Land (garden	25	Lupton Street	Not Significant		Not Applicable
Flats (26-34)	26	Lupton Street	Not Significant		Not Applicable
"Locksley"	27	Lupton Street	Local (individual)	HO727	Predominantly Intact
"Winton Lea"	29	Lupton Street	Local (individual)	HO728	Predominantly Intact
Residence	31	Lupton Street	Not Significant		Not Applicable
Residence	33	Lupton Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
"Hazely"	35 Lupton Street	Contributory		Predominantly Intact
Residence	36 Lupton Street	Contributory		Predominantly Intact
"Ellesmere"	37 Lupton Street	Contributory		Predominantly Intact
"Maroondah"	209 Pakington Street	Contributory		Predominantly Intact
Residence	211 Pakington Street	Contributory		Predominantly Intact
Residence	213 Pakington Street	Contributory		Predominantly Intact
Residence	215 Pakington Street	Not Significant		Not Applicable
Residence	217 Pakington Street	Not Significant		Not Applicable
Residence	219 Pakington Street	Not Significant		Not Applicable
"Carinya"	221 Pakington Street	Contributory		Moderately Intact
"Lausanne"	223 Pakington Street	Contributory		Moderately Intact
"Elmore"	225 Pakington Street	Contributory		Moderately Intact
"Lovilla"	227 Pakington Street	Contributory		Predominantly Intact
"Ponsanooth"	229 Pakington Street	Contributory		Predominantly Intact
Newtown Methodist	231 Pakington Street	State (individual)	HO200	Predominantly Intact
"Wesley House"	233 Pakington Street	Local (individual)		Predominantly Intact
Residence	1 Pineville Avenue	Contributory		Predominantly Intact
Residence	3 Pineville Avenue	Not Significant		Not Applicable
Residence	4 Pineville Avenue	Contributory		Predominantly Intact
Residence	5 Pineville Avenue	Contributory		Predominantly Intact
Residence	6 Pineville Avenue	Contributory		Predominantly Intact
Residence	7 Pineville Avenue	Contributory		Predominantly Intact
Residence	8 Pineville Avenue	Not Significant		Not Applicable
Residence	1 Pizer Street	Local (individual)	HO755	Moderately Intact
"Rill"	2 Pizer Street	Contributory		Predominantly Intact
Residence	3 Pizer Street	Contributory		Predominantly Intact
Residence	4 Pizer Street	Contributory		Moderately Intact
Residence	5 Pizer Street	Contributory		Moderately Intact
Residence	6 Pizer Street	Not Significant		Not Applicable
Residence	7 Pizer Street	Not Significant		Not Applicable
Residence	8 Pizer Street	Not Significant		Not Applicable
"Taynetone"	9 Pizer Street	Contributory		Moderately Intact
Residence	10 Pizer Street	Not Significant		Not Applicable
"Bondi"	11 Pizer Street	Contributory		Moderately Intact
Residence	12 Pizer Street	Contributory		Moderately Intact
Residence	14 Pizer Street	Contributory		Predominantly Intact
Residence	15 Pizer Street	Contributory		Predominantly Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
Residence	16	Pizer Street	Contributory		Predominantly Intact
Residence	17	A Pizer Street	Not Significant		Not Applicable
Residence	17	B Pizer Street	Not Significant		Not Applicable
Residence	1	Plunkett Street	Not Significant		Not Applicable
Residence	2	Plunkett Street	Not Significant		Not Applicable
Residence	4	Plunkett Street	Contributory		Moderately Intact
Residence	6	Plunkett Street	Contributory		Moderately Intact
Residence	8	Plunkett Street	Not Significant		Not Applicable
Newtown Memorial	2	Potter Street	Local (individual)	HO757	Predominantly Intact
"Patterdale"	4	Potter Street	Contributory		Predominantly Intact
"Keswick"	6	Potter Street	Contributory		Predominantly Intact
"Whitburn"	8	Potter Street	Contributory		Predominantly Intact
"Roker"	10	Potter Street	Contributory		Predominantly Intact
"Nedra"	12	Potter Street	Not Significant		Not Applicable
Residence	14	Potter Street	Contributory		Moderately Intact
Residence	16	Potter Street	Contributory		Moderately Intact
Residence	18	Potter Street	Contributory		Moderately Intact
Residence	22	Potter Street	Contributory		Predominantly Intact
Residence	24	Potter Street	Contributory		Predominantly Intact
Former Bakery	26	Potter Street	Contributory		Moderately Intact
Former Bakery	28	Potter Street	Contributory		Moderately Intact
Residence	02	St James Street	Contributory		Predominantly Intact
Residence	03	St. James Street	Contributory		Predominantly Intact
Residence	04	St. James Street	Contributory		Predominantly Intact
Residence	05	St. James Street	Local (Individual)	HO672	Moderately Intact
Residence	06	St. James Street	Not Significant		Not Applicable
"Lauraville"	09	St. James Street	Not Significant		Not Applicable
Residence	09	A St. James Street	Not Significant		Not Applicable
Residence	11	St. James Street	Contributory		Predominantly Intact
Residence	13	St. James Street	Contributory		Moderately Intact
"Nenagh"	01	Thomas Street	Contributory		Predominantly Intact
Residence	2	Thomas Street	Not Significant		Not Applicable
Residence	03	Thomas Street	Contributory		Moderately Intact
Residence	04	Thomas Street	Not Significant		Not Applicable
"Linwood"	05	Thomas Street	Contributory		Predominantly Intact
Residence	06	Thomas Street	Not Significant		Not Applicable
Residence	07	Thomas Street	Not Significant		Not Applicable

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	08 Thomas Street	Not Significant		Not Applicable
Residence	09 Thomas Street	Contributory		Moderately Intact
Residence	10 Thomas Street	Not Significant		Not Applicable
"Ellenville"	11 Thomas Street	Contributory		Moderately Intact
"Dumbarton"/"Elmwoo"	12 Thomas Street	Local (Individual)		Moderately Intact
Residence	14 Thomas Street	Not Significant		Not Applicable
Residence	16 Thomas Street	Not Significant		Not Applicable
Residence	17 Thomas Street	Contributory		Moderately Intact
Residence	18 Thomas Street	Not Significant		Not Applicable
Residence	19 Thomas Street	Conservation Desirable		Altered
Residence	20 Thomas Street	Not Significant		Not Applicable
Residence	21 Thomas Street	Not Significant		Not Applicable
Residence	22 Thomas Street	Not Significant		Not Applicable
Residence	23 Thomas Street	Contributory		Predominantly Intact

SECTION 10: Waterloo Heritage Precinct

10.0 Waterloo Heritage Precinct

10.1 Historical Overview (refer to historical figures at Section 10.5)

10.1.1 The Fledgling Years: 1838-1870s

Beginnings

In 1838, Port Phillip's senior surveyor, Robert Hoddle, gave instructions for surveyor H.W.H. Smythe to mark out a town and village at Fyansford, and to layout only a few blocks at Corio (Geelong).¹ By 1839, the first suburban allotments in the Geelong and Geelong West areas were sold by the Government. They included the area between the Barwon River and Church Street (North Geelong), and Shannon Avenue and Pakington Street.²

Ashby, Little Scotland & Kildare

The earliest clustered building developments in Geelong West occurred from 1841,³ on Crown Allotments 10 and 11 of Section 8, Parish of Moorpanyal, immediately west of Pakington Street.⁴ Between 1843 and 1848 the village of Little Scotland was established on rising ground to the south-west of Ashby.⁵ It was located between Latrobe Terrace and Pakington, Aberdeen and Hope Streets.⁶ A third area of development west of the Ashby village was the Kildare estate. Building blocks were first offered for sale in 1848.⁷

Early Subdivisions in the Waterloo Precinct

From the early 1850s, the most intense level of building activity in Geelong West occurred along the streets that had been laid out between Pakington Street and Latrobe Terrace⁸ in the area largely comprising the Waterloo precinct today. The primary reason for development in this area was that it was closest to the Geelong town centre.

The land comprising the Waterloo precinct was sold from the 1840s and throughout the 19th century it became known as part of a wider Ashby area. It took up Crown Allotments 3, 4, 5 and 6 of Section 1 in the Parish of Moorpanyal. In the earliest years, these allotments were separately subdivided and so initial development was not continuous across the whole area.

Crown Allotment 3: Waterloo Estate

The northern-most portion of the area comprised Crown Allotment 3. It was first owned by G.F. Read, a squatter, who had settled at St. Helen's.⁹ It would be appear that Joseph Beaumont Perry was advanced with the preparations for the subdivision in 1849, as the Estate was advertised in the *Geelong Advertiser* in August, September and December of that year, although the land was not conveyed to him until 1850.¹⁰

The earliest-known plan of the Waterloo Estate, dated c.1852 (Figures 5.01-02), shows the subdivision of allotments in Maitland Street, Angelsey (now Anglesea) Terrace, Waterloo Place (now Waterloo Street), Picton Street and

1 G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, Geelong West, 1978, p.17.

2 *Ibid.*

3 M. Askew, 'Environmental History' in L. Honman, L. Huddle & R. Aitken, 'City of Geelong West Urban Conservation Study', vol.1, prepared for the City of Geelong West, 1986, p. 3.

4 Seaton, *op.cit.*, pp.36-37.

5 Honman, et.al., *op.cit.*, p.4.

6 Seaton, *op.cit.*

7 *Ibid.* & Askew, *op.cit.*

8 Askew, *op.cit.*, p.10.

9 Seaton, *op.cit.*, p.232.

10 *Ibid.*

Paget Street. The eastern portion of the Estate (east of Picton Street) was aligned on a diagonal axis and bound by the Melbourne Road. The Geelong-Melbourne Railway line had not been laid out as only the Melbourne Road separated the Estate from the Crown Hotel (Figure 10.03), which had opened in 1851, shown on the opposite corner of the Melbourne Road and La Trobe Terrace North (now The Esplanade South).¹¹ A large allotment at the eastern end of Waterloo Place represented the earliest sale of the Estate.

By 1856, it appears that Perry had sold the land in the Waterloo Estate to Silas Harding, as another subdivision plan shows the annotation “Mr S. Harding’s plan” (Figure 10.04). Several allotments had been sold but the sales seem to have fallen through as the names of the purchasers are mostly crossed out on the plan. The impending Geelong-Melbourne Railway line (which opened in 1857) may have been a reason for the re-sale of the allotments, as the line was to punctuate the eastern portion of the Estate. Paget Street and allotments to its east were directly in the path of the railway line.

In 1860, most of the land in the Waterloo Estate was sold to James Austin, as shown on the subdivision plan (Figure 10.05). Interestingly, the railway line was not indicated on this plan.

Crown Allotment 4

The land south of the properties in Maitland Street comprised Crown Allotment 4. It was first purchased by Silas Harding, storekeeper and squatter, on 11 November 1846.¹² In 1849, the area was subdivided into four allotments (each 4 acres, 3 roods and 32 perches) and separated by two streets that were to become known as Wellington and O’Connell Streets (Figure 10.06). Two of the subdivided allotments were owned by James Cowie, with the balance being under the ownership of Harding and Thomas Towle respectively. In the immediate ensuing years, these allotments appear to have been conveyed to William Budds, a wealthy Vandiemonian.¹³ It seems that Budds instigated the further subdivision of individual small housing blocks as the house at 24 O’Connell Street had been built c.1852.¹⁴ By 1854 at least, as shown on Taylor’s map (Figure 10.07), a large number of smaller blocks had been created.

Crown Allotment 5

On 11 November 1846, F. Griffin, squatter, purchased Crown Allotment 5 and from October 1849 he advertised the sale of building blocks as the Shirley Estate (Figure 10.08).¹⁵ The Estate comprised 176 building blocks fronting Candover and Preston Streets, and a small thoroughfare named Anerkie Street that connected the other streets. These two latter streets were named after Griffin’s properties.¹⁶ The names of the earliest buyers, including McMillan, Chamberlane, Mahony, Bradford, Thorpe, Jones, O’Neil, Drummond, Sharp, Hollen, Burrow, Loughlan and Wiere were recorded on the subdivision plan.

11 No date is shown on the Waterloo Estate subdivision plan, however it appears to be dated 1852 as the surveyor, Alexander Macdonald, was not practicing on this own until that year. The year 1852 also corresponds with the other evidence on the plan: the Crown Hotel opening in 1851 and the Geelong-Melbourne Railway line – laid out in 1854 – is obviously not shown. For chronological details on the Crown Hotel, see W.J. Morrow & I. Wynd, *Geelong Hotels and Their Licensees*, Geelong Historical Society, 1996, p.17.

12 Seaton, *op.cit.*, p.232, 234.

13 *Ibid.*, p.38 & 232. Also see hand-writing on the subdivision plan.

14 Honman, et.al., *op.cit.*, vol.2.

15 Seaton, *op.cit.*, p.232.

16 *Ibid.*

Taylor's map for 1854 shows that while the streets had been laid out by this time, not all the building blocks had been created. A large number of allotments were again offered for sale on 25 August 1857 (Figure 10.09).

Crown Allotment 6

The land encompassing Weller and Hope Streets formed Crown Allotment 6. It was first sold to T. Kiddle, squatter, on 11 November 1846.¹⁷ He seems to have conveyed the land to Perry who subdivided the blocks and offered them for sale from April 1849 (Figures 5.10-12).¹⁸ Several allotments had been sold in this earliest time, as shown in the subdivision plan bound by Hope and Autumn Streets (Figure 10.13). A notable number of allotments had been laid out and developed by 1854, as revealed in Taylor's map.

Building Developments

The earliest years of building development in the Waterloo precinct from the 1850s mainly witnessed the construction of modest working class housing, but there was also a mixture of religious, educational and commercial buildings erected during this period.

Housing

The area comprising the Waterloo precinct witnessed some of the most intense housing development in Geelong West in the 1850s. Crown Allotments 4 and 6 had the largest number of dwellings by 1854.¹⁹ A number of these earliest dwellings were built in haste and were of poor quality and thus did not last.²⁰ These early dwellings were modest in scale, single storey and single-fronted, with hipped or gabled roofs having front or no verandahs, built of timber, brick or stone. They were closely spaced on their contextually small allotments. Examples included the dwellings at 23 O'Connell Street (built c.1859) (Figure 10.14), 24 O'Connell Street (built c.1852) (Figure 10.15), grouping of three gabled timber dwellings at 10-14 Weller Street (built c.1854) (Figure 10.16) and "Anfield Cottage", 7 Wellington Street (built c.1854) (Figure 10.17).²¹ Those of brick construction (such as the dwellings at 11 Preston Street, built 1855-56 (Figure 10.18), 30 Weller Street, built c.1852 and 25 Wellington Street, built 1860) appear to have been a legacy of the Ashby's brickfields – the largest and most-well-established in Geelong in the late 1840s.²² Imported timber cottages were also known to have been relocated to the area as a result of the housing shortage caused by the gold rush in the 1850s, with the dwelling at 25 Candover Street (erected c.1854)²³ being one example.

Between the 1860s and 1880s, housing development was slow in Geelong West.²⁴ Mortgagees' sales of cottages increased by 1861-63 and it was not until about 1868 when 'a certain stability and a generally confident tone appeared', even though no substantial building activity had been realized.²⁵ The few dwellings built in the 1860s followed the same modest scale and rudimentary Georgian and Victorian compositions of the earlier dwellings. Building activity steadily increased during the 1870s, with over 16 dwellings

17 *Ibid.*

18 *Ibid.*

19 J.H. Taylor, *Map of Geelong*, 1854 in *Ibid.*

20 Askew, *op.cit.*, p.10.

21 See Volumes 9-10 for sources of construction dates for these dwellings.

22 Seaton, *op.cit.*, p.25.

23 Honman, *et.al.*, *op.cit.*, vol..2.

24 Askew, *op.cit.*, p.27.

25 Seaton, *op.cit.*, p.61.

built for the period.²⁶ Examples included those at 27 Hope Street (built c.1867) (Figure 10.19) and “Minerva” (built c.1860 with additions built 1874).²⁷ There was some increase in housing in the 1870s, with most built of timber having hipped roofs, front verandahs and cast iron verandah decoration, including the dwellings at 18 Hope Street (built c.1875) (Figure 10.20), 43 Maitland Street (built 1877-78) and 38 Wellington Street (built 1875-76).²⁸ Others featured simple gabled roofs, including John Brown’s house at 1 Weller Street (built c.1875-76).²⁹

Other Building Developments

Amongst the predominant housing development in the Waterloo precinct, a smaller number of other buildings were built from the 1850s, bringing about a mix of residential, cultural and commercial streetscapes. Apart from the Ship Inn that had been built in 1848 on Pakington Street,³⁰ between 1854 and 1861 there was a significant increase in the number of tradesmen’s workshops dispersed throughout the area, including blacksmith’s, wheelrights’ and carpenters’ shops, small factories and general stores.³¹ John Buck, for example, operated a soap and candle manufactory in Preston Street, while William Barbour established a shop at 11 Preston Street in 1855-56.³² Workshops could be found in Hope, Wellington, O’Connell and Candover Streets.³³

Three chapels were built in the area in the 1850s. According to Marc Askew in the ‘City of Geelong West Urban Conservation Study’, the ‘Wesleyans and smaller Methodist groups were responsible for most chapel building in the area.’³⁴ Askew continues:

It is interesting to note that most of these chapels were built in the smaller streets – Wellington Street, Weller Street and Preston Street – rather than the busier thoroughfares of Geelong West.³⁵

The earliest of these churches was the Primitive Methodist Chapel in Weller Street. It resulted from open-air preaching in Market Square, Geelong, and was built about 1853.³⁶ It was succeeded by the Methodist Church in Pakington Street in 1868. The Ashby Methodist Chapel (later known as the United Methodist Free Church) in Preston Street opened on 22 July 1855.³⁷ Measuring 20 feet by 30 feet inside, it had plastered walls and a slated roof, benches and pulpit, and was estimated to have cost £250 (Figure 10.21).³⁸ This chapel closed in 1878 when a new Church was opened in Pakington Street (near Lawton Avenue). The building carried on as a day school and Sunday School until c.1868.³⁹ It became the location of the Order of the Sons of Temperance in subsequent years before being extended and altered into J.C Kitchen’s Wholesale Confectionary business in the late 19th or early 20th

26 This figure is based on surviving dwellings built in the 1870s – see Volumes 9-10 for further details.
 27 Honman, et.al., op.cit.
 28 Geelong West Rate Books, 1875-76, Geelong Heritage Centre.
 29 Ibid.
 30 Seaton, *op.cit.*, p.232., 234.l
 31 Askew, op.cit., p.13.
 32 Honman, et.al., op.cit., & Geelong West Rate Books, op.cit.
 33 Askew, op.cit.
 34 Ibid., p.17.
 35 Ibid.
 36 Seaton, *op.cit.*, p.76.
 37 Ibid.
 38 Ibid., p.77.
 39 M. Frewin & L. Phelan, *Churches of Geelong & District* Vol.1.

century. Kitchen's brick shop was at the corner of Preston Street and Latrobe Terrace.⁴⁰

The third Wesleyan Chapel (initially known as the Ashby Methodist Chapel) opened in 1858 in Wellington Street (Figure 10.22).⁴¹ A transept was added in 1868 (Figure 2.23).⁴² A Sunday School Hall was built in subsequent years and in 1906 the Ashby Church Trustees purchased the adjoining cottage and land.⁴³ The cottage was sold for removal and a kindergarten was soon constructed in its place (Figure 10.24).⁴⁴ In 1937, the Ashby Church Trustees resolved to relocate the Church functions to a new site in Bostock Avenue.⁴⁵ Two years later in 1939, the Church building, Sunday School and Kindergarten were demolished (Figures 5.25-28).⁴⁶

The construction of a kindergarten at the Ashby Church site in 1907 was not the only school building to have been built and operated in the Waterloo precinct. From the 1850s, there were a number of schools in the area. The Wellington Street Free Presbyterian School was opened in the 1850s, while the Ashby National School commenced at the northern end of Latrobe Terrace in c.1854.⁴⁷ The United Free Methodist Church School No. 551 began in 1855 in the Preston Street chapel, while a Protestant Free School opened in O'Connell Street in 1866-67, presumably taking over from the ragged School that had begun in O'Connell Street in 1865.⁴⁸

Geelong-Melbourne Railway Line

The Geelong to Melbourne Railway line commenced in 1854 and was completed in 1857.⁴⁹ It cut through the western and north-western perimeter of Ashby. As a consequence, a number of the residents in Ashby were aggrieved by the street obstructions, railway crossings and no doubt loss of property caused by the railway construction. Residents denounced the Geelong and Melbourne Railway Company responsible for establishing the line and petitioned the Governor for assistance:

The humble petition of the undersigned inhabitants and landed proprietors of the town of Geelong sheweth: That the Government have given to your petitioners the rights to various streets and roads in and around the said town of Geelong, for the purpose of public traffic, as shown in the plan hereunto annexed, and have, at various times during the last five years, sold town land with rights and appurtenances to such roads. Your petitioners beg respectfully to acquaint your Excellency that the Geelong and Melbourne Railway Company have, by making cuttings and embankments in the formation of their line, totally and permanently closed Brougham-place and Eyre-place, both Government streets leading from the Customs House, wharves, and the lower part of the town of Geelong,

40 The GWST Fieldbook plan, no. 33, p. 20, c.1912, shows Kitchen's brick shops and the former chapel building at the rear. Hand-written in pencil is "removed" over the plan of the shops fronting Latrobe Terrace. Seaton, *op.cit.*, p. 81 states that the Order of Sons of Temperance operated from the Preston Street Chapel in the 1850s, while the GWST Fieldbook plan includes the annotation "Sons of Temperance Lodge" over the plan of the former chapel building.

41 Seaton, *op.cit.*, p.76.

42 P. Holden, 'Historical Notes on Ashby Methodist Chapel', Wellington Street, GRS1034, Geelong Heritage Centre.

43 *Ibid.*

44 *Ibid.*

45 *Ibid.*

46 *Ibid.*

47 Seaton, *op.cit.*, p.70.

48 *Ibid.*

49 Askew, *op.cit.*, p.18.

to Autumn, Hope, Weller, Candover, and Preston-streets, and also a great portion of La Trobe-terrace, and have closed Skene-street with the exception of a footbridge about 20 feet high, besides permanently closing Little Mercer-street and several other streets and rights-of-way, thereby cutting off the direct communication between these localities respectively, to the very great injury to properties in this neighbourhood, such interference with public and private streets being in direct opposition to an Act of Council made and passed in the sixteenth year of the reign of her present Majesty Queen Victoria intituled an Act to incorporate a Company to be called the Geelong and Melbourne Railway Company, by the fortieth section of which Act the said Company was expressly prohibited from crossing any highway, turnpike road, or private road for carriages of any description on a level, but should carry the same, at their own expense, over or under such roadway by means of a bridge or subway. Your petitioners therefore humbly pray that your Excellency will instruct the Law officers of the Crown to take such measures as will cause the said Company to leave open the abovementioned streets for the use and benefit of the inhabitants of this town.⁵⁰

The petition, however, fell on deaf ears. While the petitioners raised funds for legal proceedings, the line was officially opened on 25 June 1857 by Sir Henry Barkly, Governor of Victoria.⁵¹

The opening of the railway line brought about significant change to the eastern of the area, with a number of allotments fronting Paget Street being removed and others realigned and reshaped.⁵² A stretch of Maitland Street was realigned parallel to the railway line and was renamed as Madden Avenue by c.1917. There also appears to have been a reduction in the size of the allotment at the eastern end of Waterloo Street (north side).

10.1.2 A Period of Progress: 1880s – 1890s

Subdivision & Housing

From the mid 1880s, building development in the area increased considerably.⁵³ A further 26 allotments were sold in the Shirley Estate on 15 June 1887 (Figure 10.29), while in 1889 James Austin returned to Geelong from England to sell his land holdings.⁵⁴ This appears to have included his remaining interests in the Waterloo Estate, as further houses were built in Maitland Street in the 1880s.

Whether part of new subdivision or building development of existing allotments, the largest increase in housing in the Waterloo precinct occurred in the 1880s and 1890s, with over 100 houses built during this period.⁵⁵ The dwellings were largely modest in scale, closely spaced, single storey and of standard Late Victorian design, with hipped roof forms, projecting front verandahs supported by timber or cast iron posts with cast iron valances, timber weatherboard wall cladding and corrugated sheet metal roofing. The *News of the Week* newspaper in 1919 featured a typical Victorian dwelling in O'Connell Street,

50 W.R. Brownhill & I. Wynd, *History of Geelong & Corio Bay With Postscript 1955-1990*, postscript edn., The Geelong Advertiser, Geelong, 1990, p.428.

51 *Ibid.*, pp.428-429.

52 The changes are discernible when cross referencing the original Waterloo Estate subdivision plan, Taylor's map of 1854 and the Geelong Waterworks & Sewerage Trust Detail Plan 76 (c.1917 and retraced version dated 1958).

53 Askew, op.cit., p.27.

54 See historical information for the Aberdeen Street & Pineville Heritage Precincts.

55 This is based on the construction dates of all the dwellings surviving in the precinct today.

showing it adorned with “Welcome Home” decorations after the First World War (Figure 10.30). Other examples included the dwellings at:

- “Kilsyth”, 33 Candover Street, built 1894-95 to a design by Laird & Barlow architects (Figure 10.31).
- 37 Candover Street, built 1889-90 (Figure 10.32).
- 3 Hope Street, built 1895-96 to a design by Laird & Barlow architects (Figure 10.33).
- 46 Hope Street, built 1893-94 (Figure 10.34).
- “Jersey Villa”, 42 Maitland Street, built 1895-96 (Figure 10.35).
- 3 Picton Street, built 1891-92 (Figure 10.36).
- “Keh-Le-De”, 9 Weller Street, built 1891-92 (Figure 10.37).
- “Lebrina”, 39 Wellington Street, built 1890-91).

Some of the dwellings built in the 1890s featured front verandahs (sometimes of bullnosed profile) with timber fretwork valances. A typical example is shown in a photograph in *News of the Week* for 1913 (Figure 10.38). This dwelling (with a brick mid Victorian dwelling next door) may have fronted Maitland Street (later known as Madden Avenue), prior to the remodelling of the railway line and other road works.⁵⁶ The dwelling in the middle ground may have been at the eastern end of Waterloo Street.

Less common were double-fronted dwellings with projecting minor gabled wings, such as those at 46 Candover Street (Figure 10.39) and 3 O’Connell Street (Figure 10.40). Lesser still were semi-detached dwellings, a notable example included those at 5-7 Hope Street, built 1892-93 (Figure 10.41).⁵⁷ Also less common were brick dwellings, with the former police residence at 53 Candover Street, built 1891-92, “Chatsworth” at 20 Preston Street, built 1902-03 and “Landreath”, 27 Preston Street (Figure 10.42), built c.1885, being examples.⁵⁸

Commerce

Most of the commercial developments in Geelong West centred on Pakington Street from the 1870s and 1880s.⁵⁹ However, there were a few commercial premises erected in the Waterloo precinct in the late 19th century, including that at 26 Weller Street, built as a 5-roomed weatherboard dwelling with shop and shed in 1891-92 for Joseph Hollingworth (Figure 10.43).⁶⁰ He leased it to Thomas McConarchy.⁶¹ The building continued to operate as a shop until at least the 1940s,⁶² during which time the shopfronts were altered and a cantilevering verandah added.

Owners and Occupiers

The Geelong West Rate Books for the 1880s and 1890s reveal that the original owners and/or occupiers of the dwellings in the Waterloo area were largely from a working class background, following on from the original owners of earlier decades. At least 10% were railway employees (including engine drivers,

56 The exact location of the dwellings shown in the photograph has not been ascertained, and no other documentary evidence has been found to support the view that these dwellings fronted Madden Avenue.

57 See volumes 9-10 for sources of construction dates.

58 Ibid.

59 Seaton, *op.cit.*, p.156.

60 Geelong West Rate Books, 1890-92, Geelong Heritage Centre.

61 Ibid.

62 Ibid., 1893-1949.

guards, signal men and shunters), which is not surprising given the close proximity of the Geelong-Melbourne railway line. Further railway employees were to reside in the area in the Federation and interwar periods. Other common mid-late 19th century occupations in the area included labourers, farmers, painters, ironmongers, drivers, blacksmiths, grocers, carpenters and bootmakers. Few owners from the professional class resided in the area, apart from James Moorhead, gentleman, of “Tyrone Villa”, 45 Wellington Street and James Hassett, journalist, of “Thelma”, 48 Wellington Street.⁶³

Laird and Barlow Architects

Little documentary evidence has been ascertained about the Late Victorian dwellings that may have been architecturally designed. Given the working class population and the largely standard designs that survive today, it appears few architects were involved in house design in this part of Geelong West. However, it is known that the prolific Geelong architectural firm of Laird and Barlow were responsible for the designs of “Kilsyth”, 33 Candover Street (1894-95) and the dwelling at 3 Hope Street (1895-96).⁶⁴ The firm of Laird and Buchan were to later design the dwelling at 35 Hope Street in 1904-05, and the Geelong West Kindergarten at 46 O’Connell Street in 1921.⁶⁵

Engineering Infrastructure

Kerbs & Channels, & Footpaths

According to Gladys Seaton, footpaths were asphalted from the earliest days of the Borough of Geelong West in 1875.⁶⁶ From this time, several references in Council records were made to the need for maintenance and construction of paths, channels and roads in the municipality. In 1877, the Council deliberated on whether road channels should be tarred or pitched.⁶⁷ Ultimately, bluestone pitchers with bluestone channels were common prior to the early 20th century, including the infrastructure in Weller and Picton Streets.

From the Federation era, pitched bluestone kerb and concrete channel appears to have been laid in some streets in the area, including the infrastructure in Candover and Wellington Streets. This infrastructure reflects that described in the Souvenir booklet celebrating the proclamation of Geelong West as Town in 1922:

The length of road surface, whose maintenance is debited to the general revenue account, totals approximately 25 miles, with a metalled area of approximately a quarter of a million square yards. In every constructed street, channels, frequently of basalt pitchers with cement joints, have been laid for reception and conveyance of drainage. The area covered by tar paved footpaths amounts to 76,192 square yards – nearly 16 acres ... The Council has been alive to the impossibility of constructing and maintenance roads, footpaths and channels without the aid of up-to-date and complete equipment, and implements and plant include amongst others:

10-12 ton Invicta Road Roller.
Horse Roller.
Tar paving rollers.
Two Tar Carts (285 gals. each).
Street Water Wagon.

63 See volumes 9-10 for further details.

64 Ibid.

65 Ibid.

66 Seaton, *op.cit.*, p.161.

67 *Ibid.*, p.163.

Street sweeper.
 Street scraper.
 Concrete Channel Roller.
 Three horses and drays.⁶⁸

10.1.3 A Time of Consolidation: 1900-1945

Housing

According to Marc Askew in the 'City of Geelong West Urban Conservation Study':

Population growth and the expansion of industry provided the stimulus for suburban growth in the years 1900-1939, while the establishment and extension of other services – the tramway system and sewerage network – also facilitated the trend.⁶⁹

By far the largest proportion of dwellings was built in the Waterloo area between 1900 and 1941, with at least 165 new houses recorded in the area for the period.⁷⁰

The Federation period between 1900 and 1919 witnessed the construction of over 95 dwellings in the area. The Geelong Waterworks and Sewerage Trust Detail Plans for the Waterloo area show the extent and location of dwellings and other buildings in large parts of the precinct by 1917 and 1924 (Figures 5.44-46). The Detail Plans reveal the predominant east-west axial alignment on the streets, closely-spaced layouts of the dwellings and the variety in allotment sizes across the whole area (although some streets such as Preston, Candover, Weller and Hope Streets show groupings of similarly-sized and configured allotments). The Detail Plans further show the existence of dwellings fronting Latrobe Terrace at the eastern ends of Preston, Candover, Weller and Hope Streets, as well as dwellings on the east side of the railway line in Keera Street, and the Crown Hotel at the corner of Keera Street and The Esplanade South. The northern-most Detail Plan 77 also gives the outline of the railway turn table that had been constructed immediately north of the dwellings in Waterloo Street.

The dwellings constructed during the Edwardian period were modestly scaled and largely built in timber. The most common Edwardian styled dwellings featured a broad hipped roof form with front projecting gable and verandah (all clad in corrugated sheet metal), timber framed double hung windows and decorative detailing including timber verandah fretwork and gable infill. Typical examples in the area included:

- 27 Anglesea Terrace, built 1915-16.
- 36 Hope Street, built 1904-05 to a design by Laird & Barlow architects (Figure 10.47).
- "Lisdoonyarna", 30 Maitland Street, built 1913-14 (Figure 10.48).
- 44 Maitland Street, built 1914-15.
- 46 Maitland Street, built 1915-16.
- 65 O'Connell Street, built 1913-14 (Figure 10.49).
- 45 Weller Street, built 1909-10.
- "Balgownie", 21 Wellington Street, built 1910-11 (Figure 10.50).

68 'Proclamation of Geelong West as a Town' Souvenir booklet, 22 March 1922.

69 Askew, op.cit., p.31.

70 Information extrapolated for datasheets in Volumes 9-10.

“Armagh” at 27 Wellington Street, represented a Federation style example⁷¹ and it was featured in the *News of the Week* newspaper in 1919 (Figure 10.51) as part of the welcome home celebrations of local soldiers after the Great War. The front was bound by a timber post and woven wire fence, with scrolled metal pedestrian gate. Other variations in Edwardian design included the narrower examples with projecting hipped roofs such as “Tragowel”, 9 Candover Street (Figure 10.52).

The interwar years of the 1920s brought further residential expansion of the area. Some dwellings were built on allotments that had remained vacant since the 19th century, while others replaced Victorian dwellings. Over 40 houses were built in the 1920s, with a further 27 in the 1930s and a much lesser number in the early 1940s, possibly a consequence of the effects of the Second World War.

The majority of the dwellings were designed in standard interwar Bungalow and interwar Californian Bungalow styles. They were modest in scale, single storey, constructed of timber and featured broad gabled roof forms with front verandah gables or flat-roofed verandahs. These verandahs were supported by either timber posts or a combination of posts or columns on masonry piers, with minimal ornamentation. The dwellings were lit by timber framed double hung windows, often arranged in banks of three (or projecting bays) at the front. Decoration was largely confined to the gable ends, with timber battening and paneling, timber ventilators and or timber shingling employed, while the eaves were often wide and included exposed timber rafter ends. Examples included the dwellings at:

- 4 Hope Street, built 1926-27 (Figure 10.53).
- 29 Hope Street, built 1922-23.
- 40 Hope Street, built 1930-31.
- 47 Hope Street, built in brick, 1933-34 (Figure 10.54)
- 55 Hope Street, built 1925-26 (Figure 10.55).
- 7 O’Connell Street, built 1925-26.
- 9 O’Connell Street, built c.1933.
- “Emohruo”, 11 Weller Street, built 1935-36 (Figure 10.56).
- 47 Weller Street, built 1922-23 (Figure 10.57).

Less common were interwar Californian Bungalows with main gable roofs that traversed the site, possibly a consequence of the contextually narrow nature of allotments in the area. An example included the dwelling at 1 Hope Street, built 1924-25 (Figure 10.58).

Within the Waterloo area Bungalows were also designed as single gables with single frontages, such as the dwelling at 11 O’Connell Street, built 1927-28. These designs may also have been a consequence of the narrowness of the sites.

71 Although Federation and Edwardian era dwellings largely presented the same architectural details, the City’s Heritage and Design Guidelines 1997 (an incorporated document in the Greater Geelong Planning Scheme) distinguish Federation and Edwardian houses. Edwardian dwellings are usually detached or double fronted, with a single decorative street façade. The Federation dwellings have more than one decorative façade (usually two facades), with an emphasis on the diagonal and return verandahs.

Late interwar Bungalows constructed in the 1930s and early 1940s were often designed with hipped roof forms, double-fronted compositions and front or corner porches with flat, hipped or gabled roofs supported by masonry piers. They were also modestly scaled and single storey, with wide eaves and banks of timber framed double hung windows. Examples included the dwellings at:

- 33 Hope Street, built 1938-39 (Figure 10.59).
- “Paisley”, 17 O’Connell Street, built 1938-39 (Figure 10.60).
- 45 O’Connell Street, built 1937-38.

House Names

The Geelong West Rate Books and the Geelong Waterworks and Sewerage Trust plans for 1911-19 reveal that several of the Victorian, Edwardian and interwar era dwellings were named by their owners. The origins of the names are varied, but a notable number appear to relate to family names, geographical locations and other titles. Dwellings such as “Glenmay” at 6 Waterloo Street, “Rosevears” at 15 Candover Street and “Clareville” at 48 Preston Street seem to be either family names or combinations of owner’s names. Other dwellings including “Devon” at 6 Tayler Street and “Chatsworth” at 20 Preston Street relate to geographical locations or names of other prominent properties nationally or internationally. Other names such as “Emoh Ruo” (Our Home spelt backwards) at 23 Waterloo Street and “Woodpile” at 13 Hope Street represent some of the more unusual names.

Commercial Developments

Shops

The original mix of commercial, cultural and residential use in the Waterloo area continued on to some degree in the early 20th century, although as the years passed it became more predominantly a residential area. The few that were built included A. Coombs’ corner grocery shop at 31 Hope Street. It was built with the interwar Bungalow dwelling in 1922-23.⁷² This building survives today.

Tuckers Funeral Services

A more long standing commercial development was Tucker’s Funeral Services further west in Hope Street. In c.1920, Frank Henry Tucker, his wife Elizabeth and their family relocated to Geelong West. Formerly of Wycheproof, Frank Tucker had established a business there in 1883 as F.H. Tucker and Son, builders, undertakers and timber merchants (Figure 10.61).⁷³ In 1925 with his son, Charles, Frank established F.H. Tucker and Son Funeral Directors in Geelong West (Figure 10.62).⁷⁴ The Rate Books indicate that a brick funeral parlour (listed as a shop) had been built by 1928-29. Both the interwar Bungalow dwelling and the funeral parlour survive today.

Frank was associated with the Methodist Church and also with the temperance movement.⁷⁵ He died at Geelong in 1932.⁷⁶ Charles Tucker continued the family business with his wife, Irene (who he had married in Ballarat in 1913).⁷⁷ In 1916, he joined the A.I.F. at Wycheproof as part of the 29th Battalion and in

72 Geelong West Rate Book 1922-23, Geelong Heritage Centre.

73 Victorian Births, Deaths & Marriages & Obituary for Frank Henry Tucker, Geelong Advertiser, 4 September 1932.

74 Geelong West Rate Books, 1925-26, Geelong Heritage Centre.

75 Geelong Advertiser, op.cit.

76 Death & Funeral Notice, Geelong Cemeteries Trust Database.

77 Victorian Births Deaths and Marriages.

1918 he was awarded a military medal for bravery in France.⁷⁸ It appears that it was on his return from the First World War when the Tucker family relocated to Hope Street, Geelong West. Between 1935 and 1948, Charles Tucker was a Geelong West City Councillor, being Mayor in 1945 and 1946.⁷⁹ He retired due to ill health, after also being a member of the Geelong Rotary Club, Australian Natives Association, President of the Geelong West Pipe Band and member of the St. Andrew's South Masonic Lodge.⁸⁰ He died in 1954 and was cremated at Fawkner.⁸¹

Tucker's employee, Les Cole, took over running the company with Irene Tucker upon Charles Tucker's death.⁸² Cole eventually became sole owner of the business in the ensuing years and he spent 60 years supporting the community and developing and improving the funeral business.⁸³ The family business was continued on by Cole's sons,⁸⁴ with a larger funeral chapel constructed opposite the original building in Hope Street in the later 20th century.

Early 20th Century Builders

A number of local builders are known to have constructed multiple dwellings in the Waterloo area during the Federation and particularly interwar eras. The two almost-identical Edwardian styled dwellings at 36 and 38 Candover Street were the work of John Baxter and Son in 1906-07.⁸⁵ The building firm was also responsible for building the dwelling at 65 O'Connell Street in 1913-14, and possibly the similarly-designed house at 63 O'Connell Street at the same time.⁸⁶ It had been several years earlier in 1889 when Baxter had advertised in the *Geelong Advertiser* as timber merchants, importers of galvanized iron and builders, hardware, Geelong West.⁸⁷ The largest known grouping of dwellings by Baxter and Son were built in Coquette Street and surrounding streets (these streets form part of the Pineville Heritage Precinct).

During the interwar period of the 1920s and 1930s, a range of builders can be attributed to several dwellings.⁸⁸ R. Gunn built 1 and 9 Hope Street in 1922 and 1933 respectively, while F. Haworth was responsible for 19 Maitland Street in 1927. In 1925, a J. O'Loughlan built 48 Maitland Street and 7 O'Connell Street, while two years later 9 O'Connell Street was built by George Neunhoffer and 45 Maitland Street was erected by R.R. Gray. The dwelling at 30 O'Connell Street was built in 1929 by R. Bromley, and in 1932 T. Pescott constructed 11 Hope Street. Other builders of the 1930s included Michael Denno in 1938-39 (52 Wellington Street and its neighbour at 54 Wellington Street, where a new front façade was constructed to the then Late Victorian cottage), and J.H. Doolan, who was responsible for 45 O'Connell Street in 1938.

78 Army Records, National Archives of Australia online, & Obituary for Charles Frank Tucker, *Geelong Advertiser*, 30 May 1954.

79 Ibid.

80 Ibid.

81 Death & Funeral Notice, *Geelong Advertiser*, 30 May 1954.

82 www.tucker.com.au/ourhistory.html.

83 Ibid.

84 Ibid.

85 Geelong West Rate Books 1906-07, Geelong Heritage Centre.

86 Geelong West Rate Books, 1913-14, Geelong Heritage Centre.

87 *Geelong Advertiser*, 27 July 1889.

88 The following information has been obtained from the Geelong West Building Permit Registers, 1920s & 1926-40, Building Department, City of Greater Geelong. The following is not a definitive account of all the local builders associated with the Waterloo area.

Kenworthy Reserve

An emphasis on healthy living and planning according to the concepts of the Garden City movement appears to have been entertained by the Geelong West Town Council during the interwar period. The local medical officer, Dr J.E. Piper, declared in 1929 that 'the crowding together of people in enclosed buildings is the means by which most diseases are spread.'⁸⁹ The need for open recreation space subsequently led to the creation of Baker's Oval and Sparrow Park in other parts of Geelong West in the following years.

The closure of the Wellington Street Methodist Church in 1938 and the subsequent demolition of the Church buildings in 1939 brought about further opportunities to establish an additional green zones within Geelong West. In 1940, the vacant site was sold to the Geelong West Council for £900.⁹⁰ Gladys Seaton in *The Ashby Story* states that the:

Purchase in September 1940 of the Methodists' Wellington Street playground, which had in practice for so long been available to others, indicated the council's interest in preserving available space.⁹¹

In October 1941, the Geelong West Council removed existing fencing (including stumps) and erected new boundary fencing to the reserve area.⁹² The park appears to have been named in honour of William Turner Kenworthy, Councillor at Geelong West for 24 years and Mayor in 1968-69.⁹³

10.1.4 Postwar Years: 1945 onwards

Housing

Land in the Waterloo area seems to have been largely built upon by the post war (post 1945) period. Yet some dwellings (being contextually small in number compared to the interwar period) were built on either the rare vacant land or as a result of the demolition of existing dwellings. In Anglesea Terrace, Maitland Street, O'Connell Street and Weller Street in particular, postwar Bungalows appeared from the mid-late 1940s.⁹⁴ More recent late 20th century houses also appear in the area.

Transport – Roads, Railways and Carparks

While new housing may have been minimal in number, the postwar period and later 20th century witnessed some significant changes on the suburban landscape of the Waterloo area. The motor car brought about the need for car parking close to the commercial strip of Pakington Street. At the western end of the Waterloo area, housing allotments behind the shops in Pakington Street were cleared to make way for parking.⁹⁵

Change also occurred at the eastern end of the area. Work started on the diversion of Latrobe Terrace (Melbourne Road) by the construction of an overpass over the railway line at the O'Connell Street gates (eastern extremity of O'Connell Street) in 1971.⁹⁶ The overpass was completed in 1983 and the works also involved the removal of a number of buildings fronting Latrobe Terrace between Hope and O'Connell Streets, to allow for an exit roadway, as

89 Seaton, *op.cit.*, p.207.

90 Holden, *op.cit.* Holden was a member of the Wellington Street Church.

91 Seaton, *op.cit.*, p. 208.

92 Geelong West Council Minute Book, 8 October 1941, Geelong Heritage Centre.

93 *Geelong Advertiser*, 11 November 1997.

94 See Geelong West Rate Books & Datasheets in Volumes 9-10.

95 Askew, *op.cit.*, p.45.

96 Brownhill & Wynd, *op.cit.*, p.710.

shown on the revised Geelong Waterworks & Sewerage Trust Detail Plans (Figures 5.63-66).

10.2 Description

10.2.1 Precinct Boundaries (refer to precinct plan at Section 10.4)

The Waterloo precinct is largely defined by the area between Pakington Street and Madden Avenue, and Waterloo and Hope Streets. The precinct includes the following thoroughfares (and properties fronting them): Anglesea Terrace, Picton Street, Maitland Street, Wellington Street, King's Lane, O'Connell Street, Veres Lane, Preston Street, Tayler Street, Candover Street and Weller Street.

10.2.2 Building Fabric (refer to photos at Section 10.6)

While historically the Waterloo precinct has been a mix of residential, commercial and cultural buildings, it is largely a residential area today, but closely situated near the local commercial centre of Pakington Street.

A. Residential Building Fabric Dwellings (General)

The Waterloo area is especially identified by typical Victorian, Late Victorian, Edwardian and interwar Bungalow designs, creating a number of streetscapes of mixed architectural styles and eras (Photos 5.01-08). Within this stylistic mix are a number of similar architectural characteristics including: modest scale, single storey height, detached or semi-detached composition, hipped and/or gabled roof forms, timber weatherboard wall cladding, corrugated sheet metal roof cladding, front and return verandahs, timber framed double hung windows, and brick chimneys. The dwellings are predominantly closely spaced with narrow or no side setbacks, and are largely of standard designs, reflect the working class population for which they were originally built.

Less common are dwellings built of brick wall construction or original slate or tiled roofs. These few Victorian and Late Victorian dwellings include those at:

- 12 Candover Street (timber with slate roof, built c.1860 (Photo 10.09).
- 53 Candover Street (face brick with slate roof, built 1891-92) (Photo 10.10).
- 25 Hope Street (face brick, built 1889).
- 27 Hope Street (brick and stone, built c.1867) (Photo 10.11).
- 23 O'Connell Street (stone, built c.1859) (Photo 10.12).
- 11 Preston Street (brick, built 1855-56).
- 27 Preston Street (brick, built 1885) (Photo 10.13).
- 30 Weller Street (brick, built c.1852).
- 42 Weller Street (brick, built c.1877-78) (Photo 10.14).
- 49 Weller Street (brick, built c.1890 & altered c.1927-28).
- 25 Wellington Street (brick, built 1860).

Only two Edwardian styled dwellings vary from the predominant timber weatherboard wall cladding and corrugated sheet metal roof cladding construction in the area. These dwellings are at:

- 23 Preston Street (face brick with slate roof, built 1901-02) (Photo 10.15).
- 10 Tayler Street (stuccoed brick with terra cotta tile roof, built 1917-18) (Photo 10.16).

There are also three interwar Bungalows of contrasting construction to most dwellings of this era. They are situated at:

- 47 Hope Street (face brick, built 1933-34) (Photo 10.17).
- 27 Maitland Street (rendered brick & terra cotta tile roof, built 1937-38) (Photo 10.18).
- 54 Wellington Street (rendered brick front façade to Late Victorian dwelling, introduced 1938-39).

Other dwellings of differing construction have been introduced during the postwar years, later 20th century or in recent times.

Victorian Era Dwellings

There are approximately 35 Victorian era dwellings that survive in the precinct built between 1850 and 1880. Of this total, 13 of the dwellings were built in the 1850s, represent the highest proportion of this era of dwellings in Geelong West.⁹⁷ They are as follows:

- Residence, 7 Candover Street (built c.1856).
- Residence, 25 Candover Street (built c.1854 – imported dwelling).
- Residence, 10 Hope Street, (built c.1854).
- Residence, 23 O’Connell Street (built c.1859) (Photo 10.12).
- Residence, 24 O’Connell Street (built c.1852).
- “Glenomra”, 27 O’Connell Street (built c.1856).
- Residence, 11 Preston Street (built 1855-56).
- Residence, 10 Weller Street (built c.1854).
- Residence, 12 Weller Street (built c.1854).
- Residence, 14 Weller Street (built c.1854) (Photo 10.19).
- Residence, 30 Weller Street (built c.1852) (Photo 10.20).
- “Anfield Cottage”, 7 Wellington Street (built c.1854).

The remaining Victorian era dwellings were constructed between the 1860 and the 1880 in the following locations:

- Residence, 12 Candover Street (built c.1860).
- Residence, 23 Candover Street (built c.1860).
- Residence, 27 Hope Street (built c.1867).
- Residence, 59 Weller Street (built 1864).
- “Minerva”, 25 Wellington Street (built c.1860) (Photo 10.21).
- Residence, 15 Anglesea Terrace (built c.1870, relocated 1913-14).
- Residence, 17 Anglesea Terrace (built c.1870, relocated 1913-14).
- Residence, 18 Candover Street (built c.1870).
- “Wynnum”, 21 Candover Street (built c.1875-76).
- Residence, 11 Hope Street (built c.1877-78).
- Residence, 18 Hope Street (built c.1875).
- Residence, 12 Hope Street (built c.1875).
- Residence, 61 Hope Street (built 1879-80).
- Residence, 43 Maitland Street (built 1877-78).
- Residence, 61 O’Connell Street (built c.1874).
- Residence, 15 Waterloo Street (built 1878-79).

97 The highest proportion when compared the proportion of 1850s dwellings in the other heritage precincts identified in this study.

- Residence, 1 Weller Street (built c.1875-76) (Photo 10.22).
- Residence, 24 Weller Street (built c.1875).
- Residence, 25 Weller Street (built c.1875).
- Residence, 31 Weller Street (built 1879-80).
- Residence, 42 Weller Street (built c.1877-78) (Photo 10.14).
- “Alnea”, 38 Wellington Street (built 1875-76) (Photo 10.23).

These dwellings are generally modest in scale, often located close to the front boundary. There are a small number of dwellings built in the 1870s that retain their verandah decoration. However, a noticeable number of verandahs have introduced cast iron or timber decoration.

Mid-Late Victorian Dwellings

There are approximately 108 mid-late Victorian styled dwellings in the Waterloo area. Together with most of the dwellings built from the mid 1870s, they represent the largest number of a specific stylistic type compared to dwellings of other designs in the area. Generally, the dwellings are single-fronted, with hipped roof forms and front convex verandahs, face brick chimneys, narrow eaves with decorative brackets, and cast iron verandah decoration. Most have a symmetrical front façade characterised by a central doorway and flanking timber framed windows. The Waterloo precinct is especially identified by its groupings of Late Victorian dwellings in Candover, Hope, Maitland and Taylor Streets (photos 8, 9, 17, 26, 27). Typical Mid-Late Victorian examples include:

- Residence, 34 Candover Street.
- Residence, 54 Candover Street (Photo 10.24).
- Residence, 3 Hope Street.
- Residence, 46 Hope Street (Photo 10.25).
- “Merton”, 14 Maitland Street.
- “Jersey Villa”, 42 Maitland Street (Photo 10.26).
- Residence, 2 Picton Street (Photo 10.27).
- “Walworth”, 31 Preston Street.
- “Keh-Le-De”, 9 Weller Street.
- Residence, 38 Weller Street.
- Residence, 31 Wellington Street (Photo 10.28).

There are also a small number of narrow single fronted mid-late Victorian era dwellings, including those at:

- 33 Candover Street.
- 47 Preston Street.
- 51 Preston Street.
- 70 Preston Street.

A modest number of Late Victorian dwellings also consist of double-fronted compositions, having a traversing hipped roof with a minor gable and verandah that project towards the front. Examples include:

- “Doutta Galla”, 1 Picton Street (Photo 10.29).
- Residence, 13 Picton Street.
- Residence, 43 Preston Street.
- Residence, 28 Weller Street (Photo 10.30).
- “Haylands”, 37 Wellington Street.

- “Thelma”, 48 Wellington Street.

While the majority of dwellings are detached, there are semi-detached houses at 5 & 7 Hope Street (Photo 10.31).

Edwardian Styled Dwellings

Edwardian styled dwellings comprise approximately 25% of the properties in the Waterloo precinct, equating to around 96 dwellings. Most of the Edwardian houses feature hipped roof forms together with a minor gable and front (convex, ogee form or bullnosed) verandah with timber fretwork detailing. In Candover and Preston Streets are groupings of Edwardian dwellings (Photos 11 & 20). Typical Edwardian examples include:

- Residence, 19 Anglesea Terrace.
- “Ormsby”, 11 Candover Street.
- “Nalla”, 36 Candover Street (with original cast iron verandah decoration) (Photo 10.32).
- “Mazeppa”, 38 Candover Street (dwelling identical to “Nalla”, features original cast iron verandah decoration) (Photo 10.33).
- Residence, 8 Hope Street.
- Residence, 36 Hope Street (designed by Laird and Barlow architects).
- “Lisdoonyarna”, 30 Maitland Street.
- Residence, 46 Maitland Street.
- “Kilcree”, 55 O’Connell Street (Photo 10.35).
- Residence, 63 O’Connell Street.
- Residence, 65 O’Connell Street.
- “Chatsworth”, 20 Preston Street (variation in standard type with projecting front hipped wing).
- Residence, 23 Preston Street.
- Residence, 11 Waterloo Street.
- Residence, 21 Waterloo Street (with original cast iron verandah decoration).
- “Emoh Ruo”, 23 Waterloo Street.
- Residence, 13 Weller Street.
- “Nyora”, 19 Weller Street.
- Residence, 45 Weller Street.

A variation of the Edwardian type are the narrower dwellings, having a projecting front single room with front or side verandah porch providing access to a larger building form. Examples include those at:

- 27 Anglesea Terrace.
- “Tragowel”, 9 Candover Street.
- 1 Kings Lane.
- 3 Kings Lane.
- 33 Preston Street.
- Residence, 10 Tayler Street (Photo 10.16).
- Residence, 14A Waterloo Street.
- Residence, 16 Wellington Street.
- “Balgownie”, 21 Wellington Street (Photo 10.36).
- Residence, 33A Wellington Street.
- Residence, 50 Wellington Street.

The dwelling at 11 Anglesea Terrace (Photo 10.37) represents a further variation in the Edwardian type, being single-fronted with a broad gambrel roof and front projecting verandah.

Interwar & Late Interwar Bungalow Dwellings

Approximately 19% of the dwellings in the Waterloo precinct are interwar or late interwar Bungalows, constructed between the 1920s and the early 1940s. The interwar type is primarily identified by gable roof forms with broad gabled front verandahs (some Bungalows feature flat-roofed porches, while only few have gables that traverse their sites). The verandahs are supported by timber posts or squat concrete columns and brick piers. The dwellings also feature timber framed double hung windows, often arranged in banks of three. In Maitland Street is a grouping of interwar Bungalows (Photo 10.08). Typical interwar Bungalow examples include those at:

- 1 Hope Street (Photo 10.38)
- 4 Hope Street.
- 29 Hope Street (Photo 10.39).
- 47 Hope Street (variation in standard types with central projecting flat-roofed verandah) (Photo 10.17).
- 55 Hope Street.
- 45 Maitland Street.
- 7 O'Connell Street (Photo 10.40).
- 16 Preston Street.
- 25 Waterloo Street (variation in standard types with return flat roofed verandah) (Photo 10.41).
- "Emohuro", 11 Weller Street.
- 27 Weller Street.
- 29 Weller Street.
- 47 Weller Street.
- 53 Weller Street.

The late interwar Bungalows generally feature stepped hipped roof forms of double fronted compositions and gabled, hipped or flat-roofed verandah porches. The porches are supported by timber posts or brick (face or rendered) piers. Examples include those at:

- 9 Hope Street.
- "Aldon", 33 Hope Street.
- 33A Hope Street.
- 27 Maitland Street.
- 36 Maitland Street.
- "Paisley", 17 O'Connell Street.
- 45 O'Connell Street (Photo 10.42).
- 18 Preston Street.
- 25 Preston Street (Photo 10.43).
- 12 Taylor Street.
- "Taplow", 54 Weller Street (Photo 10.44).

Postwar Dwellings

There are only 8 postwar dwellings in the Waterloo precinct. These dwellings have double fronted compositions with hipped roofs (and some with projecting front gabled wings) clad in either tiles or corrugated sheet metal, timber or brick

wall construction, flat-roofed porches and timber framed windows (including large banks of windows). Examples include:

- Residence, 46 Weller Street (Photo 10.45)
- Residence, 21 Anglesea Terrace.
- Residence, 23 Anglesea Terrace (Photo 10.46).
- Residence, 18 Maitland Street.

Introduced Dwellings

There are at least 49 introduced dwellings built in the late 20th century or more recently. These dwellings vary in composition, scale and construction, and include neo-Victorian and neo-Edwardian designs, standard brick veneer detached dwellings, multiple single storey units, and two storey detached dwellings (lesser in number). They have hipped, gabled, skillion or flat roofs, the majority being single storey.

Additions to Dwellings⁹⁸

Where extended, the substantial majority of 19th and early 20th century dwellings in the Waterloo precinct appear to have rear, modestly scaled (single storey) additions that are not visible from the street. Two storey additions are very few in number and lesser still are two storey additions which dominate the dwelling and the streetscape. Examples of recessive additions (with minimal visibility from the front) include the dwellings at:

- 19 Anglesea Terrace (Photo 10.47).
- 29 Candover Street.

Garages & Carports

While the Waterloo precinct consists of only a small number of rear lanes (for vehicular access) and a large number of narrow allotments, the majority of garages and carports that have been introduced are located behind or at the side of the significant heritage building stock in the precinct. Only three carports have been introduced that project forward of significant heritage dwellings, while there are only approximately 10 carports or garages that have been built at the side of the dwellings (towards the front of the dwellings). A small number of front verandahs to some heritage dwellings have also been slightly altered (such as the removal of a portion of verandah floor) to allow for on-site vehicle parking.

Front Fences

The Waterloo precinct is identified by a range of front fences, or a lack of any front fences. The majority of these fences are pointed timber picket, to a height of 1200 -1300 mm, although some range to approximately 1700 mm. These fences have all been introduced and are associated with Victorian, Late Victorian and Edwardian dwellings. Examples include the fences at the following locations:

- 17 Candover Street (Photo 10.48).
- "Bell Ville", 26 Candover Street (Photo 10.49).
- 12 Hope Street (Photo 10.50).
- "Holyford", 17 Maitland Street (Photo 10.51).
- 41 Preston Street (Photo 10.52).

98 Alterations to the front of the significant dwellings have been considered as part of the integrity grading of each dwelling. See the datasheets in volumes 9-10 for further details.

A number of interwar Bungalows also have pointed timber picket front fences, with these fences sometimes having been introduced by the removal of early front fencing that was more in keeping with the era, design and construction of the interwar dwellings. Also out of character are a range of introduced brick, solid timber and other fences, some being approximately 1800 mm high.

Original or early front fences to Victorian dwellings are rare, with almost all having been replaced before or after 1986 (when comparing the photographs from the 'City of Geelong West Urban Conservation Study'). The only front fence that appears to be early and is associated with a Victorian dwelling is the timber post and cast iron palisade fence at 18 Hope Street (Photo 10.53). Similar fences are identified on residential allotments in inner suburban Geelong, including Garden Street (between Eastern Beach and Alexandra Avenue) and Bellerine Street (between Myers and McKillop Streets). The Victorian dwelling at 24 O'Connell Street (built c.1852) (Photo 10.54) has an early hedge forming the front boundary, which was possibly planted in the early 20th century.

Very few original or early Edwardian fences appear to have survived. The majority of fences associated with Edwardian dwellings are pointed timber picket, although there are a small number of capped timber picket (Photo 10.55) and timber post and woven wire types. The fence at "Armagh", 27 Wellington Street (Photo 10.56), may be the only early surviving early post and woven fence in the precinct, although it seems that the early fabric has been replaced (when comparing the existing fence with the fence shown in the *News of the Week* newspaper in 1919, Figure 10.51). Other front fencing is largely unrelated to the construction or design of the Edwardian dwellings.

Until very recently, one of the earliest interwar era fences was at 9 Hope Street (Photo 10.57), comprising a flat timber picket design. Few of these types of fences exist in the Waterloo area today. Another early design is the solid brick fence with concrete cappings at 47 Hope Street (Photo 10.17). Most other brick fences are low but have been introduced in the later 20th century. Timber post and woven wire fences are few in number for interwar Bungalow properties in the area, with an example being at 1 Hope Street (Photo 10.38). There is also a range of other introduced front fences associated with interwar era dwellings in the area.

B. Non residential Buildings

Very few non-residential buildings survive in the precinct today. The earliest is now solely a residence, at 11 Preston Street (Photo 10.58). It was originally a combined shop and dwelling, built in 1855-56. It represents the earliest surviving commercially-related building in the area. At 46-54 O'Connell Street is the Geelong West Free Kindergarten (Photo 10.59). This substantial single storey timber building has a domestic interwar Bungalow appearance. At 57 Hope Street is Tucker's Funerals building (original funeral parlour) (Photo 10.60). The interwar era single storey brick building features a parapeted front façade located on the front boundary. Pointed arched doors and windows characterise the building and there is a cantilever verandah that has been introduced.

At 31 Hope Street, the interwar corner shop survives as part of the dwelling although the commercial function is no longer in use (Photo 10.61).

10.2.3 Urban Design & Engineering Infrastructure

The Waterloo precinct is identified by nine streets with mainly rectangular residential building allotments fronting them. Noticeable is the small frontage widths to many of the allotments, and apart from a few mid 19th century dwellings, most dwellings have modest front setbacks. The area is further characterised by narrow side setbacks (some lacking any side setbacks). Some properties have a wider side setback that allow vehicular access, while others only allow for off-street vehicular parking at the front, or no vehicular provisions given the almost boundary to boundary extent of the dwellings. Overall, the area has a medium-high density of residential buildings with private open space largely confined to small rear yards.

Within the precinct are a number of side and rear lanes, including Kings Lane, Veres Lane, Ripley Street. These lanes are graveled or asphalted, with some having early bluestone spoon drains (Photos 5.62-63).

The Waterloo precinct has a range of original, early and introduced engineering infrastructure. In Weller and Picton Streets are bluestone kerb and channel which appear to be original (dating from the 19th century) (Photo 10.64).⁹⁹ In Candover and Wellington Street are bluestone kerbs and concrete channels that may date from the early 20th century (Photo 10.65). In other streets are introduced concrete kerbs and channels.

Throughout the precinct are asphalt footpaths. Although not original, the asphalt surface reflects the early type of footpaths first laid out in the 19th and early 20th centuries.

10.2.4 Landscaping

Given the contextually densely built-up nature of the Waterloo area and narrow streets, there are no grassed nature strips. The only public landscape is Kenworthy Reserve (Photo 10.66), laid out in 1941 after the demolition of the United Methodist Church on this site. It has largely an open grassed area with trees located around the perimeter and in the centre near the playground equipment.

10.3 Integrity & Significance

10.3.1 Integrity

The Waterloo heritage precinct includes 375 properties. Of this total, 285 (76%) represent Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings that have significance to the area. A breakdown on the significance of these properties is as follows:¹⁰⁰

99 At a portion of the western end of Weller Street, concrete kerb and channel has replaced the original bluestone infrastructure.

100 The following totals include some individual places previously assessed in the Geelong West Urban Conservation Study (1986) and identified as heritage overlays in the Greater Geelong Planning Scheme.

- State significance: 1
- Local significance:¹⁰¹ 31
- Contributory significance: 254
- Conservation Desirable: 12
- Not Significant: 77

The integrity of the precinct may also be determined by the integrity of the individual properties within it. A breakdown of the integrity of the properties is as follows:

- Predominantly Intact: 122
- Moderately Intact: 162
- Altered: 13
- Not Applicable:¹⁰² 78

As a total heritage area, there are portions of the precinct that are not as intact, given the removal of early dwellings and the construction of new buildings. This is more noticeable in O'Connell Street, parts of Wellington Street, and Anglesea Terrace.

10.3.2 Statement of Cultural Significance¹⁰³

The Waterloo Heritage precinct has significance as one of the earliest surviving suburban areas in Geelong West where some of the most intense building activity occurred from the 1850s. The area has further significance for its residential building activity from the second half of the 19th century until the Second World War. This is reflected in the notable concentration of modestly scaled, single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s, with the evolution of residential building development forming part of the significance of the area. Most of the dwellings are standard in design and of timber construction, reflecting the working class population for which they were built. There are a few dwellings of more substantial design and/or of brick construction. Most of the streets and allotments were laid out as part of early 1850s subdivisions. These subdivisions included the Waterloo and Shirley Estates, the eastern parts of which were punctuated by the construction of the Melbourne to Geelong railway line between 1854 and 1857. The close proximity of the railway line brought about a notable population of railway employees in the area in the 19th and early 20th centuries. Originally a mixed residential, commercial and cultural area, the only buildings associated with non-residential uses that contribute to the significance of the precinct today are the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O'Connell Street, former corner store at 31 Hope Street and Tucker's Funerals building at 57 Hope Street. Further contributing to the significance of the area is the surviving 19th and early 20th century engineering infrastructure in the rear and side lanes with bluestone spoon drains, bluestone kerbs and channels in Weller and Picton Streets, and the bluestone kerbs and concrete channels in Candover and Wellington Streets. Kenworthy Reserve, between

101 Of this total, 5 places have been previously assessed in the Geelong West Urban Conservation Study as being of regional significance, while another 25 places previously assessed of local significance. These places are already included as individual heritage overlays in the Greater Geelong Planning Scheme and for planning purposes, regionally and locally significant places are managed the same way under the heritage overlay.

102 This relates to properties that do not have significance to the heritage precinct.

103 The specific integrity and level of significance for each building in the area is provided in Section 2.1.8 and on the datasheets in Volumes 9-10.

Wellington and Maitland Street, represents the only public recreation area in the precinct, established in 1940-41, after the demolition of the Ashby Methodist Chapel on the site in 1939.

The Waterloo Heritage precinct is architecturally significant at a LOCAL level (AHC D.2). The precinct demonstrates a mix of modest and predominantly standard Victorian, Late Victorian, Edwardian and interwar Bungalow architectural styles, built from the 1850s until the early 1940s. Most of the significant dwellings in the area are single storey with hipped and/or gabled roof forms, front or return verandahs, timber weatherboard wall cladding, corrugated sheet metal roof cladding, timber framed windows, brick chimneys and verandah decoration typical for construction of each dwelling. There are also a much smaller but notable number of dwellings built of brick construction and/or with slate roofs. The precinct has a noteworthy concentration of dwellings built in the 1850s together with some of the largest groupings of Victorian and Late Victorian dwellings of the 1880s and 1890s compared to the wider Geelong West area. The surviving bluestone and bluestone and concrete kerb and channel and spoon drains, and Kenworthy Reserve between Wellington and Maitland Streets, contribute to the aesthetic significance of the area and further reveal the evolution of development in the 19th and early 20th centuries.

The Waterloo Heritage precinct is historically significant at a LOCAL level (AHC A.4). Initially established as a mixed cultural, commercial and residential area, the precinct has associations with some of the more intense building activity in Geelong West from the 1850s, a consequence of the layout of subdivisions of Crown Allotments 3, 4, 5 and 6 in the late 1840s and early 1850s. Today, this historical significance is embodied in the surviving physical fabric: the layout of the streets and allotments, and the small but notable number of mid 19th century residential building stock. The historical importance of the area also lies in the evolution of building development, particularly during the 1850s and 1870s, and especially during the 1880s and 1890s, Federation period (1900-1919) and the interwar (1920-early 1940s) era when the precinct was largely transformed into a residential suburb. Surviving legacies of non-residential uses in the area are the former shop and dwelling, 11 Preston Street (built 1855-56) and the interwar developments of the Geelong West Kindergarten, 46-54 O'Connell Street (built 1921), former corner store, 31 Hope Street (built 1922-23), and Tucker's Funerals, 57 Hope Street (built 1928-29). Embodied in the history of the area is the Geelong to Melbourne Railway line, laid out between 1854 and 1857, which punctuated and separated the original subdivision estates. A mainly working class area (as reflected in the modest and standard dwellings), a number of railway employees were original owners in the precinct during the 19th and early 20th centuries. Historically, the area was known for its cultural - and to a lesser degree - commercial life which faded by the mid 20th century. The precinct was known for its strong Wesleyan population from the 1850s, with the building of three chapels: Primitive Methodist Chapel in Weller Street (built c.1853); United Free Methodist Church in Preston Street (built 1855) and the Ashby Methodist Chapel in Wellington Street (built 1858 and demolished with its associated Sunday School and kindergarten buildings in 1939). The Order of the Sons of Temperance continued to have a presence in the Waterloo area at the former Chapel in Preston Street until the late 19th or early 20th century. Also important in the precinct in the mid-19th century were the denominational schools, including the Wellington Street Free Presbyterian School, opened in the 1850s, Ashby National School at the northern end of Latrobe Terrace was opened in c.1854, United Free Methodist Church School No. 551 that began in 1855 in the

Preston Street chapel, and a Protestant Free School that opened in O'Connell Street in 1866-67. None of these school buildings survive today.

Overall, the Waterloo Heritage Precinct is of LOCAL significance.

10.4. Waterloo Heritage Precinct: Plan



10.5 Waterloo Heritage Precinct: Historical Figures

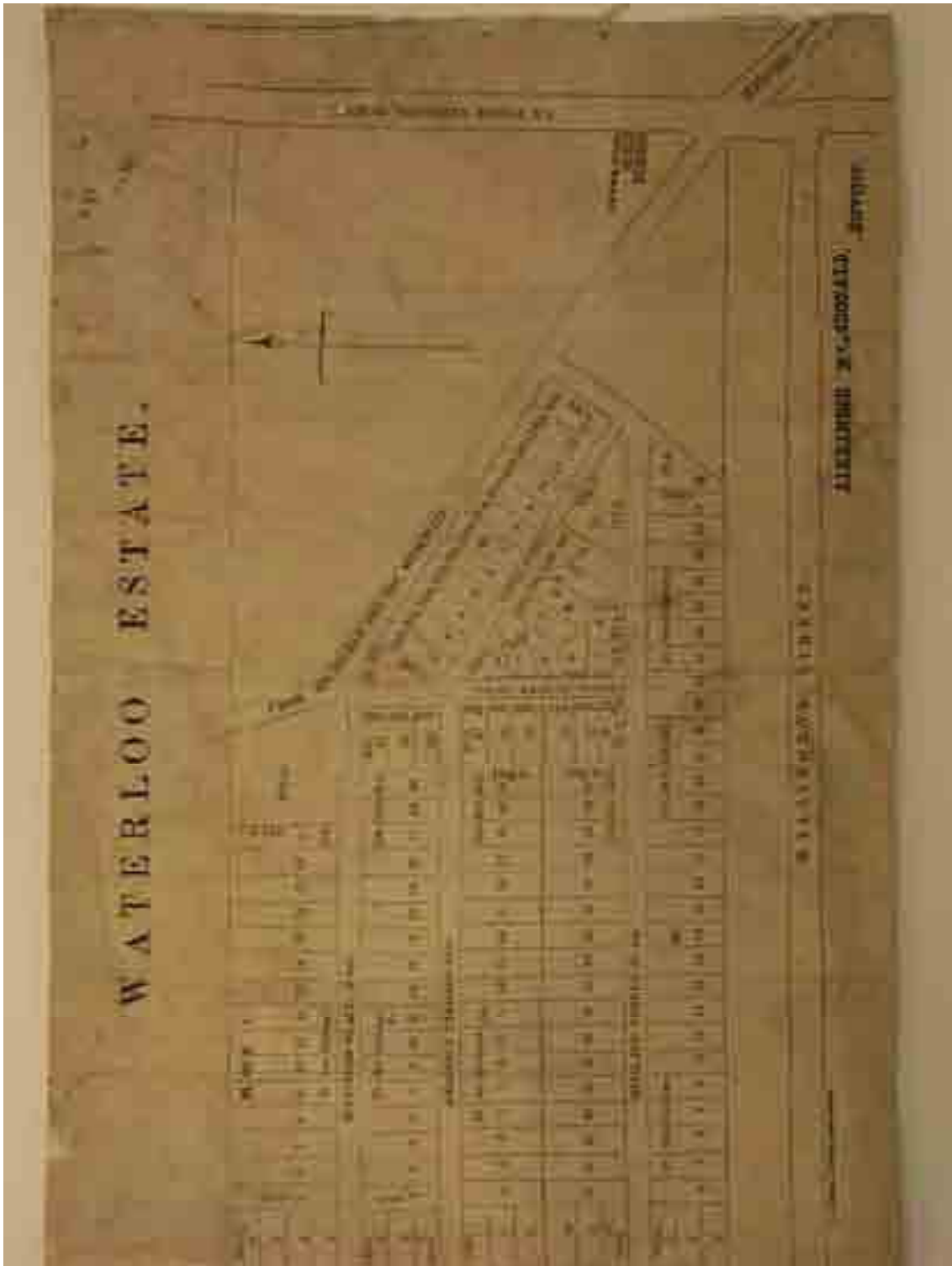


Figure 10.01: Waterloo Estate subdivision plan, c.1852. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030/W49-2.

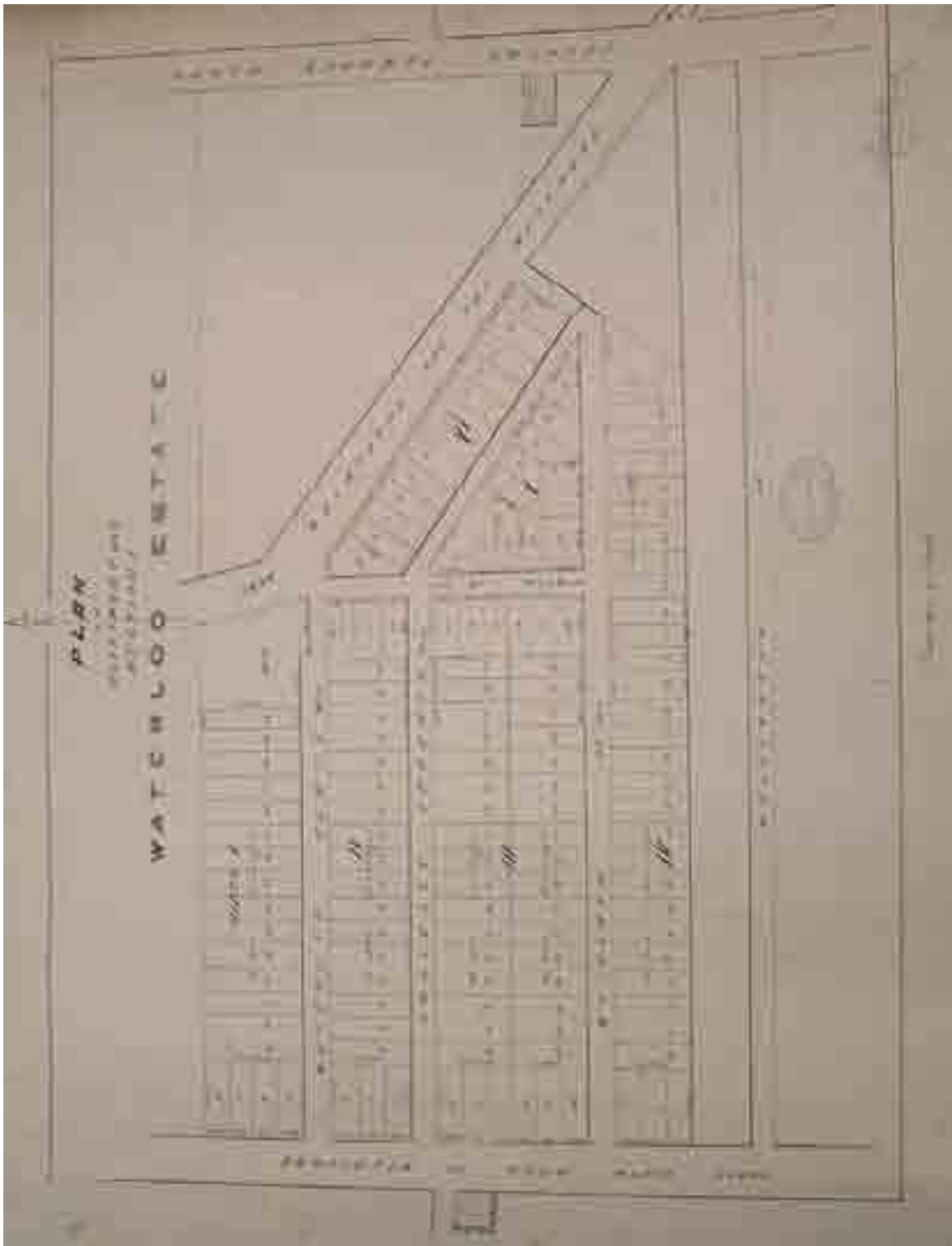


Figure 10.02: Waterloo Estate subdivision plan, c.1852. Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030/W49-1



Figure 10.03: Crown Hotel, Corner The Esplanade South and Melbourne Road (Mercer Street), 1934. Source: La Trobe Picture Collection, State Library of Victoria, image no. b51482.

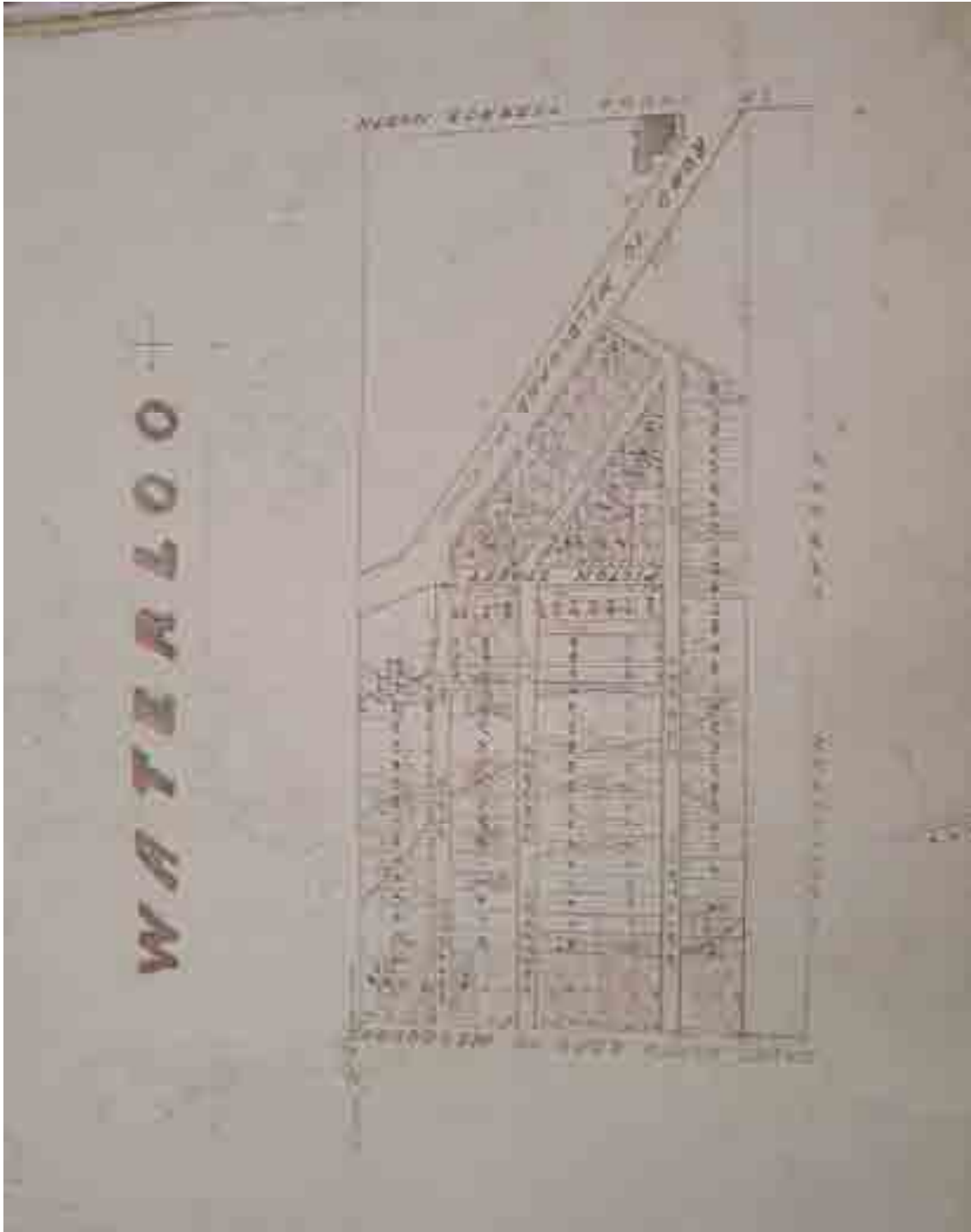


Figure 10.04: Waterloo Estate subdivision plan, c.1856. Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.

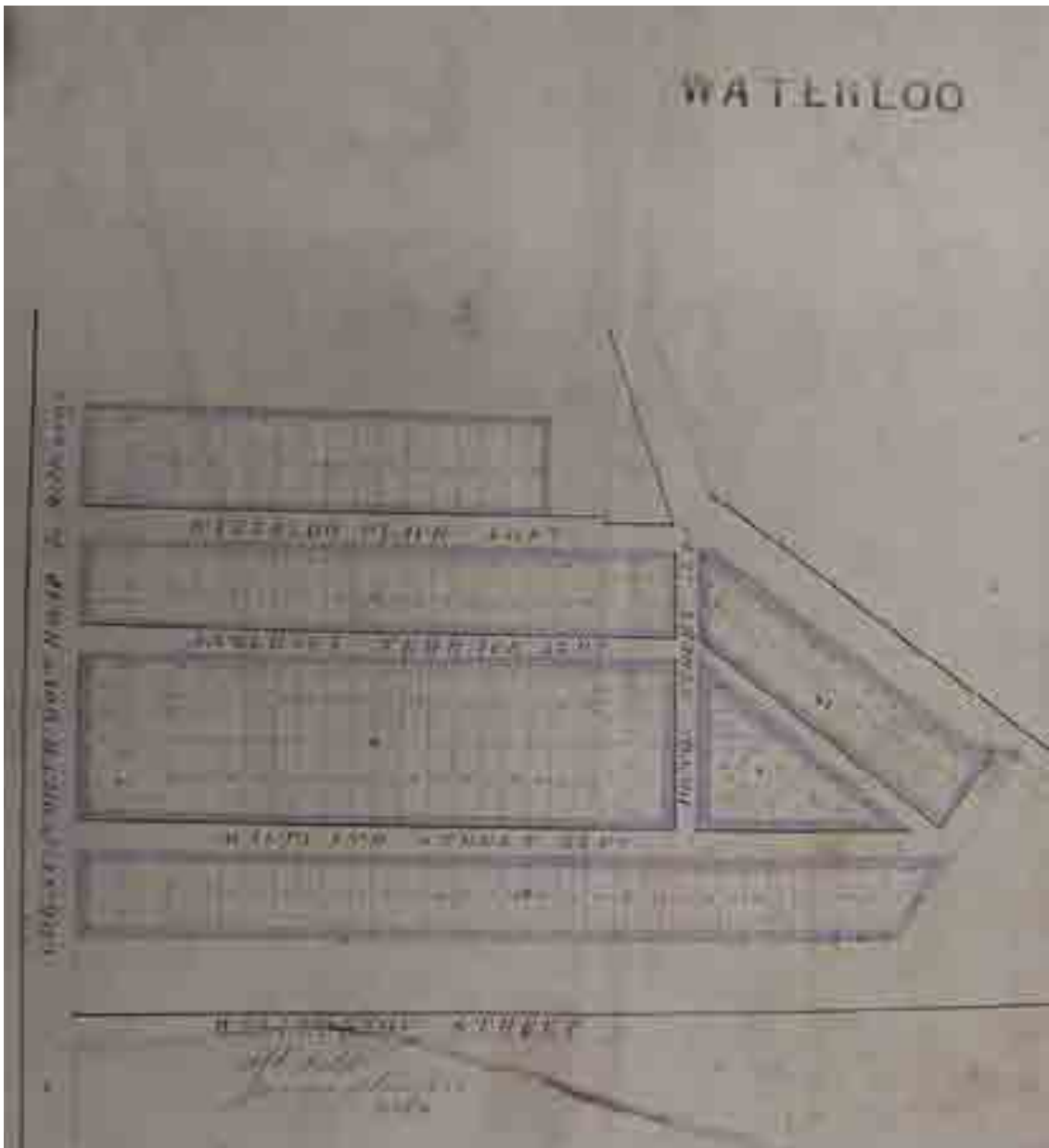


Figure 10.05: Waterloo Estate subdivision plan, c.1860. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.

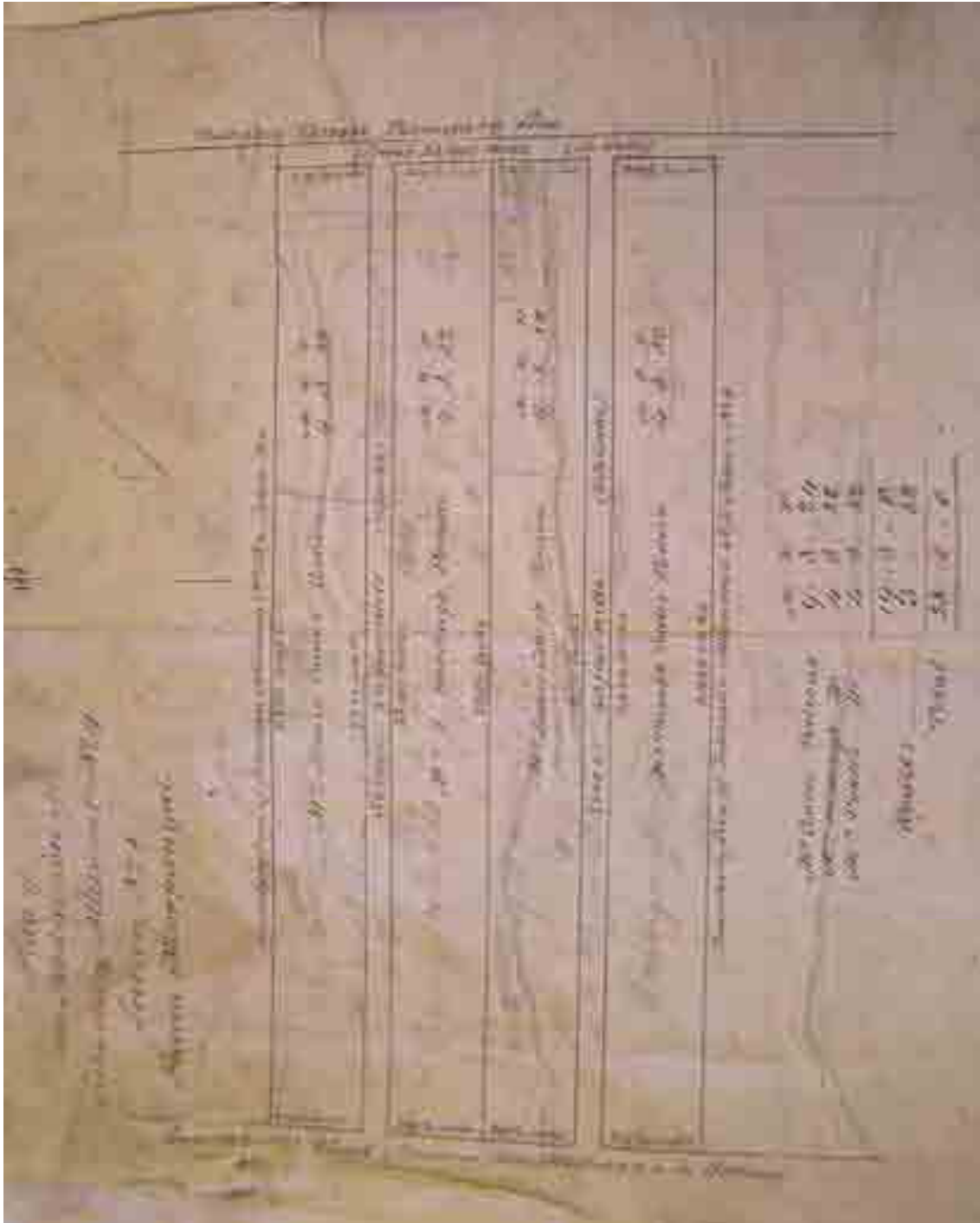


Figure 10.06: Plan of Suburban Allotment No. 4, c.1850. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.

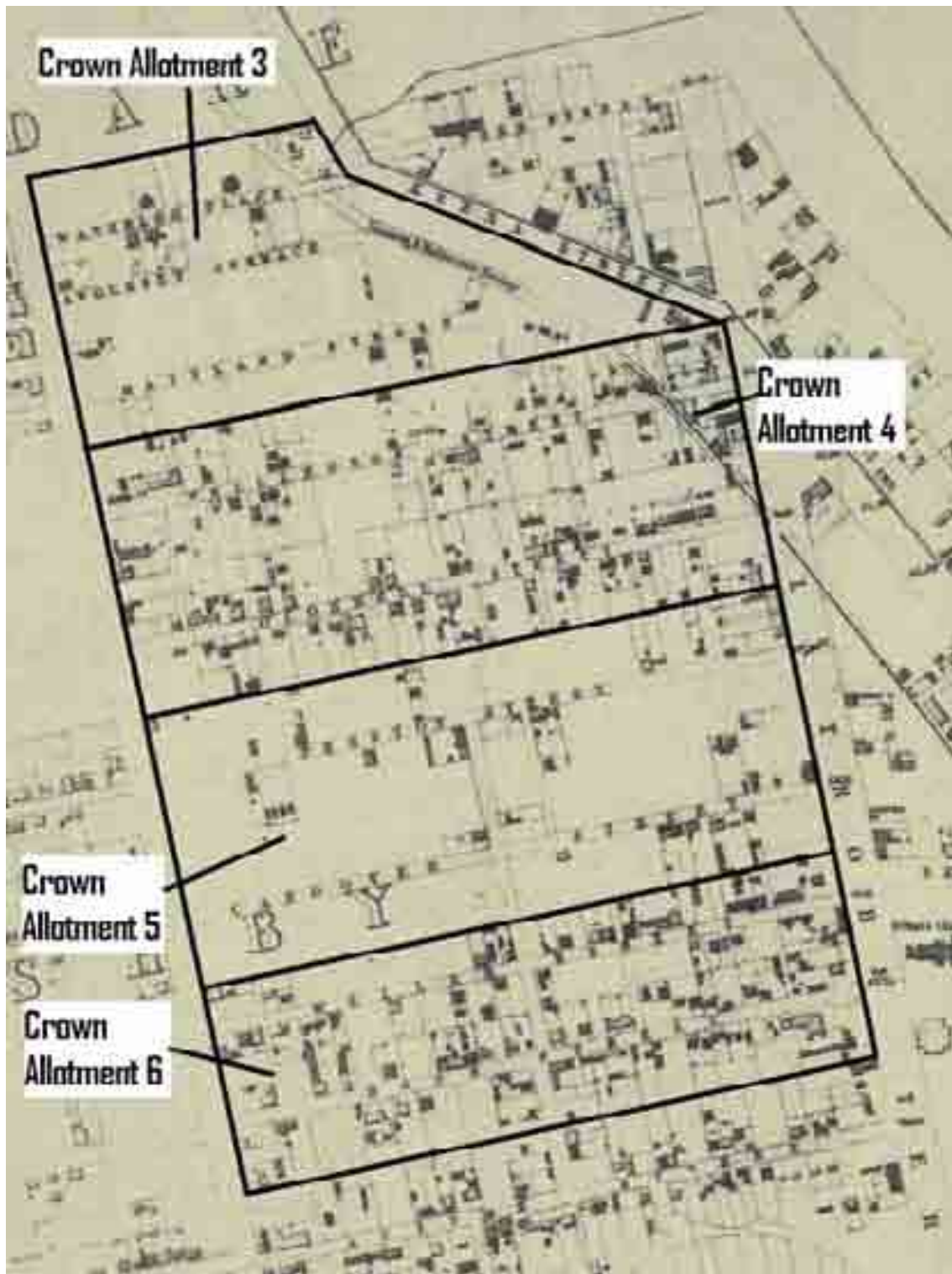


Figure 10.07: J.H. Taylor, Map of Geelong, 1854. Source: G. Seaton, *The Ashby Story*.

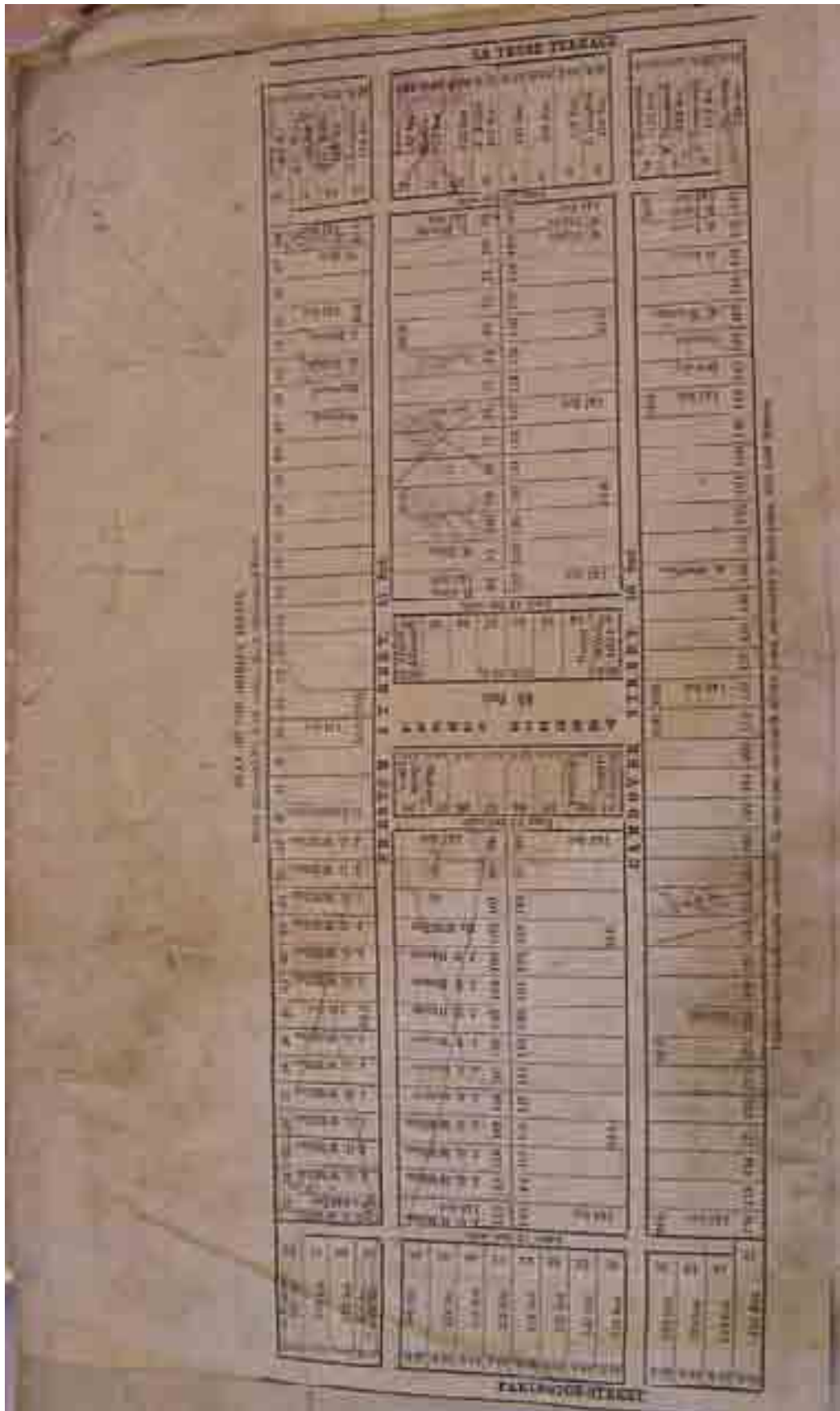


Figure 10.08: Plan of the Shirley Estate, c.1849. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030.

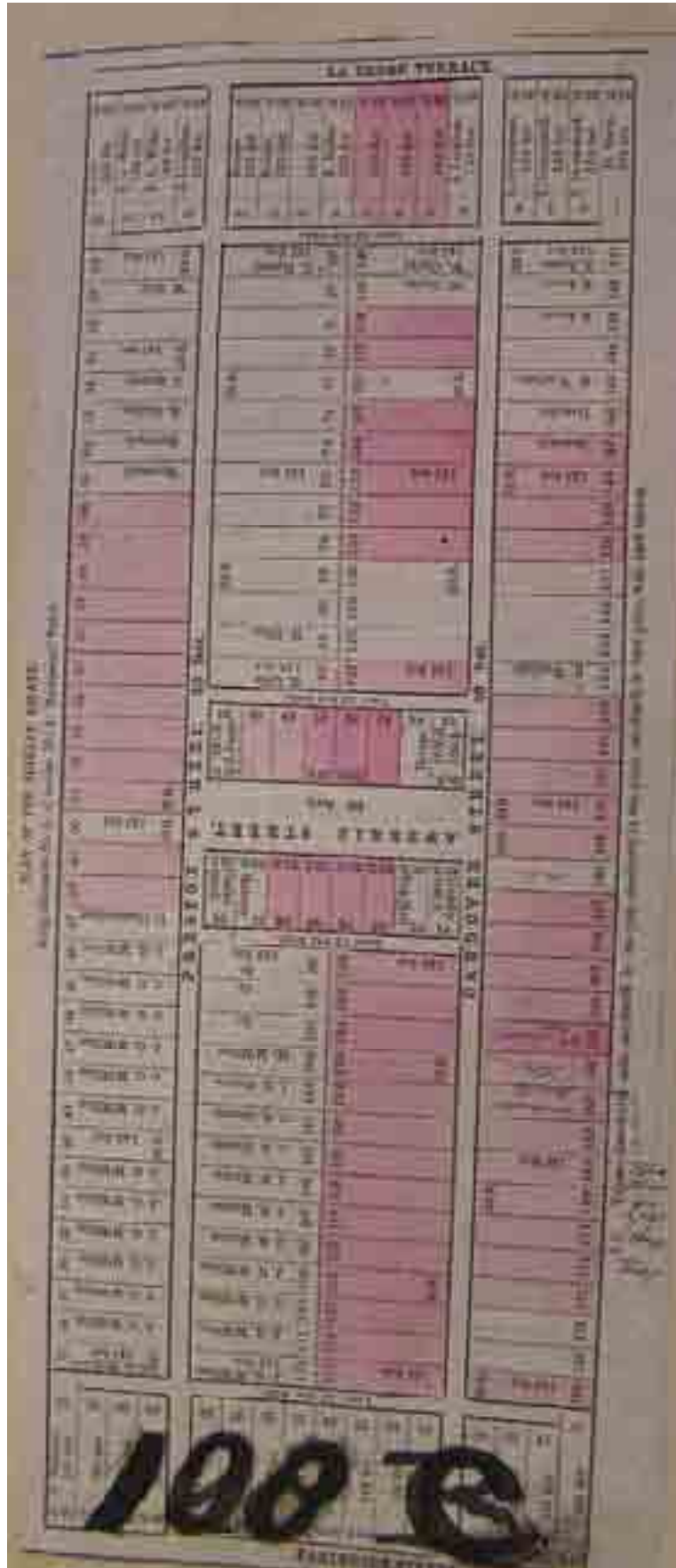


Figure 10.09: Plan of the Shirley Estate, 1857. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS 2030/108C.

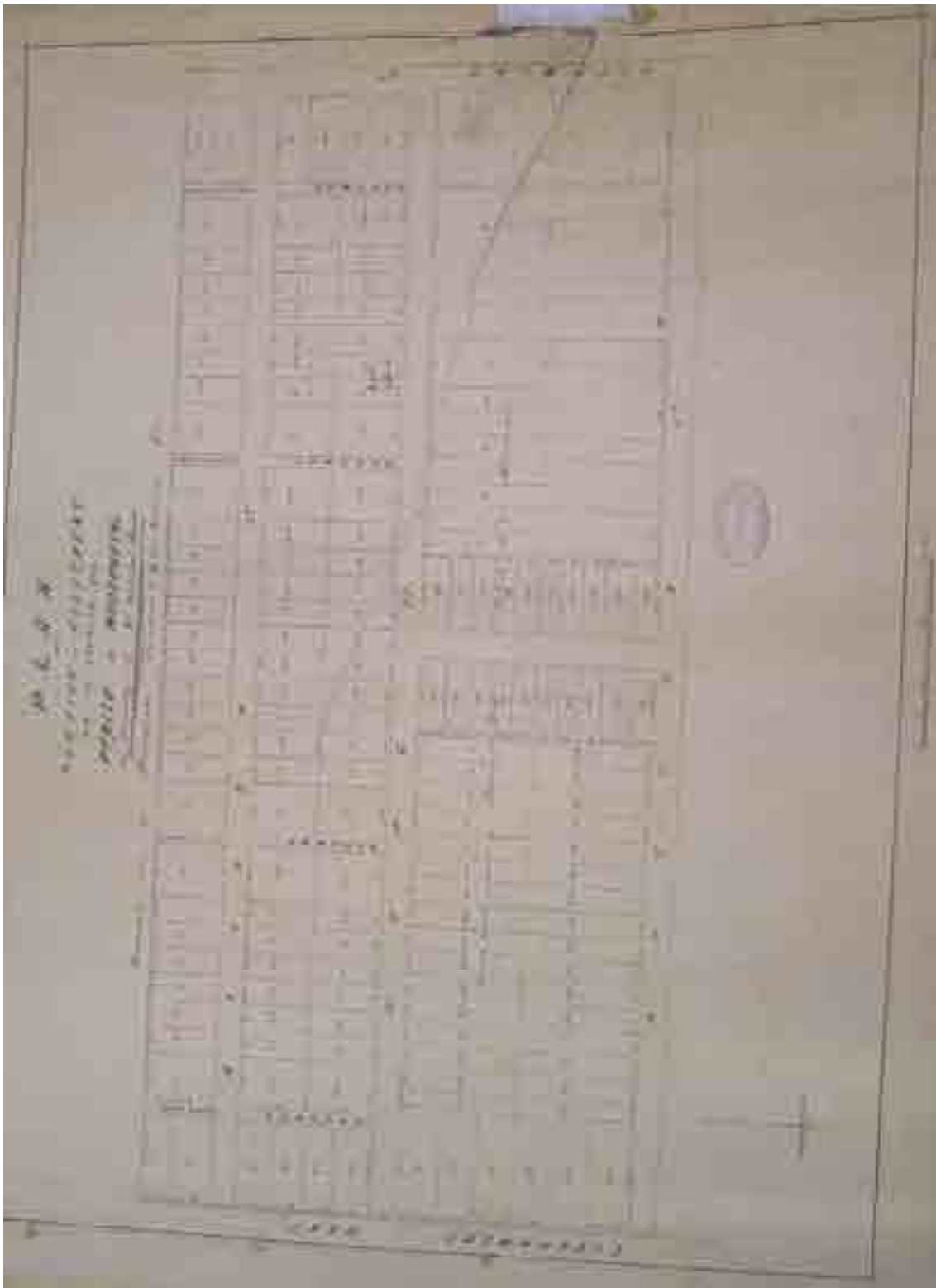


Figure 10.10: Plan of Portion of Allotment No. 6, c.1849. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.

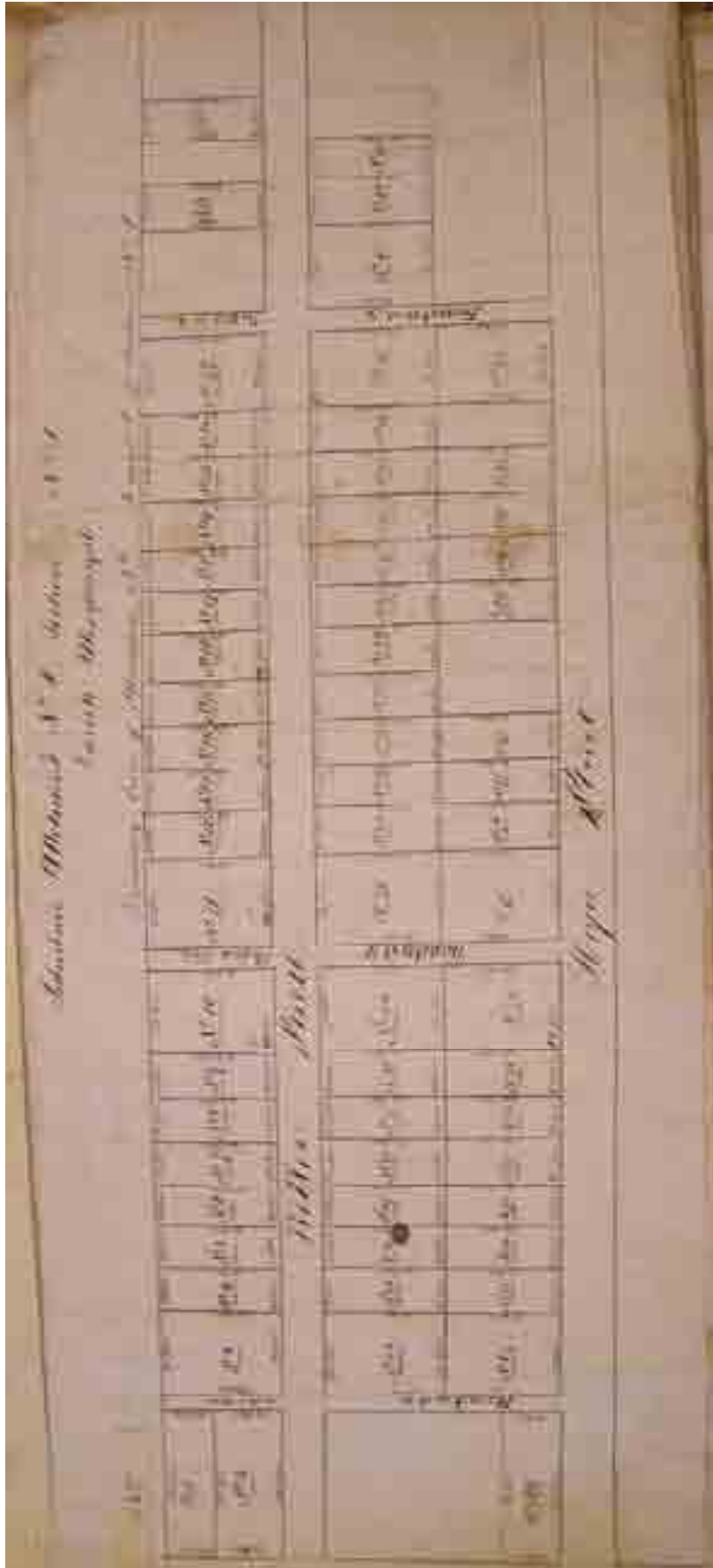


Figure 10.11: Plan of Suburban Allotment No. 6, c.1849. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.

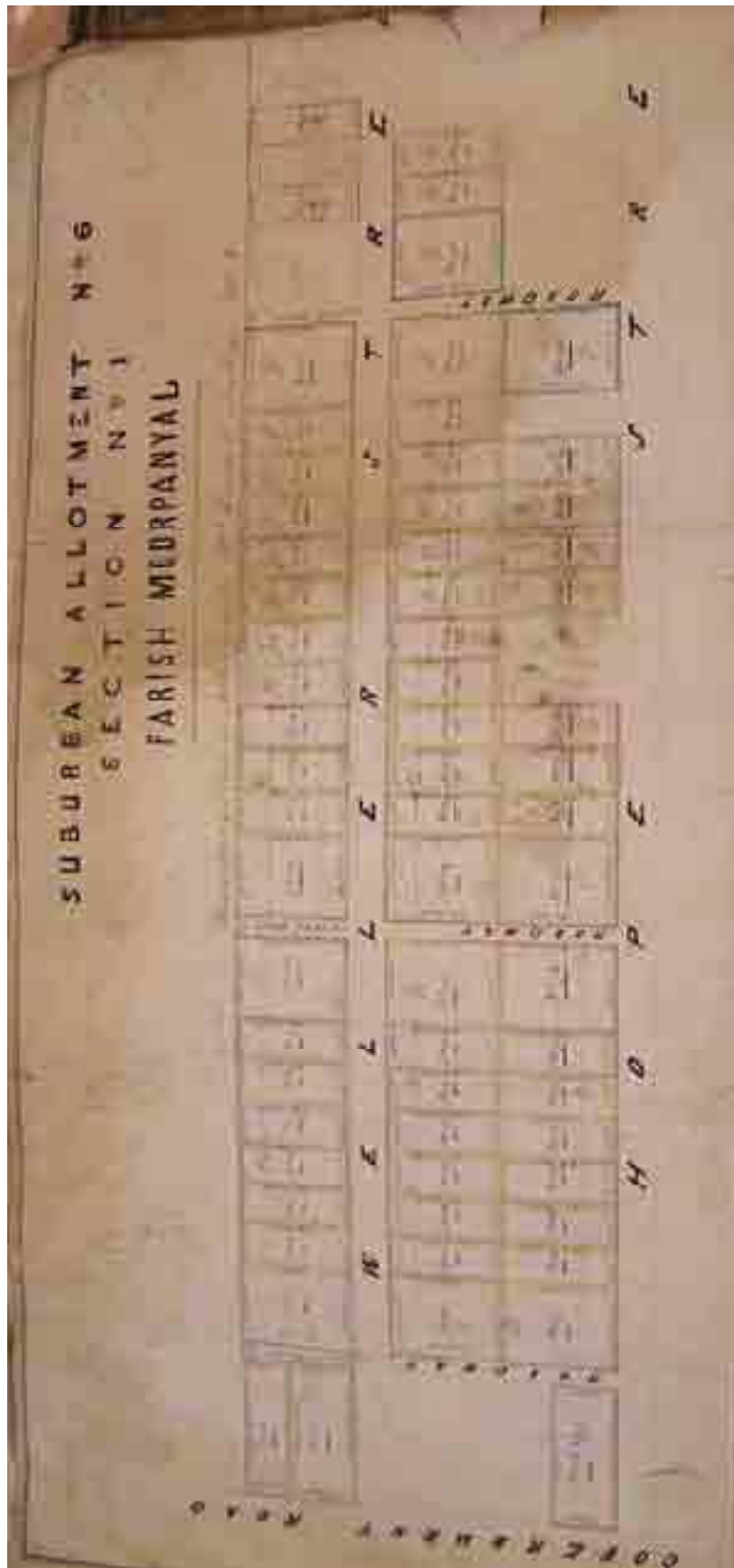


Figure 10.12: Plan of Suburban Allotment No. 6, c.1850. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.

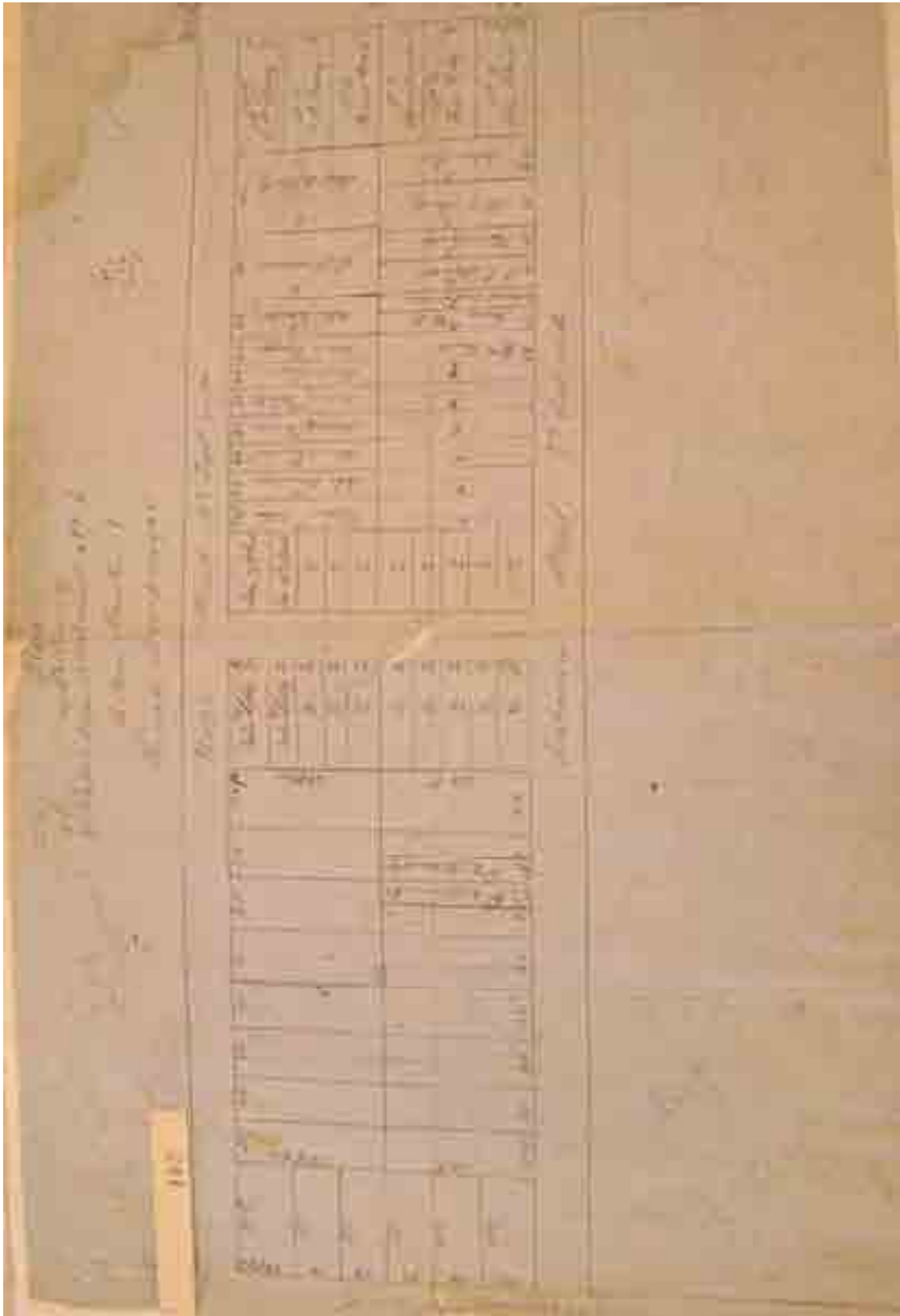


Figure 10.13: Plan of Portion of Suburban Allotment No. 6, c.1850. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.



Figure 10.14: Residence, 23 O'Connell Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.15: Residence, 24 O'Connell Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.16: Group of three gabled timber dwellings, 10-14 Weller Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.17: Residence, 7 Wellington Street, c.1981-85. Source: Geelong Heritage Centre, GRS1160. Note the original Morewood & Rogers metal roof tiles.



Figure 10.18: Residence, 11 Preston Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.19: Residence, 27 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.20: Residence, 18 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.21: Former Primitive Methodist Chapel, Weller Street, pre 1917. Source: Geelong Heritage Centre.



Figure 10.22: Ashby Methodist Chapel, Wellington Street, c.1858. Source: P. Holden collection, Geelong Heritage Centre, GRS1034.



Figure 10.23: Ashby Methodist Chapel, Wellington Street, c.1868, showing addition of transept. Source: P. Holden collection, Geelong Heritage Centre, GRS1034.



Figure 10.24: Ashby Methodist Kindergarden (right), Wellington Street, c.1910. Source: P. Holden collection, Geelong Heritage Centre, GRS1034.



Figure 10.25: Demolition of the Ashby Methodist Chapel, Wellington Street, 1939. Source: P. Holden collection, Geelong Heritage Centre, GRS1034.



Figure 10.26: Demolition of the Ashby Methodist Chapel, showing the remains of the rear wall, 1939. Source: P. Holden collection, Geelong Heritage Centre, GRS1034.



Figure 10.27: Demolition of the Ashby Methodist Chapel from the front (Wellington Street), 1939. Source: P. Holden collection, Geelong Heritage Centre, GRS1034.



Figure 10.28: Demolition of the Ashby Methodist Chapel, from the remaining interior, 1939. Source: P. Holden collection, Geelong Heritage Centre, GRS1034.



Figure 10.29: Plan of the Shirley Estate showing 26 allotments for sale, 15 June 1887. Source: Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030/W64-B.1.



Figure 10.30: Dwelling in O'Connell Street, showing bunting as part of the "Welcome Home" celebrations after the First World War in 1919. Source: *News of the Week*, 1919.



Figure 10.31: "Kilsyth", 33 Candover Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.32: Residence, 37 Candover Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.33: Residence, 3 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.34: Residence, 46 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.35: “Jersey Villa”, 42 Maitland Street, 1986. Source: Aitken, Honman & Huddle, ‘City of Geelong West Urban Conservation Study’, 1986.



Figure 10.36: Residence, 3 Picton Street, 1986. Source: Aitken, Honman & Huddle, ‘City of Geelong West Urban Conservation Study’, 1986.



Figure 10.37: “Keh-Le-De”, 9 Weller Street, 1986. Source: Aitken, Honman & Huddle, ‘City of Geelong West Urban Conservation Study’, 1986.



Figure 10.38: Dwellings possibly fronting Madden Avenue in 1913. Source: *News of the Week*, 7 August 1913.



Figure 10.39: Residence, 46 Candover Street, 1986. Source: Aitken, Honman & Huddle, ‘City of Geelong West Urban Conservation Study’, 1986.



Figure 10.40: Residence, 3 O’Connell Street, 1986. Source: Aitken, Honman & Huddle, ‘City of Geelong West Urban Conservation Study’, 1986.



Figure 10.41: Semi-detached residences, 5-7 hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.42: "Landreath", 27 Preston Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.43: Former Shop, 26 Weller Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.44: Geelong Waterworks & Sewerage Trust Detail Plan No. 77, 1924. Source: Barwon Water collection.



Figure 10.45: Geelong Waterworks & Sewerage Trust Detail Plan No. 76, c.1917. Source: Barwon Water collection.



Figure 10.46: Geelong Waterworks & Sewerage Trust Detail Plan No. 74, 1917. Source: Barwon Water collection.



Figure 10.47: Residence, 36 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.48: "Lisdoonyarna", 30 Maitland Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.49: Residence, 65 O'Connell Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.50: "Balgownie", 21 Wellington Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.

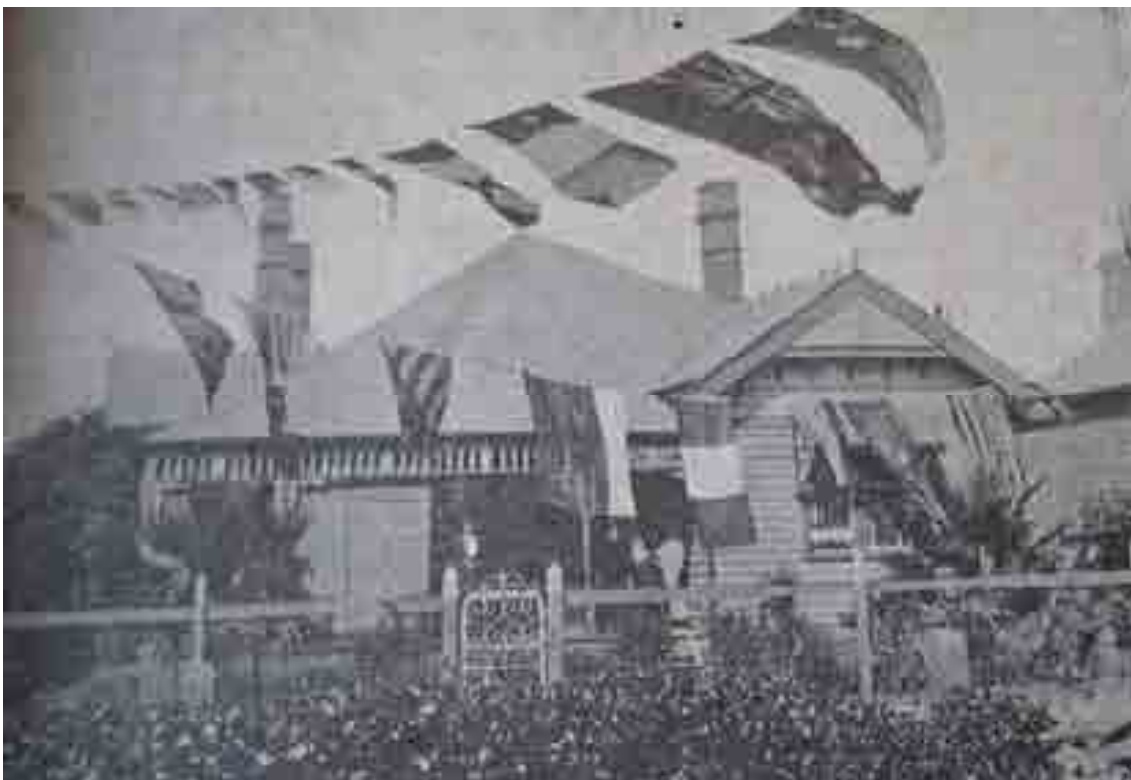


Figure 10.51: "Armagh", 27 Wellington Street, 1919, during the "welcome home" celebrations after the First World War. Source: *News of the Week*, 1919.



Figure 10.52: "Tragowel", 9 Candover Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.53: Residence, 4 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.54: Residence, 47 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.55: Residence associated with Tucker's Funerals, 55 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.56: "Emohruo", 11 Weller Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.57: Residence, 47 Weller Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.58: Residence, 1 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.59: Residence, 33 Hope Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.60: "Paisley", 17 O'Connell Street, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 10.61: Frank Tucker and Son's Shop, Wycheproof, n.d., [c.1910]. Source: 'No Funerals on Picnic Day', Australian Funeral Director's Association, c.2002.



Figure 10.62: Letterhead of F.H. Tucker & Son, c.1925. Source: Pam Jennings private collection.

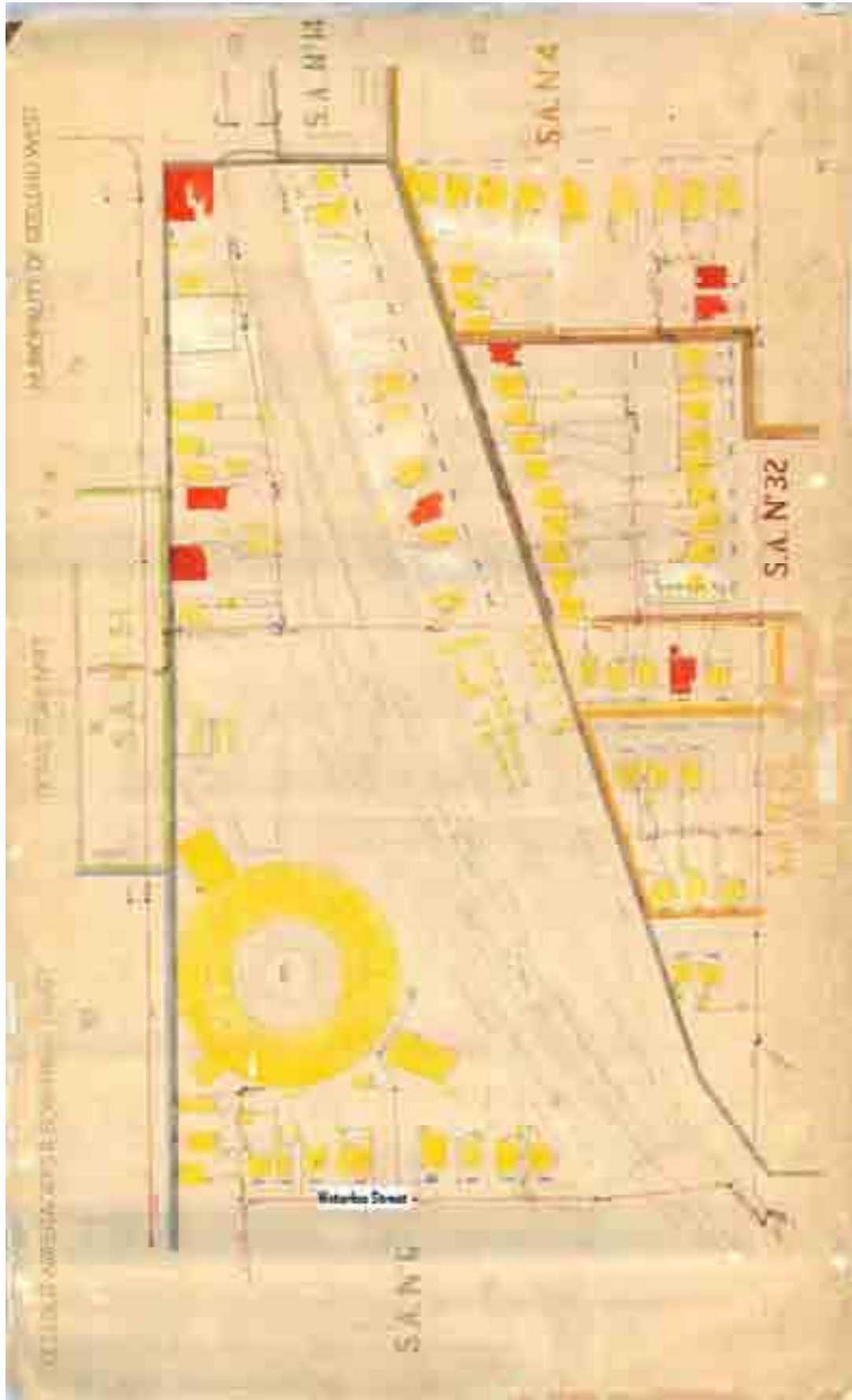


Figure 10.63: Geelong Waterworks & Sewerage Trust Detail Plan No. 77, 1958. Source: Barwon Water collection.

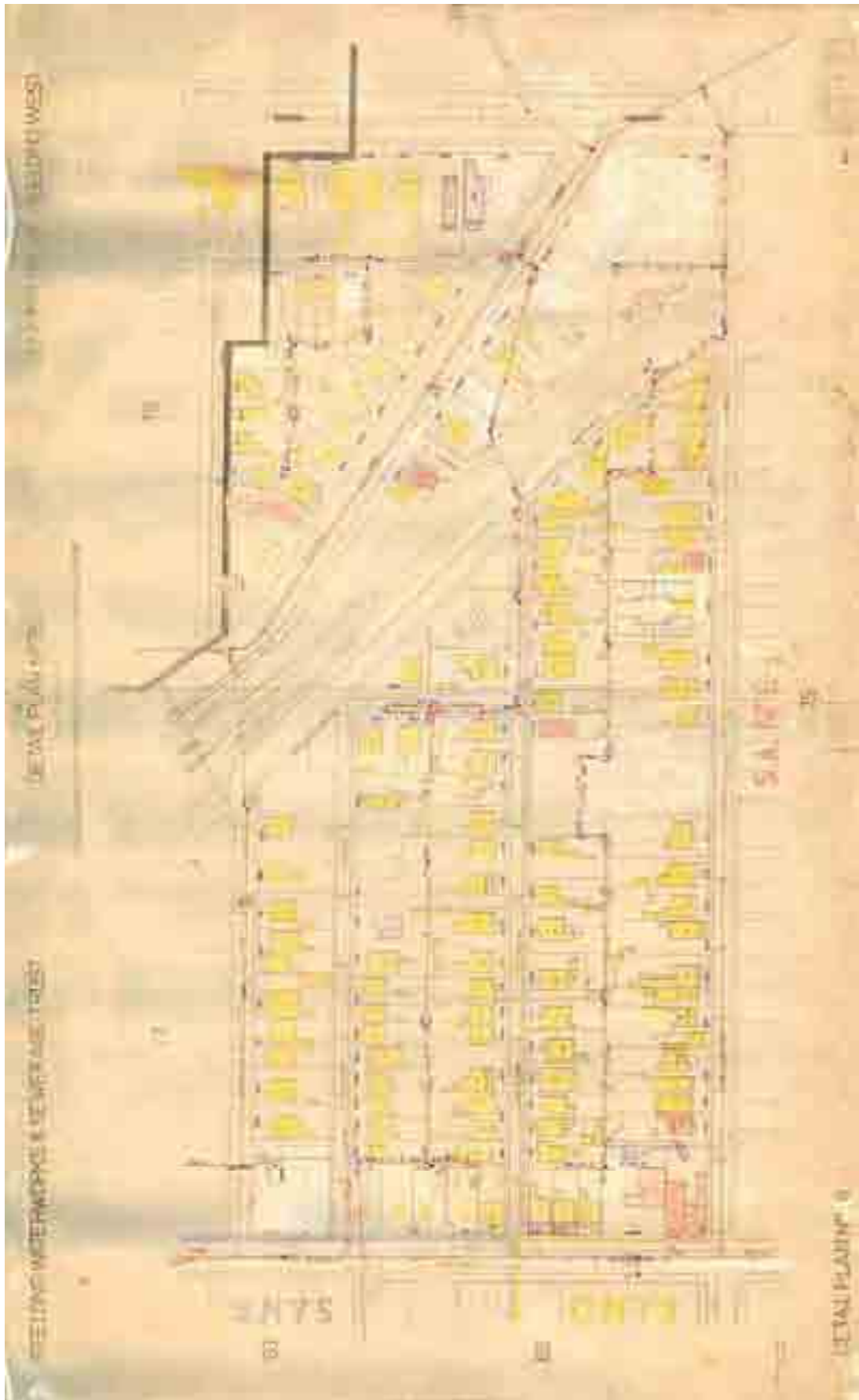


Figure 10.64: Geelong Waterworks & Sewerage Trust Detail Plan No. 76, 1958. Source: Barwon Water collection.

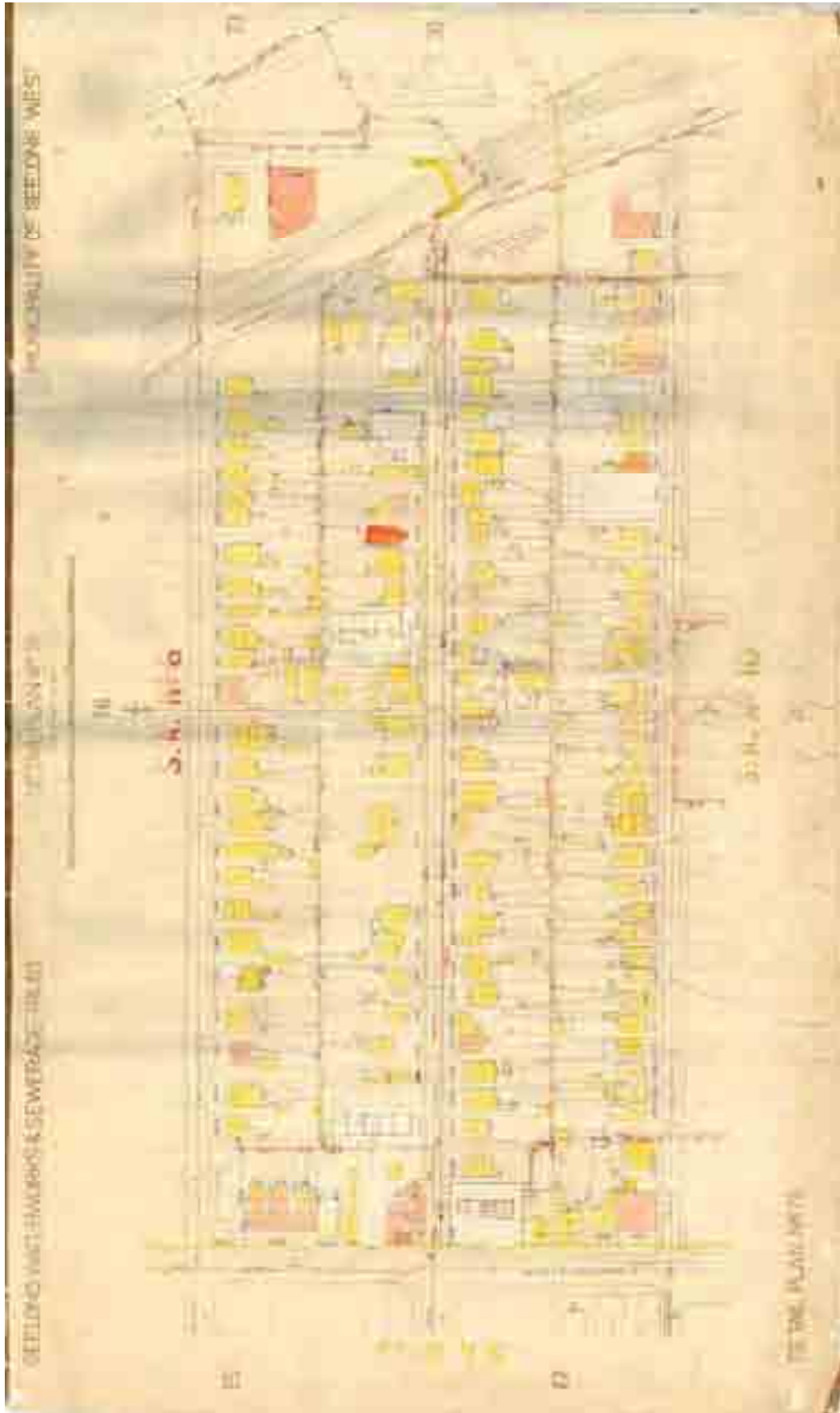


Figure 10.65: Geelong Waterworks & Sewerage Trust Detail Plan No. 75, 1958. Source: Barwon Water collection.

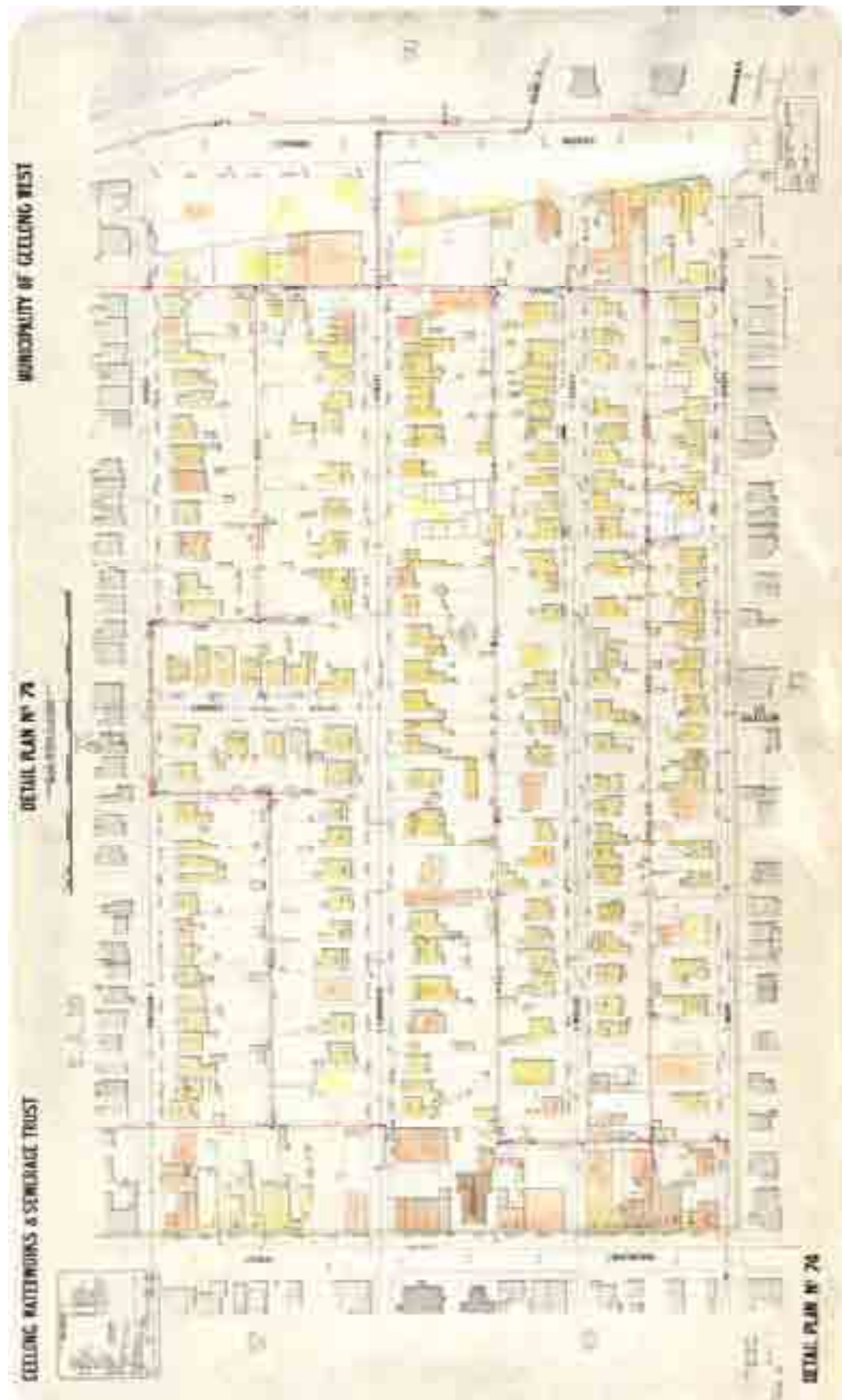


Figure 10.66: Geelong Waterworks & Sewerage Trust Detail Plan No. 74, 1971. Source: Barwon Water collection.

10.6 Waterloo Heritage Precinct: Photographs



Photo 10.01: Hope Street (east end, south side), showing Late Victorian and interwar dwellings. Source: David Rowe, 2009.



Photo 10.02: Weller Street (east end, north side), showing Victorian dwellings. Source: David Rowe, 2009.



Photo 10.03: Candover Street, showing Edwardian dwellings. Source: David Rowe, 2009.



Photo 10.04: Candover Street (east end, south side), showing Victorian dwellings. Source: David Rowe, 2009.



Photo 10.05: Preston Street (west end, south side) showing Edwardian dwellings. Source: David Rowe, 2009.



Photo 10.06: Maitland Street (east end, north side), showing Victorian dwellings. Source: David Rowe, 2009.



Photo 10.07: Maitland Street (east end, south side), showing Victorian dwellings. Source: David Rowe, 2009.



Photo 10.08: Maitland Street (west end, south side), showing interwar Bungalow dwellings. Source: David Rowe, 2009.



Photo 10.09: Residence, 12 Candover Street. Source: City of Greater Geelong, 2008.



Photo 10.10: Residence, 53 Candover Street. Source: City of Greater Geelong, 2008.



Photo 10.11: Residence, 27 Hope Street. Source: City of Greater Geelong, 2008.



Photo 10.12: Residence, 23 O'Connell Street. Source: City of Greater Geelong, 2008.



Photo 10.13: Residence, 27 Preston Street. Source: City of Greater Geelong, 2008.



Photo 10.14: Residence, 42 Weller Street. Source: David Rowe, 2009.



Photo 10.15: Residence, 23 Preston Street. Source: City of Greater Geelong, 2008.



Photo 10.16: Residence, 10 Tayler Street. Source: David Rowe, 2009.



Photo 10.17: Residence, 47 Hope Street. Source: City of Greater Geelong, 2008.



Photo 10.18: Residence, 27 Maitland Street. Source: City of Greater Geelong, 2008.



Photo 10.19: Residence, 14 Weller Street.
Source: City of Greater Geelong, 2008.



Photo 10.20: Residence, 30 Weller Street.
Source: City of Greater Geelong, 2008.



Photo 10.21: "Minerva", 25 Wellington Street.
Source: City of Greater Geelong, 2008.



Photo 10.22: Residence, 1 Weller Street.
Source: City of Greater Geelong, 2008.



Photo 10.23: "Alnea", 38 Wellington Street.
Source: David Rowe, 2009.



Photo 10.24: Residence, 54 Candover Street.
Source: City of Greater Geelong, 2008.



Photo 10.25: Residence, 46 Hope Street. Source: City of Greater Geelong, 2008.



Photo 10.26: "Jersey Villa", 42 Maitland Street. Source: City of Greater Geelong, 2008.



Photo 10.27: Residence, 2 Picton Street. Source: City of Greater Geelong, 2008.



Photo 10.28: Residence, 31 Wellington Street. Source: City of Greater Geelong, 2008.



Photo 10.29: "Doutta Galla", 1 Picton Street. Source: City of Greater Geelong, 2008.



Photo 10.30: Residence, 28 Weller Street. Source: City of Greater Geelong, 2008.



Photo 10.31: Semi-detached dwellings, 5-7 Hope Street. Source: City of Greater Geelong, 2008.



Photo 10.32: "Nalla", 36 Candover Street. Source: City of Greater Geelong, 2008.



Photo 10.33: "Mazeppa", 38 Candover Street. Source: City of Greater Geelong, 2008.



Photo 10.34: Residence, 36 Hope Street. Source: City of Greater Geelong, 2008.



Photo 10.35: "Kilcreen", 55 O'Connell Street. Source: City of Greater Geelong, 2008.



Photo 10.36: "Balgownie", 21 Wellington Street. Source: City of Greater Geelong, 2008.



Photo 10.37: Residence, 11 Anglesea Terrace. Source: City of Greater Geelong, 2008.



Photo 10.38: Residence, 1 Hope Street. Source: City of Greater Geelong, 2008.



Photo 10.39: Residence, 29 Hope Street. Source: City of Greater Geelong, 2008.



Photo 10.40: Residence, 7 O'Connell Street. Source: City of Greater Geelong, 2008.



Photo 10.41: Residence, 25 Waterloo Street. Source: City of Greater Geelong, 2008.



Photo 10.42: Residence, 45 O'Connell Street. Source: City of Greater Geelong, 2008.



Photo 10.43: Residence, 25 Preston Street. Source: City of Greater Geelong, 2008.



Photo 10.44: "Taplow", 43 Weller Street. Source: City of Greater Geelong, 2008.



Photo 10.45: Residence, 46 Weller Street. Source: City of Greater Geelong, 2008.



Photo 10.46: Residence, 23 Anglesea Terrace. Source: City of Greater Geelong, 2008.



Photo 10.47: Residence, 19 Anglesea Terrace. Source: City of Greater Geelong, 2008.



Photo 10.48: Residence, 17 Candover Street. Source: City of Greater Geelong, 2008.



Photo 10.49: "Bell Ville", 26 Candover Street. Source: City of Greater Geelong, 2008.



Photo 10.50: Residence, 12 Hope Street. Source: City of Greater Geelong, 2008.



Photo 10.51: "Holyford", 17 Maitland Street. Source: City of Greater Geelong, 2008.



Photo 10.52: Residence, 41 Preston Street. Source: City of Greater Geelong, 2008.



Photo 10.53: Residence, 18 Hope Street. Source: City of Greater Geelong, 2008.



Photo 10.54: Residence, 24 O'Connell Street. Source: City of Greater Geelong, 2008.



Photo 10.55: Residence, 1 Kings Lane. Source: David Rowe, 2009.



Photo 10.56: "Armagh", 27 Wellington Street. Source: David Rowe, 2008.



Photo 10.57: Residence, 9 Hope Street (note: fence recently removed & replaced with timber post & woven wire fence). Source: City of Greater Geelong, 2008.



Photo 10.58: Former shop, 11 Preston Street. Source: David Rowe, 2008.



Photo 10.59: Geelong West Kindergarten, 46-54 O'Connell Street. Source: City of Greater Geelong, 2008.



Photo 10.60: Tuckers Funerals building, 57 Hope Street. Source: David Rowe, 2009.



Photo 10.61: Former Corner Store, 31 Hope Street. Source: David Rowe, 2009.



Photo 10.62: Ripley Street (between Weller & Candover Streets), showing bluestone spoon drain & asphalt surface. Source: David Rowe, 2009.



Photo 10.63: Lane (between Candover & Preston Streets), showing central bluestone spoon drain. Source: David Rowe, 2009.



Photo 10.64: Bluestone kerb and channel, and asphalt footpath, Weller Street. Source: David Rowe.



Photo 10.65: Bluestone kerb and concrete channel, and asphalt footpath, Candover Street. Source: David Rowe, 2009.



Photo 10.66: Kenworthy Reserve. Source: David Rowe, 2008.

10.7 Waterloo Heritage Precinct: List of Places

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	5 Anglesea Terrace	Contributory		Moderately Intact
Residence	7 Anglesea Terrace	Not Significant		Not Applicable
Residence	9 Anglesea Terrace	Not Significant		Not Applicable
Residence	11 Anglesea Terrace	Contributory		Moderately Intact
Residence	15 Anglesea Terrace	Contributory		Moderately Intact
Residence	17 Anglesea Terrace	Contributory		Moderately Intact
Residence	19 Anglesea Terrace	Contributory		Predominantly Intact
Residence	20 Anglesea Terrace	Not Significant		Not Applicable
Residence	21 Anglesea Terrace	Not Significant		Not Applicable
Residence	22 Anglesea Terrace	Not Significant		Not Applicable
Residence	23 Anglesea Terrace	Not Significant		Not Applicable
Vacant Land	25 Anglesea Terrace	Not Significant		Not Applicable
Residence	27 Anglesea Terrace	Contributory		Moderately Intact
Residence	28 Anglesea Terrace	Not Significant		Not Applicable
Residence	7 Candover Street	Local (individual)	HO643	Moderately Intact
"Tragowel"	9 Candover Street	Contributory		Predominantly Intact
Residence	11 A Candover Street	Contributory		Moderately Intact
"Ormsby"	11 Candover Street	Contributory		Predominantly Intact
Residence	12 Candover Street	Local (individual)	HO644	Moderately Intact
Residence	13 Candover Street	Contributory		Moderately Intact
Residence	14 Candover Street	Contributory		Moderately Intact
"Rosevears"	15 Candover Street	Contributory		Moderately Intact
Residence	16 Candover Street	Not Significant		Not Applicable
Residence	17 Candover Street	Contributory		Predominantly Intact
Residence	18 Candover Street	Local (individual)	HO645	Moderately Intact
Units	19 Candover Street	Not Significant		Not Applicable
Residence	20 Candover Street	Not Significant		Not Applicable
"Wynnum"	21 Candover Street	Contributory		Moderately Intact
"Aroha"	22 Candover Street	Contributory		Moderately Intact
Residence	23 Candover Street	Local (individual)	HO646	Moderately Intact
Residence	24 Candover Street	Contributory		Predominantly Intact
Residence	25 Candover Street	Regional (individual)	HO647	Altered
"Bell Ville"	26 Candover Street	Contributory		Moderately Intact
Units	27 Candover Street	Not Significant		Not Applicable
"Brookville"	28 Candover Street	Contributory		Moderately Intact
Residence	29 Candover Street	Contributory		Moderately Intact
Residence	30 Candover Street	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	31 Candover Street	Not Significant		Not Applicable
"Kilsyth"	33 Candover Street	Contributory		Predominantly Intact
Residence	34 Candover Street	Contributory		Predominantly Intact
Residence	35 Candover Street	Contributory		Moderately Intact
"Nalla"	36 Candover Street	Contributory		Predominantly Intact
Residence	37 Candover Street	Local (individual)	HO648	Predominantly Intact
"Mazeppa"	38 Candover Street	Contributory		Predominantly Intact
"Chandpore"	39 Candover Street	Contributory		Predominantly Intact
"Rossbach"	40 Candover Street	Contributory		Predominantly Intact
Residence	41 Candover Street	Not Significant		Not Applicable
"Umballa"	42 Candover Street	Contributory		Predominantly Intact
"Ardaour"	44 Candover Street	Contributory		Moderately Intact
Residence	46 Candover Street	Contributory		Predominantly Intact
Residence	47 Candover Street	Not Significant		Not Applicable
"Titangi"	48 Candover Street	Conservation Desirable		Altered
"Lilyville"	49 Candover Street	Contributory		Predominantly Intact
"Trethewey"	50 Candover Street	Contributory		Moderately Intact
"Glenora"	51 Candover Street	Contributory		Predominantly Intact
Residence	52 Candover Street	Not Significant		Not Applicable
Fr Geelong West Police Station	53 Candover Street	Local (individual)	HO649	Predominantly Intact
Residence	54 Candover Street	Contributory		Predominantly Intact
Residence	55 Candover Street	Contributory		Moderately Intact
Residence	56 Candover Street	Contributory		Moderately Intact
Residence	58 1 Candover Street	Contributory		Moderately Intact
Residence	1 Hope Street	Contributory		Predominantly Intact
Residence	3 Hope Street	Contributory		Predominantly Intact
Residence	4 Hope Street	Contributory		Predominantly Intact
Residence	5 Hope Street	Contributory		Predominantly Intact
Residence	6 Hope Street	Contributory		Predominantly Intact
Residence	7 Hope Street	Contributory		Predominantly Intact
Residence	8 Hope Street	Contributory		Moderately Intact
Residence	9 Hope Street	Contributory		Predominantly Intact
Residence	10 Hope Street	Not Significant		Not Applicable
Residence	11 Hope Street	Contributory		Moderately Intact
Residence	12 Hope Street	Local (individual)	HO699	Moderately Intact
"Woodpile"	13 Hope Street	Conservation Desirable		Altered
Residence	14 Hope Street	Local (individual)	HO700	Moderately Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
Units	15	Hope Street	Not Significant		Not Applicable
Residence	16	Hope Street	Contributory		Predominantly Intact
Residence	17	Hope Street	Contributory		Moderately Intact
Residence	18	Hope Street	Contributory		Predominantly Intact
Residence	20	Hope Street	Contributory		Moderately Intact
Residence	21	Hope Street	Contributory		Moderately Intact
Residence	22	Hope Street	Not Significant		Not Applicable
Residence	23	Hope Street	Conservation Desirable		Altered
Residence	24	Hope Street	Local (individual)	HO701	Predominantly Intact
"St Leonards"	25	Hope Street	Local (individual)	HO702	Predominantly Intact
Residence	26	Hope Street	Local (individual)	HO703	Predominantly Intact
Residence	27	Hope Street	Regional (individual)	HO704	Moderately Intact
Residence	28	Hope Street	Contributory		Predominantly Intact
Residence	29	Hope Street	Contributory		Predominantly Intact
Fmr Shop	31	Hope Street	Contributory		Moderately Intact
"Sovilla"/"Sisville"	32	Hope Street	Local (individual)	HO705	Predominantly Intact
"Aldon"	33	Hope Street	Contributory		Moderately Intact
Residence	33	A Hope Street	Contributory		Predominantly Intact
Residence	34	Hope Street	Local (individual)	HO706	Moderately Intact
Residence	35	Hope Street	Conservation Desirable		Altered
Residence	36	Hope Street	Contributory		Predominantly Intact
Residence	37	Hope Street	Not Significant		Not Applicable
Residence	38	Hope Street	Contributory		Moderately Intact
Residence	39	Hope Street	Conservation Desirable		Altered
Residence	40	Hope Street	Contributory		Predominantly Intact
"Rydal Mount"	41	Hope Street	Contributory		Moderately Intact
Residence	43	Hope Street	Not Significant		Not Applicable
"Pennzellmere"	44	Hope Street	Conservation Desirable		Altered
Residence	45	Hope Street	Not Significant		Not Applicable
Residence	46	Hope Street	Contributory		Predominantly Intact
Residence	47	Hope Street	Contributory		Predominantly Intact
Residence	51	Hope Street	Not Significant		Not Applicable
Residence	55	Hope Street	Contributory		Moderately Intact
Tuckers Funerals	57	Hope Street	Contributory		Moderately Intact
Residence	61	Hope Street	Contributory		Moderately Intact
Residence	1	Kings Lane	Contributory		Predominantly Intact
Residence	3	Kings Lane	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	11 Maitland Street	Contributory		Moderately Intact
"Doutta Galla"	12 Maitland Street	Contributory		Moderately Intact
Residence	13 Maitland Street	Contributory		Predominantly Intact
"Merton"	14 Maitland Street	Contributory		Moderately Intact
Residence	15 Maitland Street	Contributory		Moderately Intact
Residence	16 Maitland Street	Contributory		Moderately Intact
"Holyford"	17 Maitland Street	Contributory		Moderately Intact
Residence	18 Maitland Street	Not Significant		Not Applicable
Residence	19 Maitland Street	Contributory		Moderately Intact
Residence	21 Maitland Street	Contributory		Moderately Intact
Residence	22 Maitland Street	Contributory		Moderately Intact
"Swansea"	24 Maitland Street	Contributory		Moderately Intact
Residence	25 Maitland Street	Contributory		Moderately Intact
"Castlebar"	26 Maitland Street	Contributory		Moderately Intact
Residence	27 Maitland Street	Contributory		Moderately Intact
"Lisdoonyarna"	30 Maitland Street	Contributory		Predominantly Intact
Residence	32 Maitland Street	Contributory		Moderately Intact
Residence	34 Maitland Street	Contributory		Predominantly Intact
Residence	35 Maitland Street	Not Significant		Not Applicable
Residence	36 Maitland Street	Contributory		Predominantly Intact
Residence	38 Maitland Street	Contributory		Moderately Intact
Residence	39 Maitland Street	Contributory		Predominantly Intact
"Nala"	41 Maitland Street	Contributory		Predominantly Intact
"Jersey Villa"	42 Maitland Street	Contributory		Predominantly Intact
Residence	43 Maitland Street	Contributory		Moderately Intact
Residence	44 Maitland Street	Contributory		Predominantly Intact
Residence	45 Maitland Street	Contributory		Predominantly Intact
Residence	46 Maitland Street	Contributory		Predominantly Intact
Residence	47 Maitland Street	Conservation Desirable		Altered
Residence	48 Maitland Street	Contributory		Moderately Intact
Residence	49 Maitland Street	Contributory		Moderately Intact
Residence	51 Maitland Street	Not Significant		Not Applicable
Residence	53 Maitland Street	Not Significant		Not Applicable
Residence	55 Maitland Street	Not Significant		Not Applicable
Residence	3 O'Connell Street	Contributory		Predominantly Intact
Residence	5 O'Connell Street	Contributory		Moderately Intact
Residence	7 O'Connell Street	Contributory		Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	9	O'Connell Street	Contributory	Predominantly Intact
Residence	11	O'Connell Street	Contributory	Predominantly Intact
Residence	13	O'Connell Street	Not Significant	Not Applicable
Residence	15	O'Connell Street	Contributory	Moderately Intact
"Paisley"	17	O'Connell Street	Contributory	Predominantly Intact
Residence	19	O'Connell Street	Not Significant	Not Applicable
Residence	21	O'Connell Street	Contributory	Predominantly Intact
Residence	23	O'Connell Street	Local (individual)	HO734 Moderately Intact
Residence	24	O'Connell Street	Regional (individual)	HO735 Predominantly Intact
Residence	25	O'Connell Street	Not Significant	Not Applicable
"Glenomra"	27	O'Connell Street	Local (individual)	HO736 Moderately Intact
Residence	28	O'Connell Street	Not Significant	Not Applicable
Residence	29	O'Connell Street	Not Significant	Not Applicable
Residence	30	O'Connell Street	Contributory	Moderately Intact
Residence	32	O'Connell Street	Contributory	Moderately Intact
Residence	33	O'Connell Street	Not Significant	Not Applicable
Residence	35	O'Connell Street	Contributory	Moderately Intact
Units	36	O'Connell Street	Not Significant	Not Applicable
Residence	37	O'Connell Street	Conservation Desirable	Altered
Residence	38	O'Connell Street	Not Significant	Not Applicable
Residence	39	O'Connell Street	Not Significant	Not Applicable
Residence	40	O'Connell Street	Not Significant	Not Applicable
Residence	42	O'Connell Street	Contributory	Moderately Intact
Residence	43	O'Connell Street	Not Significant	Not Applicable
Residence	44	O'Connell Street	Contributory	Predominantly Intact
Residence	45	O'Connell Street	Contributory	Predominantly Intact
Glg West Kindergarten	46	O'Connell Street	Local (individual)	HO737 Moderately Intact
Residence	47	O'Connell Street	Not Significant	Not Applicable
"Kilcreen"	55	O'Connell Street	Contributory	Predominantly Intact
Residence	56	O'Connell Street	Contributory	Moderately Intact
Residence	57	O'Connell Street	Contributory	Predominantly Intact
Units 58-60	58	O'Connell Street	Not Significant	Not Applicable
Residence Demolished	59	O'Connell Street	Not Significant	Not Applicable
Residence	61	O'Connell Street	Conservation Desirable	Altered
Residence	62	O'Connell Street	Contributory	Moderately Intact
Residence	63	O'Connell Street	Contributory	Moderately Intact
Residence	65	O'Connell Street	Contributory	Predominantly Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
"Doutta Galla"	1	Picton Street	Contributory	Predominantly Intact
Residence	2	Picton Street	Contributory	Predominantly Intact
Residence	3	Picton Street	Contributory	Predominantly Intact
Residence	9	Preston Street	Contributory	Moderately Intact
Residence	11	Preston Street	Regional (individual)	HO760 Moderately Intact
Residence	13	Preston Street	Contributory	Moderately Intact
Residence	15	Preston Street	Contributory	Moderately Intact
Residence	16	Preston Street	Contributory	Moderately Intact
Residence	17	Preston Street	Not Significant	Not Applicable
Residence	18	Preston Street	Not Significant	Not Applicable
Residence	19	Preston Street	Contributory	Predominantly Intact
"Chatsworth"	20	Preston Street	Contributory	Moderately Intact
Residence	21	Preston Street	Contributory	Moderately Intact
Flats (22-26)	22	Preston Street	Not Significant	Not Applicable
Residence	23	Preston Street	Contributory	Predominantly Intact
Residence	25	Preston Street	Contributory	Predominantly Intact
"Landreath"/"Glendon"	27	Preston Street	Local (individual)	HO761 Predominantly Intact
Residence	28	Preston Street	Contributory	Predominantly Intact
Residence	30	Preston Street	Not Significant	Not Applicable
"Walworth"	31	Preston Street	Contributory	Predominantly Intact
Residence	32	Preston Street	Contributory	Moderately Intact
Residence	33	Preston Street	Contributory	Moderately Intact
Residence	34	Preston Street	Conservation Desirable	Altered
Residence	36	Preston Street	Contributory	Predominantly Intact
"Bow Villa"	38	Preston Street	Contributory	Moderately Intact
Residence	40	Preston Street	Contributory	Not Applicable
Residence	41	Preston Street	Contributory	Predominantly Intact
Residence	42	Preston Street	Contributory	Moderately Intact
Residence	43	Preston Street	Contributory	Moderately Intact
"Stanley Cottage"	44	Preston Street	Contributory	Predominantly Intact
Residence	45	Preston Street	Contributory	Moderately Intact
Residence	46	Preston Street	Not Significant	Not Applicable
Residence	47	Preston Street	Contributory	Moderately Intact
"Clareville"	48	Preston Street	Contributory	Moderately Intact
Residence	49	Preston Street	Contributory	Moderately Intact
Residence	50	Preston Street	Contributory	Predominantly Intact
Residence	51	Preston Street	Contributory	Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	52 Preston Street	Contributory		Predominantly Intact
Residence	53 Preston Street	Not Significant		Not Applicable
Residence	53 A Preston Street	Not Significant		Not Applicable
Residence	54 Preston Street	Not Significant		Not Applicable
Residence	55 Preston Street	Contributory		Moderately Intact
Residence	56 Preston Street	Contributory		Moderately Intact
Residence	57 Preston Street	Not Significant		Not Applicable
Residence	58 Preston Street	Not Significant		Not Applicable
Residence	59 Preston Street	Contributory		Predominantly Intact
Residence	60 Preston Street	Not Significant		Not Applicable
Residence	61 Preston Street	Contributory		Predominantly Intact
Residence	62 Preston Street	Contributory		Moderately Intact
Residence	63 Preston Street	Contributory		Moderately Intact
Residence	64 Preston Street	Contributory		Moderately Intact
Residence	65 Preston Street	Contributory		Moderately Intact
Residence	66 Preston Street	Contributory		Moderately Intact
Residence	67 Preston Street	Contributory		Moderately Intact
Residence	68 Preston Street	Not Significant		Not Applicable
"Dungarvan"	69 Preston Street	Contributory		Predominantly Intact
Residence	70 Preston Street	Contributory		Moderately Intact
"Dungarvan"	72 Preston Street	Contributory		Moderately Intact
"Wimbah"	2 Tayler Street	Contributory		Moderately Intact
Residence	3 Tayler Street	Contributory		Moderately Intact
Residence	4 Tayler Street	Contributory		Moderately Intact
"Marma"	5 Tayler Street	Contributory		Predominantly Intact
"Devon"	6 Tayler Street	Contributory		Moderately Intact
Residence	8 Tayler Street	Contributory		Moderately Intact
Residence	10 Tayler Street	Contributory		Predominantly Intact
Residence	12 Tayler Street	Contributory		Predominantly Intact
Residence	1-2 Veres Lane	Not Significant		Not Applicable
"Glenmay"	6 Waterloo Street	Contributory		Moderately Intact
Residence	8 Waterloo Street	Contributory		Predominantly Intact
Residence	9 Waterloo Street	Contributory		Predominantly Intact
Residence	10 Waterloo Street	Contributory		Moderately Intact
Residence	11 Waterloo Street	Contributory		Predominantly Intact
"Allora"	13 Waterloo Street	Contributory		Moderately Intact
Residence	14 A Waterloo Street	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	14 Waterloo Street	Not Significant		Not Applicable
Residence	15 Waterloo Street	Contributory		Moderately Intact
Residence	16 Waterloo Street	Contributory		Moderately Intact
Residence	17 Waterloo Street	Not Significant		Not Applicable
Residence	18 Waterloo Street	Contributory		Moderately Intact
"Yuulong"	19 Waterloo Street	Contributory		Predominantly Intact
Residence	20 Waterloo Street	Contributory		Moderately Intact
Residence	21 Waterloo Street	Contributory		Predominantly Intact
"Emoh Ruo"	23 Waterloo Street	Contributory		Predominantly Intact
Residence	25 Waterloo Street	Contributory		Predominantly Intact
Residence	1 Weller Street	Contributory		Moderately Intact
Residence	3 Weller Street	Contributory		Moderately Intact
Residence	4 Weller Street	Contributory		Predominantly Intact
Residence	5 Weller Street	Contributory		Moderately Intact
Residence	7 Weller Street	Not Significant		Not Applicable
Residence	8 Weller Street	Contributory		Moderately Intact
"Keh-Le-De"	9 Weller Street	Contributory		Predominantly Intact
Residence	10 Weller Street	Local (individual)	HO778	Moderately Intact
"Emohruo"	11 Weller Street	Contributory		Predominantly Intact
Residence	12 Weller Street	Local (individual)	HO779	Moderately Intact
Residence	13 Weller Street	Contributory		Predominantly Intact
Residence	14 Weller Street	Local (individual)	HO780	Moderately Intact
Residence	15 Weller Street	Contributory		Moderately Intact
Residence	16 Weller Street	Contributory		Moderately Intact
Residence	17 Weller Street	Contributory		Predominantly Intact
Vacant Site	18 Weller Street	Not Significant		Not Applicable
"Nyora"	19 Weller Street	Contributory		Predominantly Intact
Residence	20 Weller Street	Contributory		Predominantly Intact
Residence	21 Weller Street	Contributory		Predominantly Intact
Residence	22 Weller Street	Contributory		Moderately Intact
Garage	23 Weller Street	Not Significant		Not Applicable
Residence	24 Weller Street	Contributory		Moderately Intact
Residence	25 Weller Street	Not Significant		Not Applicable
Former Shop	26 Weller Street	Contributory		Moderately Intact
Residence	27 Weller Street	Contributory		Predominantly Intact
Residence	28 Weller Street	Contributory		Moderately Intact
Residence	29 Weller Street	Contributory		Predominantly Intact

Place Name	Address		Proposed Significance	Existing HO	Integrity
Residence	30	Weller Street	State (individual)	HO781	Moderately Intact
Residence	31	Weller Street	Contributory		Predominantly Intact
Residence	32	Weller Street	Not Significant		Not Applicable
Residence	33	Weller Street	Contributory		Moderately Intact
Residence	35	Weller Street	Not Significant		Not Applicable
Residence	35	A Weller Street	Not Significant		Not Applicable
Residence	36	Weller Street	Not Significant		Not Applicable
Residence	37	Weller Street	Not Significant		Not Applicable
Residence	38	Weller Street	Contributory		Moderately Intact
Residence	39	Weller Street	Contributory		Predominantly Intact
Residence	40	Weller Street	Contributory		Moderately Intact
Residence	41	Weller Street	Contributory		Moderately Intact
Residence	42	Weller Street	Contributory		Moderately Intact
Residence	43	Weller Street	Contributory		Moderately Intact
Residence	44	Weller Street	Contributory		Moderately Intact
Residence	45	Weller Street	Contributory		Predominantly Intact
Residence	46	Weller Street	Not Significant		Not Applicable
Residence	47	Weller Street	Contributory		Moderately Intact
Residence	48	Weller Street	Contributory		Moderately Intact
Residence	49	Weller Street	Contributory		Moderately Intact
Residence	50	Weller Street	Contributory		Predominantly Intact
Residence	51	Weller Street	Contributory		Moderately Intact
Residence	52	Weller Street	Not Significant		Not Applicable
Residence	53	Weller Street	Local (individual)	HO782	Predominantly Intact
"Taplow"	54	Weller Street	Contributory		Predominantly Intact
Residence	55	Weller Street	Contributory		Predominantly Intact
Residence	56	Weller Street	Not Significant		Not Applicable
Residence	58	Weller Street	Contributory		Moderately Intact
Residence	59	Weller Street	Local (individual)	HO783	Moderately Intact
Residence	60	Weller Street	Contributory		Predominantly Intact
Residence	5	Wellington Street	Contributory		Moderately Intact
Residence	6	Wellington Street	Contributory		Predominantly Intact
"Anfield"	7	Wellington Street	Regional (individual)	HO784	Moderately Intact
"Gracedale"	8	Wellington Street	Contributory		Moderately Intact
Residence	9	Wellington Street	Contributory		Moderately Intact
Residence	10	Wellington Street	Contributory		Predominantly Intact
Residence	11	A Wellington Street	Contributory		Moderately Intact

Place Name	Address	Proposed Significance	Existing HO	Integrity
Residence	11 Wellington Street	Contributory		Moderately Intact
Residence	12 Wellington Street	Not Significant		Not Applicable
Residence	12 A Wellington Street	Not Significant		Not Applicable
"Grantham"	14 Wellington Street	Contributory		Moderately Intact
"Nenach Cottage"	15 Wellington Street	Contributory		Moderately Intact
Residence	16 Wellington Street	Conservation Desirable		Altered
"Ingleville"	17 Wellington Street	Contributory		Moderately Intact
Residence	18 Wellington Street	Contributory		Moderately Intact
Residence	19 Wellington Street	Contributory		Predominantly Intact
Units (20-22)	20 Wellington Street	Not Significant		Not Applicable
"Balgownie"	21 Wellington Street	Contributory		Predominantly Intact
Residence	23 Wellington Street	Contributory		Moderately Intact
Residence	23 A Wellington Street	Contributory		Moderately Intact
Residence	24 Wellington Street	Contributory		Predominantly Intact
"Minerva"	25 Wellington Street	Local (individual)	HO785	Moderately Intact
"Renfrew"	26 Wellington Street	Contributory		Moderately Intact
"Armagh"	27 Wellington Street	Local (individual)		Predominantly Intact
Residence	28 Wellington Street	Not Significant		Not Applicable
Residence	29 Wellington Street	Contributory		Moderately Intact
Kenworthy Park	30 Wellington Street	Local (individual)		Moderately Intact
Residence	31 Wellington Street	Contributory		Predominantly Intact
Residence	32 Wellington Street	Contributory		Predominantly Intact
Residence	33 Wellington Street	Contributory		Predominantly Intact
Residence	33 A Wellington Street	Contributory		Predominantly Intact
"Ederic"	34 Wellington Street	Contributory		Moderately Intact
Residence	35 Wellington Street	Contributory		Moderately Intact
"Naringal"	36 Wellington Street	Contributory		Moderately Intact
"Haylands"	37 Wellington Street	Contributory		Moderately Intact
"Alnea"	38 Wellington Street	Contributory		Predominantly Intact
"Lebrina"	39 Wellington Street	Contributory		Predominantly Intact
"Wood Brae"	40 Wellington Street	Contributory		Moderately Intact
Units	41 Wellington Street	Not Significant		Not Applicable
"Linton"	42 Wellington Street	Contributory		Predominantly Intact
Units	43 Wellington Street	Not Significant		Not Applicable
Residence	44 Wellington Street	Not Significant		Not Applicable
"Tyrone Villa"	45 Wellington Street	Local (individual)	HO786	Predominantly Intact
Units	47 Wellington Street	Not Significant		Not Applicable

Place Name	Address	Proposed Significance	Existing HO	Integrity
"Thelma"	48 Wellington Street	Contributory		Moderately Intact
"Harrierville"	49 Wellington Street	Contributory		Moderately Intact
Residence	50 Wellington Street	Contributory		Predominantly Intact
Residence	52 Wellington Street	Contributory		Predominantly Intact
Residence	54 Wellington Street	Conservation Desirable		Altered

SECTION 11: Individual Citations

11.1 Former St. John's Vicarage

Address: 121 Albert Street, Geelong West

Construction Date: 1926

Proposed Level of Significance: Local



Former St. John's Anglican Church Vicarage, 121 Albert Street, Geelong West, 2009.

11.1.1 Statement of Significance

The former St. John's Vicarage, 121 Albert Street, Geelong West, has significance as a predominantly intact example of a notable interwar Bungalow style. The elevated and steeply-pitched traversing gabled roof with central attic gable and projecting portico with open balcony, provide the broad design concept which was also used for a number of substantial interwar Bungalows in Geelong, particularly along The Esplanade, Drumcondra in the 1920s. Designed by the local architect, Harold Charles Trigg and built by J.C. Taylor and Sons in 1926 as a Vicarage, the dwelling also has significance for its longstanding associations with St. John's Anglican Church throughout the 20th century. The dwelling appears to be in good condition when viewed from the street.

The former St. John's Vicarage, 121 Albert Street, is architecturally significant at a LOCAL level (AHC D.2, E.1). It demonstrates original and notable design qualities of an interwar Bungalow style. These qualities include the pitched gable roof that traverses the site, together with the central broadly projecting attic gable at the front and the projecting front verandah portico with open balcony above. The concept of the projecting portico forming a balcony and supported by uninterrupted posts or piers has its roots in some local Federation era Bungalows in Geelong, and especially in the

other interwar residential designs by the architect, Harold Trigg. In particular, this concept was first employed for the design of 'White Lodge', 21 Virginia Street, Newtown, in 1923, and also employed for the more comparable design of the dwelling at 57 The Esplanade, Drumcondra, in 1925. Other intact or appropriate qualities of the former St. John's Vicarage include the elevated height, side gabled wing and rear hipped wing, face brick wall construction with upper rendered banding (construction that was also employed by Trigg for the design of Dr Piper's residence at 240 Latrobe Terrace in 1926), terra cotta tiled roof cladding, rendered brick chimney with terra cotta pot, broad eaves, curved timber brackets in the attic gable eaves, squat face brick balustrade that extends to support elongated and paired timber posts which also comprise the balusters for the balcony above, soldier coursing and projecting concrete capping to the ground floor portico balustrade, central double door opening with timber framed, multi-paned glazed doors, timber framed attic doors, timber framed double hung windows and the timber weatherboard gable infill.

The former St. John's Vicarage, 121 Albert Street, is historically and socially significant at a LOCAL level (AHC A.2, H.1, G.1). It is associated with the early development of St. John's Anglican Church on the Albert Street site in the 1920s, and particularly from 1926 when it was built as the residence of the Vicar. The dwelling has associations with the local architect, Harold C. Trigg, who was responsible for the designs of a number of substantial interwar houses in Geelong in the 1920s. The dwelling also has associations with the prolific local building firm of J.C. Taylor and Sons. Although St. John's Church has recently closed, the Vicarage continues to be recognised by sections of the local community for its previous associations in the life and witness of the Anglican Church in Geelong West as the residence of the Vicar.

Overall, the former St. John's Vicarage, 121 Albert Street, Geelong West, is of LOCAL significance.

11.1.2 Description

The former St. John's Vicarage, 121 Albert Street, Geelong West, is set on an average-sized residential allotment, having a front setback characterised by perimeter shrubs and trees and open grassed areas. A concrete driveway leads to an introduced flat-roofed carport that projects slightly forward of the main front walls of the dwelling. At the rear are a garden shed and further perimeter trees and shrubs and a large open grassed area.

The two storey, face red brick, interwar Bungalow styled dwelling is characterised by a steeply pitched gable roof that traverses the site, together with a central broadly projecting attic gable at the front and a projecting front verandah portico with open balcony above. On the east side is a recessive and narrow gabled window while at the rear is a minor hipped roofed wing. These roof forms are clad in terra cotta tiles. An early rendered brick chimney with incised vertical panel and terra cotta pot adorns the roofline. Broad overhangs are features of the eaves, the eaves of the central dormer also supported by curved timber brackets.

An early feature of the design is the projecting entrance portico. It has a squat face brick balustrade that extends to support elongated and paired timber posts which also comprise the balusters for the balcony above. The ground floor brick balustrade is accentuated by clinker brick soldier coursing and a projecting concrete capping. The balcony balustrade is clad in wide vertical boards.

The dwelling is accessed by a central double door opening having timber framed, multi-paned glazed doors. Similar (but smaller) doors provide access to the balcony above.

Other early features of the design include the timber framed double hung windows, timber weatherboard gable infill and the rendered wall banding under the eaves.

11.1.3 History

History of the Former St. John's Anglican Church Vicarage

The site at 121 Albert Street, Geelong West, originally formed part of the 'Plan of Subdivision of Suburban Allotment 13 in Section 8', Parish of Moorpanyal in c.1854.¹ Established in 1849 in Church Street, Geelong West, the St. John's Anglican Church Trustees purchased land in Albert Street in 1922 for new Church buildings on the proceeds of the sale of the Church Street site.² The original site and buildings had been purchased by the Geelong West Town Council for enlargement of the adjoining Geelong West Oval.³

In 1923, a new timber hall was built on the Albert Street site and was dedicated by Archdeacon Hayman on 20 December of that year.⁴ In these initial years, temporary accommodation for the Vicar was afforded by a house being given free of charge by a Mr Hall.⁵ However, by 1925, the Vicar 'rightly pointed out that it was neither just or right to continue imposing upon Mr Hall's good nature'⁶ and that a new Vicarage should be built. The St. John's Church Vestry subsequently engaged the local architect, Harold C. Trigg, to design a new Vicarage on the recently-acquired Church land.⁷ He called tenders for the construction of the dwelling on 28 November 1925.⁸ The contract was awarded to J.C. Taylor and Sons and building approval was given by the Geelong West Town Council for the construction of the Vicarage on 19 December 1925.⁹ The foundation stone for the dwelling was laid on 27 February 1926 by Archdeacon Hayman, as described in the *Church of England Messenger*:

St. John's Geelong. – In the presence of a fair number of parishioners of St. John's and friends the Ven. Archdeacon Hayman on Saturday, February 27, laid the foundation stone of the new vicarage, a brick structure which is to cost about £1700. The Archdeacon was assisted by Revs. F.H. Peake (vicar), J. Booth and E. Schweiger.¹⁰

Construction on the vicarage proceeded during the ensuing months, with the work completed for its dedication by the Archbishop of Melbourne on 30 June 1926 (an early outline of the dwelling is shown in Figure 1). The *Church of England Messenger* reported the dedication as follows:

Geelong West, St. John's (Rev. F.H. Peake). – On June 30 the Archbishop of Melbourne, assisted by Rev. J. Jones and the Vicar, performed the Dedication service. There were about 100 present, including the clergy from the other Churches of Geelong, and several friends from other parishes. His Grace, in the course of a helpful and encouraging address, congratulated the people of St. John's on having provided such a nice home for their Vicar, and he felt sure they

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- 1 The site appears to have comprised allotments 25 & 26 of the Plan of Subdivision. See Geelong Heritage Centre Maps, Plans & Sales Notices, GRS 2030.
 - 2 See M. Frewin & L. Phelan, 'Anglicans in Geelong' in *Churches of Geelong & District*, vol.1, Geelong Family History Group, and *The Church of England Messenger*, 11 March 1926.
 - 3 *Ibid.*
 - 4 Frewin & Phelan, *op.cit.*
 - 5 Rev. Lavendar, 'St. John's Vicarage', article no. 14, manuscript, Geelong Heritage Centre.
 - 6 *Ibid.*
 - 7 *Geelong Advertiser*, 28 November 1925.
 - 8 *Ibid.*
 - 9 Geelong West Building Permit Register (1926-1940), 19 December 1925, Building Department archives, City of Greater Geelong.
 - 10 *The Church of England Messenger*, *op.cit.*

were going to work all the harder in the future to extinguish any debt remaining on the building ... After having blessed the Vicarage, and expressed himself pleased with the inside and outside appointments, the Archbishop was entertained at afternoon tea by Mrs. C.O. Stock and Mrs. J. Tapp, the building in the meantime being thrown open for inspection, of which all present availed themselves, going through each of the eight rooms in turn.¹¹

The issue of remaining debt was to be an ongoing burden for St. John's Church. There were difficulties in raising funds, and in the earliest years, additional debt burden was created by Council charges for road-making.¹² Looking back on these events, the Rev. Lavendar explained:

It is the easiest thing to be wise after the event and from our present position in time it is difficult to see what else could have been done, but reading the doleful account of overdue interest payments, the penurious stipend of the Vicars and the scraping and scratching to make meagre ends meet, give the impression that the building of the Vicarage was premature.¹³

Difficulties in paying off the debt for the Vicarage delayed the construction of a new Church on the Albert Street site. It was not until 1956 when a new brick Church was built to the design by the architect, Eric Chapman, with J. Gordon Williams architect.¹⁴ The Vicarage, Church, Hall and tennis courts that comprised all of the St. John's Church site in 1969 are shown in Figure 2.

Throughout the 20th century the Vicarage served its original purpose as a residence for the Vicar of St. John's. This has changed in recent times with the closure of the Church.

Harold C. Trigg, Architect

Little is known of Harold Charles Trigg's early education and training, although it appears that he trained as an architect prior to the First World War, possibly with the Geelong architectural firm of Laird and Buchan. On 20 July 1915, he joined the 22 Infantry Battalion of the Australian Imperial Forces, embarking from Melbourne on 5 January 1916.¹⁵ He returned to Australia on 14 January 1917.¹⁶

Trigg's occupation in the First World War Embarkation Roll for 1915 was listed as "apprentice". This suggests that Trigg was still serving his articles in architectural practice at this time. In 1919, the *Geelong Advertiser* reported that Trigg was appointed a lecturer at the Gordon Institute of Technology,¹⁷ although this was to be short-lived as he had reportedly moved to Sydney in February where he was associated with Sir Charles Rosenthal, architect, formerly of Geelong.¹⁸

Trigg soon returned to Geelong where he was employed by the Laird and Buchan. As Michael Page in *An Architectural Apex* outlines:

11 *Ibid.*, 12 August 1926.

12 Lavendar, op.cit, article no. 15.

13 *Ibid.*, article no. 14.

14 G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, 1978, p.214.

15 'Harold Charles Trigg', First World War Embarkation Roll, 5 January 1916, Australian War Memorial website, Canberra.

16 First World War Nominal Roll, 53-025, Australian War Memorial website, Canberra.

17 *Geelong Advertiser*, 5 November 1919.

18 *Ibid.*, 13 February 1920.

The war ended with the wild revelries of Armistice Night 1918 and the young men started to come home again. They included several Geelong architectural draughtsmen such as Harold Trigg, Norman Schefferle, Reginald Michael and William Page, who had abandoned their studies in order to serve in the armed forces. Laird & Buchan, conscious of the need to help 'returned men' to fit back into the community as well as that of a post-war building boom, took on Trigg and Schefferle as full-timers and Michael and Page as part-timers while they continued their studies.¹⁹

In 1922, Trigg sat the examination for admission to the Royal Institute of British Architects and the *Geelong Advertiser* reported that he was the first Geelong architect to do so.²⁰ This may have been the impetus for Trigg's employer, Thomas Buchan, to commission him to design a new home, 'White Lodge', for the Buchan family in Virginia Street in 1924.²¹ This appears to have begun Trigg's reputation as a designer of larger residences and may have given him confidence to commence architectural practice on his own account as by May 1924 he called tenders for a petroleum store in Cummings Place, Geelong, under his own name.²² In 1925 his works included a portion of the three storey reconstruction of "The Albert" in Malop Street, and three dwellings in The Esplanade, Drumcondra, Nantes Street, Newtown, and Noble Street, Newtown, for W.F. Gough, Dr Pillow and A. Meakin respectively.²³ Further commissions for substantial homes followed in 1926, with the design of Dr Piper's residence in Latrobe Terrace.²⁴

Trigg continued to practice in Geelong during the next few years but in 1928 he moved to Perth, Western Australia, where he was appointed Associate Chief Architect of the Public Works Department.²⁵

11.1.4 Comparative Analysis

Interwar Bungalow: Stylistic Background

The ensuing years after the First World War in the 1920s and 1930s witnessed new developments in architectural design and philosophy that were subject to a complex pattern of influences. One well-established and influential movement was the English Arts and Crafts Movement advocated by William Morris from the 1860s, whereby architects needed to be "truthful to the materials used", necessitating the incorporation of picturesque designs often with rustic and/or well finished timber details, fireplaces, window bays and other homely features. The complex architectural influences emanated from several places, but especially from the Arts and Crafts "Garden City" architecture in Britain, American Colonial and Californian Bungalow design, Spanish Mission Revival architecture of the U.S.A., and from Colonial Georgian buildings in N.S.W. and Tasmania.

Of particular relevance to the design of the former St. John's Vicarage in Albert Street appears to have been the combined influence of English Arts and Crafts and Californian Bungalow developments in Britain and America, and particularly the Federation era designs emanating from the Laird and Buchan practice where Trigg had been previously employed. The concept of a two storey-like central entrance portico may have its roots in the design of J.P.H. Baxter's residence at 39 The Esplanade,

19 M. Page, *An Architectural Apex*, Buchan Laird International Pty Ltd, South Yarra, 1990, p.12.

20 *Geelong Advertiser*, 11 March 1922.

21 Page, *op.cit.*, pp.12-13.

22 Geelong City Building Permit Register (1910-1940), 20 May 1924, Building Department archives, City of Greater Geelong.

23 Newtown City & Geelong West City Building Permit Registers, *op.cit.*

24 *Geelong Advertiser*, 17 July 1926.

25 *Ibid.*, 3 November 1928.

Drumcondra, in 1914-15²⁶ (Figure 3). However, the combination of an elevated and steeply pitched traversing gable with a large projecting dormer and central portico may have also drawn on the Laird and Buchan firm's early interwar work. Trigg's design approach has a broad affinity with Angus Laird's interwar Indian Bungalow design for the substantial dwelling, 'Grantham', built of concrete in 1921-23 at 13-15 Retreat Road, Newtown.²⁷ The designs by other local architects may also have been an influence, such as 'Felicitia', 21 Aberdeen Street, Newtown, built in c.1918-19 to the design of I.G. Anderson, architect²⁸ (Figure 4).

Other Similarly-Designed Dwellings by Harold Trigg

The only other immediately-comparable dwelling with the former St. John's Vicarage is the residence at 65 The Esplanade, Drumcondra, built in 1925 for W.F.B. Gough²⁹ (Figure 5). This dwelling has a similar steeply-pitched traversing gable with a large projecting attic gable and central entrance portico surmounted by an open balcony above. This same composition identifies the design of the former St. John's Vicarage. At 65 The Esplanade however, the attic gable is much larger and the entrance portico is supported by solid face brick piers that rise and terminate as balcony balustrade piers. The ground floor portico is also identified by a large round arched brick opening and there is a combination of timber framed windows, arranged as a projecting flat-roofed faceted bay and as a bank of three, on the front façade.

The concept of the portico posts at the former St. John's Vicarage and the portico piers at 65 The Esplanade, has its roots in Trigg's design in 1924 of 'White Lodge', 21 Virginia Street, Newtown³⁰ (Figure 6). There, the portico was given a hipped roof and was supported by solid Mount Gambier stone Tuscan columns. This design concept was further translated in Trigg's design of Dr Piper's residence at 240 Latrobe Terrace, also built in 1926³¹ (Figure 7).

Other Similar Interwar Dwellings in Geelong

A number of substantial interwar Bungalows with similar design compositions as that at the former St. John's Vicarage were constructed along The Esplanade, Drumcondra, in the 1920s. These dwellings include:³²

- Residence, 5 The Esplanade, built c.1925 (Figure 8).
- 'Carlyle', 27 The Esplanade, built 1926 (Figure 9).
- 'Capilano', 43 The Esplanade, built c.1925 (Figure 10).
- 'Maralan', 57 The Esplanade, designed & built by Harry Lock, 1927-28³³ (Figure 11)

26 Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', vol.2, prepared for the City of Geelong West, 1986.

27 Context Pty Ltd in association with B. Stafford, R. Peterson & C. Kellaway, 'City of Newtown Urban Conservation Study', prepared for the City of Newtown, 1991, vol.3, provide the date of construction for 'Grantham', while Graeme Butler in *The Californian Bungalow in Australia*, Lothian Books, Port Melbourne, 1992, p. 60 states that the dwelling is a 'massive Indian-style bungalow.'

28 I.G. Anderson is identified as the "agent" for this dwelling in the Geelong Waterworks & Sewerage Trust Field Book no. 21, p.16, March 1918, Barwon Water collection. For further details about the dwelling, see City of Greater Geelong, 'Newtown Heritage Review' (draft), vol.3, 2008.

29 *Geelong Advertiser*, 11 November 1925.

30 See Context Pty Ltd in association with B. Stafford, R. Peterson & C. Kellaway, 'City of Newtown Urban Conservation Study', prepared for the City of Newtown, 1991, vol.3 for the construction date and Page, *op.cit.*, who states the dwelling was designed by Trigg.

31 *Geelong Advertiser*, 17 July 1926.

32 Dates of construction for these dwellings are taken from Aitken, Honman & Huddle, *op.cit.*, except otherwise noted.

- 'Tandara', 71 The Esplanade, built 1920 (Figure 12).
- 'Thalasa', 75 The Esplanade, built 1925 (Figure 13).

The dwelling at 20 Beach Parade, Drumcondra, designed and built by Harry Lock in 1921-22.³⁴

11.1.5 Condition

The former St. John's Vicarage appears to be in good condition when viewed from the street.

11.1.6 Integrity

Predominantly intact.

11.1.7 Recommendations

Heritage Overlay Schedule Controls

External Paint Controls:	Yes
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings and/or Fences:	No
Prohibited Uses May Be Permitted:	Yes

Extent of Heritage Overlay

It is recommended that the heritage overlay apply to the whole site.

33 G. Dekker, '20 Beach Parade, Drumcondra', conservation study, School of Architecture & Building, Deakin University, 1991.

34 Ibid.

11.1.8 Historical Figures

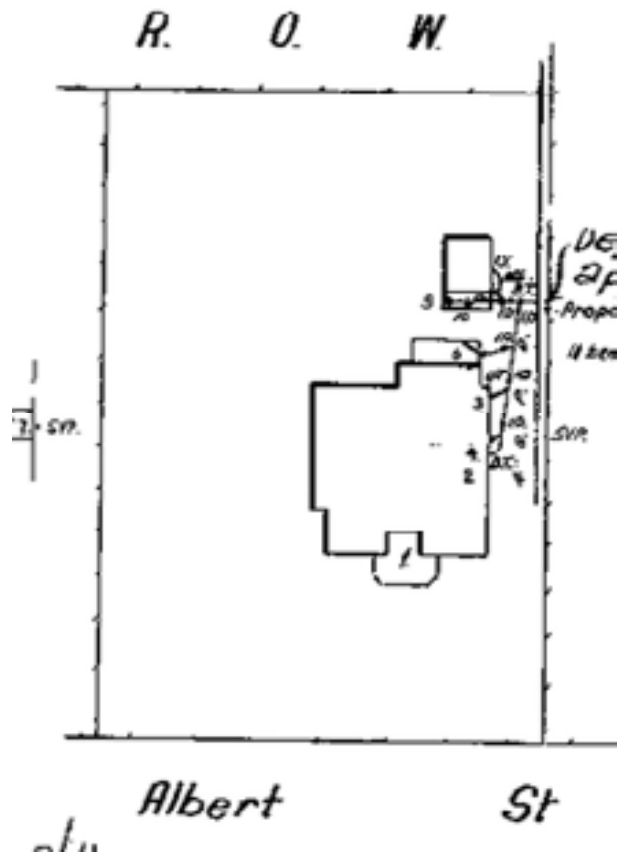


Figure 1: Geelong Waterworks and Sewerage Trust Individual Plan of Drainage no. 8947, 1926 (original layout date) for the former St. John’s Vicarage. Source: Barwon Water collection.

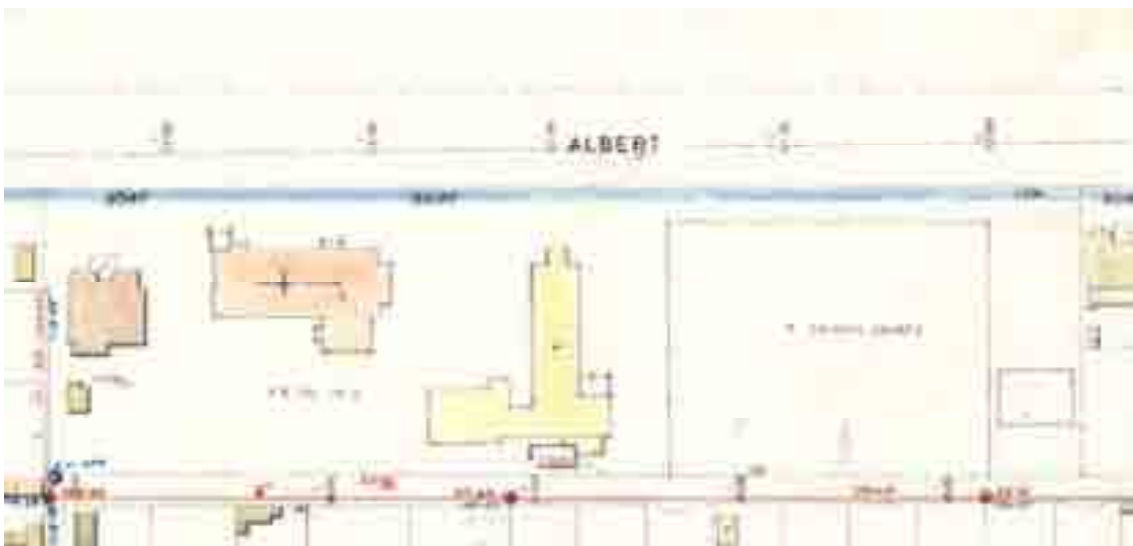


Figure 2: Site plan of St. John’s Anglican Church, 1969, as part of Geelong Waterworks & Sewerage Trust Detail Plan No. 90. Source: Barwon Water collection.



Figure 3: Residence, 39 The Esplanade, Drumcondra, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study'.



Figure 4: 'Felicita', 21 Aberdeen Street, Newtown, 2007. Source: City of Greater Geelong, 'Newtown Heritage Review'.



Figure 5: Residence, 65 The Esplanade, Drumcondra, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study'.



Figure 6: 'White Lodge', 21 Virginia Street, Newtown, c.1990. Source: M. Page, *An Architectural Apex*, p.22d.



Figure 7: Dr Piper's Residence, 240 Latrobe Terrace, Geelong West, 2009. Source: David Rowe.



Figure 8: Residence, 5 The Esplanade, Geelong, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study'.



Figure 9: 'Carlyle', 27 The Esplanade, Drumcondra, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study'.



Figure 10: 'Capilano', 43 The Esplanade, Drumcondra, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study'.



Figure 11: 'Maralan', 57 The Esplanade, Drumcondra, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study'.



Figure 12: 'Tandara', 71 The Esplanade, Drumcondra, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study'.



Figure 13: 'Thalasa', 75 The Esplanade, Drumcondra, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study'.



Figure 14: Residence, 20 Beach Parade, Drumcondra, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study'.

11.1.9 Recent Photographs



Photo 1: Former St. John's Vicarage, 121 Albert Street, from the front (north). Source: David Rowe, March 2009.

11.2 Former Andrews Residence

Address: 230 Latrobe Terrace, Geelong West

Construction Date: 1909

Proposed Level of Significance: Local



Former Andrews Residence, 230 Latrobe Terrace, 2008.

11.2.1 Statement of Significance

The former Andrews residence at 230 Latrobe Terrace, Geelong West, has significance as a moderately intact and restrained example of a Federation Queen Anne style. While the composition of the broad hipped roof form with projecting gables reflects standard design traits for houses for the period, the projecting faceted bay window at the front with a faceted roof of timber shingles is locally unusual. Built in 1909, the residence was the home of Arthur Tremayne Andrews on land previously owned by his father, Charles Andrews, founder of the family stove-making business. A.T. Andrews contributed much to community life as Municipal Surveyor for the Borough of Geelong West between 1908 and the 1920s, Municipal Engineer for the Shire of South Barwon between 1911 and 1915, partner of the Andrews and Thorne Surveying business, and long-time partner (and later sole operator) of the Andrews stove-making business until his death in 1932. The residence at 230 Latrobe Terrace appears to be in fair condition when viewed from the street.

The former Andrews residence at 230 Latrobe Terrace is architecturally significant at a LOCAL level (AHC D.2). Although partly altered, it demonstrates original design qualities of a restrained Federation Queen Anne style, with the projecting gable having a faceted bay window and faceted timber shingled roof being locally unusual. Other

intact or appropriate qualities include the broad hipped roof form, projecting verandah gable at the front, rear hipped wings, asymmetrical composition and single storey height, terra cotta shingle roof cladding to the front bay window with metal finial, rendered brick chimneys with face brick tops and terra cotta pots, broad eaves, stucco wall finish at the front with face brick corners and quoinwork, stuccoed gable infill, timber framed casement windows with highlights, worked timber bargeboards, timber verandah posts and the Art Nouveau timber gable brackets having stylised Tulip motifs as fretwork.

The former Andrews residence at 230 Latrobe Terrace is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with upmarket residential development in this part of Latrobe Terrace during the Federation era. In particular, the residence has associations with Arthur Tremayne Andrews, civil engineer and surveyor, who contributed much to community life in the early 20th century as Municipal Surveyor to the Borough of Geelong West (1908-1920s) and Municipal Engineer to the Shire of South Barwon (1911-1915), as well as being a successful businessman as part of the Andrews family stove-making business that operated largely in Geelong West from the late 1870s until the mid 1950s.

Overall, the former Andrews residence at 230 Latrobe Terrace, Geelong West, is of LOCAL significance.

11.2.2 Description

The residence at 230 Latrobe Terrace, Geelong West, is set on an average-sized allotment for this part of Latrobe Terrace. The front is comprised of an open grassed area with perimeter garden beds, trees and shrubs. A small concrete pedestrian path leads to the front entrance. At the rear is a car park and two small outbuildings, together with a large vacant car park.

The asymmetrical, single storey, Federation Queen Anne styled dwelling is characterised by a broad hipped roof form, together with gables that project towards the street frontage. The southern gable has a stepped gabled end and a projecting faceted bay window with a faceted timber shingled roof, while the northern gable comprises a verandah. At the rear are early hipped roof wings, the northern wing having been altered and extended. All of these roof forms are clad in introduced corrugated Colorbond, apart from the timber shingle roof to the front bay window. The roof of the bay window has an early metal finial.

Other early features of the design include the rendered brick chimneys with face brick tops and terra cotta pots, broad eaves, stucco wall finish at the front with face brick corners and quoinwork, stuccoed gable infill, timber framed casement windows with highlights, worked timber bargeboards, timber verandah posts and the Art Nouveau timber gable brackets having stylised Tulip motifs as fretwork.

11.2.3 History

History of the Former Andrews Residence

A brick and weatherboard villa was built in 1909 at 230 Latrobe Terrace, Geelong West, for Arthur Tremayne Andrews, civil engineer, on land owned by his father, Charles.¹ Andrews Senior lived further south on Latrobe Terrace.² A local, A.T. Andrews had recently returned to Geelong to take up the appointment as Municipal

1 Geelong West Borough Rate Book, 1908-09, Geelong Heritage Centre.

2 G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, 1978, p.112.

Surveyor with the Geelong West Borough Council, having previously been working for the Beechworth Shire.³ In the previous year, 1908, he had married Elizabeth Tremayne Higgins.⁴

No details on the designer of the dwelling have been ascertained. It was described in the Geelong West Borough Rate Book for 1908-09 as being unfinished and comprised 8 rooms.⁵ A schematic (and partly inaccurate) outline of the dwelling a few years later in c.1911 is shown in the Geelong Waterworks and Sewerage Trust Fieldbook plan (Figure 1). With the death of Charles Andrews in 1910, the property became owned by A.T. Andrews. He carried out additions to the property in 1923.⁶ In more recent years, the residence has functioned as consulting rooms.

Andrews Family Business & A.T. Andrews

The Andrews family became well known for their stove-making business. As Gladys Seaton in *The Ashby Story* explains:

Charles Andrews, bricklayer and range setter of La Trobe Terrace, designed and patented a stove completely enclosed in a steel case incorporating flues, which greatly simplified installation. The idea for this improvement came to him when the delayed delivery of a stove (which he had been due to set in place somewhere at Werribee) gave him time to think and experiment with the suspension of a drum or drums horizontally over an open fire. The Andrews Patent Nonpareil stove of 1877 had top, front and firebox parts of iron, cast by the Evans 'Eagle' Foundry in Cavendish Street. These casting were taken to Backwell of Aberdeen Street, who made up the remainder of the stove in sheet iron.

... And thus, too, the Andrews and Backwell stories were, for a time, linked. Charles Andrews' patent expired in the 'nineties and both firms moved into the town of Geelong at about that time. About 1891, Ebenezer Backwell bought land in Gheringhap Street, and his sons joined the firm; in 1893 he took out a patent for an improved flue arrangement, known as the direct draught principle. The Andrews firm's new site was in Fenwick Street.⁷

Charles Andrews also patented a tyring furnace for heating iron tyres for fitting to cart wheels.⁸

At an early age, Arthur Tremayne Andrews (Figure 2) was placed in a local architect's office. According to Seaton, he only lasted a few weeks because his employer exclaimed that 'he was wasted' there given his potential professional abilities.⁹ He subsequently attended Geelong College before attending Melbourne University where he graduated with a Master of Civil Engineering.¹⁰ Arthur's return to Geelong in 1908 witnessed not only his part-time appointment as Municipal Surveyor with the Geelong West Council, but his involvement with the Andrew's family stove-making business.¹¹ Upon the death of his father in 1910, Arthur worked with his brother, Joe (whose personality 'abounded in character') in the family business in Spring Street, eventually

3 *Ibid.*

4 P. Jennings, 'Higgins Family Tree', manuscript, Authentic Heritage Services Pty Ltd, 2009.

5 Geelong West Rate Books, *op.cit.*

6 Geelong West Building Permit Register (1920-26), 10 May 1923 & 7 August 1923, Building Department archives, City of Greater Geelong.

7 Seaton, *op.cit.*, pp.111-112.

8 *Ibid.*, p.112.

9 *Ibid.*

10 *Ibid.*

11 *Ibid.*

relinquishing his position with the Geelong West Council.¹² However, in the intervening years, Arthur had also taken up the position of part-time Municipal Engineer with the South Barwon Shire in 1911, a position he held until 1915.¹³ With the death of Joe Andrews in 1918, Arthur took full control of the business until his death in 1932 at the age of 60.¹⁴ In earlier years, he had also had another professional interest as a partner in the Andrews and Thorne Surveyors business.¹⁵

Of his personal involvements, Arthur and his family were members of the Israelite Church.¹⁶ In 1924, Arthur was elected an Associate Member of the Institute of Civil Engineers, London and he was an adjudicator for designs for the Australian War Memorial, Canberra.¹⁷ Another involvement was presiding over school examinations.¹⁸ Elizabeth Andrews appears to have remained at 230 Latrobe Terrace until 1939 when she relocated to 'Angarrack Flats', 238 Latrobe Terrace, which she had built.¹⁹

11.2.4 Comparative Analysis

Federation Queen Anne: Stylistic Background

At the time of Federation in 1901, Australian Nationalism was considered primarily a transplantation of British ideals. It was largely an Australianness through Anglo-Saxon eyes.²⁰ The Australian Prime Minister between 1904 and 1905 proudly declared, 'The Australian is a Briton modified by his environment. Distance, space and climate have played their part in this modification.'²¹

Yet, the origins of an Australian domestic architecture that combined climate and British influences emanated from architectural ideas in the 1880s, when Australian architects, and particularly recently-arrived British architects argued that the basis of future Australian architecture lay in responding to the Australian climate.²² The continued use of verandahs and porches – decorated with stylised Art Nouveau fretwork detailing – was one of the climate-responsive design responses employed in a number of Federation dwellings in the early 20th century.

Of the British influences, the Queen Anne style had been popularised there through the rich and varied designs of several architects including J.J. Stevenson and Richard Norman Shaw.²³ The origins of their work lay in the Arts and Crafts Movement led by William Morris from the 1860s. Local domestic Federation Queen Anne design included interpretations of the British Queen Anne Revival, amongst other influences. The use of complex and picturesque terra cotta tile roof forms with prominent gables and hips, decorative terra cotta ridge cappings and finials, tall face brick and/or rendered chimneys, front and return verandahs (often formed under the main roofs),

12 *Ibid.*

13 *Geelong Advertiser*, 2 December 1911 & 3 July 1915.

14 Seaton, *op.cit.* & Victorian Births, Deaths & Marriages Indexes.

15 Seaton, *op.cit.*

16 *Ibid.*

17 *Geelong Advertiser*, 27 May 1924.

18 Seaton, *op.cit.*

19 See heritage citation of 'Angarrack Flats', 238 Latrobe Terrace, that forms part of this study.

20 D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch', Australia's First Commonwealth Government Architect', PhD Architecture Thesis, Deakin University, 1997, p.60.

21 See G.F. Reid, 'Australia: Introductory Survey and Government', in A.H. Herbertson & O.J.R. Howarth (eds.), *The Oxford Survey of The British Empire: Australasia including Australia, New Zealand, the Western Pacific & The British Sector in Antarctica*, vol.5, Oxford University Press, London, 1914, p.310.

22 Rowe, *op.cit.*, p.70.

23 See *Ibid.*, pp.72-78, R. Apperly & P. Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, North Ryde, 1989, pp.136-139 & Service, *Edwardian Architecture and Its Origins*, The Architectural Press, London, 1975, p.3.

projecting bay windows, decorative timber fretwork and brackets, and timber framed casement or double hung windows often with decorative leadlight highlights, represents the principal features.

Other Local Federation Era Houses

Many Federation Queen Anne Styled dwellings were built in Geelong (and particularly Newtown) in the very early 20th century. A large number of these houses were designed by the Geelong architectural firm of Laird and Barlow, including the dwelling neighbouring the subject property, at 236 Latrobe Terrace.²⁴ Built in 1908-09,²⁵ this dwelling epitomises Laird and Barlow's – and more broadly Geelong's – version of the Federation Queen Anne style. The residence at 230 Latrobe Terrace therefore represents a more restrained version of the style, partly resulting from the original design and partly because of changes to the roof cladding.

Locally unusual is the design of the front gable with the projecting bay window having a conical roof at 230 Latrobe Terrace. The roofs of most other comparable examples with bay windows have been treated differently. At the Thomas Dann House, 18 Myers Street, Geelong (built in 1900 to a design by Seeley and King),²⁶ the faceted bay was composed as a corner tower with distinguished candle snuffer roof. At 248 Latrobe Terrace, 'Currabeg House' (built in 1902 and designed by Tombs and Durran)²⁷ has a two storey faceted bay, but roofed with a gable.

More locally in Geelong West, 'Cantabria', 12 Aberdeen Street (built in 1904-05 to a design by Laird and Barlow)²⁸ features a front gable with projecting faceted bay, but the bay is roofed by the projecting gable infill above. Similarly, the projecting bay to the residence at 38 Aberdeen Street (built in 1904-05, with the verandah altered and extended in 1925-26)²⁹ is roofed by the projection of the gable infill. Like, the residence at 230 Latrobe Terrace, these dwellings are also modest in scale, although 'Cantabria' has a noticeable picturesque outline by virtue of the broad hipped roof, projecting minor gables, corner verandahs and recessed but elevated tower with a hipped roof.

11.2.5 Condition

The residence at 230 Latrobe Terrace appears to be in fair condition when viewed from the street.

11.2.6 Integrity

Moderately intact. The residence has an introduced corrugated Colorbond roof, which has possibly replaced a terra cotta tile roof.

24 L. Huddle, Database of the Laird and Barlow practice from 1890, private research material kindly supplied to the author.

25 Laird & Barlow Contractor's Book, entry 114, p.22, April 1908, Geelong Heritage Centre.

26 G. Butler, 'City of Geelong Urban Conservation Study', vol.4, prepared for the City of Geelong, 1991, p.97.

27 Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', prepared for the City of Geelong West, vol.2, 1986.

28 Laird & Barlow Contractor's Book, 1903, p.41, Geelong Heritage Centre.

29 See Datasheets in Volume 2 of this study.

11.2.7 Recommendations

Heritage Overlay Schedule Controls

External Paint Controls:	Yes
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings and/or Fences:	No
Prohibited Uses May Be Permitted:	Yes

Extent of Heritage Overlay

It is recommended that the heritage overlay apply to the whole site.

Other Recommendations

Council has noted that the large vacant car park at the rear 'could be developed subject to a planning permit and appropriate design response.'³⁰

30 City of Greater Geelong Agenda for Ordinary Meeting, Apprenxi 4: Summary and Response to Submissions – Ashby Heritage Study 2009, p.12.

11.2.8 Historical Figures



Figure 1: Geelong Waterworks and Sewerage Trust Fieldbook plan no. 121, p.24, c.1911. Source: Barwon Water collection.



Council officers, 1922

Back row, left to right - Dr. F.J. Newman, medical officer of health; J.W. Smith, health inspector; W.H. Zammer, prosecuting officer; A.T. Andrews, surveyor.

Front row - E.E. Wilson, solicitor; H.R.H. French, town clerk; Miss M.M. Westacott, clerk and typist; A.H. Madden, treasurer.

Figure 2: A.T. Andrews (standing, far right), 1922. Source: Seaton, *The Ashby Story*, p.181.

11.2.9 Recent Photographs



Photo 1: Former Andrews Residence, 230 Latrobe Terrace, Geelong West. Source: David Rowe, March 2009.



Photo 2: Former Andrews Residence, 230 Latrobe Terrace, Geelong West. Source: David Rowe, March 2009.

11.3: Residence

Address: 236 Latrobe Terrace, Geelong West

Construction Date: 1908-09

Proposed Level of Significance: Local



Dwelling, 236 Latrobe Terrace, Geelong West, 2001.

11.3.1 Statement of Significance

The residence at 236 Latrobe Terrace, Geelong West, has significance as a predominantly intact example of the Federation Queen Anne domestic work of the prolific local architectural firm of Laird and Barlow. The picturesque composition of hipped and gabled roof forms, terra cotta tile roof cladding and brick construction, stepped projecting front gable with curved timber brackets and decorative infill, projecting bay window, and the front and return verandahs with timber fretwork having Art Nouveau-inspired Tulip motifs, were the hallmark design features of a number of early 20th century substantial dwellings by this firm. Constructed in 1908-09 by G.J. Searle, local builder, the residence was built for Frederick Band, Geelong jeweller. The residence appears to be in good condition when viewed from the street.

The residence at 236 Latrobe Terrace is architecturally significant at a LOCAL level (AHC D.2, E.1). It represents one of a number of substantial Federation era dwellings by the prolific architectural firm of Laird and Barlow, demonstrating the hallmarks of their Federation Queen Anne design idiom. These design qualities include the picturesque composition of roof forms, including the broad hipped roof, projecting gables at the front and side, return verandah to the north-east corner, front polygonal porch, projecting front faceted bay window and rear hipped wings. Other intact or appropriate qualities include the single storey height, asymmetrical composition, face red brick wall construction, roof forms clad in terra cotta tiles, decorative terra cotta ridge cappings and finials, stepped gable ends, terra cotta hood to the faceted bay

window supported by timber fretwork brackets, decorative gable infill, square timber posts with Tulip-motif fretwork within curved frames and other stylised Art Nouveau fretwork, capped timber verandah balustrade, timber framed double hung windows, rendered window sills and Art Nouveau-inspired leadlighting in the upper sashes of the front bay and the main entrance opening.

The residence at 236 Latrobe Terrace is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with prestigious residential developments in this part of Latrobe Terrace during the Federation era, having been built by G.J. Searle for Frederick Band, local jeweller, in 1908-09. In particular, the dwelling has associations with the prolific local architectural firm of Laird and Barlow, who were responsible for the designs of numerous Federation villas in Geelong in the early 20th century.

Overall, the residence at 236 Latrobe Terrace, Geelong West, is of LOCAL significance.

11.3.2 Description

The residence at 236 Latrobe Terrace, Geelong West, is set on an average-sized allotment for this part of Latrobe Terrace and has a modest front setback with a curved concrete driveway. There is also a high introduced front fence with brick piers and open metal palisade bays, with a high introduced hedge behind. Perimeter garden beds and trees comprise other landscape elements at the front. Along the side and at the rear are other trees and shrubs.

The asymmetrical, single storey, face brick, Federation Queen Anne styled residence is characterised by a picturesque composition of roof forms, including a broad hipped roof, together with projecting gables at the front and side, a return verandah on the north-east corner, front polygonal porch, projecting front faceted bay window and rear hipped wings. These roof forms are clad in terra cotta tiles and feature decorative terra cotta ridge cappings and finials.

The front of the dwelling is especially characterised by the projecting stepped gable with faceted bay window featuring a terra cotta hood supported by timber fretwork brackets. The gable has a decorative infill of timber strapping and panelling. Flanking the bay is the polygonal front porch to the south and the return verandah with a projecting polygonal bay. The porch and verandah are supported by square timber posts with Tulip-motif fretwork within a curved frame and other stylised Art Nouveau fretwork. The return verandah also has an early capped timber balustrade.

Other early features of the design include the timber framed double hung windows, rendered window sills and Art Nouveau-inspired leadlighting in the upper sashes of the front bay and the main entrance opening.

11.3.3 History

History of the Residence at 236 Latrobe Terrace

In 1908, Eustace Edward Wilson, solicitor, subdivided part of his land at 234-236 Latrobe Terrace, retaining his single storey villa residence that was located on the northern portion of the property.¹ The land at 236 Latrobe Terrace was sold to Frederick Band, jeweller, who engaged the well-known Geelong architectural firm of

1 The Geelong West Borough Rate Book for 1907-08, Geelong Heritage Centre, lists Eustace Wilson as having a 7-roomed brick dwelling with a net annual value of £90. In the following year when Frederick Band's dwelling was first listed, the net annual value of Wilson's property had dropped to £72, suggesting that he had excised part of his land by this time.

Laird and Barlow to design a villa for the site in April 1908.² Completed in 1909, the eight-roomed single storey brick dwelling was built by G.J. Seale at a cost of £1165.³ An outline of the dwelling in c.1911-12 is shown in the Geelong Waterworks and Sewerage Trust Field plan (Figure 1). Several upmarket villas were constructed in the stretch of Latrobe Terrace (between Spring and Aberdeen Streets) in the Victorian, Federation and interwar eras.

Frederick Band had been born in Gloucestershire, England, in 1859.⁴ Emigrating to Victoria, he married Mary Sophia and by 1888 they were living in Geelong as their first son, Frederick Gilbert, was born at this time in this locality.⁵ A local jeweller, Band's business was located on the south-west corner of Moorabool and Ryrie Streets until 1899.⁶ In 1891, he had joined the Unity and Prudence Freemasonic Lodge, being Master of the Geelong Lodge in 1910-11.⁷ It was possibly through his involvement with freemasonry where he came into contact with J.A. Laird, also a prominent freemason.⁸

Laird and Barlow, Architects⁹

The architectural firm of Laird and Buchan (originally known as Laird and Barlow) was prolific in Geelong and district in the late 19th and 20th centuries. John Angus Laird was born on 25 May 1862 at Eddington Station in the Western District of Victoria. He was the son of Mr John Laird who was one of Victoria's early pioneers, arriving in 1852. John Angus Laird was educated under a tutor until he was fifteen and on his parent's removal to South Australia, he was placed at a cost of 300 Golden Sovereigns with Joseph Watts, Geelong Architect, making rapid progress and he eventually became Watts' supervising architect.

Laird worked both in Geelong and Melbourne for a brief period and upon returning to the practice of Watts was on the understanding that he would eventually take it over. But when Watts died in 1890 the practice was taken over by James Durran and William Tombs, and Laird resigned from the firm in late 1890 to commence business on his own account. On 1 November 1890, Thomas Buchan was articulated to J.A. Laird and in the following year, 1891, Laird took into partnership Fred J. Barlow of New Zealand.

Barlow was born in Christchurch, New Zealand on 24 January 1868, the son of John and Augusta Cecil Vere Barlow, formerly of Herefordshire and the Isle of Wight, England. He was first educated at the Papanui School before studying at Wiggin's Sumner College, and after completing his education he was articulated to A.W. Simpson, architect of Christchurch in 1884.

Upon completing his training, Barlow departed for Victoria to gain further experience and he entered the architectural firm of William Salway where he worked for two years. Barlow was then associated with the Melbourne architects Phillip Treeby and W. Smith before commencing the partnership with J.A. Laird. Their practice gained early success by winning the first prize of the open design competition for the Geelong Show

2 Laird & Barlow Contractor's Book, entry 114, p.22, April 1908, Geelong Heritage Centre.

3 Ibid. & Geelong West Borough Rate Book, 1908-09, op.cit.

4 Victorian Births, Deaths and Marriages Indexes.

5 Ibid.

6 W.R. Brownhill & I. Wynd, *The History of Geelong and Corio Bay With Postscript 1955-1990*, revd. edn., The Geelong Advertiser, Geelong, p.353.

7 L. Huddle, Database of the Laird and Barlow practice from 1890, private research material kindly supplied to the author.

8 Ibid.

9 Biographical information taken from D. Rowe, 'Architecture of Geelong 1860-1900', B. Arch. Thesis, Deakin University, 1991, p.9.

Grounds and Grandstand. With the return of Barlow to New Zealand, Laird made Buchan a partner of the firm in 1908.

One of the earliest and most substantial commissions for the fledgling architectural practice came in 1891 when it was engaged to design a woolstore for Dalgety and Co. in Gheringhap Street. This project began an association with this company that was to last almost 100 years.

It was from the Federation era when the architectural firm of Laird and Barlow built its solid reputation with the designs of numerous Federation Queen Anne styled dwellings. J.A. Laird's membership of the Unity and Prudence Freemasonic Lodge played an important role in the success of the practice, as a number of commissions emanated from Laird's 'freemasonic brothers'.

11.3.4 Comparative Analysis

Federation Queen Anne: Stylistic Background

At the time of Federation in 1901, Australian Nationalism was considered primarily a transplantation of British ideals. It was largely an Australianness through Anglo-Saxon eyes.¹⁰ The Australian Prime Minister between 1904 and 1905 proudly declared, 'The Australian is a Briton modified by his environment. Distance, space and climate have played their part in this modification.'¹¹

Yet, the origins of an Australian domestic architecture that combined climate and British influences emanated from architectural ideas in the 1880s, when Australian architects, and particularly recently-arrived British architects argued that the basis of future Australian architecture lay in responding to the Australian climate.¹² The continued use of verandahs and porches – decorated with stylised Art Nouveau fretwork detailing – was one of the climate-responsive design responses employed in a number of Federation dwellings in the early 20th century.

Of the British influences, the Queen Anne style had been popularised there through the rich and varied designs of several architects including J.J. Stevenson and Richard Norman Shaw.¹³ The origins of their work lay in the Arts and Crafts Movement led by William Morris from the 1860s. Local domestic Federation Queen Anne design included interpretations of the British Queen Anne Revival, amongst other influences. The use of complex and picturesque terra cotta tile roof forms with prominent gables and hips, decorative terra cotta ridge cappings and finials, tall face brick and/or rendered chimneys, front and return verandahs (often formed under the main roofs), projecting bay windows, decorative timber fretwork and brackets, and timber framed casement or double hung windows often with decorative leadlight highlights, represents the principal features.

10 D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch', Australia's First Commonwealth Government Architect', PhD Architecture Thesis, Deakin University, 1997, p.60.

11 See G.F. Reid, 'Australia: Introductory Survey and Government', in A.H. Herbertson & O.J.R. Howarth (eds.), *The Oxford Survey of The British Empire: Australasia including Australia, New Zealand, the Western Pacific & The British Sector in Antarctica*, vol.5, Oxford University Press, London, 1914, p.310.

12 Rowe, op.cit., p.70.

13 See Ibid., pp.72-78, R. Apperly & P. Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, North Ryde, 1989, pp.136-139 & Service, *Edwardian Architecture and Its Origins*, The Architectural Press, London, 1975, p.3.

Other Federation Era Houses by Laird and Barlow

The Laird and Barlow architectural firm were responsible for a large number of eclectic Federation era houses, including Queen Anne-inspired designs. In 1908 for example (the year in which the dwelling at 236 Latrobe Terrace was built), they were responsible for at least 46 dwellings and other buildings.¹⁴ Other brick examples of Laird and Barlow's Federation Queen Anne work include:¹⁵

- 'Avril', 21 Aphrasia Street, Newtown, built 1904 (constructed with a slate roof having terra cotta ridge decoration).
- 'Ardoch', 298 Latrobe Terrace, Newtown, built 1909-10.
- 'Vass', 197 Noble Street, Newtown, built 1908 (this dwelling has very similar Tulip-motif fretwork detailing as the residence at 236 Latrobe Terrace).
- 'Waitaki', 251 Pakington Street, Newtown, built 1905 (constructed with slate roof having terra cotta ridge decoration).
- Residence, 32 Roebuck Street, Newtown, built 1902 (designed in association with Tombs and Durran, architects).
- 'Laurel', 47 Virginia Street, Newtown, built 1914.

A number of these comparable dwellings have similar details as the residence at 236 Latrobe Terrace, including the picturesque terra cotta tile hipped and gabled roof forms, stepped projecting gables at the front with curved timber brackets and decorative infill, projecting bay windows, front and return verandahs with timber fretwork having Art Nouveau-inspired Tulip motifs. A number of these dwellings are of substantial scale and also include projecting conical or octagonal attic towers or attic gables.

11.3.5 Condition

The residence appears to be in good condition when viewed from the street.

11.3.6 Integrity

Predominantly intact.

11.3.7 Recommendations

Heritage Overlay Schedule Controls

External Paint Controls:	Yes
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings and/or Fences:	No
Prohibited Uses May Be Permitted:	Yes

Extent of Heritage Overlay

It is recommended that the heritage overlay apply to the whole site.

14 Huddle, op.cit.

15 Dates of construction for the following have been taken from Context Pty Ltd in association with B. Stafford, R. Peterson & C. Kellaway, 'City of Newtown Urban Conservation Study', prepared for the City of Newtown, 1991, vol.3 & R. Peterson, 'Newtown Urban Conservation Study C Citations', prepared for the City of Greater Geelong, 1997, vols. 5a & 5b.

11.3.8 Historical Figure



Figure 1: Geelong Waterworks and Sewerage Trust Fieldbook plan no. 121, p.21, c.1911. Source: Barwon Water collection.

11.3.9 Recent Photographs



Photo 1: Residence, 236 Latrobe Terrace, Geelong West. Source: David Rowe, March 2009.



Photo 2: Residence, 236 Latrobe Terrace, Geelong West. Source: David Rowe, March 2009.

11.4 Angarrack Flats

Address: 238 Latrobe Terrace, Geelong

Construction Date: 1938-39

Proposed Level of Significance: Local



Former Residence, 240 Latrobe Terrace, Geelong West, 2001

11.4.1 Statement of Significance

'Angarrack Flats', 238 Latrobe Terrace, Geelong West, has significance as a predominantly intact and rare example of interwar Modernist Functionalist 'minimum flat' design in Geelong of the late 1930s. Built by N.T. Press in 1938-39 for Elizabeth Tremayne Andrews (widow of the late A.T. Andrews), the flats have associations with the Melbourne architectural firm of A.C. Leith and Bartlett. The progressive image afforded the design of 'Angarrack Flats' is especially celebrated in the strong geometry of the shallow-pitched gable roof with widely projecting eaves, corner 'sleep-out' openings (now glazed), cantilever balconies and rear parapeted north-west wing. 'Angarrack Flats' represents one of only few 1930s local designs based on European Modernist precedents and the 'minimum flat' concept widely espoused at the time by young Melbourne architects. Within this modernist image, 'Angarrack Flats' (which comprises four, two-bedroomed apartments) is also unusual for its outward appearance as a single dwelling. Alternative versions of this Modern Functionalist 'minimum flat' idiom is the Burnham Flats, 2A Skene Street, Newtown, built in 1935 with a cuboid form (by virtue of a crowning parapet that disguises a traditional hipped roof behind) and curved cantilever balcony, and the flats at 272 Latrobe Terrace, Newtown, also apparently built in 1935-36, with a streamlined rectilinear form having rendered and parapeted walls. 'Angarrack Flats' appears to be in fair condition when

viewed from the street. The rear flat-roofed garage also contributes to the significance of the place.

'Angarrack Flats', 238 Latrobe Terrace is architecturally significant at a LOCAL level (AHC D.2, E.1). The building epitomises contemporary Modern Functionalist 'minimum flat' design through its streamlined shallow-pitched gable roof form and wide eaves, corner sleep-out openings (now glazed), cantilever balcony with horizontal timber paling balustrade, rear parapeted north-east wing and banks of timber framed double hung windows. The horizontality of the design is juxtaposed by the verticality of the corner windows to the rear flats. An emphasis on northern orientation – which also gives an opportunity to capture views to Corio Bay – departs from the traditional approach of facing the building to the street. This aspect of the design further contributes to the 'minimum flat' and climate-responsive principles espoused by progressive architects in Melbourne in the 1930s. Comprised of four, two-bedroom apartments, 'Angarrack Flats' has further significance for its outward design appearance as a single dwelling. Other intact or appropriate qualities include the cream brick wall construction with clinker brick base, wide brick chimneys with terra cotta pots, corrugated asbestos sheet roof cladding, and the individual metal lettering on the front wall that reads "Angarrack". The rear flat-roofed garage also contributes to the significance of the place.

'Angarrack Flats', 238 Latrobe Terrace, is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with progressive residential development in Geelong in the 1930s, when multiple dwellings on a single site formed part of a Modernist 'minimum flat' design concept through streamlined forms, economy and climate. 'Angarrack Flats' has particular associations with the Melbourne architectural firm of A.C. Leith and Bartlett. Harold Bartlett's return from gaining extensive overseas experience in 1934 brought about an emphasis on Modernist European precedents in flat design in the firm's work. 'Angarrack Flats' is a localised embodiment of these progressive international precedents as espoused by the Leith and Bartlett architectural practice.

Overall, 'Angarrack Flats', 238 Latrobe Terrace, Geelong West, is of LOCAL significance.

11.4.2 Description

'Angarrack Flats', 238 Latrobe Terrace, Geelong West, is set on an average-sized allotment for the area. There is a front yard having a grassed surface with mature shrubs. The front is bound by an introduced low solid brick fence. Along the north side is a concrete driveway leading to early flat-roofed garaging at the rear. This garaging has some substantial cracks and other structural defects, and it does not appear to be functioning adequately given its contextually small size in relation to contemporary vehicles. On the south side is a concrete pedestrian path.

The two storey, cream brick, interwar Modern Functionalist styled building is characterised by a shallow-pitched gable roof form having very wide eaves, together with a rear parapeted and flat-roofed wing in the north-west corner. The gabled roof is clad in early corrugated asbestos and the eaves soffit is constructed of strapped cement sheet. The cream brick wall construction is offset by a clinker brick base around the building. Two wide cream brick chimneys with terra cotta pots adorn the roofline.

The streamlined design is accentuated by the lack of elaborate detailing and an emphasis on horizontal lines, as shown in the banks of early timber framed double hung windows, corner sleep-out openings (the timber framed double hung windows

may be original, or may have been introduced at an early time as they seem to differ from the sketch in Figure 2), cantilever balcony on the north façade with horizontal paling balustrade and the broad expanses of eave overhangs. The horizontality of the design is juxtaposed by the vertically-emphasised timber framed corner windows on the north façade of the rear flats.

The progressive image of the design is further enhanced by its northern orientation, responding to the local climate and capturing views to Corio Bay to the north-east. The only decorative detail afforded the design is the individual metal lettering on the Latrobe Terrace façade, reading “Angarrack”.

11.4.3 History

History of the Angarrack Flats

In 1916-17, Arthur Tremayne Andrews and his brother Joe of the family stove-making business, purchased the semi-detached Victorian cottages at 238 Latrobe Terrace, Geelong West, from a Mrs DeGroot of Kyneton.¹ Mrs DeGroot and her late husband had owned the limestone dwellings for some years, with one of the dwellings occupied by Elizabeth Ann Tremayne Andrews (nee Higgins), the mother of the Andrews brothers.² A.T. Andrews and his wife (and cousin) Elizabeth Tremayne Andrews, lived nearby at 230 Latrobe Terrace, in a villa built in 1909.³ Elizabeth Andrews continued to reside in one of the semi-detached cottages until her death in 1937, aged 104 years.⁴

Elizabeth Andrews' death appears to have been the impetus for Elizabeth Tremayne Andrews (then a widow), to engage the Melbourne architectural firm of A.C. Leith and Bartlett to design a block of four flats on the site in 1938-39.⁵ After the demolition of the earlier semi-detached cottages in either late 1938 or early 1939, construction began on the new flats. They were built by N.T. Press of East Kew.⁶ The new building was described and illustrated (Figures 1-2) in the *Argus* newspaper on 6 July 1939. The newspaper reported as follows:

With the high prices which must be paid for building sites for flats in the metropolitan area, architects are compelled to use as much of the land as possible for building purposes, and consequently it is often difficult to give the building a domestic atmosphere.

With the building illustrated, which is now nearing completion in Latrobe terrace, Geelong, the architects were not cramped, and thus they were able to design a building which presents the appearance of a large house. They have also been able to plan the four dwelling units in the block on more generous lines than is possible with most metropolitan buildings of this type.

The building externally is faced with warm, salmon-coloured Ballarat bricks, and the woodwork is painted white, with portions picked out in brilliant red and blue. The atmosphere of brightness is further emphasised by the fixing of bright-coloured

1 For details on A.T. and J. Andrews and the Andrews family stove-making business, see G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, 1978, pp.111-113. The Geelong West Rate Book 1916-17, Geelong Heritage Centre, list A.T. & J. Andrews as owners of the property at 238 Latrobe Terrace at this time.

2 See Geelong West Rate Books, op.cit. An outline of the original building on the site, described as constructed of limestone and owned by Mr De Gruit [sic.?] is shown as the Geelong Waterworks & Sewerage Trust Fieldbook plan no. 121, p.20, 19 March 1912, Barwon Water collection.

3 See 'Former Andrews Residence', 230 Latrobe Terrace, heritage citation, as part of this study.

4 Victorian Pioneer Births, Deaths & Marriages Indexes & 'The Geelong Cornish', Geelong Family History Group.

5 *The Argus*, 6 July 1939.

6 *Ibid.*

awnings to the front and side windows, the sleep-outs, and sun terraces. Boxes for the growing of bright flowers are also carried across the front. The low-pitched roof gives definite character to the building.

In planning the group the rear flats have been set off from the main line of the building, so that, from the large corner windows of the living-rooms, an uninterrupted view of the bay can be obtained past the front flats.

On the north side of the building there is a private drive leading to a paved turning space in front of the block of garages at the rear. Steps lead from the drive up to a terrace, from which access is gained to each flat. The maximum of privacy has been provided for each dwelling by keeping the front entrances well apart. The planning of the first floor is the same as the ground floor, and the upper balcony gives protection to the terrace.

Each flat contains a large living-room with built-in cupboards, bookshelves, wide fireplace, and broad windows carried down to the floor. The extension of the living-room, which will be used for meals, gives through ventilation and light to both ends of the living space. The dining alcove may be divided from the main room by heavy drapes.

The kitchens are convenient to the dining alcoves, and are equipped with built-in cupboards, a stainless steel sink, and drawers specially designed to hold cutlery and foodstuffs. All these drawers are fitted with zinc airtight linings with self-closing lids. Broom and storage cupboards, pot cupboards, and a hinged table are also provided. The stoves are the horizontal type, raised to table level and fitted with automatic heat control. A refrigerator, controlled from a central compressor, is fixed in each kitchen. An automatic gas hot-water system serves each bathroom and kitchen.

Each flat has two bedrooms, fitted with built-in wardrobe, complete with hanging space and drawers.

Compact planning has been adopted for the bathrooms. The bath is recessed and the wash-basin and shaving cabinet are set between two windows. The floors are a departure from the usual type being covered with a specially prepared and treated cork tile, which is waterproof and warm to stand on.⁷

The block of flats was named "Angarrack", after a village in Cornwall, England, from where the Andrews and Higgins families descended.⁸ The building remained under the ownership of the A.T. Andrews Estate, with Elizabeth Andrews residing in the front first floor dwellings, while the others were leased.⁹ E.T. Andrews died in 1972.¹⁰

Leith & Bartlett, Architects¹¹

In 1890, G.B. Leith commenced an architectural practice at 408 Collins Street, Melbourne. While the practice lapsed during World War One, it was revived in 1918 as G.B. and G. Burrige Leith. By 1930, the firm had taken over the prolific architectural practice of Haddon and Henderson, and had become known as A.C. Leith and Associates. In late 1934, after returning from gaining extensive architectural

7 *Ibid.*

8 A.T. and E.T. Andrews' grandfather and great-uncle were born in Cornwall. Wikipedia online gives the following: 'Angarrack is a small rural village near Hayle in the parish of Gwinear-Gwithian, two miles inland from St.Ives Bay in Cornwall.'

9 Geelong West Rate Books, op.cit., 1938-49.

10 Pioneer Victorian Births, Deaths and Marriages Indexes.

11 Biographical information on Leith and Bartlett taken from 'Leith & Bartlett' Historical Note, accession no. 67/12, University of Melbourne Archives Database search online, March 2009 & *Royal Victorian Institute of Architects Journal*, November 1934, p.96.

experience abroad, Harold E. Bartlett (formerly an Associate Head of the Architectural School at the Gordon Institute of Technology, Geelong), joined Leith's practice. It was from this time when the firm became known as A.C. Leith and Bartlett.

11.4.4 Comparative Analysis

Stylistic Background

From the 1920s and particularly the 1930s, young recently-returned architects from Europe were influential in establishing a "Modern" functionalist architecture largely known as the International Style. Epitomizing a radical progressive image that eschewed all traditionalist styles of the past, the emphasis on functionalism was celebrated in the open plan layouts, streamlined exteriors featuring asymmetrical masses of simple geometrical shapes with horizontal banded 'ribbon' windows, solid parapets, flat or low pitched roof forms, pale face brick or rendered wall finishes and timber or steel framed windows that had become the hallmarks of influential European architects including Le Corbusier, Eric Mendelsohn and Willem Dudok.¹²

Localised interpretations in Melbourne of Modern functionalist design began with buildings like Seabrook and Fildes' MacRobertson Girls' High School, built in 1933, which Conrad Hamann described as 'a brick building with a strong element of Cubist sculpture, influenced by Willem Dudok's work in Holland.'¹³ Another Melbourne architectural firm influential in the evolution of the International Style was Stephenson and Meldrum and their large air-craft hanger and ocean liner-like hospital designs.¹⁴ Their design of the Mercy Hospital, East Melbourne, in 1934 heralded further the local Modern Functionalist stylistic approach has been described by Julie Willis in *Australian Modern: The Architecture of Stephenson and Turner* as follows:

Stephenson and Meldrum's next Melbourne-based hospital would reflect all that Stephenson had seen in Europe. The Mercy Hospital, built for the Catholic Church in Grey Street, East Melbourne, would bring together the strong clean lines of modernism with the best in internal planning, equipment and service. Instead of verticality, the open-air balconies were brought to the fore to become the dominant feature across the façade. Those horizontal balconies that swept across the length of the façade, with trademark curves at significant points, would be the celebrated and defining element in the firm's shift to modernism. The Mercy's façade was a brilliant composition of horizontal elements and carefully proportioned recesses and projections, balanced by the simple lift tower at the west end. Large triple-hung sash windows, with horizontal mullions, enabled patient access to the north-facing balconies.¹⁵

While Leith and Bartlett's design of 'Angarrack Flats' bore little resemblance to the large functionalist hospital designs of Stephenson and Meldrum, the concept of designing 'minimum flats' also has its roots in the European Modernist idiom. Like Harold Bartlett, the Melbourne architect, Best Overend, returned from overseas in the early 1930s where he had been exposed to the new modes of architectural fashion. Philip Goad claims that while 'the idea of the bachelor flat in itself was not new in Melbourne, the notion of *existenzminimum*¹⁶ [for flat design] was indeed innovative.'¹⁷

12 R. Apperly, R. Irving & P. Reynolds, *A Pictorial Guide to Australian Architecture*, Angus & Robertson, North Ryde, 1989, pp.184-187.

13 C. Hamann, 'Roy Grounds, 1905 - , Frederick Romberg, 1913- and Robin Boyd', in H. Tanner (ed.), *Architects of Australia*, Macmillan, Melbourne, 1981, p.129.

14 *Ibid.*

15 J. Willis, 'The Health of Modernism: Expression and Efficiency in Hospital Architecture 1925-1967' in P. Goad, R. Wilken & J. Willis, *Australian Modern: The Architecture of Stephenson & Turner*, The Miegunyah Press in conjunction with the State Library of Victoria, Carlton, 2004, p.18.

16 Wikipedia online states that the term *existenzminimum* is of German origin also known as Notbedarf, being defined as 'The minimum – is the means used to satisfy the material needs

Although exact details and influences on Bartlett's European experiences have not been ascertained, Best Overend became an influential force in Modern Functionalist flat design from 1933, when he published an article in the *Australian Home Beautiful* entitled 'A Minimum Flat with Maximum Comfort'.¹⁸ He went on to write weekly articles in the 'Architecture and Property' column of the Melbourne *Argus* newspaper. According to Goad, in these articles Overend:

... championed new materials and new construction techniques, open planning, steel framed windows, built-in furniture, folding wall beds, sliding curtains instead of walls, reforms to kitchen and bathroom design, the promotion of modern well-designed flats, the flat roof and roof terraces with flagstones set in grass accompanied from a "famous Continental architect", and a plea in February 1935 for the bachelor flat ...¹⁹

Overend had spent three years working in England for Wells Coates, designing 'minimum flats'. According to Robin Boyd in *Victorian Modern*:

Wells Coates' premise was that the modern human had so little property that the smallest space necessary for living was the most convenient. He built this theory into buildings that adhered stringently to the International School: form, plain, transparently honest.²⁰

Coates' Modernist 'minimum flat' theory was translated into Overend's design output in Melbourne from the early 1930s. In December 1934, he published his drawing for six storey apartment blocks, the scheme essentially being 'a series of minimal flats stacked together to form slab blocks separated by parklands'.²¹ Also influential was Overend's design of 40 bachelor flats in Nicholson Street, Fitzroy, in 1935, known as the 'Cairo Flats'. These cuboid, two storey, flat-roofed brick buildings were planned as a U-shaped block around the perimeter of an early garden (Figure 3).²² As Goad describes:

Cantilevering reinforced concrete access balconies were located on the south and west walls. On 17 October 1936, *The Herald* described the centre piece of the scheme, an 'unsupported staircase, believed to be unique in the world', and from which the formwork had just been removed, as a 'young architect's triumph'.²³

The shallow-pitched gable roofs with very wide floating eaves afforded the design of the 'Angarrack Flats' by Leith and Bartlett were not necessarily out of character with 1930s Modern Functionalist design. Overend also employed pitched roof forms, as Goad states:

While each of Overend's house designs for the partnership possessed the stylistic vocabulary of the International Style, the flat roof rarely appeared. The Finaly House, Belmont Avenue, Balwyn, 1933-34 had smooth stuccoed wall surfaces on a

necessary in order to physically survive, which are primarily food, clothing, housing and medical emergency care.'

17 P. Goad, 'Best Overend: Pioneer Modernist in Melbourne', in *Fabrications: The Journal of the Society of Architectural Historians, Australia and New Zealand*, vol.6, June 1995, p.113.

18 *Ibid.*, p.109.

19 *Ibid.*, p.107.

20 R. Boyd, *Victorian Modern*, Architectural Students' Society of the Royal Victorian Institute of Architects, Melbourne, 1947, p.21.

21 *Ibid.*, p.107.

22 *Ibid.*, p.111.

23 *Ibid.*, pp.111-112.

dark brick base with large steel framed Chicago windows, and it also possessed the typical tiled hip roof, as did a house in Ledbury Court, Toorak, 1936 and also the pair of maisonettes in Canterbury Road, Toorak for Mr and Mrs J C McElroy. Once again the palette of clinker brick, generous areas of steel framed windows, curving concrete balconies, and a sweeping external concrete stair, all topped by a tiled hip roof was the order of the day. In the perspective sketches of these houses, the house with its dramatic wide eaves always appeared to have a flat roof. It was as if Overend recognised that the fiction of the flat roof below the eaves line could satisfy the building's modernity but for the house to be built it would require the pragmatics of tiles and a timber frame.²⁴

Overall, the Modernist concept given to 'Angarrack Flats' by Leith and Bartlett relates to Max Freeland's general description of this type of 1930s domestic architecture in *Architecture in Australia*:

They built houses with open pergolas and verandahs on which the only decoration as the dappled play of three shadows on cool cream painted brickwork. Low pitched or flat roofs projecting protectingly several feet beyond bagged walls to cast shade during the hot part of the day. Generally they were cantilevered, but where they sailed out without a break to form a verandah, they were supported on square posts painted white. One and all they were sensible and logical. For the first time they gave greater weight to aspect and prospect than to public effect. They did not face the street but a view or an orientation ... The linking of the outside with the inside was part of the overall approach to the controlling of space. Internal doors between dining room, living room and entrance became broad openings across which folding glass doors could be drawn if needed but which visually linked each area with the next.²⁵

Other Contemporary Work by Leith and Bartlett

Another proposal by Leith and Bartlett was for a block of flats at the corner of Baylie and Gheringhap Streets, Geelong, in 1936.²⁶ These flats do not appear to have been constructed, as a late interwar brick factory complex survives on the site today.

In 1940, Leith and Bartlett design a single storey dwelling in Mornington.²⁷ It also featured a gable roof form, although it did not appear to have been the more 'Modern' shallow-pitched type employed at 'Angarrack Flats' (Figure 4). It was also in 1940 when Leith and Bartlett designed a block of flats at 2 Drake Street, Brighton.²⁸ These flats had a traditionalist hipped roof form clad in tiles with broad eaves, salmon brick walls and corner windows.²⁹

Other 1930s Flat Designs in Geelong

In 1935, T. Pescott built a block of four flats in a Modern Functionalist-inspired style for John Howard³⁰ (Figures 5-6). This cuboid face brick building with rendered banding

24 *Ibid.*, p.106.

25 J.M. Freeland, *Architecture in Australia: A History*, Penguin Books, 2nd edn., Ringwood, 1988, pp. 260-263.

26 City of Geelong Building Permit Register, 18 August 1936, Building Department archives, City of Greater Geelong.

27 The Age newspaper, 30 January 1940.

28 M. Lewis (ed.), *The Australian Architectural Index*, University of Melbourne, Carlton, July 2000, cites *The Argus* newspaper, 26 February 1940, as the date of the article on Leith & Bartlett's block of flats in Brighton. However, no article in *The Argus* has been found for this date.

29 It has been assumed that the building shown in 'Street View' on Google Maps is the block of flats designed by Leith and Bartlett.

30 See City of Newtown Building Permit Register, 17 September 1935, pp.136-137, Building Department archives, City of Greater Geelong & GWST Individual Plan of Drainage no. 4635A, 14 October 1935, Barwon Water collection.

and a curved cantilever balcony at 2A Skene Street, Newtown, presents itself as a streamlined progressive example of Modernist design, although the parapet disguises a traditional hipped roof behind. Nevertheless, the overall external design and 'minimal flat' concept represented a radical departure in 1930s domestic architecture in Geelong.

A block of flats at 272 Latrobe Terrace (north-west corner of Latrobe Terrace and Roebuck Street) also appear to have been built in 1935.³¹ An existing Victorian dwelling was converted and substantially altered into flats, while a second building (subject building) (Figures 7-8) may have been built at this time. This building took up the 'ocean liner' International Style design concept, with its flat roof and sleek rendered parapeted walls, portal windows at the side, and general rectilinear geometry. A concession to more traditionalist design of late interwar era was the bowed bay windows on the main façade.

In 1936, Best Overend designed a block of bachelor suites at the corner of Garden Street and Alexandra Avenue, Geelong.³² This design did not receive Building Permit approval and was revised and resubmitted in September 1936.³³ This revised design does not appear to have been constructed.

Although not a flat design, the young Geelong architect, Ewen Laird, designed a Willem Dudok-inspired Modern Functionalist dwelling in the 1935 in Newtown for his brother, George.³⁴ This dwelling survives and is largely intact today.

11.4.5 Condition

'Angarrack Flats' appear to be in fair condition when viewed from the street, while the rear garage appears to be in poor condition.

11.4.6 Integrity

Predominantly intact. The corner sleep-outs may have been glazed in – further inspection might reveal the integrity of these portions of the building.

11.4.7 Recommendations

Heritage Overlay Schedule Controls

External Paint Controls:	Yes
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings and/or Fences:	Yes – rear garage.
Prohibited Uses May Be Permitted:	Yes

Extent of Heritage Overlay

It is recommended that the heritage overlay apply to the whole site.

31 City of Newtown Rate Books, 1935 & 1936. No specific reference to the subject building has been made.

32 City of Geelong Building Permit Register, op.cit., 18 August 1936.

33 Ibid. & Permit Register for 22 September 1936.

34 Newtown Building Permit Register, 8 June 1935, p.135.

11.4.8 Historical Figures

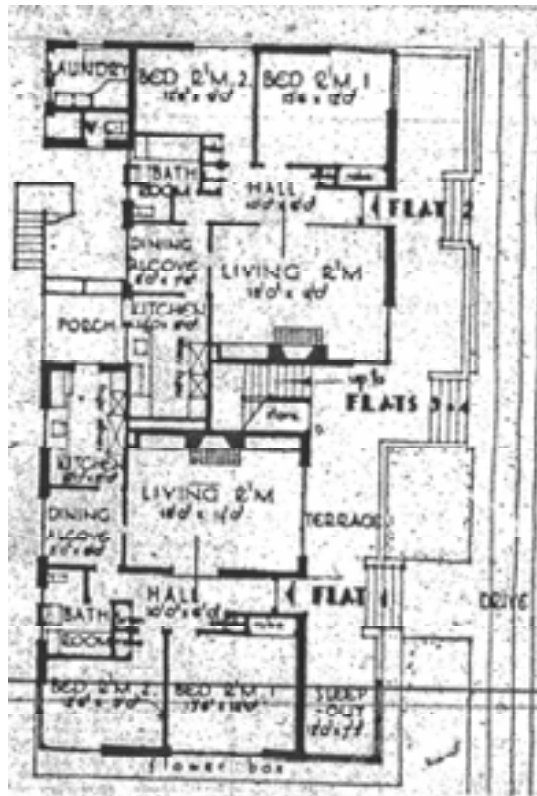


Figure 1: Leith & Bartlett, 'Angarrack Flats' ground floor plan, 1939. Source: *The Argus*, 6 July 1939, State Library of Victoria.

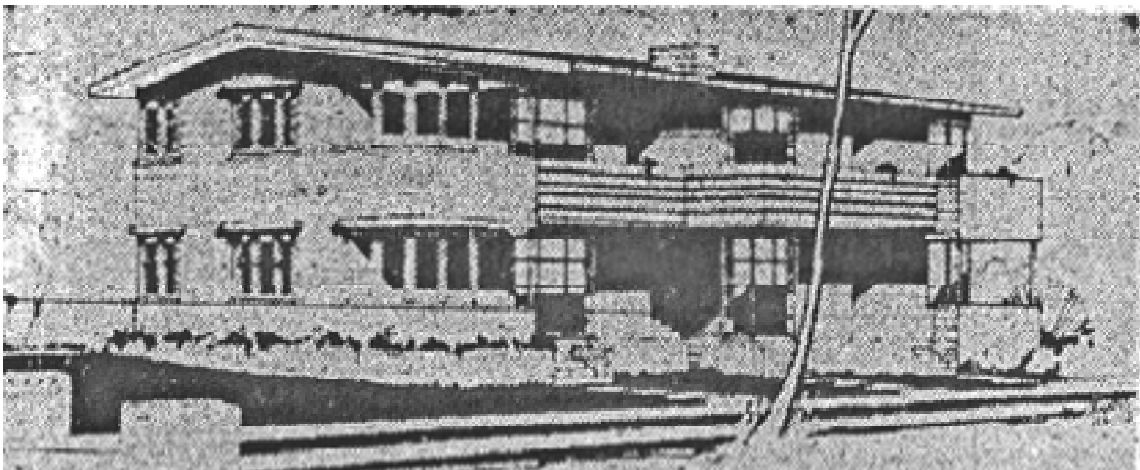


Figure 2: Leith & Bartlett, 'Angarrack Flats', perspective drawing, 1939. Source: *The Argus*, 6 July 1939, State Library of Victoria.

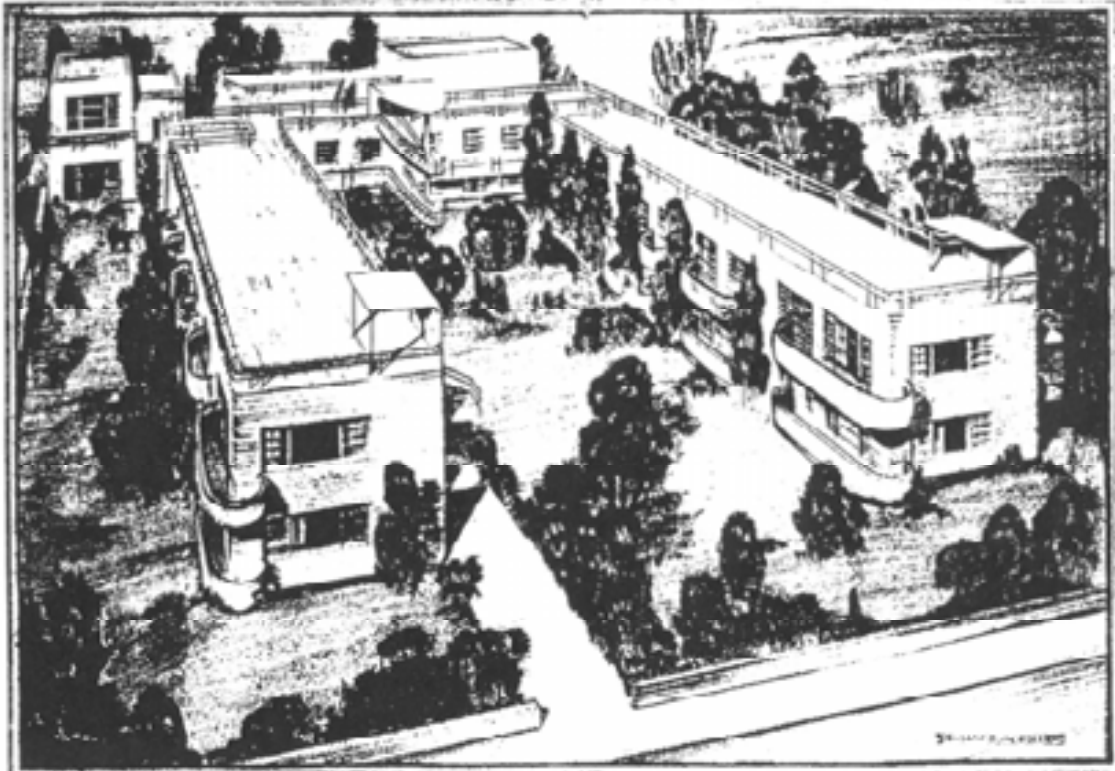


Figure 3: B. Overend, 'Cairo Flats', Nicholson Street, Fitzroy, 1936. Source: *RVA Journal*, July 1936, p.95, in P. Goad, 'Best Overend: Pioneer Modernist in Melbourne', *Fabrications*, vol.6, 1995, p.111.



Figure 4: Leith & Barlett, Illustration perspective of dwelling in Mornington, 1940. Source: *The Age*, 30 January 1940.



Figure 5: Burnham Flats, 2a Skene Street, Newtown, front elevation. Source: David Rowe, March 2009.



Figure 6: Burnham Flats, 2a Skene Street, Newtown, side (south) elevation. Source: David Rowe.



Figure 7: Flats, 272 Latrobe Terrace, Newtown, front elevation. Source: David Rowe, March 2009.



Figure 8: Flats, 272 Latrobe Terrace, Newtown, front & side (south) elevations. Source: David Rowe, March 2009.

11.4.9 Recent Photographs



Photo 1: 'Angarrack Flats', 238 Latrobe Terrace, Geelong West. Source: David Rowe, March 2009.



Photo 2: 'Angarrack Flats', 238 Latrobe Terrace, Geelong West. Source: David Rowe., March 2009.

11.5 Dr Piper's Residence

Address: 240 Latrobe Terrace, Geelong West

Construction Date: 1926

Proposed Level of Significance: Local



Former Residence, 240 Latrobe Terrace, Geelong West, 2001

11.5.1 Statement of Significance

The former residence at 240 Latrobe Terrace, Geelong West, has significance as a rare local and predominantly intact example of a substantial eclectic interwar Bungalow style. It was designed by the local architect, Harold C. Trigg in 1926, and has a direct affinity with his earlier design of 'White Lodge', 21 Virginia Street, Newtown, built in 1924 for Thomas Buchan, partner of the architectural firm of Laird and Buchan. These designs were inspired by an eclectic range of stylistic influences, including the Federation era work of the Laird and Buchan practice, such as J.P.H. Baxter's residence at 39 The Esplanade, Drumcondra, built in 1914-15. The house at 240 Latrobe Terrace was built for Dr James Piper (1884-1949), a local medical practitioner, who contributed much to the health and well-being of local residents as medical officer to the Geelong West Town Council during the interwar period. He was influential in advocating for street tree planting schemes and the creation of parks in Geelong West (and in neighbouring suburbs) to provide for healthy spaces. Piper's other contributions to the community included being Honorary Pathologist at the Geelong Hospital in 1914-16 and President of the Geelong Football Club between 1923 and 1926. The former residence appears to be in good condition when viewed from the street.

The former residence at 240 Latrobe Terrace is architecturally significant at a LOCAL level (AHC D.2, E.1). It demonstrates original and locally-unusual design qualities of an eclectic interwar Bungalow style. The composition of two storey hipped roof forms,

having wide eaves and a projecting central verandah and balcony supported by Tuscan columns and face brick piers, has a direct affinity with 'White Lodge', 21 Virginia Street, Newtown, designed by the same architect, Harold Trigg, although the origins of the composition has its roots in the Federation era work of the Laird and Buchan architectural practice. Other intact or appropriate qualities include the rear single storey hipped roofed wings, face brick and rendered wall construction, terra cotta tile roof cladding, face brick chimneys with elongated pots, broad eaves, projecting flat-roofed faceted bay window to the north, round-arched ground floor window openings, bank of timber framed box windows (with projecting hood) to the south, rendered parapeted side entrance (fronting Villamanta Street) with round-arched opening supported by vestigial pilasters and with a projecting flat-roofed hood, timber framed double hung window floor windows and the skillion dormer in the rear wing.

The former residence at 240 Latrobe Terrace is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with Dr James Ernest Piper (1884-1949), original owner between 1926 until his death in 1949. Piper was a local medical practitioner, being the Honorary Pathologist at the Geelong Hospital between 1914 and 1916. It was especially his role as the medical officer to the Geelong West Town Council where he contributed much to improving local community life, including campaigning for the planting of street trees and the creation of parks to provide for healthier living to prevent the spread of disease. His role as medical officer appears to have influenced the Geelong West Town Council in the establishment of Baker's Oval (off Shannon Avenue) and Sparrow Park (corner of Hope and Elizabeth Streets). As medical officer for the Shire of Corio, Piper advocated for similar healthy improvements in the suburbs neighbouring Geelong West. Piper also contributed to community life as a long-serving Churchwarden and Vestryman of St. Paul's Anglican Church, Latrobe Terrace, and as President of the Geelong Football Club between 1923 and 1926 (where he had also served as the Club's medical officer). The associations with the local architect, Harold Trigg, also contribute to the historical significance of the dwelling. Piper's residence represents one of a small number of substantial interwar dwellings designed by Trigg in the Geelong area in the 1920s.

Overall, the former residence at 240 Latrobe Terrace, Geelong West, is of LOCAL significance.

11.5.2 Description

The former residence at 240 Latrobe Terrace, Geelong West, is set on an average-sized allotment for properties fronting this part of Latrobe Terrace. Situated at the north-west corner of Latrobe Terrace and Villamanta Street, the front yard is dominated by a mature tree. The front is also characterised by perimeter garden beds, mature shrubbery and grassed areas. There is no front fence. On the southern boundary fronting Villamanta Street is a well-manicured hedge and high rendered wall. The original rear yard has been converted into a concrete-paved car park, although there are some perimeter shrubbery and hedging.

The two storey, face brick, interwar Bungalow styled dwelling is characterised by a broad hipped roof form that traverses the site, together with a central two storey verandah and balcony that project towards the front. At the rear are single storey hipped roofed wings. All of these roof forms are clad in terra cotta tiles. Elongated face brick chimneys with decorative geometric tops and terra cotta pots adorn the roofline. Broad overhangs are features of the eaves.

An early feature of the design is the projecting front verandah portico. It is supported by uninterrupted face brick piers and centrally-located rendered single storey Tuscan

columns above which is a vestigial entablature, face brick first floor piers and wide square first floor columns. The balcony has introduced lightweight panelling and glazed infill. The main entrance is situated under the projecting verandah and has an early glazed door and sidelights. Flanking the central portico are round-arched window openings while on the north façade is a projected flat-roofed faceted bay window. On the ground floor on the south façade is a round-arched opening with introduced window and an early timber framed boxed window arranged in a bank of three with a flat-roofed hood above. The first floor windows to the two storey wing are timber framed and double hung.

The rear single storey wing of the dwelling may have originally served as Dr Piper's consulting rooms. A rendered and parapeted entrance porch adjoins the rear wall of the main dwelling, and is characterised by vestigial pilasters supporting a blind round-arched opening punctuated by a keystone. Within the blind arch is a rendered shield. From the springing of the arch is an early bracketed flat-roofed hood. The single storey wing has timber framed double hung and hopper sash windows, with a bank of three windows facing Villamanta Street.

Other early features of the design include the rendered upper wall banding under the eaves of the whole dwelling, rendered stringcourse that separates the ground and first floor levels, and the skillion dormer on the rear wing, all of which appear to have been inspired by Federation-era construction.

11.5.3 History

History of Former Residence

In 1924-25, Dr James Piper, medical practitioner, purchased two semi-detached Victorian dwellings at 240 Latrobe Terrace, Geelong West, from C.E. Pullin.¹ In the following year, 1925-26, Piper leased the dwellings (then addressed as 246 and 248 Latrobe Terrace) to Thomas Kilby, hairdresser, and Charles Bernard Shield, picture framer.²

The leasing of the semi-detached dwellings was only to be a temporary measure. In 1926, Piper engaged the Geelong architect, Harold C. Trigg, to design a substantial 13-roomed brick residence that was to replace the existing dwellings.³ Trigg called tenders for the new residence in the *Geelong Advertiser* on 17 July 1926.⁴ A building permit for the work was approved by the Geelong West Town Council on 24 August 1926.⁵ The large brick residence appears to have been completed by 16 December 1926, as an outline of the new building had been completed by the Geelong Waterworks and Sewerage Trust (Figure 1). This outline shows the large dwelling with its central projecting verandah portico, rear wings and projecting faceted bay window on the north side.

Throughout the 20th century, the Piper residence remained largely unchanged, apart from the glazing in of the first floor front balcony. In recent times, the dwelling has become commercial offices and medical consulting rooms.

1 Geelong West Town Council Rate Book, 1924-25, Geelong Heritage Centre. The semi-detached compositions of the Victorian dwellings are shown in the Geelong Waterworks & Sewerage Trust Fieldbook plan no. 121, p.20, c.1911, Barwon Water collection.

2 Geelong West Rate Book, op.cit., 1925-26.

3 Ibid., 1926-27 & *Geelong Advertiser*, 17 July 1926.

4 Ibid.

5 Geelong West Building Permit Register (1921-1926), 24 August 1926, Building Department Archives, City of Greater Geelong.

Dr James Ernest Piper, Original Owner

Dr James Ernest Piper (Figure 2) was born in 1884.⁶ He played Victorian League Football for the Geelong Football Club in 1905 and then for 34 years he was the Club's medical officer, having graduated as a medical practitioner from Ormond College, Melbourne, in 1912.⁷ He was placed in charge of a local Tuberculosis Clinic and then between 1914 and 1916 he became the Honorary Pathologist at the Geelong Hospital.⁸

As a medical practitioner and particularly as the medical officer for the Geelong West Council during the interwar years, Piper contributed much to the improvement of the health of local residents. In particular, he campaigned for tree planting schemes and the creation of parks, declaring that 'the crowding together of people in enclosed buildings is the means by which most diseases are spread.'⁹ Piper's efforts appear to have influenced the Geelong West Town Council as it resolved to establish Baker's Oval off Shannon Avenue in 1929.¹⁰ In 1935, Sparrow Park was laid out at the north-east corner of Hope and Elizabeth Streets, but by January 1936, Piper seems to have been disappointed in the lack of progress as he stated:

The Council is to be congratulated on the improvement of the beach frontages, but what a pity it is that we cannot establish a park in the centre of the city, such as a site as Sparrow's Paddock would be ideal. Imagine what a breathing space it would be for children of future generations.¹¹

Such submissions appear to have assisted the completion of the Park and upon its official renaming in 1938, Piper proclaimed that in years to come the local citizens would 'be glad to stroll along to Sparrow's Park to get in the open air for a rest or a smoke.'¹²

As well as being the medical officer in Geelong West, Piper had held this position for St. Augustine's and St. Catherine's Orphanages, and in the 1940s he took up the same position for the Shire of Corio.¹³ There he advocated similar healthful 'Garden City' principles as those he campaigned for at Geelong West: the creation of parks, gardens and reserves 'to cater for 200 years into the future as well as a hospital and cemetery.'¹⁴ Locally in Geelong West, Piper also led an immunisation program against diphtheria in 1936.¹⁵

Outside his medical work, Piper held a number of honorary positions. He was a Churchwarden and Vestryman for 34 years at St. Paul's Anglican Church in Latrobe Terrace, and he was President of the Geelong Football Club for four terms between 1923 and 1926.¹⁶ Married to Nora, he lived at his residence at 240 Latrobe Terrace until his death in 1949.¹⁷

6 Victorian Births, Deaths and Marriages Index.

7 C. Hutchinson (comp.), *Cats' tales: the Geelong Football Club, 1897-1983*, Geelong Advertiser, Geelong, 1984 & *Geelong Advertiser*, 1 August 1912.

8 J.E. McClelland, *From infirmary to hospital: Geelong and District Hospital (Kitchener Memorial) 1924 to 1966*, The Geelong Hospital, Geelong, 1966, p.79.

9 G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, 1978, p.207.

10 *Geelong Advertiser*, 13 May 1929.

11 Geelong West City Council Minutes, 15 January 1936, Geelong Heritage Centre.

12 Seaton, *op.cit.*, pp.207-208.

13 I. Wynd, *So Fine A Country: A History of the Shire of Corio*, Shire of Corio, North Geelong, 1981, p.799.

14 *Ibid.*

15 Seaton, *op.cit.*

16 Hutchinson, *op.cit.*

17 Victorian Births, Deaths and Marriages Index.

Harold C. Trigg, Architect

Little is known of Harold Charles Trigg's early education and training, although it appears that he trained as an architect prior to the First World War, possibly with the Geelong architectural firm of Laird and Buchan. On 20 July 1915, he joined the 22 Infantry Battalion of the Australian Imperial Forces, embarking from Melbourne on 5 January 1916.¹⁸ He returned to Australia on 14 January 1917.¹⁹

Trigg's occupation in the First World War Embarkation Roll for 1915 was listed as "apprentice". This suggests that Trigg was still serving his articles in architectural practice at this time. In 1919, the *Geelong Advertiser* reported that Trigg was appointed a lecturer at the Gordon Institute of Technology,²⁰ although this was to be short-lived as he had reportedly moved to Sydney in February where he was associated with Sir Charles Rosenthal, architect, formerly of Geelong.²¹

Trigg soon returned to Geelong where he was employed by the firm of Laird and Buchan. As Michael Page in *An Architectural Apex* outlines:

The war ended with the wild revelries of Armistice Night 1918 and the young men started to come home again. They included several Geelong architectural draughtsmen such as Harold Trigg, Norman Schefferle, Reginald Michael and William Page, who had abandoned their studies in order to serve in the armed forces. Laird & Buchan, conscious of the need to help 'returned men' to fit back into the community as well as that of a post-war building boom, took on Trigg and Schefferle as full-timers and Michael and Page as part-timers while they continued their studies.²²

In 1922, Trigg sat the examination for admission to the Royal Institute of British Architects and the *Geelong Advertiser* reported that he was the first Geelong architect to do so.²³ This may have been the impetus for Trigg's employer, Thomas Buchan, to commission him to design a new home for the Buchan family in Virginia Street in 1924.²⁴ This appears to have begun Trigg's reputation as a designer of larger residences and may have given him confidence to commence architectural practice on his own account as by May 1924 he called tenders for a petroleum store in Cummings Place, Geelong, under his own name.²⁵ In 1925 his works included a portion of the three storey reconstruction of "The Albert" in Malop Street, and three dwellings in The Esplanade, Drumcondra, Nantes Street, Newtown, and Noble Street, Newtown, for W.F. Gough, Dr Pillow and A. Meakin respectively.²⁶ Further commissions for substantial homes followed in 1926, with the design of Dr Piper's residence and St. John's Vicarage, Albert Street, Geelong West.²⁷

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- 18 'Harold Charles Trigg', First World War Embarkation Roll, 5 January 1916, Australian War Memorial website, Canberra.
 19 First World War Nominal Roll, 53-025, Australian War Memorial website, Canberra.
 20 *Geelong Advertiser*, 5 November 1919.
 21 *Ibid.*, 13 February 1920.
 22 M. Page, *An Architectural Apex*, Buchan Laird International Pty Ltd, South Yarra, 1990, p.12.
 23 *Geelong Advertiser*, 11 March 1922.
 24 Page, *op.cit.*, pp.12-13.
 25 Geelong City Building Permit Register (1910-1940), 20 May 1924, Building Department archives, City of Greater Geelong.
 26 Newtown City & Geelong West City Building Permit Registers, *op.cit.*
 27 *Geelong Advertiser*, 17 July & 28 November 1926.

Trigg continued to practice in Geelong during the next few years but in 1928 he moved to Perth, Western Australia, where he was appointed Associate Chief Architect of the Public Works Department.²⁸

11.5.4 Comparative Analysis

Interwar Bungalow: Stylistic Background

The ensuing years after the First World War in the 1920s and 1930s witnessed new developments in architectural design and philosophy that were subject to a complex pattern of influences. One well-established and influential movement was the English Arts and Crafts Movement advocated by William Morris from the 1860s, whereby architects needed to be “truthful to the materials used”, necessitating the incorporation of picturesque designs often with rustic and/or well finished timber details, fireplaces, window bays and other homely features. The complex architectural influences emanated from several places, but especially from the Arts and Crafts “Garden City” architecture in Britain, American Colonial and Californian Bungalow design, Spanish Mission Revival architecture of the U.S.A., and from Colonial Georgian buildings in N.S.W. and Tasmania.

In *The Californian Bungalow in Australia*, Graeme Butler asserts that an interpretation of traditional Indian Bungalow and Federation Bungalow designs could be identified in interwar dwellings composed of hipped roofs with central porches having Greek revival detail. Of the former he states:

Bungalows with a high hipped roof and a central entry porch, often with Tuscan order columns, resembled closely the English tea planters’ bungalows of the early 19th century in India and Ceylon ... The use of Greek Revival detail, inside and outside, parallels with both the Greek revival, seen mainly in Australia[n] commercial buildings of the 1920s, and the same motifs used in Regency England.²⁹

The popularisation of Georgian Revival design – and particularly simple hipped forms, terra cotta tiled roofs, and formal porches supported by slim and tall Tuscan columns³⁰ – emanated from the Australian architect, Hardy Wilson. In 1919 he exhibited several drawings on the subject and produced a publication for the *Royal Victorian Institute of Architects Journal*.³¹

Probably the most direct influence on the design of 240 Latrobe Terrace came from the local Federation era work of the Laird and Buchan architectural practice, when Trigg appears to have been serving his articles. The design of a substantial Edwardian Bungalow for J.P.H. Baxter at 39 The Esplanade, Drumcondra in 1914-15³² (Figure 3), was characterised by steeply pitched hipped roof forms, having a projecting two storey central hipped portico supported on the ground floor by brick piers and slender timber Tuscan posts arranged in groups of three, and flanking single storey hipped roofs (with more elevated roof forms centrally located at the rear). Even the face red brick wall construction with rendered banding under the eaves of this and other Federation era designs by Laird and Buchan seems to have been the origins of Trigg’s use of similar materials for the design of 240 Latrobe Terrace. Of the Laird and Buchan firm’s

28 *Ibid.*, 3 November 1928.

29 G. Butler, *The Californian Bungalow in Australia*, Lothian Books, Port Melbourne, 1992, p.5.

30 P. Cuffley, *Australian Houses of the Twenties and Thirties*, The Five Mile Press, Noble Park, 2nd edn., 1989, pp.75-76.

31 D. Rowe, ‘Building a National Image: The Architecture of John Smith Murdoch, Australia’s First Commonwealth Government Architect’, PhD Architecture Thesis, Deakin University, 1997, p.181.

32 Aitken, Honman & Huddle, ‘City of Geelong West Urban Conservation Study’, prepared for the City of Geelong West, 1986.

interwar work, 'Grantham', 13-15 Retreat Road, Newtown, designed by Angus Laird in 1920-21 and built in concrete,³³ draws more noticeably on Indian Bungalow origins³⁴ and features a projecting two storey gambrel-roofed entrance portico with upstairs sleep-out. This and other early interwar dwellings by the Laird and Buchan practice appear to have further informed Trigg's design approach.

Other Similarly-Designed Dwellings by Harold Trigg

Direct inspiration for the design of Dr Piper's residence at 240 Latrobe Terrace probably emanated from Trigg's design of Thomas Buchan's substantial residence 'White Lodge' at 21 Virginia Street (Figure 4). Built in 1924 of Mount Gambier stone,³⁵ the triple-fronted dwelling features a projecting double storey hipped roof portico supported by uninterrupted Tuscan columns. The terra cotta tiled hipped roof forms, projecting two storey neo-Greek portico and the broad eaves are especially those features that appear to have been translated in the design at 240 Latrobe Terrace. However the limestone wall construction gives 'White Lodge' a more imposing appearance.

No other interwar dwellings of similar design to 'White Lodge' and Dr Piper's residence have been identified in the Greater Geelong municipality.

Other Interwar Dwellings by Harold Trigg

Other known interwar residential designs by Harold Trigg differed to that of Dr Piper's residence. He is known to have designed the following:

- Residence, 65 The Esplanade, Drumcondra, built in 1925 for W.F. Gough³⁶ (Figure 5).
- St. John's Vicarage, 121 Albert Street, built in 1926 for St. John's Anglican Church³⁷ (Figure 6).

Both these dwellings feature steeply-pitched gable roof, notable attic gables and projecting central entrance porticos with unroofed balconies above. Inspiration for these designs appears to have derived from the popular Arts and architecture in Britain and Californian Bungalow design, and from the Federation era designs of the local Laird and Buchan architectural practice.

11.5.5 Condition

The former residence appears to be in good condition when viewed from the street.

11.5.6 Integrity

Predominantly intact. The most noticeable change is the introduced infill in the front first floor balcony.

33 Context Pty Ltd in association with B. Stafford, R. Peterson & C. Kellaway, 'City of Newtown Urban Conservation Study', prepared for the City of Newtown, 1991, vol.3.

34 Graeme Butler, op.cit., p.60, describes 'Grantham' as a 'massive Indian-style Bungalow.'

35 Context Pty Ltd in association with B. Stafford, R. Peterson & C. Kellaway, 'City of Newtown Urban Conservation Study', prepared for the City of Newtown, 1991, vol.3.

36 *Geelong Advertiser*, 11 November 1925.

37 *Ibid.*, 28 November 1926.

11.5.7 Recommendations

Heritage Overlay Schedule Controls

External Paint Controls:	Yes
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings and/or Fences:	No
Prohibited Uses May Be Permitted:	Yes

Extent of Heritage Overlay

It is recommended that the heritage overlay apply to the whole site.

11.5.8 Historical Figures



Figure 1: Geelong Waterworks and Sewerage Trust Fieldbook plan, no. 287, p.23, 15 December 1926. Source: Barwon Water collection.



Medical Group (1924)

*Back row left to right: H.W. Charlton (Junior Resident Surgeon), E.J. Piper, G.R. Darby, A.W. Morgan,
H.R. Hyett, H.F. Simmons (Senior Resident Surgeon).*

Front row: R.G. McPhee, A.W. Marwood, E.J. Newman, T.J.M. Kennedy, H.F.H. Ewins.

Figure 2: The Geelong Hospital Medical Group in 1924, with Dr James Piper standing (second from left). Source: J.E. McClelland, *From infirmary to hospital*.



Figure 3: Residence, 39 The Esplanade, Drumcondra, built in 1914-15 for J.P.H. Baxter to a design by Laird and Buchan, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 4: 'White Lodge', 21 Virginia Street, c.1990. Source: M. Page, *An Architectural Apex*, p.22d.



Figure 5: Residence, 65 The Esplanade, Drumcondra, 1986. Source: Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', 1986.



Figure 6: Former St. John's Vicarage, 121 Albert Street, 2009. Source: David Rowe.

11.5.9 Recent Photographs



Photo 1: Former Residence, 240 Latrobe Terrace, from the south-west. Source: David Rowe, March 2009.



Photo 2: Former Residence, 240 Latrobe Terrace, from the south. Source: David Rowe.

11.6 'Narbethong'

Address: 242 Latrobe Terrace, Geelong

Construction Date: 1934

Proposed Level of Significance: Local



'Narbethong', 242 Latrobe Terrace, Geelong West, March 2009

11.6.1 Statement of Significance

'Narbethong', 242 Latrobe Terrace, has significance as a locally unique, substantial and predominantly intact example of an interwar Old English style in Geelong West. Built in 1934 for Geelong Hospital's first and only Honorary Ear, Eye, Nose and Throat Specialist between 1925 and 1966, Dr Harold Rupert Hyett and his wife, Lois (whose training was in the visual arts), 'Narbethong' was designed by the well-known Melbourne architect, Marcus Barlow. The contextually unusual composition has French Provincial origins as outlined in other similar dwelling designs in *The Australian Home Beautiful* in the 1920s and 1930s, where a select number of dwellings were designed with L-shaped plans and round corner towers as part of an eclectic Old English design idiom. The emphasis on Arts and Crafts philosophy as part of this idiom is shown in the romantic and homely construction and detailing, including the clinker brick wall construction, glazed terra cotta tiled picturesque roof, medieval-like chimneys and corner tower with candle snuffer roof, entrance porch and projecting balcony. The rural-like setting afforded the suburban dwelling, as revealed in the gravelled drive and mature gum tree at the front, also contribute to the significance of the place, as does the front and side brick boundary fencing. 'Narbethong' was constructed by the successful local builder, George Neunhoffer, long-serving Geelong West Councillor

and Mayor between 1942 and 1944. The dwelling appears to be in good condition when viewed from the street.

'Narbethong', 242 Latrobe Terrace, is architecturally significant at a LOCAL level (AHC E.1, D.2). It demonstrates original design qualities of a French Provincial-inspired interwar Old English style, being a rare example in Geelong West and the Greater Geelong municipality. These qualities include the asymmetrical and picturesque two storey composition comprised of hipped roof forms (including the elongated wing that projects on the diagonal towards the Latrobe Terrace and Villamanta Street corner), and the round tower with candle snuffer roof that constitutes the main entrance porch. Other intact or appropriate qualities include the hipped roof single storey wing that projects at the front, rear flat roofed wing with deck above, unpainted clinker brick wall construction, glazed terra cotta tile roof cladding, medieval-like brick chimneys with terra cotta pots, broad eaves, rendered main entrance door surround with vestigial pilasters and a segmentally-arched opening, solid timber front door, bracketed lantern light over the front door, first floor projecting balcony and balustrade, glazed brick window surrounds and voussoirs with rendered keystones, projecting label moulds, timber framed double hung windows with eight-paned upper sashes and the two ground floor garage door openings on the north elevation. The gravelled driveway and mature gum tree at the front contribute to the rural-like character of the front yard within its greater suburban setting. Also contributing to the aesthetic significance of the place are the low brick fences on the Latrobe Terrace and Villamanta Street boundaries.

'Narbethong', 242 Latrobe Terrace, is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with prestigious residential development in this part of Latrobe Terrace during the interwar period. In particular, 'Narbethong' has important historical associations with the original owners, Dr Harold Rupert Hyett and his wife, Lois, who had the dwelling constructed in 1934. Dr Hyett was the first and only Honorary Ear, Eye, Nose and Throat Specialist at the Geelong Hospital between 1925 and 1966, while Lois Hyett was trained in visual arts and contributed to local charities, including the Red Cross and Geelong Free Kindergarten. 'Narbethong' also has associations with the notable Melbourne architect, Marcus Barlow, and with the successful local builder, George Neunhoffer, long-time Geelong West Town Councillor and Mayor between 1942 and 1944.

Overall, 'Narbethong', 242 Latrobe Terrace, Geelong West, is of **LOCAL** significance.

11.6.2 Description

'Narbethong' at 242 Latrobe Terrace, Geelong West, is set on a contextually large allotment for the area, at the north-west corner of Latrobe Terrace and Villamanta Street. The building has a modest front setback comprising a curved gravelled driveway and perimeter garden beds. Different species of creeper cover portions of the main facades. A mature gum tree is situated at the front, with another tree near the north-east corner. The low solid brick fences along the Latrobe Terrace and Villamanta Street boundaries appear to be early. The rear boundary fencing fronting Villamanta Street, with its brick retaining wall and black painted metal palisade fence, appears to have been introduced. At the rear is a substantial open grassed yard.

The asymmetrical, two storey, clinker brick, interwar Old English styled dwelling is characterised by a picturesque composition of hipped roof forms, with an elongated wing that projects on the diagonal towards the Latrobe Terrace and Villamanta Street corner. At the junction of these main roofs (which form a stylised L plan when viewed from the front) is a round tower (with candle snuffer roof surmounted by a finial), comprising the main entrance porch. The picturesque composition at the front is

further emphasised by the projecting single storey hipped wing to the south, while on the north side towards the rear is a projecting flat roof with open deck above. Flanking the early two storey hipped wing at the rear are two introduced flat roofed single storey wings. Apart from these flat roofed wings, the roof forms are clad in glazed terra cotta tiles. Several notable and elongated clinker brick medieval-like chimneys with terra cotta pots adorn the roofline. Broad overhangs are features of the eaves.

The main entrance in the tower at the front is emphasised by rendered door surrounds having vestigial pilasters and a segmentally-arched opening. The solid timber door features eight incised octagonal panels. Above the door opening is a projecting lantern light. The corner tower is further accentuated by the projecting first floor balcony with a rendered balustrade.

Other early features of the design include the two round first floor windows at the southern end having glazed brick surrounds and rendered keystones, rectangular first floor window openings with glazed brick voussoirs and rendered keystones, projecting rendered ground floor label moulds supported by rendered keystones and the timber framed double hung windows with eight-paned upper sashes. On the north side the two garage door openings appear to be early, as are the window and door openings to the flat-roofed corner bay.

11.6.3 History

History of 'Narbethong'

The site at 242 Latrobe Terrace, Geelong West, comprises allotments 1-3 of James Austin's Geelong Town Properties subdivision plan of 31 October 1889.¹ By 1902, these allotments, together with the remaining lots to Aberdeen Street (fronting Latrobe Terrace) had been sold to Dr Thomas Kennedy, surgeon and honorary medical officer at Geelong Hospital.² He built 'Currabeg House' at the corner of Aberdeen and Latrobe Terrace at this time.³ Several prestigious dwellings were to be constructed to the north of 'Currabeg House' fronting Latrobe Terrace during the Victorian, Federation and interwar eras.

In 1933-34, the northern-most allotments of Kennedy's land at the corner of Latrobe Terrace and Villamanta Street were sold to Dr Harold Rupert Hyett and his wife, Lois (nee Chandler).⁴ They engaged the prominent Melbourne architect, Marcus Barlow, to design the existing 16-roomed two storey brick dwelling soon after.⁵ A building permit was approved for the construction of the house on 23 June 1934.⁶ The work was carried out by the local builder, George Neunhoffer at the estimated substantial cost of £5,000.⁷ An outline of the picturesque nature of the dwelling is shown on the Geelong Waterworks & Sewerage Trust Plan of Drainage no. 9739 (Figure 1) for 1962.⁸

1 Subdivision of Geelong Town Properties Being The Yorick Club & Argyle Grounds, Etc., 31 October 1889. Source: Geelong Heritage Centre Maps, Plans & Sale Notices, GRS2030.

2 J. Smith, *The Cyclopaedia of Victoria*, vol.2, The Cyclopaedia Co., Melbourne, 1904, pp.443-444.

3 Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', vol.2, prepared for the City of Geelong West, 1986.

4 See Geelong West Rate Book, 1933-34, Geelong Heritage Centre & G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, 1978, p.255.

5 Barlow advertised for tenders for the construction of 'Narbethong' in the *Geelong Advertiser* on 26 May 1934. The size of the proposed dwelling was described in the Geelong West Rate Books, op.cit.

6 Geelong West Building Permit Register, 23 June 1934, Building Department archives, City of Greater Geelong.

7 Ibid.

8 Most of the outline of the dwelling appears to date from 1934, having been used as part of an amendment in 1962. The Plan of Drainage is from the Barwon Water collection.

The southern-most portion of 'Narbethong' is shown in an aerial photograph dated 1936 (Figure 2). Little change appears to have occurred to the exterior of the dwelling throughout the 20th century. Although by 1962 when the property was owned by E.W. Tinney, two flat roofed wings had been added at the rear,⁹ possibly as early as the 1940s. In more recent times the dwelling has been used for commercial offices.

Harold Rupert and Lois Hyett, Original Owners

Dr Harold Rupert Hyett (known as Rupert) (Figure 3) was born in Bendigo in 1873, the son of Barkly Hyett, lawyer.¹⁰ Little has been ascertained of Dr Hyett's education and training. By 1922, Hyett (who married Lois Chandler about this time) was residing in Aberdeen Street and practising medicine in Geelong.¹¹ In 1925 he was appointed the Geelong Hospital's first and only Honorary Ear, Eye, Nose and Throat Specialist, a position he held until 1966.¹² His specialist appointment is briefly outlined by John McClelland in *From Infirmary to Hospital: Geelong and District Hospital* as follows:

There was little thought of specialisation among the medical practitioners of 1925 who treated hospital patients; they were generally regarded as competent to cover all areas of medical clinical practice. The first specialist posts were created in 1925 and included that of 'oculist', or ear, eye, nose and throat specialist as it would subsequently be known, and Dr Rupert Hyett was appointed.¹³

Importantly, Dr Hyett was also only one of two Geelong practitioners to become a Fellow of the Royal Australasian College of Surgeons.¹⁴ He died in 1973.¹⁵

Dr Hyett's wife, Lois, was also born in Bendigo and educated in Ballarat where she attended art school. According to Gladys Seaton in *The Ashby Story*, Lois Hyett was a pupil of Harold Herbert in Ballarat. Chandler's interest in the arts may have emanated from her father, William Henry Chandler, Ballarat architect.¹⁶ From 1896, Chandler designed extensive alterations and additions to Barkly Hyett's home, 'The Eyrie', in Bendigo,¹⁷ and it may have been from this commission where Rupert Hyett and Lois Chandler were brought together. With her husband, Rupert, Lois came to Geelong in c.1922. There, she became a member of the Red Cross and a member of the Geelong Free Kindergarten, being President in 1933 and 1935.¹⁸ In the 1950s and 1960s, she attended painting schools in Cornwall, England.¹⁹

Marcus Barlow, Architect

Marcus Barlow established a successful architectural practice, producing a number of buildings in a Colonial mode in the 1920s as part of the firm of Barlow and Hawkins,

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- 9 The exact date that E.W. Tinney acquired the property has not been ascertained.
 10 Victorian Births, Deaths and Marriages Indexes. Hyett and Chandler family trees prepared by Pam Jennings, Authentic Heritage Services Pty Ltd, March 2009.
 11 Geelong West Building Permit Register, op.cit., 20 April 1922.
 12 J.E. McClelland, *From infirmary to hospital: Geelong and District Hospital (Kitchener Memorial) 1924 to 1966*, The Geelong Hospital, Geelong, 1966, p.79, 81, 153.
 13 *Ibid.*, p.79.
 14 *Ibid.*, p.81.
 15 Victorian Births Deaths & Marriages Indexes.
 16 Jennings, op.cit.
 17 'The Eyrie', 18 Reginald Street, Quarry Hill, Bendigo, H556, Victorian Heritage Database online, March 2009.
 18 It is known that Mrs Hyett was a volunteer with the Red Cross during the Second World War, as she was identified in a *Geelong Advertiser* newspaper article on 28 September 1943. For further details, see P. Begg, *Geelong – The First 150 Years*, The Geelong Advertiser Pty Ltd, Geelong, 1990. Mrs Hyett was identified as President of the Geelong Free Kindergarten in the *Geelong Advertiser* on 23 September 1933 and 3 August 1935.
 19 Seaton, op.cit.

most of which being the product of Hawkins' work²⁰. Barlow's design idiom was largely Arts and Crafts Bungalows at this time. In the late 1920s, Barlow set up practice on his own account, and moved towards designing commercial buildings in Neo-Gothic and Jazz Moderne styles, his most well-known exemplar being The Manchester Unity Building, Swanston Street, built in 1929.²¹ Although never visiting America, Barlow 'was a devotee of American architectural magazines',²² and it may have been from these sources where inspiration for his English Domestic Revival designs for houses in the early 1930s originated.²³

George Neunhoffer, Builder

George Neunhoffer was a well-known local builder, responsible for the construction of numerous dwellings in Geelong West, Newtown and central Geelong during the interwar period.²⁴ Neunhoffer was the second-longest serving Councillor on the Geelong West Town Council between 1927 and 1960, serving as Mayor during the war years of the Second World War between 1942 and 1944.²⁵

11.6.4 Comparative Analysis

Interwar Old English: Stylistic Background

Through *The Australian Home Beautiful* and other similar publications in the 1920s and early 1930s, a range of honest and romantic adaptations of Old English, Tudoresque and Vernacular Revival styles, based on the British traditions and contemporary American interpretations, were widely promoted and which became highly popular and influential.²⁶ While broadly eclectic in design and detail, these dwellings became an identified architectural brand favoured by the *nouveaux riche*.²⁷ The use of eclectic detailing (often based on Arts and Crafts philosophy), picturesque tiled roof outlines, clinker brick construction, and other homely effects combined to produce the desired 'Old English' outcome. As Peter Cuffley in *Australian Houses of the Twenties and Thirties* asserts:

It becomes obvious that interpretations are varied and often depend on people's notion of how things have been or ought to be. In the '20s, Tudor style houses in Australia's suburbs would typically have wide eaves and lots of mock half-timbering; by the mid '30s they were likely to have virtually flush eaves and combinations of stucco and brickwork or just brickwork for the walls. The use of a tapestry brick trim in a slightly irregular pattern around the arch of 'Tudor' entrance porches was seen as rustic but would have baffled the craftsmen of the late Middle Ages. Ancient bricks tend to be low-fired with a soft natural texture; in '30s style Tudoresque the hard brick reigned supreme. A 1932 description states the case: 'The house is built of a semi-glazed brick, with an embossed pattern. Agreeable

20 Nigel Lewis Richard Aitken Pty Ltd in association with the Malvern Historical Society Inc., 'City of Malvern Heritage Study', prepared for the City of Malvern, June 1992, p.25.

21 *The Age* newspaper, 8 September 1930 in M. Lewis (ed.), *The Australian Architectural Index*, revd. edn., The University of Melbourne, Carlton, 2000.

22 Nigel Lewis et.al., *op.cit.*

23 Peter Cuffley in *Australian Houses of the Twenties & Thirties*, The Five Mile Press, Noble Park, 2nd edn., 1989, p.127, states that 'There is a strong possibility that photographs and drawings for American interpretations of English styles were a major influence in this [Tudor or Old English styled] trend.'

24 See Permit Registers for Geelong West, Geelong and Newtown, 1920-1940, Building Department archives, City of Greater Geelong.

25 Seaton, *op.cit.*, p.118.

26 Cuffley, *op.cit.*, p.108, 113-114.

27 R. Apperly, R. Irving & P. Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, North Ryde, 1989, p.202, states that 'In his light-hearted but penetrating analysis of contemporary styles in the England of the 1930s, Osbert Lancaster in word and cartoon coined and popularised the catchphrase 'Stockbroker's Tudor' to identify a brand of brashly eclectic domestic architecture favoured by *nouveaux riches* who (of course) knew no better.'

effects of antiquity are introduced at corners and on chimneys by the discreet use of corbals [sic.], heelers, and tapestry bricks. There is a veritable outbreak of heelers round the front door to excellent effect.²⁸

The composition, character and appearance bestowed to 'Narbethong' were based on more unusual architectural origins. The stylised French Provincial mode, with its roots in the old farmhouses of Brittany – and particularly the L-shaped plan with a tower set in the angle of the L and featuring a candle snuffer roof – was the inspiration for 'Narbethong'. Just two years before 'Narbethong' was constructed, *The Australian Home Beautiful* in November 1932 published an article by Esme Johnston entitled 'Old Brittany to New England'. It featured Charles Hollinshed's French Provincial-inspired Old English styled design of 'Littlecroft' (Figure 4), which had been built in Caulfield in 1928 for Thomas Mitchell.²⁹ Although 'Narbethong' was designed with hipped roof forms and probably set on a smaller allotment, the general composition and some of the detailing have an affinity with 'Littlecroft'. The design of the latter was described by Johnstone in 1932 as follows:

Mr Mitchell's house is built in the rambling grounds of another house; a house of an earlier period, the English gables of which peer through the tops of a thicket of native shrubbery and trees. This forms an excellent wilderness background entirely in keeping with the character of the Brittany farm-house type of dwelling.

The curious thing about this house is the fact that, although it faces a suburban street and it is indeed a suburban home, it yet retains its typical air of rural sophistication – typically French, typically the product of the old-world countryside and typically charming.

Imagine an L standing on its head – if, indeed, an L could be so undignified – and you have the ground plan of "Littlecroft." In the angle of the L is a circular tower, which runs up from the flagged terrace to beyond the ridge. The entrance door is let into this tower. Semi-circular brick steps lead up to it. The heavy oak door has a blown-glass grille in its upper panelling. An antique lantern sheds it light from above, and on either side are heavy diamond-paned leadlight casements. The windows throughout the house are casements, all diamond-paned in heavy leadlight.³⁰

A number of other French Provincial exemplars were designed by well-known Melbourne architects in the late 1920s and in the 1930s. In 1929, Keith Cheetham designed an L-shaped dwelling which also featured in *The Australian Home Beautiful*³¹ (Figure 5). Also L-shaped in plan, it had a two storey hipped roof wing and a single storey gabled wing, and the identifying circular tower in the corner. Cuffley further indicates that by the 1930s, a smaller-scale version of the style had been reproduced by the Unity Home Construction Company, with the construction of a single storey brick dwelling in Union Road, Balwyn.³²

While the actual origins between this less common brand of Old English design and 'Narbethong' have not been ascertained, Lois Hyett may have been a key influence on establishing the design brief for the architect, Marcus Barlow. Given her interest and experience in the visual arts, the popularity of adapting English Domestic Revival styles in the 1930s could well have been known to her. Her former art teacher, Harold

28 Cuffley, *op.cit.*, p.128.

29 *Ibid.*

30 E. Johnstone, 'Old Brittany to New England' in *The Australian Home Beautiful*, 1 November 1932, pp.11-13, State Library of Victoria.

31 Cuffley, *op.cit.*, p.131.

32 *Ibid.*

Herbert, for example, had prepared an article for the *Art in Australia* journal on the English domestic work of the Melbourne architect, Robert Bell Hamilton in 1934,³³ when 'Narbethong' was under construction. His article touched on the 'comfort and romance' of Old English and Tudoreseque designs, love of handicrafts and the 'truly delightful' homes of Toorak.³⁴

Other Old English Styled Dwellings in Geelong West

No other substantial two storey Old English styled dwellings were constructed in Geelong West during the interwar period, and especially no other dwelling with French Provincial influences. Other local Old English examples are mainly considerably smaller in scale and of more conventional design, built largely for the working class with gabled roof forms. They include:³⁵

- Residence, 162 Aberdeen Street, built 1939.
- Residence, 178 Albert Street, built 1951.
- Residence, 21 Clarence Street, built 1954.
- Residence, 7 Coquette Street, built 1941-42.
- Residence, 25 Coquette Street, built 1947-48.
- Residence, 213 Pakington Street, built 1936-37.

Other Old English Styled Dwellings in Greater Geelong

No other substantial interwar Old English styled dwelling of the same composition has been identified within the City of Greater Geelong. Those large and notable Old English dwellings that are known to survive are of different composition, featuring gabled roof forms and projecting window bays, although their crafted detailing and construction have an affinity with 'Narbethong'. These dwellings include:

- 'Garrill', 46 Roebuck Street, Newtown, built in 1927 for Charles Smith, owner and manager of a fellmongery.³⁶
- 'Thuruna', 17 Bell Parade, Drumcondra, built in c.1940. The design closely resembles the standard State Savings Bank Design C.F.4.³⁷
- 'Aaron', 29 The Esplanade, built in 1937 for J. Spencer Nall.³⁸

11.6.5 Condition

Generally, when viewed from the street, the building appears to be in good condition. However, the creeper growth over different parts may be impacting the brickwork as well as blocking the gutters.

11.6.6 Integrity

Predominantly intact. The only noticeable external change is the single storey flat-roofed additions at the rear.

33 H.B. Herbert, 'Robert Bell Hamilton' in *Art in Australia*, 15 August, 1934, pp.74-86, State Library of Victoria.

34 Ibid.

35 See Datasheets in Volume 2 of this study for further details and sources.

36 R. Peterson, 'Newtown Urban Conservation Study C Citations', prepared for the City of Greater Geelong, 1997, vol. 5b.

37 Honman, et.al., op.cit.

38 Ibid.

11.6.7 Recommendations

Heritage Overlay Schedule Controls

External Paint Controls:	Yes
Internal Alteration Controls:	No
Tree Controls:	Yes – front gum tree
Outbuildings and/or Fences:	No
Prohibited Uses May Be Permitted:	Yes

Extent of Heritage Overlay

It is recommended that the heritage overlay apply to the whole site.

11.6.8 Historical Figures

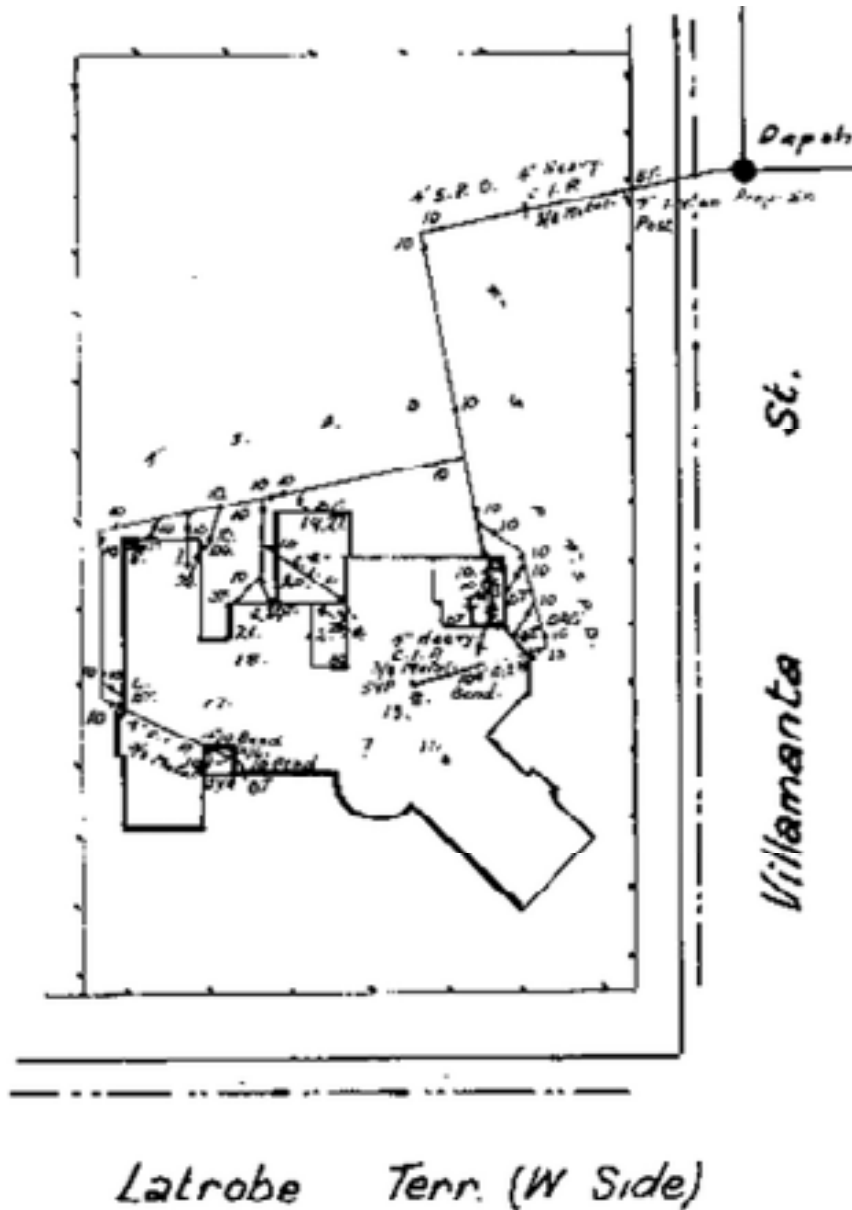


Figure 1: Geelong Waterworks and Sewerage Trust Plan of Drainage GW 9739, amended 15 January 1962. Source: Barwon Water collection.



Figure 2: Charles Pratt, Aerial view of intersection of Aberdeen & Ryrie Streets & Latrobe Terrace, November 1936, showing southern portion of 'Narbethong' in the lower left corner. Source: La Trobe Picture collection, State Library of Victoria, image no. ai000850.



Medical Group (1924)

Back row left to right: H.W. Charlton (Junior Resident Surgeon), E.J. Piper, G.R. Darby, A.W. Morgan, H.R. Hyett, H.F. Simmons (Senior Resident Surgeon).

Front row: R.G. McPhee, A.W. Marwood, F.J. Newman, T.J.M. Kennedy, H.F.H. Elvins.

Figure 3: The Geelong Hospital Medical Group in 1924, with H. Rupert Hyett standing (second from right). Source: J.E. McClelland, *From infirmary to hospital*.



Figure 4: 'Littlecroft', Caulfield. Source: E. Johnstone, 'Old Brittany to New England' in *The Australian Home Beautiful*, 1 November 1932, p.11, State Library of Victoria.



Figure 5: Keith Cheetham, Residence in Union Road, Balwyn. Source: *The Australian Home Beautiful*, August 1929, in P. Cuffley, *Australian Houses of the Twenties & Thirties*, p.131.

11.6.9 Recent Photographs



Photo 1: 'Narbethong' from the south-east. Source: David Rowe, March 2009.



Photo 5.02: 'Narbethong' from the north. Source: David Rowe, March 2009.



Photo 5.03: 'Narbethong' from the north-west. Source: David Rowe, March 2009.

11.7 Former Ropeworks Substation & Dining Hall

Address: 2 Waratah Street, Geelong West

Construction Date: c.1914-15, 1942

Proposed Level of Significance: Local



Former Ropeworks Substation Building, 2 Waratah Street, Geelong West, 2009.

11.7.1 Statement of Significance

The former M. Donaghy and Sons Pty Ltd Ropeworks electric substation and dining hall buildings, 2 Waratah Street, Geelong West, have significance as a rare example of surviving early 20th century industrial infrastructure and as a physical legacy of a once vast ropeworks complex. The electric substation building appears to have been built by 1914-15 as part of the major remodelling and upgrading of the ropeworks factory. It survives as the only known early 20th century electric substation building in Geelong West and potentially the wider Geelong area. The former dining hall was built in 1942 and served both the day and night shift employees of M. Donaghy and Sons Pty Ltd Ropeworks as a canteen for hot meals and as an important facility for staff recreational activities. The electric substation building is predominantly intact and appears to be in fair-good condition. The dining hall has suffered vandalism and weather deterioration, and is moderately intact and in fair condition.

The former electric substation building, 2 Waratah Street, is architecturally and scientifically significant at a LOCAL level (AHC D.2, E.1, F.1). It is a rare and locally striking example of early 20th century industrial design associated with electrical infrastructure in Geelong West from c.1914-15. The design qualities that contribute to its significance include the parapeted vertical pavilion on the street boundary, together

with a lower gabled wing at the rear, symmetrical composition, face brick wall construction and the corrugated sheet metal roof cladding. Other intact or appropriate qualities include projecting concrete parapet cornice, five bays of rectangular electrical conductor outlets separated by projecting pilasters, brick corner piers and concrete panels on the front pavilion, and the brick parapeted rear gable with flat parapeted ends supported by corbels, side door opening with a concrete lintel and the timber door.

The former electric substation building and dining hall at 2 Waratah Street are historically significant at a LOCAL level (AHC A.4). They are associated with the development, remodelling and progression of the M. Donaghy and Sons Pty Ltd Ropeworks complex in the early 20th century and interwar period. Together with a small section of adjoining rope walk and an industrial building, the electric substation and dining hall are the only physical legacies of this once vast industrial enterprise that was one of the largest employers in Geelong West.

The former ropeworks dining hall at 2 Waratah Street is socially significant at a LOCAL level (AHC G.1). Although no longer serving its original purpose as a canteen and recreational facility for employees of the ropeworks operation, the building continues to be recognised by some sections of the community for these past associations.

Overall, the former electric substation and dining hall buildings at 2 Waratah Street, Geelong West, are of LOCAL significance.

11.7.2 Description

The former electrical substation building and ropeworks dining hall are set on a wider than average allotment for the area, compared to the residential blocks nearby. A high temporary cyclone wire fence surrounds the eastern and southern perimeters of the site.

The symmetrical, elevated single storey, face red brick, early 20th century industrial vernacular electrical substation building is characterised by a parapeted vertical pavilion on the street boundary, together with a lower gabled wing at the rear. The front pavilion has an early projecting concrete cornice at the base of the parapet, below which are five bays of rectangular electrical conductor outlets separated by projecting pilasters. The corners of the front pavilion are defined by uninterrupted piers that support the parapet cornice. A blank concrete panel with a dentillated base is a feature of the front façade, with similar blank panels (but without the dentillations) located on the side façade. The rear gabled wing has a brick parapeted end, the corners of the parapet being flat and corbelled. The roof is clad in corrugated sheet metal. Other early features of the design include the door opening on the west façade, having a concrete lintel and timber door.

The single storey, restrained late interwar Art Deco styled former dining hall building is characterised by an elongated gable roof form, together with a minor gable that projects towards the street frontage and minor wings that project from the west side. These roof forms are clad in early corrugated asbestos sheeting. Broad overhangs are features of the eaves. The building is constructed of cream brick with a red brick dado to window sill height.

An early and distinguishing feature of the design is the parapeted Art Deco entrance portico on the east façade, whereby the recessed entrance opening is flanked by projecting vertical parapeted pavilions separated by an elevated and rendered bay surmounted by a flagpole. A curved porch cantilevers above the recessed entrance.

The parapets to the flanking pavilions have vertical window openings that have been infilled. Other early features include the window openings (now infilled) and the surviving window sill on the east façade of the projecting front gabled wing.

11.7.3 History

Early History of Donaghy's Ropeworks

Michael Donaghy established a ropeworks factory in a small shed near the Barwon River at Marnock Vale in 1852.¹ In 1873, he relocated his prospering business to a seven-acre site in Pakington Street, Geelong West.² Known as Donaghy's Fairview Ropeworks, the establishment was operated by Donaghy and his sons, John and Michael (junior).³ The brick factory (now demolished) was built some time after 1875 and various structures (including the rope walk building) were built at later times.⁴

In 1920, M. Donaghy and Sons Pty Ltd Ropeworks (Figure 1) featured in *The Industrial Australian and Mining Standard*, with the following extract published in the *Town of Geelong West Souvenir Booklet* in 1922:

The present Company was incorporated in 1905. Two generations have passed away in the creation and development of the works; and Mr. Frank Donaghy, the grandson of the founder, and the son of John, now presides over the concern. So far, Australia has been able to supply, with minor exceptions, none of the raw materials required for rope and mat-making ... The rope-walk is 2500ft. long, and when your correspondent visited the works, there had just been finished a splendid cable of extraordinary strength and beautiful workmanship.

The binder twine, "Kangaroo Brand", is another branch of the industry, and is well known throughout the Commonwealth; the mat-factory, in which mats, of various and artistic designs, are made from the coir yarn, is interesting to the visitor ...

The firm has its own engineering works, at which everything necessary for the repair and manufacture of its machinery, except the casting, is done. During the last ten years the factory has been remodelled and enlarged by fully a third, the number of hands by fifty to sixty per cent., and the turnover by upwards of fifty per cent. A staff of experts is constantly employed improving the machinery, and experimenting, with a view to perfecting methods and increasing production.

The business of the firm extends to all parts of the Commonwealth, and the Pacific Island; it has also a large export trade to Europe and other parts of the world. The extent of the works at West Geelong may be gauged by the fact that 350 persons are employed there.⁵

For a time, the Donaghy's ropeworks was the biggest single source of employment in Geelong West.⁶

In 1956, alterations to the Pakington Street elevation and offices were carried out by the Geelong architectural firm of Buchan Laird and Buchan.⁷ The business was subsequently sold to Kinnears,⁸ and by the late 20th century, the once-thriving

1 G. Seaton, *The Ashby Story: A History of Geelong West*, Geelong West City Council, 1978, p.118.

2 *Ibid.* & Aitken, Honman & Huddle, 'City of Geelong West Urban Conservation Study', vol.2, prepared for the City of Geelong West, 1986.

3 *Ibid.*

4 *Ibid.*

5 *Proclamation of Geelong West as a Town*, 22 March 1922, souvenir booklet.

6 Seaton, *op.cit.*

7 Aitken, et.al., *op.cit.*

8 *Ibid.*

ropemaking business had ceased operations. Apart from the eastern portion of the ropewalk building, substation and canteen, the factory buildings were demolished. In 2006, the site was transformed into a shopping complex.

Former Ropeworks Substation

Historical research has not been able to ascertain the date when the face brick electric substation building fronting Waratah Street was constructed. With the incorporation of the M. Donaghy and Sons Pty Ltd Company in 1905, and changes in the process and manufacture of rope, it appears that the substation building was constructed in the ensuing years. The graphic representation of the outline of the substation building on the Geelong Waterworks and Sewerage Trust Detail Plan no. 85 (Figure 2) (initially drawn in c.1912 and revised in later years), suggests that the building had not been shown on the original plan. Nevertheless, the impetus for an electrical supply in Geelong West came two years earlier in 1910, when the Melbourne Electric Supply Company applied for permission to the Geelong West Borough Council for the erection of overhead electricity wires in the municipality.⁹ By November 1910, overhead electricity poles were proposed to be installed in Pakington, Spring and Coronation Streets.¹⁰ In 1912, public lighting and trams powered by electricity were introduced throughout Geelong West.¹¹ This suggests that the electric substation at the ropeworks site was constructed soon after 1912, at a time when the factory was being remodelled and enlarged.¹² With the onset of the First World War in 1914, and the importance of the cordage industry as part of war operations,¹³ it would appear that the substation had been built by 1914-15. The building is shown in an aerial photograph of the ropeworks site in 1930 (Figure 3).

Former Ropeworks Dining Hall

In 1942, M. Donaghy and Sons contracted the builder, W. Kelly to build a dining hall on the ropeworks site, fronting Waratah Street.¹⁴ Situated immediately east of the substation building, the estimated cost of the dining hall was £1,000.¹⁵ Photographs of the dining hall in 1949 (Figures 4-5) reveal that it was designed in a restrained late interwar manner, having an elongated gable roof form, small gabled wing to the Waratah Street frontage, and a parapeted Art Deco entrance portico along the side. Internally, there was a coved ceiling, timber floor and raised platform in one corner (Figure 6). The dining hall included a kitchen where hot meals were served for both day and night shift employees.¹⁶ The hall was also used by the employees for dancing and other recreational activities.¹⁷

9 Geelong West Borough Council Minutes, 31 August 1910, Geelong Heritage Centre.

10 *Ibid.*, 30 November 1910.

11 *Proclamation of Geelong West as a Town, op.cit.*

12 *Ibid.* The improvements are broadly outlined and do not specifically mention the substation.

13 Seaton, *op.cit.*, p.120, states that 'In the First World War the importance of the cordage industry was pronounced and proved vital.'

14 Geelong West Building Permit Register, 23 March 1942, p.12, Building Department archives, City of Greater Geelong.

15 *Ibid.*

16 *M. Donaghy & Sons Pty Ltd 1852-1952*, centenary booklet, M. Donaghy & Sons, Geelong West, 1952, p.52.

17 *Ibid.*

11.7.4 Comparative Analysis

Substation Building

No other early 20th century suburban electrical substation buildings have been identified in the City of Greater Geelong.

The early 20th century industrial design of the Geelong West building has an affinity with the Early Commonwealth vernacular styled industrial and defence buildings constructed by the Commonwealth Government prior to and after the First World War. In particular, the parapeted brick gable of the Geelong West building, with its flat parapeted ends, can be identified on a range of Commonwealth industrial buildings,¹⁸ including some of those at the former Federal Woollen Mill, Mackey Street, North Geelong (completed in 1915)¹⁹ and the Maribyrnong Defence Site, Melbourne (developed as an explosives factory and remount depot from 1908 until 1945).²⁰ These buildings had been designed by John Smith Murdoch, Commonwealth Architect.²¹

A similar parapeted gable structure constructed of brick with flat parapeted ends (but without the front vertical pavilion) was built in 1913 for the Parramatta City Council in New South Wales²² (Figure 7). Located near the Parramatta road and Ross Street junction, its original purpose was as an 'electric light and power substation.'²³

In Victoria, the former North Fitzroy Electric railway Substation building (Figure 8) was built by Swanson Brothers in 1915, as part of the electrification scheme for Melbourne's suburban railway system. According to the Victorian Heritage Register online:

It was one of a number of substations in the metropolitan area used to convert 20,000 volt alternating current generated at the Newport power station to a 1,500 volt direct current before it was transmitted to the trains through overhead wires. These rotary converter substations were gradually replaced by mercury arc rectifier units under a modernisation programme started in 1949.²⁴

Apart from their similar original function and brick wall construction, the Geelong West building bears little architectural resemblance to the considerably more imposing and articulated early 20th century Renaissance styled substation in Fitzroy North.

11.7.5 Condition

The former electric substation building appears to be in fair-good condition when viewed from the street.

The former dining hall is in fair condition.

18 Considerable comparative analysis on Early Commonwealth Vernacular styled industrial buildings, and particularly those designed by J.S. Murdoch, was prepared by D. Rowe for Godden Mackay Logan, 'Defence Site, Maribyrnong, Heritage Management Plan', prepared for Department of Defence, August 2006.

19 'Former Federal Woollen Mills', 13 Mackey Street, North Geelong, H1938, Victorian Heritage Register online, March 2009.

20 Godden Mackay Logan, op.cit.

21 See D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1997. The front parapeted pavilion also appears as a precursor to similar pavilions designed by Murdoch, including those on Old Parliament House, Canberra, 1921-27.

22 'Section 170 Register Report: 4726030: Substation No. 54 & Switchroom', Campus Infrastructure Services, The University of Sydney at www.facilities.usyd.edu.au.

23 Ibid.

24 'Former North Fitzroy Electric Railway Substation', 863 Brunswick Street, Fitzroy North, H939, Victorian Heritage Database online, March 2009.

11.7.6 Integrity

Predominantly intact – electric substation building.

Moderately intact – former dining hall. This building has been subject to vandalism, with the windows and most of the window sills having been removed.

11.7.7 Recommendations

Heritage Overlay Schedule Controls

External Paint Controls:	Yes – electric substation building
Internal Alteration Controls:	No
Tree Controls:	No
Outbuildings and/or Fences:	No
Prohibited Uses May Be Permitted:	Yes

Extent of Heritage Overlay

It is recommended that the heritage overlay apply to the whole site.

11.7.8 Historical Figures



Figure 1: M. Donaghy and Sons Pty Ltd Ropeworks, Pakington Street, Geelong West, c.1920. Source: *Proclamation of Geelong West as a Town*, souvenir booklet, 1922.

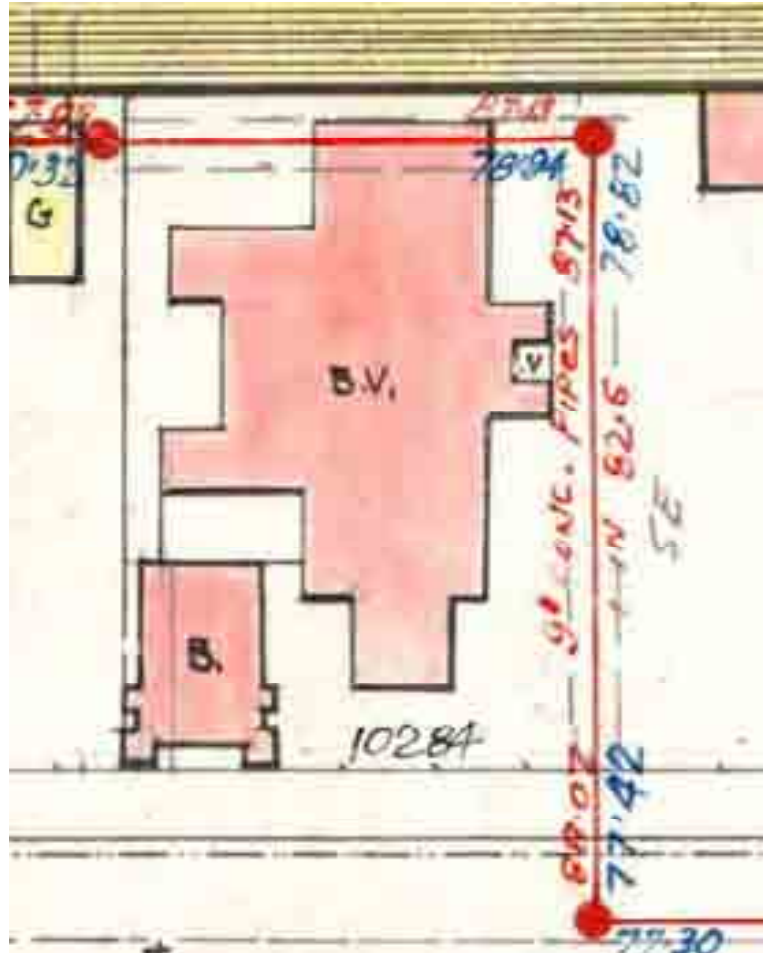


Figure 2: Part of Geelong Waterworks & Sewerage Trust Detail Plan no. 85, c.1912 (revd. 1914, 1917 & 1967), showing the electric substation on the Waratah Street boundary, with the dining hall to the immediate east. Source: Barwon Water collection.



Figure 3: Charles Pratt, Aerial photograph of M. Donaghy and Sons Pty Ltd Ropeworks, Geelong West, c.1930. The location of the substation is shown by the arrow. Source: La Trobe Picture collection, State Library of Victoria, image b10615.



Figure 4: Distant view of the Dining Hall (east elevation) with the elevated pavilion of the substation in the background, 1949. Source: *M. Donaghy & Sons Pty Ltd 1852-1952*, centenary booklet, M. Donaghy & Sons, Geelong West, 1952.



Figure 5: East elevation of dining hall showing a group of employees, March 1949. Source: *M. Donaghy & Sons Pty Ltd 1852-1952*, centenary booklet, M. Donaghy & Sons, Geelong West, 1952.



Figure 6: Interior of Dining Hall, March 1949. Source: *M. Donaghy & Sons Pty Ltd 1852-1952*, centenary booklet, M. Donaghy & Sons, Geelong West, 1952.



Figure 7: Electric substation, Parramatta, N.S.W., built in 1913. Source: 'Section 170 Register Report: 4726030: Substation No. 54 & Switchroom', Campus Infrastructure Services, The University of Sydney at www.facilities.usyd.edu.au.



Figure 8: Former Fitzroy North Electric Railway Substation, built in 1915. Source: Victorian Heritage Database online.

11.7.9 Recent Photographs



Photo 1: Former electric substation, south and west elevations. Source: David Rowe, January 2009.



Photo 2: Former dining hall, east elevation. Source: David Rowe, January 2009.



Photo 3: Former dining hall, east elevation. Source: David Rowe, January 2009.

12.0 Appendices

- 12.01 Australian Heritage Commission Assessment Criteria**
- 12.02 VPP: Applying the Heritage Overlay**
- 12.03 Australia ICOMOS Burra Charter**
- 12.04 Ashby Design & Development Overlay (DDO1)**

12.01 Australian Heritage Commission Assessment Criteria

CRITERIA FOR THE REGISTER OF THE NATIONAL ESTATE

CRITERION A:

ITS IMPORTANCE IN THE COURSE, OR PATTERN, OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.
- A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.
- A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.
- A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

CRITERION B:

ITS POSSESSION OF UNCOMMON, RARE OR ENDANGERED ASPECTS OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- B.1 Importance for rare, endangered or uncommon flora, fauna, communities, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.
- B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.

CRITERION C:

ITS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

CRITERION D:**ITS IMPORTANCE IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF: (I) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL PLACES; OR (II) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL ENVIRONMENTS**

- D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristics of their class.
- D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).

CRITERION E:**ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS VALUED BY A COMMUNITY OR CULTURAL GROUP**

- E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

CRITERION F:**ITS IMPORTANCE IN DEMONSTRATING A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT AT A PARTICULAR PERIOD**

- F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

CRITERION G:**ITS STRONG OR SPECIAL ASSOCIATIONS WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS**

- G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

CRITERION H:**ITS SPECIAL ASSOCIATION WITH THE LIFE OF WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN AUSTRALIA'S NATURAL OR CULTURAL HISTORY**

- H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

12.02 VPP: Applying the Heritage Overlay

The purpose of this VPP Practice Note is to give guidance about the use of the Heritage Overlay in new format planning schemes.

What places should be included in the heritage overlay?

- Any place that has been listed on the Australian Heritage Commission's *Register of the National Estate*.
- Any place that has been recommended for planning scheme protection by the Heritage Council.
- Places listed on the *National Trust Register* of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay

All places that are proposed for planning scheme protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values.

Places listed on the *Register of the National Estate* (except Commonwealth places) or on the *National Trust Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place should be undertaken with rigour. The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

What are recognised heritage criteria?

Recognised heritage criteria should be used for the assessment of the heritage values of the heritage place. Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria. The Australian Heritage Commission's assessment criteria have the benefit of encompassing natural and cultural heritage places, including aboriginal places.

Under the Australian Heritage Commission's eight broad criteria, a place may possess significance or other special value for future generations as well as the present community because of:

- Criterion A:** its importance in the course, or pattern, of Australia's natural or cultural history
- Criterion B:** its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- Criterion C:** its potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- Criterion D:** its importance in demonstrating the principal characteristics of:
- (i) a class of Australia's natural or cultural places; or
 - (ii) a class of Australia's natural or cultural environments
- Criterion E:** its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- Criterion F:** its importance in demonstrating a high degree of creative or technical achievement at a particular period
- Criterion G:** its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons
- Criterion H:** its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

The Australian Heritage Commission has adopted more specific sub-criteria for each of the above eight criteria.

Other heritage criteria exist for the assessment of heritage places and have been used over the years. They include the criteria used by the Victorian Heritage Council and those set out in the Department of Infrastructure's 1991 publication, *Local Government Heritage Guidelines*. These or other criteria sets may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

Additional resources may be required

When introducing the Heritage Overlay, councils should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

Drafting the heritage overlay schedule

The example of a Heritage Overlay schedule, shows how the schedule is used.

WHAT IS A HERITAGE PLACE?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects (such as machinery within a factory or furniture within a house).

WHAT IS THE PLANNING SCHEME MAP REFERENCE NUMBER?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 etc. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

STREET NUMBERS AND LOCATION DESCRIPTIONS

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

HOW SHOULD THE HERITAGE SCHEDULE BE ARRANGED?

There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

APPLYING EXTERNAL PAINTING CONTROLS

Councils can nominate in the schedule whether they wish to apply external painting controls over particular heritage places. External painting controls are applied by including a 'yes' in the External Paint Controls Apply? column.

APPLYING INTERNAL ALTERATIONS CONTROLS

The schedule can nominate whether internal alteration controls are to apply over specified buildings. External painting controls are implemented by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

APPLYING TREE CONTROLS

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.

The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See the VPP Practice Note *Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

How should places on the Victorian Heritage Register be treated in the schedule?

Under Clause 43.01-3, places on the *Victorian Heritage Register* are subject to the requirements of the Heritage Act 1995 and not the planning provisions of the Heritage Overlay. Places included on the *Victorian Heritage Register* should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning controls apply to these properties. In column seven ('Included on the *Victorian Heritage Register* ...') the reference number of the property on the *Victorian Heritage Register* should be included as an aid to users of the planning scheme.

The *Government Buildings Register* was abolished in May 1998. Some buildings were removed from this register while others were automatically transferred onto the *Victorian Heritage Register*. If there is any uncertainty about which places were transferred to the *Victorian Heritage Register*, contact Heritage Victoria. A new register number will also apply to these places.

Allowing a prohibited use of a heritage place

Specific places can be nominated in the schedule so that it is possible to apply for a permit for a prohibited use. To allow prohibited uses to be considered, include a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas as to do so might result in the de facto rezoning of a large area. The provision should only be applied to a limited range of places. For example, the provision might be used for redundant churches, warehouses or other large building complexes where it is considered that the existing uses will create difficulties for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the *Victorian Heritage Register*.

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations may also be included in the Heritage Overlay. Such places should be identified by including a 'yes' in the **Aboriginal Heritage Place?** column. As with any place to which the Heritage Overlay applies, it is expected that there will be supporting justification for the application of the control.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. In addition, Clause 43.01-7 reminds responsible authorities that the requirements of the *Archaeological and Aboriginal Relics Preservation Act 1972* and the Commonwealth *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* also apply to these places.

It is recommended that planning authorities consult with the Aboriginal Heritage Services Branch of Aboriginal Affairs Victoria (Ph 9616 7777) prior to applying the Heritage Overlay to an Aboriginal heritage place.

How are conservation precincts and areas treated?

Significant precincts and areas should be identified in the schedule as well as being mapped.

How are individual buildings, trees or properties of significance located within significant areas treated?

As the controls applying to individual buildings and structures are the same as the controls applying to areas, there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control. For example, external painting controls may be justified over an individual building of significance but not over the heritage precinct in which the building is located. Alternatively, tree controls over a specific tree or property within a significant precinct but not over the precinct as a whole. In such situations the individual property or tree should be both scheduled and mapped.

If it is considered important to identify the significant buildings or structures within a significant precinct, this can be achieved through a local planning policy.

How is a building, tree or feature on a large parcel of land listed and mapped?

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control. (See the example of Heritage Place HO4 in the attached schedule.)

Mapping Heritage places

All heritage places, both individual properties and areas, should be both scheduled and mapped.

However, mapping some heritage places may need to be undertaken in the long term as it is recognised that precise cadastral information for some places is currently not available. This is especially true of some places on the *Victorian Heritage Register*. The Heritage Overlay allows a heritage place to be included in the schedule without being mapped. Heritage places which are not mapped should be mapped as soon as practicable.

12.03 Australia ICOMOS Burra Charter

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Process and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance

- Guidelines to the Burra Charter: Conservation Policy
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports
- Code on the Ethics of Government in Concerning Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of place of cultural significance, including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian National Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australia's identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it usable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles	Explanatory Notes
<p>Article 1. Definitions</p> <p>For the purposes of this Charter:</p>	
<p>1.1 <i>Place</i> means site, area, land, landscape, building or other work, group of buildings or other works, and may include surroundings, contents, spaces and views.</p>	<p>The concept of place should be broadly interpreted. The elements described in Article 1.1 may include monuments, sites, gardens, parks, places of historical interest which are not listed, industrial places, archaeological sites and spiritual and religious places.</p>
<p>1.2 <i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p><i>Cultural significance</i> is embodied in the place itself, its fabric, setting, use, associations, meaning, records, related places and related objects.</p> <p>Places may have a range of values for different individuals or groups.</p>	<p>The term cultural significance is synonymous with heritage significance and cultural heritage value.</p> <p>Cultural significance may change as a result of the continuing history of the place.</p> <p>Understanding of cultural significance may change as a result of new information.</p>
<p>1.3 <i>Fabric</i> means all the physical material of the place including components, fixtures, contents, and objects.</p>	<p>Fabric includes building structure and interior surface elements, as well as associated material.</p> <p>Fabric may define spaces and there may be important elements of the significance of the place.</p>
<p>1.4 <i>Conservation</i> means all the processes of looking after a place so as to retain its cultural significance.</p>	
<p>1.5 <i>Maintenance</i> means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.</p>	<p>The distinction referred to here is sought to clarify the following:</p> <ul style="list-style-type: none"> • maintenance – regular inspection and cleaning of fabric; • repair involving maintenance – mending of damaged fabric; • repair involving reconstruction – replacing damaged fabric.
<p>1.6 <i>Deterioration</i> means diminishing the fabric of a place in its existing state and resulting deterioration.</p>	<p>It is recognised that all fabric and other components change over time in varying ways.</p>
<p>1.7 <i>Restoration</i> means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.</p>	
<p>1.8 <i>Reconstruction</i> means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.</p>	<p>New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.</p>
<p>1.9 <i>Adaptation</i> means modifying a place to suit the existing use or a proposed use.</p>	
<p>1.10 <i>Use</i> means the functions of a place, as well as the activities and practices that may occur at the place.</p>	
<p>1.11 <i>Compatible use</i> means a use which respects the cultural significance of a place, such as one that does not, or minimises, impact on cultural significance.</p>	
<p>1.12 <i>Setting</i> means the area around a place, which may include the visual catchment.</p>	
<p>1.13 <i>Related place</i> means a place that contributes to the cultural significance of another place.</p>	

Articles	Explanatory Notes
<p>1.14. <i>Related object</i> means an object that contributes to the cultural significance of a place that is part of the place.</p> <p>1.15. <i>Associations</i> means the special associations that exist between people and a place.</p> <p>1.16. <i>Management plans</i> means a plan regarding, including, or related to, a place.</p> <p>1.17. <i>Interpretation</i> means all the ways of presenting the cultural significance of a place.</p>	<p><i>Management plans</i> include such as general plans and cultural appreciation for a place.</p> <p><i>Interpretation</i> generally refers to meaningful signs such as symbols, graphics and messages.</p> <p><i>Interpretation</i> may be a combination of the treatment of the fabric (e.g. maintenance, treatment, reconstruction) the use of and activities at the place and the use of interpretive equipment provided.</p>
<h2>Conservation Principles</h2>	
<h3>Article 2. Conservation and management</h3>	
<p>2.1. <i>Places of cultural significance</i> should be conserved.</p>	
<p>2.2. The aim of conservation is to secure the cultural significance of a place.</p>	
<p>2.3. Conservation is an integral part of good management of places of cultural significance.</p>	
<p>2.4. <i>Places of cultural significance</i> should be reorganised and not put at risk or left in a vulnerable state.</p>	
<h3>Article 3. Cautious approach</h3>	
<p>3.1. Conservation is based on a respect for the existing fabric, use, associations and meaning. It requires a cautious approach of changing or much as necessary but as little as possible.</p>	
<p>3.2. Change to a place should not destroy the physical or other evidence it provides, nor be based on conjecture.</p>	
<h3>Article 4. Knowledge, skills and techniques</h3>	
<p>4.1. Conservation should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the place.</p>	
<p>4.2. Traditional techniques and materials are preferred for the restoration of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.</p>	
<p>The status of additions, alterations and other treatments to the fabric of a place are evidence of its history and use which may be part of its significance. Conservation action should assess and not remove their understanding.</p>	
<p>The use of modern techniques and materials must be supported by firm scientific evidence or by a body of experience.</p>	

Articles	Explanatory Notes
<p>Article 5. Values</p> <p>5.1 <i>Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.</i></p> <p>5.2 <i>Relative degree of cultural significance may lead to different conservation actions at a place.</i></p>	<p>Conservation of places with varied significance is explained in the Australian National Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their intrinsic value, or for present or future generations in terms of their scientific, social, aesthetic and historic appeal value.</p> <p>A balancing approach is needed, so underpinning of cultural significance may change. This article should not be used to justify actions which do not harm cultural significance.</p>
<p>Article 6. Burra Charter process</p> <p>6.1 <i>The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.</i></p> <p>6.2 <i>The policy for managing a place must be based on an understanding of its cultural significance.</i></p> <p>6.3 <i>Policy development should also include consideration of other factors affecting the future of a place such as the owner's needs, resources, external constraints and its physical condition.</i></p>	<p>The Burra Charter process or sequence of investigations, decisions and actions is illustrated in the accompanying flowchart.</p>
<p>Article 7. Use</p> <p>7.1 <i>Where the use of a place is of cultural significance it should be retained.</i></p> <p>7.2 <i>A place should have a compatible use.</i></p>	<p>The policy should identify a use or sustainability of use or conservation use and then assess the cultural significance of the place. Use of a place should involve minimal change, so significant fabric and use should remain, maintenance and training, and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.</p>
<p>Article 8. Setting</p> <p><i>Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.</i></p> <p><i>New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.</i></p>	<p>Aspects of the visual setting may include setting, bulk, form, scale, character, colour, texture and materials.</p> <p>Other relationships, such as historical connections, may contribute to the significance, appearance, enjoyment or enjoyment of the place.</p>

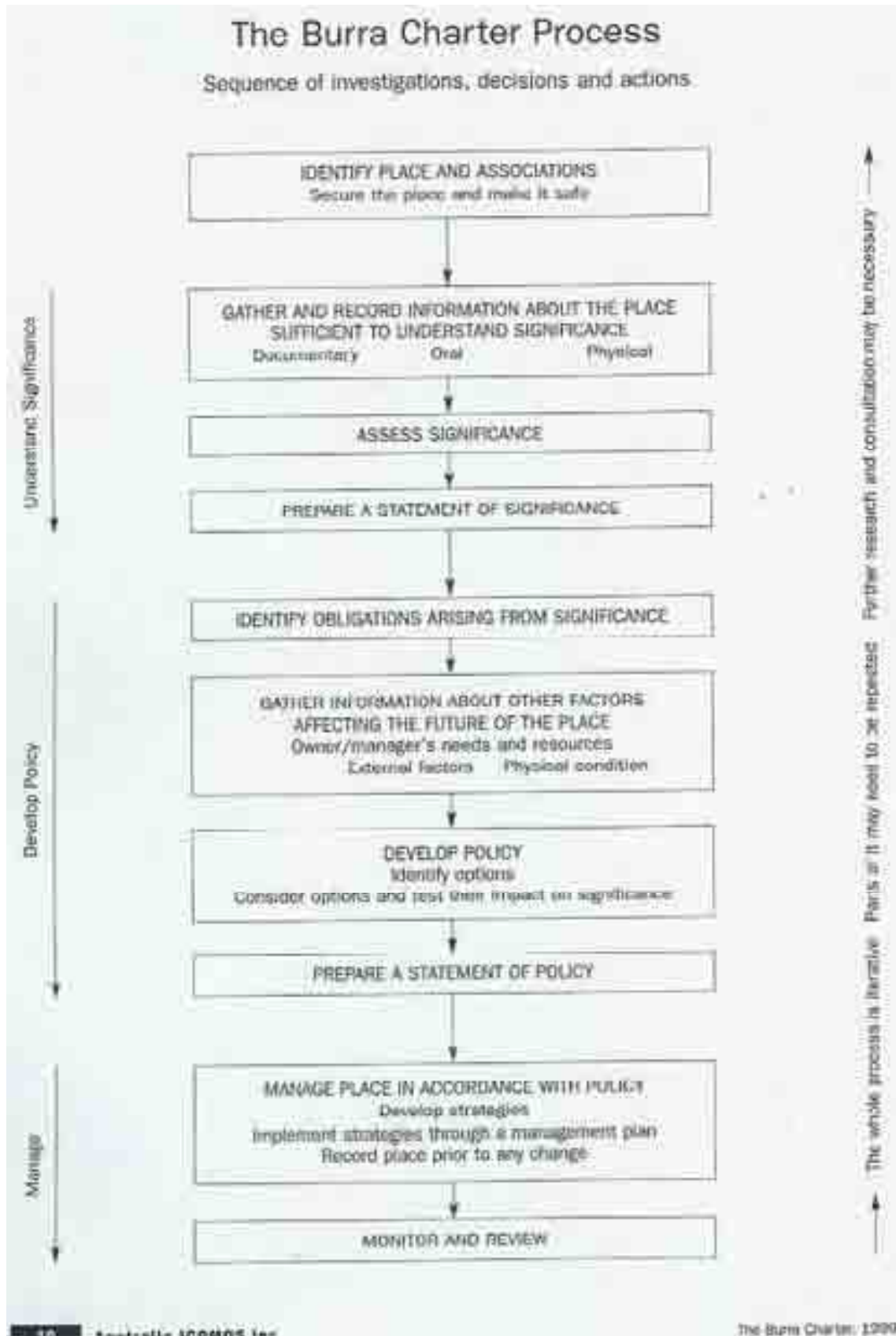
Articles	Explanatory Notes
<p>Article 9. Location</p> <p>9.1. The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the only practical means of ensuring its survival.</p> <p>9.2. Some buildings, works or other components of places were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.</p> <p>9.3. If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.</p>	
<p>Article 10. Contents</p> <p>Contents, fixtures and objects which contribute to the cultural significance of a place should be retained at that place. Their removal is unacceptable unless it is the sole means of ensuring their security and preservation on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be retained where circumstances permit and it is culturally appropriate.</p>	
<p>Article 11. Related places and objects</p> <p>The contribution which related places and related objects make to the cultural significance of the place should be retained.</p>	
<p>Article 12. Participation</p> <p>Conservation, interpretation and management of a place should provide for the participation of people for whom the place has special associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.</p>	
<p>Article 13. Co-existence of cultural values</p> <p>Co-existence of cultural values should be accepted, respected and encouraged, especially in cases where they conflict.</p>	<p>In some places conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.</p>

Articles	Explanatory Notes
<p data-bbox="248 383 735 421">Conservation Processes</p> <p data-bbox="248 456 647 486">Article 14. Conservation processes</p> <p data-bbox="248 501 963 607"><i>Conservation may, according to circumstance, include the processes of retention or inter-mediation of a site; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and reinterpretation; and will commonly include a combination of more than one of these.</i></p> <p data-bbox="248 680 464 710">Article 15. Change</p> <p data-bbox="248 725 963 831">15.1 <i>Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation.</i></p> <p data-bbox="248 846 963 904">15.2 <i>Changes which reduce cultural significance should be reversible, and be reversed when circumstances permit.</i></p> <p data-bbox="248 958 963 1064">15.3 <i>Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of restoration. Damaged significant fabric should be repaired when circumstances permit.</i></p> <p data-bbox="248 1079 963 1267">15.4 <i>The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, use, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect to the expense of another can only be justified where what is left, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.</i></p> <p data-bbox="248 1319 520 1348">Article 16. Maintenance</p> <p data-bbox="248 1364 963 1438"><i>Maintenance is fundamental to conservation and should be undertaken when fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.</i></p>	<p data-bbox="1015 488 1347 533"><i>There may be circumstances where an action is required to reduce conservation.</i></p> <p data-bbox="1015 725 1347 808"><i>When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.</i></p> <p data-bbox="1015 846 1347 936"><i>Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.</i></p>
Australia ICOMOS Inc	The Hans Charney, 2009

Articles	Explanatory Notes
<p>Article 17. Preservation</p> <p><i>Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other construction processes to be carried out.</i></p>	<p>Preservative process fabric without showing the evidence of its construction and use. The process should always be applied:</p> <ul style="list-style-type: none"> • where the evidence of the fabric is of such significance that it should not be altered, • where insufficient investigation has been carried out to permit positive decisions as to when it is in accord with Article 20 or 21. <p>New work (e.g. restitutions) may be carried out in accordance with provisions when its purpose is the physical protection of the fabric and when it is consistent with Article 22.</p>
<p>Article 18. Restoration and reconstruction</p> <p><i>Restoration and reconstruction should reveal culturally significant aspects of the place.</i></p>	
<p>Article 19. Restoration</p> <p><i>Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.</i></p>	
<p>Article 20. Reconstruction</p> <p>20.1 <i>Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.</i></p> <p>20.2 <i>Reconstruction should be identifiable on close inspection or through additional investigation.</i></p>	
<p>Article 21. Adaptation</p> <p>21.1 <i>Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.</i></p> <p>21.2 <i>Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.</i></p>	<p>Adaptation may involve the introduction of new services, or a new use, or changes to adjacent the place.</p>
<p>Article 22. New work</p> <p>22.1 <i>New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.</i></p> <p>22.2 <i>New work should be visually identifiable as such.</i></p>	<p>New work may be appropriate if its style, scale, form, walls, character, colour, texture and material are similar to the existing fabric, but distinctions should be avoided.</p>

Articles	Explanatory Notes
<p>Article 22. Conserving use</p> <p>Committing, modifying or removing a significant use may be appropriate and preferred forms of conservation.</p>	<p>There may require changes to significant items but they should be retained, it may take maintaining a significant use or practice may involve substantial new work.</p>
<p>Article 24. Retaining associations and meanings</p> <p>24.1 Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, communication and activation of these associations should be investigated and implemented.</p> <p>24.2 Significant messages, including spiritual values, of a place should be respected. Opportunities for the communication or revival of these messages should be investigated and implemented.</p>	<p>For many places associations will be linked to use.</p>
<p>Article 25. Interpretation</p> <p>The cultural significances of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.</p>	
<p>Conservation Practice</p>	
<p>Article 26. Applying the Burra Charter process</p> <p>26.1 Work on a place should be preceded by studies to understand the place, which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.</p> <p>26.2 Written statements of cultural significance and policy for the place should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.</p> <p>26.3 Groups and individuals with associations with a place as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the cultural significance of the place. Where appropriate they should also have opportunities to participate in its conservation and management.</p>	<p>The number of studies should be up to five, regularly reviewed and revised as necessary.</p> <p>Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.</p>
<p>Article 27. Managing change</p> <p>27.1 The impact of proposed changes on the cultural significance of a place should be analysed with reference to the statements of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.</p> <p>27.2 Existing plans, use agreements and leases should be adequately amended before any changes are made to the place.</p>	
<p>Australia ICOMOS Inc.</p>	<p>The Burra Charter, 1999</p>

Articles	Explanatory Notes
<p>Article 28. Disturbance of fabric</p> <p>28.1 Disturbance of significant fabric for study, or to obtain evidence, should be minimal. Study of a place by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the conservation of the place, or to obtain important evidence about to be lost or made inaccessible.</p> <p>28.2 Investigation of a place which requires disturbance of the fabric, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimise disturbance of significant fabric.</p>	
<p>Article 29. Responsibility for decisions</p> <p>The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.</p>	
<p>Article 30. Direction, supervision and implementation</p> <p>Competent direction and supervision should be maintained at all stages and any changes should be implemented by people with appropriate knowledge and skills.</p>	
<p>Article 31. Documenting evidence and decisions</p> <p>A log of new evidence and additional decisions should be kept.</p>	
<p>Article 32. Records</p> <p>32.1 The records associated with the conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.</p> <p>32.2 Records about the history of a place should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.</p>	
<p>Article 33. Removed fabric</p> <p>Significant fabric which has been removed from a place including contents, fixtures and objects, should be catalogued and protected in accordance with its cultural significance.</p> <p>Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.</p>	
<p>Article 34. Resources</p> <p>Adequate resources should be provided for conservation.</p> <p>Work on sites are defined in Article 1.</p>	<p>The text commencing after Article 34.1 and work and can be interpreted</p>



12.04 Ashby Design and Development Overlay

19/01/2006
VC37

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

ASHBY AREA, GEELONG WEST

1.0

19/01/2006
VC37

Design objectives

To retain the small and medium scale residential buildings within the area.

To retain the uniformity of scale throughout the area, including the single storey scale, and regular front and side setbacks.

To encourage contemporary interpretation of traditional building design within the area.

To encourage the use of appropriate fence types of low to medium height.

To encourage the appropriate development form and scale of garages and or carports, with a location at the side or rear of the existing and/or infill buildings.

To ensure new buildings visible from the street are in keeping with the kinds of development that predominate in the area.

2.0

19/01/2006
VC37

Buildings and works

A permit is not required for alterations, additions, extensions, and the construction of garages and carports to existing dwellings.

A permit is required to construct a fence greater than 1.2 metres in height.

Building setbacks

Dwelling setbacks should have regard to the setbacks of adjacent buildings.

New garages and/or carports should be located at the rear or side of new buildings.

Building height

Dwellings should be of a single storey scale.

Building materials

A dwelling should be constructed of traditional building materials including weatherboard, selected pressed, evenly coloured bricks, timber window frames, cement render over brick or blockwork, corrugated iron (non zincalume) or slate.

Building form

A dwelling should:

- Use pitched roof forms, either hipped, gabled or a combination of both, pitch between 20 and 40 degrees.
- Use simple verandahs.
- Use rectangular vertical windows where the vertical dimension is greater than the horizontal dimension.

- Use narrow eaves, less than 300mm wide.

3.0

19/01/2006
VC37

Decision guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the form, proportion and scale of buildings visually connected to it.