
Newtown West Heritage Review



Newtown West Heritage Precinct

Volume 2

Prepared By

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

October 2016

Newtown West Heritage Review

NEWTOWN WEST HERITAGE PRECINCT

VOLUME TWO

Commissioned & Funded by

City of Greater Geelong

Prepared By

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

Support Staff:

Pam Jennings, Authentic Heritage Services Pty Ltd

October 2016

Cover Photo: 'Newtown Brae', 15 Stephen Street, n.d. [c.1900]. Source: Jan Phelan, Welshpool.

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Executive Summary

1.0 Introduction

The City of Greater Geelong Council commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to undertake the Newtown Heritage Review in November 2015. The project was carried out over a 6 month period. It involved a review of the area to the west of Shannon Avenue, mainly south of Aberdeen Street and north of Aphrasia Street. A draft of the Review was provided to the City in May 2016. It was subsequently informally exhibited and redrafted.

The Newtown Heritage Review provides for four heritage precincts, being the following:

- Newtown West (includes 56 places).
- Upper Skene Street (includes 34 places).
- West Melbourne Road (includes 13 places).
- Newtown Housing Commission Estate (includes 60 places).

All except the Newtown Housing Commission Estate are recommended for heritage overlays.

The Newtown Heritage Review also recommends that six properties are included in five individual heritage overlays:

- 177 Aberdeen Street – Great Western Hotel.
- 15 Nantes Street – Dwelling.
- 31 Nantes Street – Dwelling.
- 321-323 Shannon Avenue – Semi-detached dwellings ('Rathcoursey' & 'Lauraville').
- 325 Shannon Avenue – Dwelling.

This volume (Volume 2) provides the supporting documentation for the proposed Newtown West Heritage Precinct.

Volume 1 provides details about the methodology, significance assessment, criteria and thresholds adopted and it also provides recommendations for implementing the study results. This volume also includes the heritage citations for the five individual properties.

Volume 3 provides the supporting documentation for the proposed Upper Skene Street Heritage Precinct.

Volume 4 provides the supporting documentation for the proposed West Melbourne Road Heritage Precinct.

Volume 5 provides documentation on the Newtown Housing Commission Estate Precinct (not recommended for a heritage overlay).

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.

1.1 The Study Team

The study team was as follows:

- Dr David Rowe, Authentic Heritage Services Pty Ltd – researcher and author.
- Wendy Jacobs, Architect & Heritage Consultant – reviewer.
- Pam Jennings, Authentic Heritage Services Pty Ltd – researcher.

1.2 Acknowledgments

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

- Jani Chalmers, Strategic Planner, City of Greater Geelong.
- Ann Scott, Newtown.
- Jan Phelan, Welshpool.
- Jan Sprague, Armstrong Creek.
- Kim Roberts, Heritage Planner, Property & Asset Services Branch, Department of Health and Human Services.
- Suzanne Tanner, Barwon Water.
- Greg John, Barwon Water.
- Geoff McDonald, Newtown.
- Geoff McDonald, Newtown.
- Liesl Nilsson, Wollongong, N.S.W.
- Kirsten Thornton, Alfred Deakin Library, Deakin University.

1.3 Project Scope & Purpose

The scope and purpose of the project, following the City of Greater Geelong Consultant Brief (October 2015) was to:

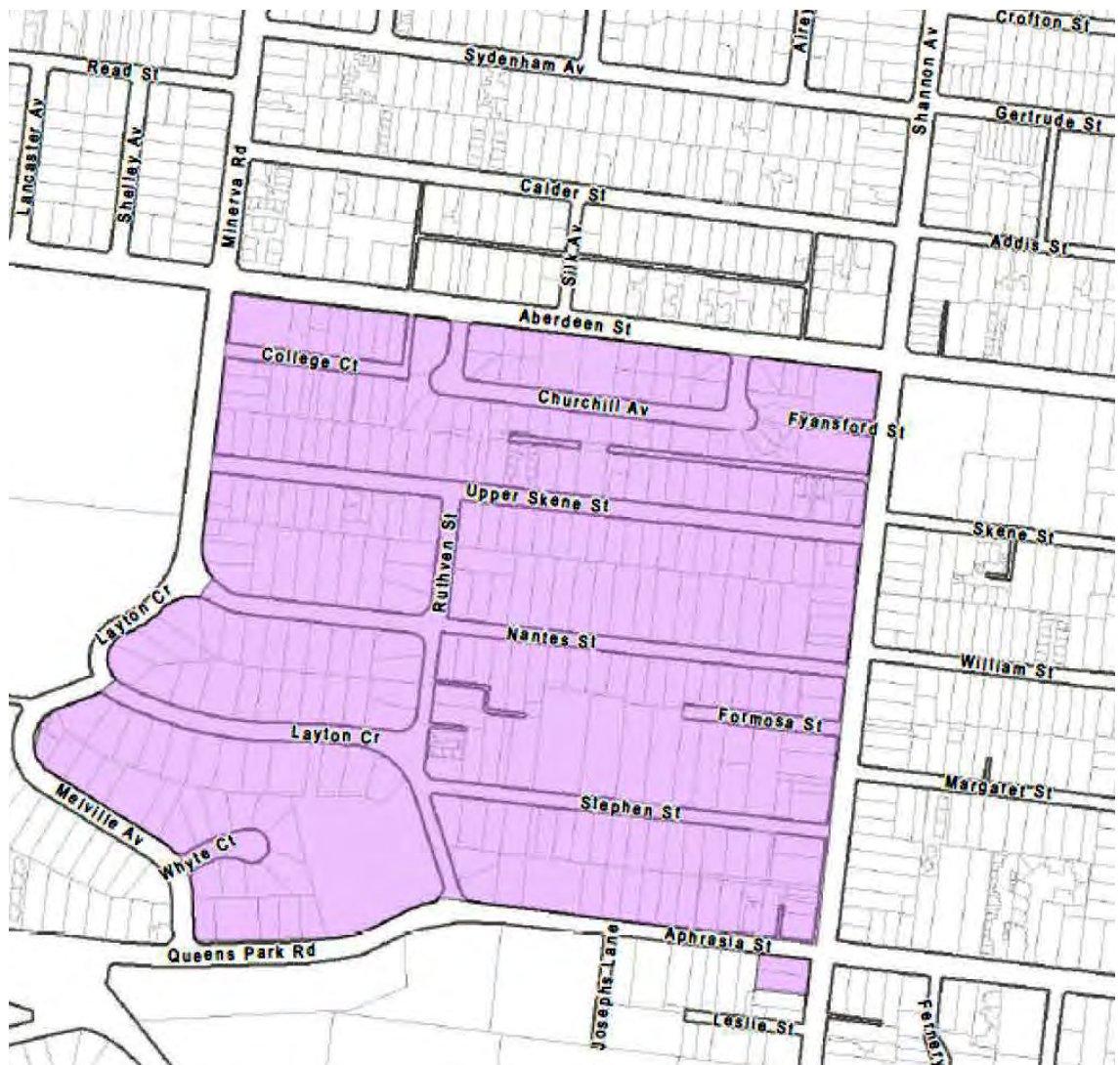
- Assess and document the places of post-contact cultural heritage significance in the study area for potential inclusion as individual and/or precinct heritage overlays in the Greater Geelong Planning Scheme.
- Assess and document the semi-detached dwellings at 321-323 Shannon Avenue, Newtown, for potential inclusion as a heritage overlay in the Greater Geelong Planning Scheme.
- Assess the places of heritage significance in accordance with the Australia ICOMOS Burra Charter and the Practice Note: *Applying the Heritage Overlay*.
- Provide a report that includes the assessments of the precincts (history, description, comparative analysis, statement of significance, condition, integrity, relevant Historic Australian Themes and proposed heritage overlay maps) and recommendations for the inclusion (or otherwise) of heritage overlays.

- Provide individual datasheets (using the Ashby Review datasheet template) for all places within the precincts.
- Enter the information into the HERMES database (as required by the Planning Practice Note: Applying the Heritage Overlay, July 2015).

The scope of the project has been further informed by the Statement of Evidence (Preliminary Heritage Review of North-west of Shannon Avenue submitted for Amendment C300) prepared by Louise Honman of Context Pty Ltd, 1 April 2014.

1.4 The Study Area

The Study Area is bounded by Aberdeen Street to the north, Aphrasia Street and Queens Park Road to the south, Shannon Avenue to the east, and Layton Crescent and Melville Avenue to the west, as shown on the following map:



Source of map: City of Greater Geelong.

2.0 Recommendations

2.1 Consultation

Although the Newtown West Heritage Review has been informally exhibited and the views of submitters considered, it is recommended that affected owners and other stakeholders are given opportunity for further consultation as part of any planning scheme amendment to introduce the recommended heritage overlays.

2.2 Heritage Overlays

2.2.1 Heritage Precincts

Proposed Precinct Heritage Overlays

It is recommended that the three heritage precincts (including the 103 places within the precincts) are included as heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Planning Scheme, through a planning scheme amendment.

Existing Individual Heritage Overlays in Proposed Precincts

For the two existing individual heritage overlays located in the proposed Newtown West Heritage Precinct - HO1242 (132 Aphrasia Street) and HO205 (15 Stephen Street), it is recommended that these individual heritage overlays are deleted from the Schedule to the Heritage Overlay and the properties included in the Newtown West Heritage Precinct Heritage Overlay. It is noted that 'Newtown Brae' at 15 Stephen Street (HO205) is listed with external paint controls applying and that Prohibited Uses May be Permitted. Similarly, external paint controls apply to 'Brooklyn' at 132 Aphrasia Street (HO1242). It is recommended that external paint controls apply to these properties as part of the proposed Newtown West Heritage Precinct. There appears to be no basis for Prohibited Uses being permitted for 'Newtown Brae' and so it is recommended that this column of the Schedule to the Heritage Overlay is altered from "yes" to "no" in the transfer of the property into the Newtown West Heritage Precinct Heritage Overlay.

For the existing individual heritage overlay located in the proposed West Melbourne Road Heritage Precinct – HO181 (311 Shannon Avenue) – it is also recommended that this individual heritage overlay is deleted from the Schedule to the Heritage Overlay and the property included in the West Melbourne Road Precinct Heritage Overlay. The existing external paint control applying under HO181 could be transferred to the proposed West Melbourne Road Precinct Heritage Overlay for the property at 311 Shannon Avenue. As the original/significant fence to the property has been removed, it is not recommended that column 6 of the Schedule to the Heritage Overlay (outbuildings or fences which are not exempt under Clause 43.01-3) include "yes" for the fence at 311 Shannon Avenue. There also appears to be no basis for the opportunity for Prohibited Uses to be considered and so it is recommended that this control be altered from "yes" to "no" in the transfer of the property into the West Melbourne Road Precinct Heritage Overlay.

Although Practice Note: *Applying Heritage Overlay* (July 2015) advises on separate heritage overlays for individual places with differing controls to the heritage precinct it might also be located within, the individual places identified in this Review are key aesthetic and historic contributors to the heritage precinct, forming the basis for these individual places to be included in the precinct heritage overlay. This recommendation is consistent in part with the Panel Report for amendment C14 to the Buloke Planning Scheme. This Panel stated:

It has to be said that the approach proposed to be taken by the Council to the precinct Heritage Overlays and individual site Overlays is one which is encouraged by the practice note on Applying the Heritage Overlay and the structure of the Heritage Overlay provisions and Schedule. The practice note recommends that in heritage precincts if it is intended that a property is to have different controls from those generally applying in the precinct, it should be excluded from the precinct Overlay and given its own Heritage Overlay number. This allows the 'special' or additional controls in the Schedule to the Heritage Overlay at Clause 43.01 to be activated for that site alone.

Not only does the problem of 'holes' in precincts arise but this approach can also lead to confusion as to why a heritage site/building is excluded from a precinct Overlay: it is not immediately clear whether the individual listing is for the reason that additional controls are required, or is instead because this site or building of heritage significance has a basis of significance different from that of the surrounding precinct (which can be a basis for applying a separate Overlay).

The only alternative statutory arrangement that we can see might be made under the current structure of the Heritage Overlay is to apply the additional special controls to the precinct as a whole and then incorporate a document identifying the properties in the precinct where the additional controls do NOT apply.¹

As the controls alternative to those to be applied to the heritage precincts are very limited, it is recommended that the spirit of the Buloke Panel Report is maintained but that the individual places for specific controls are listed under the heritage overlay for the precincts as follows:

Newtown West Precinct

Proposed Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes – 'Brooklyn', 132 Aphrasia Street and 'Newtown Brae', 15 Stephen Street only.
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes - 112, 114 and 126 Aphrasia Street.
Prohibited Uses May be Permitted?	No
Incorporated Plan	No

Upper Skene Street Precinct

Proposed Schedule to the Heritage Overlay

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No.
Fences &/or Outbuildings of Note?	No.
Prohibited Uses May be Permitted?	No
Incorporated Plan	No

1 J. Moles & R. Tonkin, 'Buloke Planning Scheme Amendment C14 Heritage Policies and Precincts: Interim Panel Report', 19 July 2011, p.58.

West Melbourne Road Precinct**Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes – 303 & 311 Shannon Avenue.
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No.
Fences &/or Outbuildings of Note?	Yes – front fences at 303, 315 & 319 Shannon Ave.
Prohibited Uses May be Permitted?	No
Incorporated Plan	No

2.2.2 Individual Heritage Overlays

It is recommended that the five places identified as having heritage significance are included as four heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Scheme, through a planning scheme amendment. The proposed controls in the schedule to the heritage overlay for each place is recommended as follows:

177 Aberdeen Street: Great Western Hotel**Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	Yes
Incorporated Document	Yes – Permit Exemptions Recommended

15 Nantes Street: Dwelling**Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (dwelling only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Document	No

31 Nantes Street: Dwelling**Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (dwelling only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes – garage fronting Ruthven Street
Prohibited Uses May be Permitted?	No
Incorporated Document	No

321-323 Shannon Avenue: Semi-Detached Dwellings (Rathcoursey' & 'Lauraville')**Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (main front portions of dwelling visible from the public realm only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes (front fence and gate to 321 Shannon Avenue)
Prohibited Uses May be Permitted?	No
Incorporated Document	No

325 Shannon Avenue: Dwelling**Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes (front fence)
Prohibited Uses May be Permitted?	No
Incorporated Document	No

2.3 HERMES

It is recommended that any changes resulting from consultations and a planning scheme amendment are reflected in HERMES.

If the Newtown Heritage Review proceeds to a planning scheme amendment and heritage overlays are introduced, it is recommended that the heritage status fields and heritage overlay numbers are updated and added to HERMES respectively by the City of Greater Geelong.

2.4 Greater Geelong Planning Scheme**Clause 22: Local Heritage Policies**

It is recommended that if the Newtown West Heritage Review proceeds to planning scheme amendment and that heritage overlays are introduced, that:

- The Newtown West Heritage Review is included as a reference document at Clause 22.09 of the Planning Scheme.
- Policies are prepared and included at Clause 22 for the three heritage precincts: Newtown West, Upper Skene Street and West Melbourne Road, following on from the existing suite of heritage policies for existing heritage precincts in the Planning Scheme.

2.5 Other Recommendations**Newtown Housing Commission Estate Precinct**

While it is recognised that no heritage overlay has been recommended for the Newtown Housing Commission Estate Precinct, it is suggested that other forms of interpreting the historical and architectural heritage interest of the site are explored. This could comprise (but not limited to) the use of the documentation in this report as part of a small publication (either in print or online), the basis of an interactive website where former residents and others involved with the evolution and history of the Estate could give their experiences; or preparation of a broader Thematic History that explores all of the Housing Commission Estates in the Greater Geelong municipality.

Newtown West Heritage Review 2015-16**PLACE NAME:** Newtown West Heritage Precinct

Place No. PRECINCT 1

ADDRESS: Aphrasia, Formosa, Nantes, & Stephen Sts

Assessment Date: May 16, Updated Oct 16

Historic Themes:**Theme 2.5:** Migrating & Making a Home**Theme 6.3:** Shaping the Suburbs**Condition:** Good**Integrity:** Predominantly Intact**Photograph Dates:** November & December 2015,
January 2016

November 2015

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	HO1242 ('Brooklyn', 132-134 Aphrasia Street) & HO205 ('Newtown Brae', 15 Stephen Street)

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	B3622 ('Former Woolmers' now 'Newtown Brae', 15 Stephen Street)
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RECOMMENDED LEVEL OF SIGNIFICANCE:**Local Significance****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes – 'Brooklyn', 132 Aphrasia Street and 'Newtown Brae', 15 Stephen Street only.
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes - 112, 114 and 126 Aphrasia Street.
Prohibited Uses May be Permitted?	No
Incorporated Plan	No

Other Recommendations

With permission from the owners, it is recommended that the integrity of following properties is confirmed with site visits (given their lack of visibility from the public realm): 3 Stephen Street, 5 Stephen Street, 5A Stephen Street, 17 Stephen Street, 19 Stephen Street & 21 Stephen Street.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Newtown West Heritage Precinct, Newtown, has significance as a Victorian, Federation and interwar era residential heritage area of moderate-high integrity. Most dwellings are single storey (some being more elevated due to the topography of the sites), with hipped and/or gabled roof forms, front, side or return verandahs, broad eaves, corrugated sheet metal or tiled roof cladding, brick or timber wall construction, timber framed windows and verandah detailing commensurate with the era of the dwelling. The architectural and historical core of the precinct is 'Newtown Brae', 15 Stephen Street, the earliest surviving dwelling first built in c.1851 (extended in 1885). Subdivisions surrounding and nearby this property have occurred from the mid 19th century but building development occurred mostly during the Federation period and especially during the interwar era. In

Aphrasia Street is an homogenous row of interwar Bungalows (aside from 'Brooklyn', a two storey Late Victorian brick dwelling on a large site at 132-134 Aphrasia Street). The scale and design of the dwellings in Nantes and Stephen Streets are more diverse. The streets within the precinct: Aphrasia, Stephen, Nantes and Formosa Streets, date from the mid 19th century, with residential development conforming to the rectangular layout of these streets as well as the steeply-sloping topography of the northern slope of Newtown Hill west. Formosa Street continues to serve its original purpose as a vehicular access lane for some properties in Nantes and Stephen Streets. Most allotments are regular in size and rectangular in layout, with largely regular front and side setbacks. The allotments on the north side of Stephen Street are contextually larger, the dwellings exploiting the northern views to Corio Bay and the You Yangs, with principal facades facing onto large landscaped rear yards (and not Stephen Street, where garaging is located on or near the street boundaries). The majority of the dwellings have garaging located at the rear of the dwellings. A smaller number of original or early front fences survive, being those at 112, 114 and 126 Aphrasia Street. The mature Cypresses at the front of 'Brooklyn' at 132-134 Aphrasia Street are a legacy its early setting but are of interest only.

How is it significant?

The Newtown West Heritage Precinct, Newtown, is historically and aesthetically at a LOCAL level.

Why is it significant?

The Newtown West Heritage Precinct is historically significant for its associations with residential development on the northern slope of Newtown Hill west from the mid 19th century until the 1930s, and is a tangible legacy of residential life during this period (Criteria A & H). The first dwelling constructed in the area was 'Woolmers' (now 'Newtown Brae') at 15 Stephen Street in c.1851. This dwelling was surrounded by four acres of gardens and trees planted by the original owner, Joseph Lewis, an illiterate English 'man of colour', former convict of Tasmania, inaugural Trustee of Queen's Park, and shrewd businessman (publican). Other land adjacent to 'Woolmers' was sold from the early 1850s. More considerable subdivisions occurred in the Federation period including the Devon Estate in 1912 (land in Aphrasia and Stephen Streets) and Newtown Brae Estate in 1912 (land once part of 'Woolmers/Newtown Brae' fronting Stephen and Nantes Street), as well as in the interwar era such as the Fernery Hotel Estate in 1922 (land at the eastern end of Aphrasia Street) and Brooklyn Estate in 1923 (land once part of 'Brooklyn', a two storey Late Victorian dwelling built as 'Hendra' for Alfred D. Price in 1891-92). This led of the transformation of the once rural area into an outlying western extension of residential Newtown with the construction of detached one and two storey dwellings in the Federation and interwar periods.

Most properties were built for retired graziers, teachers, businessmen, sportspeople and others of the middle and professional classes. Notable residents included: Everard Noske (114 Aphrasia Street, built 1926, executive officer of Australian Cement Ltd, Fyansford); Thomas Clutton Bragge (126 Aphrasia Street, built 1923, former professional billiard player and operator of a hairdressing salon and billiards parlour in Market Square, Geelong); Alfred David Price (132-134 Aphrasia Street, built 1891-92, grocer); Donald Campbell Dunoon (12 Nantes Street, built 1924-25, retired architect); Harry Simson (14 Nantes Street, built 1925, superintendent at the Ford Motor Company); Frank Apted (16 Nantes Street, built 1932, solicitor); Misses Annie and Bridget Clanchy (18 Nantes Street, built 1926, retired sisters, teachers and principals of the Central College in Geelong, and pioneers of secondary education in Victoria); Leslie Hoffman (28 Nantes Street, built 1914, teacher, cornetist and conductor of the St. Augustine's Orphanage band); James McPhillimy (1 Stephen Street, built 1914-15, confectioner and manufacturer); Ceburn Westman (2 Stephen Street, built 1924-25, foreman and later executive of the Ford Motor Company); Harry Hooper (5A Stephen Street, built 1912, grocer), Canon Alfred Wheeler (10 Stephen Street, built 1936, Anglican clergyman); Geoffrey Strachan (11 Stephen Street, built 1935 woolbroker); Dr Albert Pillow (19 Stephen Street, built 1926, mining engineer and manager, Australian Cement Ltd); and John O. McEwin (30 Stephen Street, built 1936,

manager, Dalgety and Co.). A number of the dwellings were architecturally-designed and the precinct has associations with the following architects: Alexander Hamilton, Laird and Barlow (Laird and Buchan), F.C. Purnell, D.C. Dunoon, Harold Trigg, Cleverdon and McLaughlin, J. Gordon Williams and Irwin and Stevenson. Builders of multiple dwellings in the precinct included: Burn Brothers, J.R. Crisp, M.J. Denno, J.C. Taylor and Sons, F.R. Pilley, F.J.M. Stock and Richard Wellard.

The Newtown West Heritage precinct is aesthetically significant for its demonstration of Victorian, Late Victorian, Federation and interwar era design qualities (Criterion D). This is reflected in the notable number of substantial and well-built and detailed dwellings and in the more typically smaller-scaled houses that reflect the eras in which they were built. In addition are five dwellings of more elevated aesthetic significance (Criteria D & E). They are: 'Newtown Brae', 15 Stephen Street, which is a large and elaborate example of the Victorian Italianate style; 'Hendra/Brooklyn', 132-134 Aphrasia Street, comprising a substantial and unusual example of a Late Victorian design type; and the dwellings at 11, 26 and 30 Stephen Street, being large and locally rare examples of interwar Georgian Revival styles. The mature Cypress trees near the front boundary of 132-134 Aphrasia Street have aesthetic interest as part of the front setting of the 'Hendra' property.

SIGNIFICANCE OF COMPONENTS

Regional Significance

These places have previously been assessed (and included in heritage overlays) as having regional significance given their high level of integrity, design quality and rarity. In reviewing the significance of these properties in relation to current assessment criteria they are considered to meet the local significance threshold.

- 132-134 Aphrasia Street.
- 15 Stephen Street.

Local Significance

These places are considered to be of sufficient integrity and therefore meet the local significance threshold. This is due to their local high design quality, rarity value or overriding historical value to the area:

- 1 Stephen Street.
- 11 Stephen Street.
- 26 Stephen Street.
- 30 Stephen Street.

Contributory Significance

These places make an important contribution to an understanding of the historical evolution and aesthetic character of the Newtown West precinct, being representative examples of development in the important period between the 1850s and the 1930s:

- 112 Aphrasia Street.
- 1/114 Aphrasia Street.
- 116 Aphrasia Street.
- 118 Aphrasia Street.
- 120 Aphrasia Street.
- 124 Aphrasia Street.
- 126 Aphrasia Street.
- 128 Aphrasia Street.
- 130 Aphrasia Street.

Newtown West Heritage Review 2015-16

PLACE NAME: Newtown West Heritage Precinct

Place No. PRECINCT 1

ADDRESS: Aphrasia, Formosa, Nantes, & Stephen Sts

Assessment Date: May 16, Updated Oct 16

- 2 Nantes Street.
- 4 Nantes Street.
- 8 Nantes Street.
- 12 Nantes Street.
- 14 Nantes Street.
- 16 Nantes Street.
- 18 Nantes Street.
- 20 Nantes Street.
- 24 Nantes Street.
- 28 Nantes Street.
- 32 Nantes Street.
- 2 Stephen Street.
- 5 Stephen Street.
- 5A Stephen Street.
- 8 Stephen Street.
- 10 Stephen Street.
- 12 Stephen Street.
- 14 Stephen Street.
- 16 Stephen Street.
- 17 Stephen Street.
- 18 Stephen Street.
- 19 Stephen Street.
- 21 Stephen Street.
- 22 Stephen Street.
- 28 Stephen Street.
- 32 Stephen Street.

Conservation Desirable

These places been noticeably altered to public view and therefore they do not meet the threshold for contributory significance. However, some original design qualities and historical associations to the precinct are discernible and of interest:

- 122 Aphrasia Street.
- 6 Nantes Street.
- 26 Nantes Street.
- 3 Stephen Street.
- 4 Stephen Street.
- 20 Stephen Street.
- 24 Stephen Street.

Non Significant

These places do not relate to the significant era of building development of the Newtown West Heritage Precinct between the 1850s and 1930s:

- 2/114 Aphrasia Street.
- 136 Aphrasia Street.
- 22 Nantes Street.
- 30 Nantes Street.
- 6 Stephen Street.
- 7 Stephen Street.

- 9 Stephen Street.
- 23 Stephen Street.

Precinct Map

The following precinct map shows the boundaries of the proposed Newtown West Heritage Precinct.



are eucalypt and other trees, and broad open grassed areas that comprise the substantial private open spaces in the northern rear yards. The trees appear to date from the 20th century (none survive of the larger 'Newtown Brae' estate in Stephen Street). Given the northern orientation and steeply-sloping topography, the dwellings to these properties largely have the principal facades facing the private open space, the secondary (rear) elevations facing Stephen Street where garaging has traditionally be located near the street boundary.

Another substantial property (albeit reduced in size from its original landholdings) is 'Brooklyn' at 132-134 Aphrasia Street. It has a wide frontage to Aphrasia Street with the principal façade of the original Late Victorian dwelling facing the side (east). The return verandah and balcony are supported by paired turned timber posts which have curved solid timber balcony fretwork (with quatrefoil motif cut-outs between the posts) and similar fretwork to the verandah, but with panels of vertically-oriented timberwork (at the main entrance) and timber latticework (for the remainder of the verandah). There are face brick chimneys with multi-corbelled tops. The brick walls are accentuated by rendered brick bands and voussoirs. There are timber framed double hung windows. At the rear (west) and side (north) of the original dwelling are additions and introduced outbuildings.

The majority of properties in the area of a similar, more modest size, including those on the north side of Aphrasia Street and southern sides of Nantes and Stephen Streets. An exception is the property at 12 Nantes Street, being a double block with a tennis court located on the east side. Also in Nantes Street, the dwellings have elevated positions as a consequence of the rise in the topography towards the rear (to the south).

Apart from the properties on the north side of Stephen Street, there is a largely regular front and side setbacks to the dwellings in Aphrasia, Nantes and the southern side of Stephen Streets.

Building Fabric

Dwellings

The Newtown West Heritage Precinct is identified by a notable number of Federation and interwar Bungalow dwellings, and few Victorian houses, of varying heights, scales and design characteristics. Most of the dwellings are good examples of their design type, reflecting the middle class origins of most of their initial owners. Overall, there is a mix of substantial and average-sized Federation and interwar era dwellings.

Victorian Dwellings

There are only two Victorian era dwellings in the precinct. The earliest house in the area is 'Newtown Brae', 15 Stephen Street, being of brick and bluestone construction. It is characterised by single storey hipped roof brick front wing with introduced post-supported concave front verandah and early side post-supported verandah (east side) with cast iron valances and brackets. Towards the rear (north) is a substantial bluestone and brick hipped roofed two storey wing encircled by an elaborate cast iron verandah and balcony. The central portion of the dwelling represents the original 'Woolmers' house, the front and rear additions being the work of 1885 to the design of Alexander Hamilton. There are early rendered brick chimneys, narrow eaves, timber framed double hung windows, timber framed entrance doors with sidelights and highlights, shallow-arched window heads defined by brick voussoirs, bluestone window sills and panelled timber doors.



Photo 2: 'Newtown Brae', east elevation showing original portion of dwelling, February 2016.



Photo 3: 'Newtown Brae', detail of east elevation showing delineation in the brickwork (centre) of the original dwelling (right) and single storey front addition (left), February 2016.



Photo 4: 'Newtown Brae', single storey addition built in 1885, February 2016.



Photo 5: 'Newtown Brae', two storey addition built in 1885, March 2014.

The other substantial Victorian property (albeit reduced in size from its original landholdings) is 'Brooklyn' at 132-134 Aphrasia Street. It has a wide frontage to Aphrasia Street with the principal façade of the original Late Victorian dwelling facing the side (east). The dwelling has unusual hipped roof forms with projecting gablets, comprising gambrel-like roofs. There are rising-sun and palm frond motifs in the gable ends. Projecting on the east façade is a faceted two storey bay topped with a hipped roof. These roofs are clad in slate. The eaves are dentillated. The return verandah and balcony are supported by paired turned timber posts have curved solid timber balcony fretwork (with quatrefoil motif cut-outs between the posts) and similar fretwork to the verandah, but with panels of vertically-oriented introduced timberwork (at the main entrance) and original timber latticework (for the remainder of the verandah). There are face brick chimneys with multi-corbelled tops. The brick walls are accentuated by red brick bands and voussoirs. There are timber framed double hung windows. At the rear (west) and side (north) of the original dwelling are additions and introduced outbuildings.



Photo 6: 'Brooklyn', principal (east) elevation, November 2015.

Federation era dwellings

There are nine Federation dwellings in the precinct situated in Nantes and Steven Streets. Most of these houses are single storey, of timber construction and having hipped and gabled roof compositions with return or front post-supported verandahs such as the dwellings at 4 Nantes Street and 8 Nantes Street (this dwelling having a high brick base). More substantial and locally unusual examples – by virtue of their design and orientation – are 'Minnewanka', 1 Stephen Street and the neighbouring dwellings at 3 and 5A Stephen Street. 'Minnewanka' is a particularly unusual design of brick construction, featuring a faceted two storey bay at the north end, the main entrance being at the side. A more modest unusual example of the Federation style is the Bungalow at 8 Stephen Street with its principal gabled roof form that traverses the site and minor gabled wings at the front, together with a return verandah under the main roof. The composition and character of this dwelling is more in keeping with the gabled Bungalows of the interwar period.



Photo 7: 'Atholbrae', 8 Nantes Street, November 2015.



Photo 8: 'Minnewanka', 1 Stephen Street, north (rear) elevation viewed from Formosa Street, November 2015.

The Federation era dwellings are:

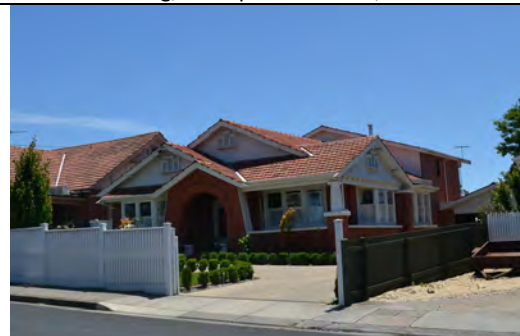
- 4 Nantes Street.
- 8 Nantes Street.
- 28 Nantes Street.
- 1 Stephen Street.
- 3 Stephen Street.
- 5A Stephen Street.
- 8 Stephen Street.

- 14 Stephen Street.
- 16 Stephen Street.

Interwar Era Dwellings

The majority of dwellings in the Newtown West Precinct are those built during the interwar era. Aphrasia Street is particularly identified by an homogenous row of primarily single storey, gabled timber and brick interwar Bungalow styled dwellings. They feature timber framed double hung windows, arranged in banks of three, projecting bays or singularly, have broad eaves, gable infill (battening, panelling and/or timber shingling) and brick chimneys with plain cappings.

Within this grouping are variations in compositions. Five of the dwellings have main gabled roof forms that traverse the site, with projecting minor gables and flat-roofed front verandahs supported by brick piers and squat columns. Examples include the dwellings at 114 and 116 Aphrasia Street, a notable and substantial example being the dwelling at 130 Aphrasia Street, which features a rendered, broad-arched flat-roofed front porch as part of a projecting front gabled wing with front attic wing and shingled bellcast balconette in the gable end. Another unusual example of this type is the brick dwelling at 118 Aphrasia Street which has a main gabled roof that traverses the site, with projecting minor gables at the front, including an arched entrance porch with gabled brick bays, return verandah and bay windows. The roofs are clad in terra cotta tiles.

**Photo 9:** Dwelling, 114 Aphrasia Street, November 2015.**Photo 10:** Dwelling, 116 Aphrasia Street, November 2015.**Photo 11:** Dwelling, 130 Aphrasia Street.
Real Estate online, January 2016.**Photo 12:** Dwelling, 118 Aphrasia Street, November 2015.

Another common Bungalow type in Aphrasia Street are the four dwellings with principal gabled roof forms that project towards the street frontage and feature minor projecting gabled wings (as verandahs) or projecting flat-roofed front porches. These porches are supported by brick piers and posts or columns. An example is the dwelling at 126 Aphrasia Street.

Another example of this type but with attic (including bellcast balconette above the front porch) is the dwelling at 124 Aphrasia Street. This same Bungalow type is also found at 2 Stephen Street.



Photo 13: Dwelling, 126 Aphrasia Street, November 2015.



Photo 14: Dwelling, 124 Aphrasia Street, November 2015.

In Stephen Street are 15 interwar dwellings the designs being more diverse than those in Aphrasia Street. At 12 Stephen Street is 'Nerrina', a brick dwelling with a principal gabled roof and projecting attic, front verandah and faceted bay window. Towards the western end of the street are some standard and contextually modest Bungalow types, including the dwellings at 20, 22 and 24 Stephen Street. A more refined and unusual example of the brick dwelling is at 18 Stephen Street, with its principal hipped roof form having a projecting gable in the main hipped roof face and a hipped front verandah supported by brick piers and squat tapered columns. Another unusual example is at 17 Stephen Street, with the principal hipped wing overlooking the private open space to the north.



Photo 15: 'Nerrina', 12 Stephen Street, November 2015.



Photo 16: Dwelling, 18 Stephen Street, Domain online, February 2009.

At 5 Stephen street is a substantial Bungalow with a main gabled roof form that traverses the site, an attic with jerkin-head roofed wings projecting from the front and rear main gabled roof faces, and a verandah formed as an extension of the main roof on the north side. Similar examples of this type are the brick dwellings at 32 Stephen Street and 122 Aphrasia Street (this dwelling having been altered and extended). A later and modest Bungalow example of brick construction is the dwelling at 10 Stephen Street which features hipped roof forms (clad in tiles) with a projecting flat-roofed rectangular window bay at the front.



Photo 17: Dwelling, 5 Stephen Street, Pictometry, c.2008, City of Greater Geelong.



Photo 18: Dwelling, 32 Stephen Street, Domain online, February 2009.

In Stephen St are also three substantial interwar Georgian Revival styled dwellings. Located at 11, 26 and 30 Stephen Street, they reflect the affluence of residential development in the 1920s and 1930s. The dwellings at 11 and 30 Stephen Street are of rendered brick construction with gabled roof forms, with tiled roof cladding and rendered chimneys. The dwelling earlier known as 'Hightrees' at 26 Stephen Street is constructed of 'cincrite' construction and features a hipped roof form clad in tiles. All three dwellings have regular bays of windows although the symmetry of the dwelling at 30 Stephen Street is offset by the projecting rectangular bay on the east side.



Photo 19: 'Hightrees', 26 Stephen Street, Wilsons Real Estate online, n.d.



Photo 20: Dwelling, 30 Stephen Street, November 2015.

Newtown West Heritage Review 2015-16

PLACE NAME: Newtown West Heritage Precinct

Place No. PRECINCT 1

ADDRESS: Aphrasia, Formosa, Nantes, & Stephen Sts

Assessment Date: May 16, Updated Oct 16

In Nantes Street are 10 interwar Bungalows. Five of these timber dwellings at 12, 14, 18, 20 and 24 Nantes Street have attics within the main gabled roofs. There are more modest examples of the gabled Bungalow type, including those at 16 and 32 Nantes Street. The former is a brick example, being finely detailed. It has a traversing main gabled roof with projecting minor gabled wing at the front characterised by a bowed flat-roofed bay window. Later Bungalow examples include the dwelling at 2 Nantes Street, being two storey with a principal hipped roof form with widely projecting eaves, a minor hipped wing that projects on the east side (at the rear) and a flat-roofed verandah and balcony.



Photo 21: Dwelling, 12 Nantes Street, November 2015.



Photo 22: Dwelling, 16 Nantes Street, November 2015.

The interwar era dwellings in the Newtown West area are:

- 112 Aphrasia Street.
- 114 Aphrasia Street.
- 116 Aphrasia Street.
- 118 Aphrasia Street.
- 120 Aphrasia Street.
- 122 Aphrasia Street.
- 124 Aphrasia Street.
- 126 Aphrasia Street.
- 128 Aphrasia Street.
- 130 Aphrasia Street.
- 136 Aphrasia Street.
- 2 Nantes Street.
- 6 Nantes Street.
- 12 Nantes Street.
- 14 Nantes Street.
- 16 Nantes Street.
- 18 Nantes Street.
- 20 Nantes Street.
- 24 Nantes Street.
- 26 Nantes Street.
- 32 Nantes Street.
- 2 Stephen Street.
- 4 Stephen Street.
- 5 Stephen Street.
- 10 Stephen Street.
- 11 Stephen Street.

- 12 Stephen Street.
- 17 Stephen Street.
- 18 Stephen Street.
- 19 Stephen Street.
- 20 Stephen Street.
- 22 Stephen Street.
- 24 Stephen Street.
- 26 Stephen Street.
- 28 Stephen Street.
- 30 Stephen Street.
- 32 Stephen Street.

Later Dwellings

Within the precinct are a small number of dwellings built after the interwar period in the later 20th century. They are:

- 2/114 Aphrasia Street.
- 22 Nantes Street.
- 30 Nantes Street.
- 6 Stephen Street.
- 23 Stephen Street.

Vacant Land

As of February 2016, the sites at 7 and 9 Stephen Street were vacant (undeveloped).

Garages and Carports

Most garages and carports within the Newtown West Heritage Precinct are located to the rear or side of the dwellings (the outbuildings at the side mainly being recessive from the front). They are largely hipped and/or gabled in form and constructed in brick, timber and corrugated sheet metal, with either corrugated sheet metal or tiled roof cladding.

In Aphrasia, all garages and carports are located towards the rear of the dwellings. In Nantes Street, there are five introduced garages and carports projecting forward of the dwellings, with two carports at 12 and 18 Nantes Street being located near the front boundaries. Given the sloping topography of the sites and the elevated locations of the dwelling, the outbuildings do not dominate. On the north side of Stephen Street, garages were traditionally situated on the street boundary. The original hipped roofed garage at 'Minnewanka', 1 Stephen Street, still survives. Most of the properties on the north side of Stephen Street have garaging near the front (Stephen Street) boundary. Conversely, most of the properties on the south side of Stephen Street have recessive garages and carports, except for the introduced outbuildings at 2, 24 and 28 Stephen Street (the recently-constructed garage at 2 Stephen Street being the only forward-projecting double car garage on the south side of the street).



Photo 23: 1 Stephen Street with early hipped garage on front boundary, November 2015.

Private Landscaping

The most substantial private landscape settings in the Newtown West Precinct are those associated with or located on part of the original 'Newtown Brae' property at 11-19 Stephen Street or the adjoining properties between 1 and 5A Stephen Street. These garden settings are located at the rear (north) of the properties and are substantial, with open grassed areas punctuated by various trees (mainly eucalypts), dating from the 20th century. At 'Newtown Brae', the large garden has been regenerated with numerous new plantings and landscape features. There is also more modest landscaping to the Stephen Street frontage. At 'Brooklyn' at 132-134 Aphrasia Street are early mature Cypress trees along the front boundary.

Generally, the front settings to properties in Aphrasia and Nantes Streets, and on the south side of Stephen Street, comprise open grassed areas, some with mature trees. There are side concrete driveways and front pedestrian paths.



Photo 24: Aerial view of precinct showing private gardens. Note the central large private gardens on the north side of Stephen Street (centre) with mature exotic trees at the rear. Source: NearMap, 29 October 2015, City of Greater Geelong.

Front Fencing

Throughout the precinct there is a mix of introduced fences, including variations in height. On the north side of Stephen Street, most of the fences are high and solid, following a tradition of higher fencing on the Stephen Street boundaries for these properties. Most of the front fencing in Aphrasia Street is approximately 1200-1300 mm in height, being typical for interwar era dwellings. In Nantes Street are some low boundary walls that have also been introduced.

No front fencing of the Victorian and Federation eras appears to exist. However, some front fences survive from the interwar period and contribute to the character and presentation of the properties. They include the fences at:

- 112 Aphrasia Street (brick fence with expressed piers, approximately 1300 mm in height).
- 114 Aphrasia Street (brick fence with expressed piers and curved bays, and concrete cappings to the piers and bays. The piers appear to be 1300 mm in height).
- 126 Aphrasia Street (tubular steel and woven wire fence and pedestrian gate, approximately 1300 mm high. The bluestone fence base may have been introduced).



Photo 25: Front fence, 112 Aphrasia Street, November 2015.



Photo 26: Front fence, 114 Aphrasia Street, 2007.

Urban Design and Infrastructure

In Aphrasia Street there are introduced concrete kerbs and channels with concrete footpaths (there being no nature strips). Early bluestone channels with concrete kerbs comprise the infrastructure in Nantes Street with the bluestone channels appearing to have been re-laid in recent years. In Stephen Street, there are introduced pigmented concrete kerbs with bluestone channels. In both Nantes and Stephen Streets are asphalt footpaths. There is only a narrow grassed nature strip on the north side of Stephen Street. There are no nature strips on the south side of Stephen Street and both sides of Nantes Street. Several properties in Nantes Street have concrete vehicular cross-overs. In Formosa Street is a Norfolk Island Pine tree in the narrow nature strips (adjacent to the northern boundary of the property at 5A Stephen Street) and other trees.

Integrity

The Newtown West Heritage Precinct includes 56 sites. Of this total, 41 properties contribute to the historical, architectural and/or aesthetic heritage values of the precinct. There are also eight places that have been altered but where the early designs and historical contribution to the precinct is discernible. The precinct is therefore of moderate-high integrity.

HISTORY:

The following gives an historical overview of the Newtown West area. Overviews of individual properties are given as datasheets attached to this citation.

Early Land Sales

In 1847, ten years after the founding of Geelong,¹ Crown land was sold on the west of the Newtown Hill. The sloping, predominantly open grassland boasted northern views to Corio Bay and the You Yangs, and views to the Barwon River valley on the west, including the low lying land that was later to become Queen's Gardens on the west bank of the river. Crown allotments 2 and 3 (comprising 45 acres and 51 acres and 35 perches respectively) were purchased by Duncan Hoyle (c.1807-1879) (Figure 1), pioneer Scottish squatter of Mt Bute Station near Lismore, Victoria, in 1832, and later the Deputy Lieutenant for and Governor of the County of Bute.² The eastern parts of these Crown allotments form the Newtown West Heritage Precinct today.

¹ For details on the founding of Geelong, see W.R. Brownhill & I. Wynd, *The History of Geelong and Corio Bay, with postscript 1995-1990*, The Geelong Advertiser, Geelong, 1990.

² Moorpanyal Parish Plan, VPRS 16171, Public Record Office Victoria, Outward Passengers Index, Public Record Office Victoria, The Australian, 29 March 1879 and Skipton Historical Society online, February 2016.

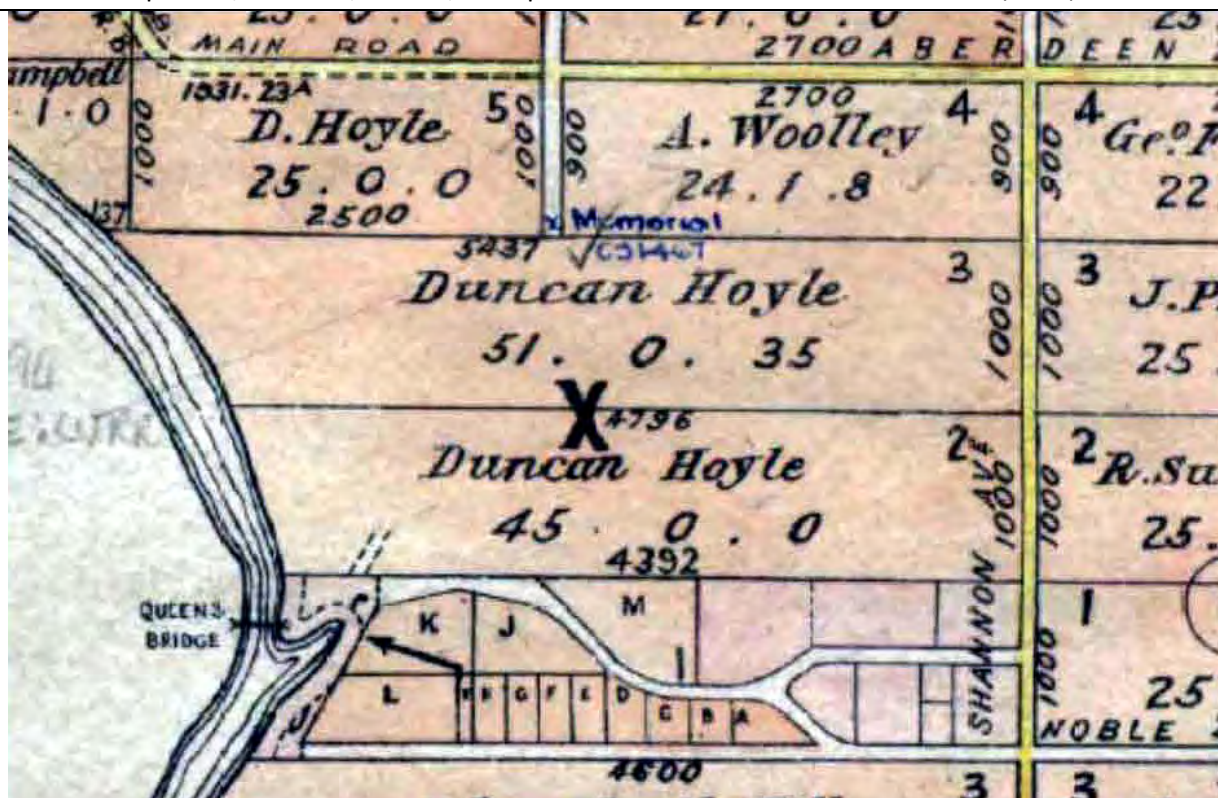


Figure 1: Portion of the Moorpanyal Parish Plan showing Crown allotments 2 & 3 of Section 10 first owned by Duncan Hoyle.
Source: VPRS 16171, Public Record Office Victoria.

In subsequent years, Hoyle subdivided sold his land at Newtown into smaller allotments. The earliest purchasers of parts of Crown allotment 3 were Leslie Alexander Moody, emigration officer, Joseph Lewis, publican, and George Henry Wathen, mining engineer.³ Roads were laid out, including the “Government Road” later named West Melbourne Road (now Shannon Avenue) and Formosa Street. Other roads, including Aphrasia, Nantes and Stephen Streets, were not yet named. In December 1852, Wathen advertised the sale of his four acre property.⁴ It was re-advertised for sale by private contract in January 1853 and again August of that year.⁵ Claimed to be ‘one of the most lovely spots about Geelong for Villa Residences’,⁶ the *Geelong Advertiser and Intelligencer* described it as:

... that very comfortable brick cottage (and other outbuildings) together with the Acre of Garden Ground on which it is built, known as Mr. Wathen's Formosa Property, Newtown, delightfully situated near the Residences of Mr Moore and Mr Lewis.⁷

The western portion of Wathen's land, immediately neighbouring Joseph Lewis' 'Woolmers' property, was purchased by George Alexander Stephen, merchant, in November 1853.⁸ The majority was taken up by John McLean, Captain of the "Duncan Hoyle" steamer, at this time.⁹ He subdivided

³ See Town of Geelong Rate Books, 1850-55, Geelong Library & Heritage Centre. For details on Wathen's occupation, see the *Geelong Advertiser*, 8 August 1851 & 18 September 1851.

⁴ *Geelong Advertiser & Intelligencer*, 4 December 1852, p.2.

⁵ *Ibid.*, 1 January 1853, p.3.

⁶ *Ibid.*, 17 February 1853, p.2.

⁷ *Ibid.*, 4 August 1853, p.2.

⁸ G.A. Stephen, Land Application 24840, General Law Library, Land Information Centre, Laverton.

⁹ Ibid. & *South Australian Register* (Adelaide), 12 July 1887, p.6.

the land into nine allotments known as the Formosa Estate in August 1854¹⁰ (Figure 2). Those lots within the Newtown West Heritage Precinct included the land with a frontage to Nantes Street which were sold to John Anderson in November 1854, William and Mary Radford in May 1855, Joseph Lewis in May 1856 and G.A. Stephen in October 1858 (Stephen was also to purchase additional lots in the Formosa Estate in 1862 and 1874, eventually acquiring all of the Formosa Estate land between Stephen and Nantes Streets).¹¹ Other neighbouring land surrounded by Formosa Street and bound by Stephen and Formosa Streets was acquired by Charles Ibbotson and Joseph Lowe Shaw.¹²

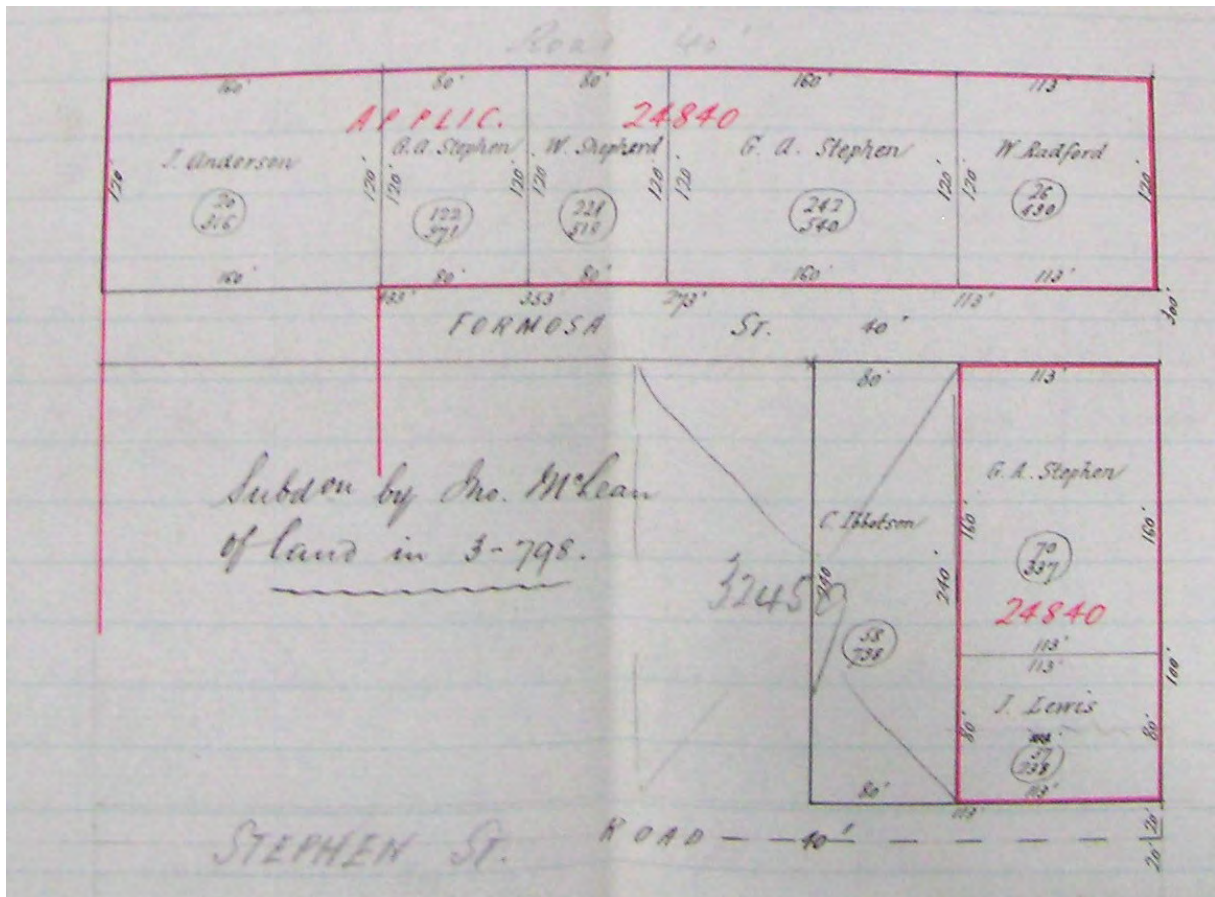


Figure 2: Sketch plan of McLean's Formosa Estate subdivision. Source: G.A. Stephen, Land Application 24840, General Law Library, Land Information Centre, Laverton.

A northern portion of Hoyle's Crown allotment 2, between Stephen and Aphrasia Street, and Shannon Avenue and Ruthven Street, was purchased by William McMullen and others.¹³ Comprising the eastern section of land between Aphrasia and Stephen Streets, it was subdivided into allotments of varying sizes to Thomas Jeffrey, John Murchison, Daniel Sherrin, Gregor McGregor and John Williams in 1855¹⁴ (Figure 3). To west, overlooking the Barwon River valley, Charles Ibbotson acquired two acres which became the location of his substantial property, "The Heights", from 1854.¹⁵ Opposite "The Heights" fronting Aphrasia Street, and comprising the western portion of land

¹⁰ *Geelong Advertiser & Intelligencer*, 21 August 1854, p.2.

¹¹ Stephen, op.cit. & Certificate of Title vol. 2121 fol. 075.

¹² Stephen, op.cit. & Borough of Newtown & Chilwell Rate Book, 1860-61.

¹³ W. McMullen & Others, Land Application 241951, General Law Library, op.cit.

¹⁴ Ibid.

¹⁵ L. Huddle, "The Heights" Conservation Analysis Report', prepared for the National Trust of Australia (Victoria), February 1985.

between Aphrasia and Stephen Streets, Robert Duncan Espinasse, an ironmonger and merchant, built a house in 1855-56.¹⁶ Espinasse was a Councillor with the Borough of Newtown and Chilwell Council between 1863 and late 1867.¹⁷ His house in Aphrasia Street was destroyed by fire in 1868.¹⁸

Crown Allotment 1 was situated immediately south of Crown allotment 2 (being outside the Newtown West Heritage Precinct). The east portion was set aside for a water reservoir and filter, and for Roman Catholic Orphanage, Roman Catholic Church, Wesleyan, Church of England, Presbyterian and Temperance Hall reserves¹⁹ (Figure 4). The Wesleyans built a brick cottage on their land, while the Catholics constructed St. Augustine's Church.²⁰ Both buildings were not to survive. More enduring was the construction of St. Augustine's Orphanage in 1885 (it was taken over by St. Joseph's College in 1935).²¹

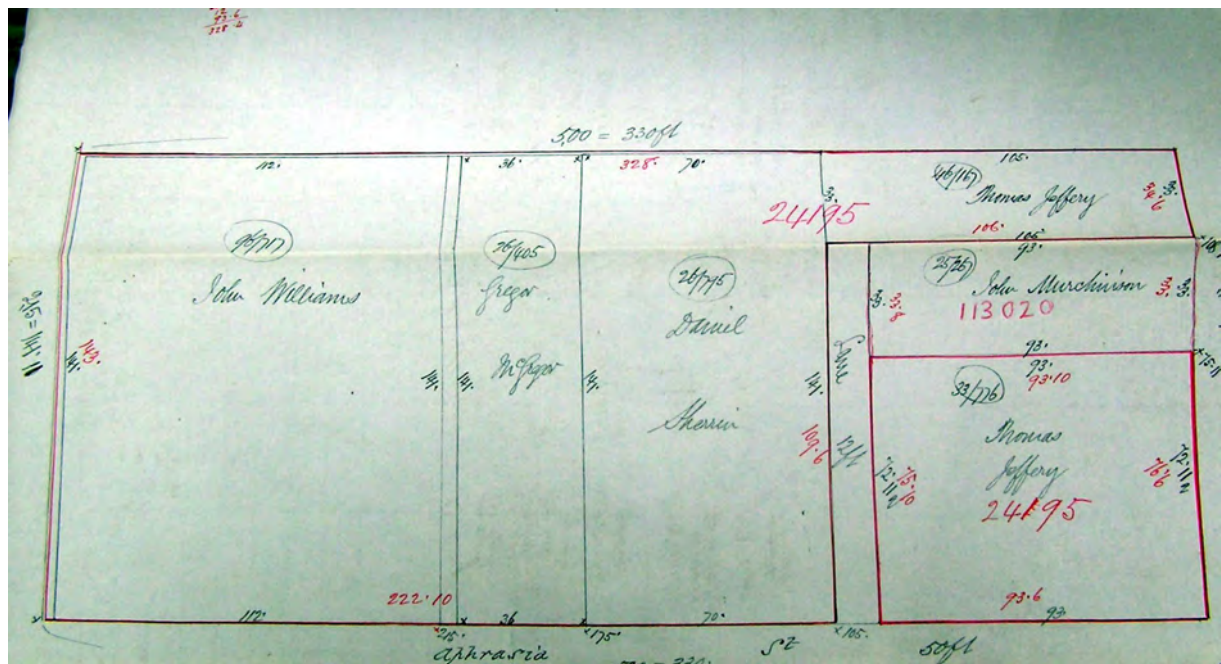


Figure 3: Sketch plan of McMullen's subdivision of portion of Crown allotment 2 of Section 10, 1855.

Source: W. McMullen & Others, Land Application 241951, General Law Library, Laverton.

- 16 J.H. Bottrell, 'Geelong Reminiscences: Early History of Geelong, the Homes of Newtown' in the *Geelong Advertiser*, 23 August 1930k, typescript, Geelong Family History Group Inc., p.26. Espinasse advertised the sale of his furniture at his home in Ryrie Street, Geelong, in April 1853, possibly as a consequence of his impending relocation to Aphrasia Street. See *Geelong Advertiser & Intelligencer*, 4 April 1853, p.2. He was first rated at 'New Town Hill' in the Geelong Town Rate Books (Kardinia Ward) in 1855-56. See Geelong Town Rate Books, Geelong Library & Heritage Centre.
- 17 G. Seaton, *Model Borough: An Introduction to old Newtown and Chilwell*, City of Newtown, 1983, p.122.
- 18 *Geelong Advertiser*, 11 May 1868, p.3 & 16 May 1868, p.3.
- 19 See Parish of Moorpanyal pat-away plans, M187 & M199C, Land Data online.
- 20 Bottrell, 'op.cit.', p.22.
- 21 *City of Newtown & Chilwell Centenary 1858-1958*, City of Newtown & Chilwell, 1958, State Library of Victoria.

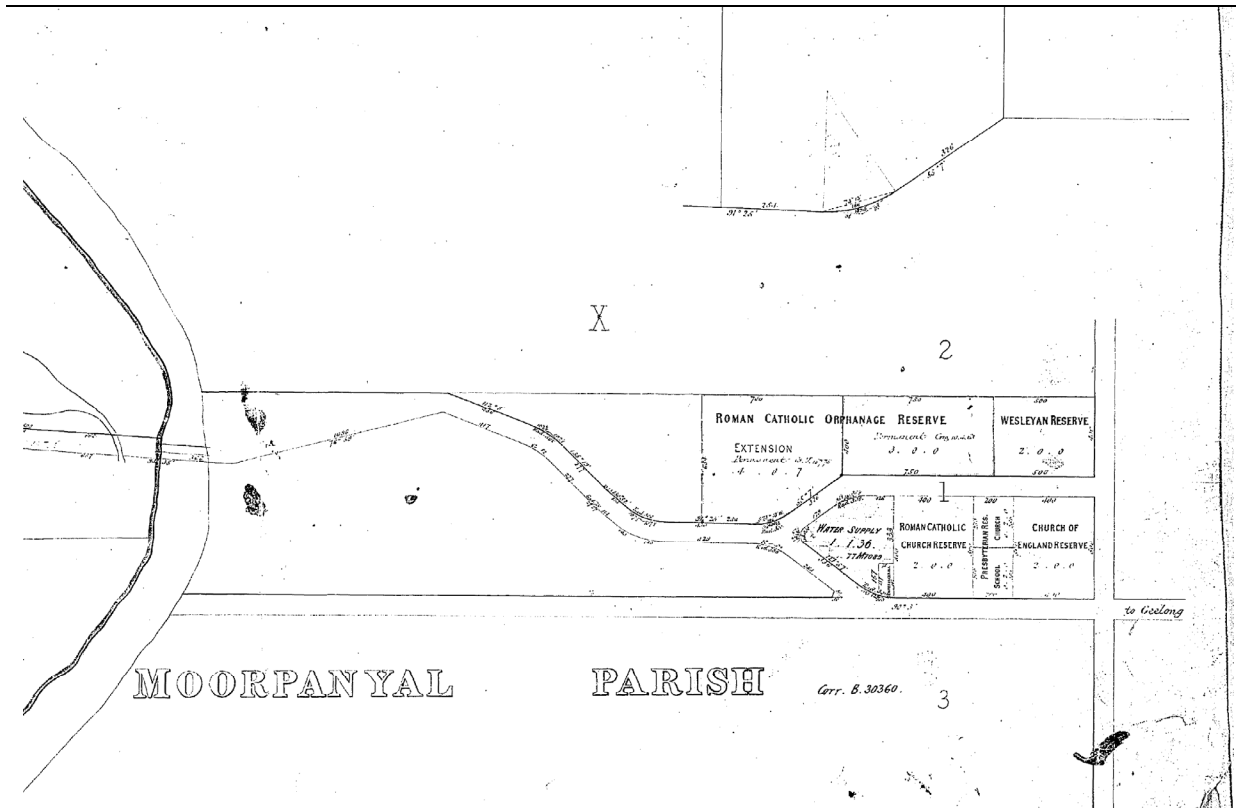


Figure 4: Moorpanyal Parish Plan put-away plan, M199C, Land Data online, showing church reservations.

Source: Landata online.

The early subdivisions of Crown allotments 2 and 3, and the locations and names of the streets were shown on a Map of Geelong and the Boroughs of South Barwon and Newtown and Chilwell in 1864 by Robert Balding. The configuration of the streets remains unchanged to the present day (although Ruthven Street originally did not extend to Upper Skene Street) (Figure 5).

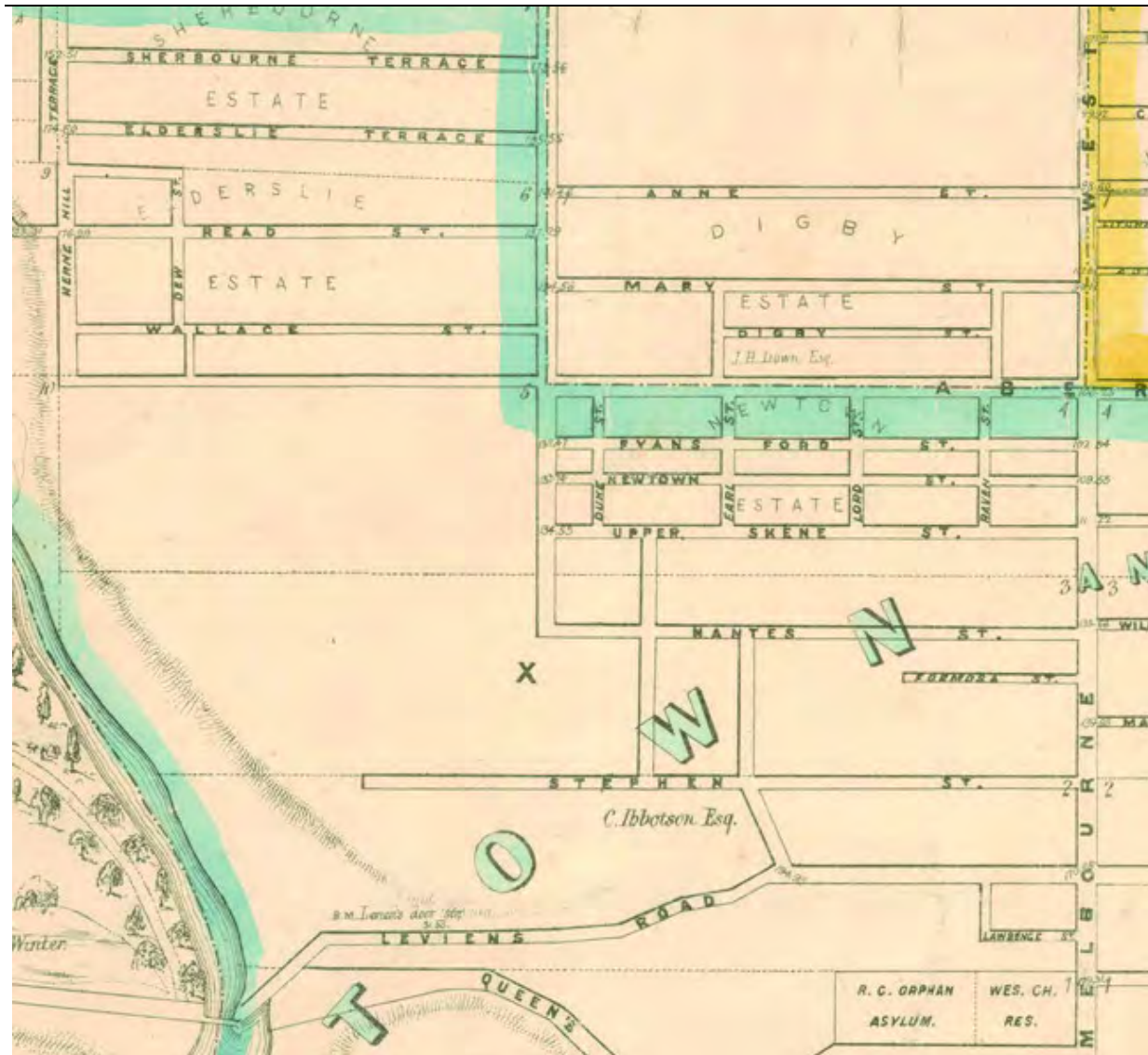


Figure 5: R. Balding, Map of Geelong and the Boroughs of South Barwon and Newtown and Chilwell, 1864.

Source: Statutory Planning Department, City of Greater Geelong.

Housing Developments & Notable Early Owners

The Early Years: An Overview of 19th Century Development

Newtown West largely remained a rural area in the 19th century. The earliest properties of Joseph Lewis and G.A. Stephen in Stephen Street were also the largest, spanning as far north as Nantes and Formosa Streets, respectively. They included substantial, landscaped settings. These properties also set the scene for future residential developments built for the middle classes. Joseph Lewis' property, 'Woolmers' (now addressed as 15 Stephen Street) was built in c.1851 (see following subsection for further details).

George Stephen's property adjoined 'Woolmers' on the east side (this was vacant land comprising 7-9 Stephen Street in 2016). There, in 1854, he built a six-roomed brick dwelling and established a large garden.²² George Alexander Stephen was born in London in 1815.²³ He emigrated to Tasmania

²² Town of Geelong Rate Book, Kardinia Ward, 1854, Geelong Library & Heritage Centre.

²³ Victorian Births, Deaths & Marriages Indexes, Department of Justice online & *Geelong Advertiser*, 14 May 1908k, p.4.

in 1849 before relocating to Geelong in the same year.²⁴ Stephen married Miss Emily Johnstone.²⁵ They had six children, Emily (born 1852), Helen Matilda (born c.1854), Alice Maud (born c.1854), George Alexander junior (born c.1855), Herbert (born c. 1847) and Arthur Leslie (born 1859).²⁶ G.A. Stephen was connected with the firm of Swanston, Willis and Stephen, general merchants in Gheringhap Street.²⁷ He was 'noted for his courteous and obliging disposition' and he was also 'a strenuous worker in the Chamber of Commerce, and actively associated himself with every movement for the advancement of Geelong.'²⁸ Stephen was an inaugural and long-time councillor for 48 years of the Geelong Grammar School, and he took an interest in the Geelong Protestant Orphan Asylum, being a member of the orphanage committee for 15 years.²⁹ G.A. Stephen retired from business in 1888. He died at his residence in Stephen Street in 1908.³⁰

By 1860-61, there were nine dwellings located in Stephen Street (including those of Lewis and Stephen).³¹ Other owners included Ebenezer Oliphant (four roomed house), John Carmichael (three roomed shop), John Jenkins (four roomed house), Richard Henry Bullock (four roomed house), Charles Ibbotson (two roomed cottage, in addition to his main property, "The Heights" at the western end of Stephen Street), and C.G. Dawson (five roomed cottage).³² Fenced land comprised the balance of the properties in this street.³³ Further north in Nantes Street there were five dwellings on the land previously known as the Formosa Estate. G.A. Stephen owned a dwelling that was leased to George W. Nantes (Newtown and Chilwell Borough Councillor). Other properties were owned by J.C. Hylton, Edwin Wood, and a Mr Nicholson.³⁴

In Aphrasia Street (then known as Upper Aphrasia Street), Thomas Jefferies' 11-roomed Fernery Hotel and gardens were situated on the north-west corner with West Melbourne Road.³⁵ The remainder of land fronting the north side of Aphrasia Street remained undeveloped and fenced, with William Gray leasing some of it to Charles Ibbotson.³⁶

By 1871-72, the western end of Stephen Street was the location of a Church of England parsonage for All Saints' Church.³⁷ Owned by William Ball, the six-roomed brick dwelling with garden was first occupied by the Rev. May.³⁸ In 1880, Charles Ibbotson acquired an acre of land at the south-west corner of Stephen Street and Shannon Avenue.³⁹ Ownership of the property was transferred to Ibbotson's daughter, Minna Elizabeth Ibbotson, in 1882.⁴⁰ A timber house was built and was occupied by a Mr Job Loveridge and Ah Lee, a Chinese emigrant who tended a market garden on the

24 *Ibid.*

25 Victorian Births, Deaths & Marriages Indexes, op.cit.

26 *Ibid.*

27 *Geelong Advertiser*, op.cit.

28 *Ibid.*

29 *Ibid.*

30 *Ibid.*

31 Borough of Newtown & Chilwell Rate Books, 1860-61, Geelong Library & Heritage Centre.

32 *Ibid.*

33 *Ibid.*

34 *Ibid.*

35 *Ibid.*

36 *Ibid.*

37 *Ibid.*, 1870-71 & *Geelong Advertiser*, 29 November 1871, p.3.

38 *Ibid.*

39 Certificate of Title vol. 1170 fol. 841.

40 *Ibid.*, vol. 1402 fol. 369.

site.⁴¹ The garden continued until the sale of the property in 1888.⁴² The land was subdivided and one of the first purchasers of an allotment (fronting 6 Stephen Street) was Harry Williams, coach builder.⁴³ He built a timber dwelling on the site in c1890.

The balance of Miss Ibbotson's land was acquired by Alfred David Price, a grocer of Malop Street, Geelong.⁴⁴ He had also purchased the immediately adjoining land to the west, spanning from Aphrasia Street to Stephen Street. Another gardener of Chinese descent, 'John', occupied the balance of the land in the immediate ensuing years.⁴⁵

Throughout the remainder of the 19th century and until the early 20th century, the Newtown West area remained a largely rural locality (Figure 6). This included much of the land between Aphrasia and Stephen Streets, and to the south of Nantes Street.



Figure 6: View looking north from 'Newtown Brae', 15 Stephen Street, showing undeveloped fenced land now comprising Nantes and Upper Skene Streets, n.d. [c.1900]. Source: Jan Phelan, Welshpool

⁴¹ *Geelong Advertiser*, 10 July 1888, p.3.

⁴² Certificate of Title, op.cit.

⁴³ Ibid.

⁴⁴ Ibid.

⁴⁵ J. Moreton, 'Life at Newtown Brae' in the *Investigator: Magazine of the Geelong Historical Society*, vol. 22, no. 1, March 1987, p.16.

Notable 19th Century Properties

‘Woolmers’/‘Newtown Brae’, 15 Stephen Street

Approximately four acres of Hoyle’s land on the north side of Stephen Street was purchased by Joseph Lewis, publican, on 27 August 1850.⁴⁶ He soon established a garden that was mentioned in the *Geelong Advertiser* in early January 1851.⁴⁷ Lewis had a six roomed brick dwelling with timber shingled roof constructed on the site in 1851.⁴⁸ It also included a kitchen and cellar.⁴⁹ Lewis was rated with 4 roomed brick welling in Kardinia ward in 1850 but this seems to equate with a property he owned or leased in Aberdeen Street.⁵⁰ Lewis named the property ‘Woolmers’ and in 1852 he advertised it for lease in the *Geelong Advertiser*:

That substantial built and well finished Cottage, at New Town: the property of Joseph Lewis, known as “Woolmer’s”
THE COTTAGE
Is surrounded by 125 feet of Verandah
Commanding extensive Marine Views, from Hobson’s Bay, stretching out on the one side to the Indented Heads, on the other, with
Geelong Harbour as a centre piece,
And an extensive landscape, bounded by
The Barrabools, the Aniki-hills, Station Peak, and Boninyong Mount.
This beautiful Venetian Cottage, consists of:
A Parlor, Dining and Drawing-rooms, three Bed-rooms
Substantial Kitchen and Laundry, ample Cellaring, Stable, and Gig-house, and Outhouses for Poultry, Pigs, &c.,
Attached to this desirable property, are four Acres of Garden, in which are planted,
Four Hundred Choice Fruit Trees and Vines
And the choicest Flowers, that the Colony can produce. A large Reservoir, and a Gardener’s house, leave little else to desire, whilst to perfect the whole arrangements there are:
Two Acres and a quarter of Paddock.
This desirable property is surrounded by
A Six-feet Paling, is situate in the most salubrious spot of our healthy neighbourhood, and requires but inspection to verify the description.”⁵¹

It seems that the lease of the property did not proceed as Lewis’ address was given as ‘Woolmers’ in the *Geelong Advertiser* in 1856.⁵² However, Lewis and his wife, Phoebe, were part-time residents given that they ran the Victoria Hotel in Geelong until the 1860s.⁵³ Joseph Lewis was also an inaugural trustee of the Queen’s Gardens (Queen’s Park) in 1861,⁵⁴ located nearby ‘Woolmers’. It may have been his involvement with the Queen’s Gardens (where many plants and trees were initially provided by Felix Levien, Daniel Bunce, curator of the Geelong Botanic Gardens, the Hon. J.H. Brooke, M.L.A. and Baron von Mueller, curator of the Melbourne Botanic Gardens⁵⁵) that was the inspiration for the substantial gardens and significant tree planting at ‘Woolmers’.

⁴⁶ Memorial No. 303 Book K, General Law Library, op.cit. See also Town of Geelong Rate Books, 1850-51, op.cit.

⁴⁷ *Geelong Advertiser & Intelligencer*, 6 January 1851, p.4.

⁴⁸ According to the current owner, Ann Scott, timber shingles survive in the roof space in 2016.

⁴⁹ Town of Geelong Rate Book, 1851, op.cit.

⁵⁰ Ibid.

⁵¹ *Geelong Advertiser & Intelligencer*, 4 February 1852.

⁵² Ibid., 8 March 1856.

⁵³ *Geelong Advertiser*, 19 October 1867.

⁵⁴ G. Jones, *Growing Together: A Gardening History of Geelong – extending to Colac and Camperdown*, George Jones, 1994, p.112.

⁵⁵ Ibid.

Joseph Lewis was born in London in c.1811.⁵⁶ In 1831 he was transported to Tasmania 'for pulling off 20 counterfeit shillings at a lower value than their Denomination.'⁵⁷ His convict record described him as having a dark complexion, aged 20 and was 'a man of color. End joint left thumb crippled.'⁵⁸ Lewis' occupation was listed as groom. He was possibly assigned to Thomas Archer of Woolmers, a large pastoral estate that produced a range of agricultural products (primarily merino wool for export to England),⁵⁹ as it is likely that the name of Lewis' property in Newtown derived from Archer's pastoral estate. Official records described Lewis at this time as having a bad character and in 1832 and 1833 he was imprisoned to hard labour 'at this trade' for being found in a disorderly house and from being 'absent from his duty.'⁶⁰ In 1836, Lewis was granted a ticket of leave.⁶¹ It was suspended the following year for 'showing no apparent means of gaining a livelihood' and having 'formed bad connections.'⁶² In 1840, Lewis married Miss Ann Wood, a cook and house maid of dubious character, who had been convicted for pickpocketing and transported to Tasmania for life.⁶³ At this time, Lewis was a stonemason.⁶⁴

The issuing of Joseph Lewis' free certificate in 1841⁶⁵ was to transform his life. Although illiterate and a man of colour, he was to become a shrewd businessman.⁶⁶ In 1844 he obtained a publican's licence and formed a partnership with Thomas Aberly at *The Dusty Miller* Inn, O'Brien's Bridge, Hobart.⁶⁷ This partnership was dissolved in 1845 and Lewis took up the license of *The Jolly Scotchman*.⁶⁸ In September of that year he departed for Adelaide on the *Water Witch*.⁶⁹ A few days later, Maria Sergeant of O'Brien's Bridge issued a caution against negotiating a promissory note in favour of Phoebe Moore, 'the same having surreptitiously obtained from me by Joseph Lewis, late of the Jolly Scotchman.'⁷⁰ This clearly suggests that Mrs Phoebe Moore, a widow,⁷¹ had struck up a friendship with Lewis prior to this departure for Adelaide.

Mrs Phoebe Moore (nee Pulbrook) was born in Berkshire, England, in 1820, the daughter of John and Sarah (nee Kinch) Pulbrook.⁷² Her father was a convict and had been transported to Tasmania and the family followed him there.⁷³ She married John Moore at New Norfolk, Tasmania, in 1837.⁷⁴ Their

56 Victorian Births, Deaths & Marriages Indexes online, op.cit.

57 J. Lewis, Convict Record no. 560, 1831, Tasmanian Archives online, CON18-12-00100.

58 J. Lewis, Convict Register, p.192, Tasmanian Archives online, CON18-12-00100.

59 See 'Woolmers Estate' online at <http://www.woolmers.com.au/the-outbuildings>

60 Lewis, Convict Record, op.cit.

61 Ibid.

62 Ibid.

63 Lewis & Wood, Marriage Permission, Memorial & Marriages Register, 1840, p.108, Tasmanian Archives, online, Tasmanian Names Index Marriage Register 1840, Tasmanian Archives online, Proceedings of Old Bailey, London's Central Criminal Court online at <http://www.oldbaileyonline.org/browse.jsp?id=t18320517-160-defend1325&div=t18320517-160#highlight>, A. Wood, , Muster Roll, 1832, Tasmanian Archives online, CON13-1-6.

64 Lewis & Wood, Marriage Register, op.cit.

65 Lewis, op.cit.

66 *Geelong Advertiser*, 15 August 1876.

67 *The Courier* (Hobart), 16 February 1844, p.4 & *Colonial Times*, 5 October 1844, p.4.

68 *Ibid.*, 6 May 1845, p.2.

69 Lewis, Departures, Tasmanian Convict Names Index, Tasmanian Archives online, 575799, POL459/1/2, p.61.

70 *Colonial Times*, 12 September 1845.

71 D. Lewis, 'Re: Look Up Please George W.M. Lewis', 1 March 2004 at <http://www.genealogy.com/forum/regional/countries/topics/australia/74196/>

72 Ibid.

73 Ibid.

74 See Convict Marriage Register, no. 270, 19 July 1837, Tasmanian Archives online.

first son, John, born 1838, drowned in 1839.⁷⁵ Their other children were Alfred James Moore (born 1840), and twins, George William Moore and Phoebe Moore (born 1843).⁷⁶ Phoebe Moore's husband, John, was a farmer and possibly a former convict.⁷⁷ He seems to have died in c.1845.⁷⁸ This appears to have been the impetus for Mrs Moore and her three children to join Joseph Lewis in Adelaide, having departed on the Brig, *Henry*, on 20 February 1846.⁷⁹ It is unclear whether Joseph Lewis and Phoebe Moore married, but Mrs Moore and her children took up the Lewis surname after 1850.⁸⁰ Miss Phoebe Moore possibly died during their time in Adelaide.⁸¹ There, Joseph Lewis traded as a silk merchant with limited success.⁸² By December 1845, he was declared insolvent.⁸³

Lewis' insolvency probably prompted his and his family's relocation to Geelong in early 1847, taking up his previous occupation as a publican in a hotel in Moorabool Street.⁸⁴ From this time, Lewis became a successful businessman. Mrs Phoebe Lewis also appears to have been a key to their success. In April 1848, he commenced business at the Shearers' Arms Hotel in Aberdeen Street, Geelong West.⁸⁵ In 1851, he took up the license of the newly erected Royal Mail Hotel in Yarra Street which 'consisted of 23 rooms.'⁸⁶ Eight years later in 1859, Lewis was rumoured to have considered reopening 'the Montpelier Hotel and gardens' but this does not appear to have transpired.⁸⁷ A few years later in 1862, Lewis was manager of the Newtown and Chilwell Town Common in addition to operating his hotel businesses.⁸⁸ In 1866, Lewis took over the license of the Victoria Hotel in Market Square, Geelong.⁸⁹ Phoebe Lewis died there the following year in 1867.⁹⁰

Retiring to 'Woolmers', Joseph Lewis advertised his intentions to leave Geelong in 1873⁹¹ but he remained resident at Newtown. In late 1875, he married Miss Sarah Elizabeth Robertson of Perth, Western Australia.⁹² By this time, owing to failures in gold mining on Mercer's Hill⁹³ and having lived off his previous business successes, Lewis became insolvent.⁹⁴ He died at 'Woolmers' on 14 August 1876 due to 'dropsy and an affection of the liver.'⁹⁵

75 Lewis, op.cit.

76 Ibid.

77 Ibid.

78 Ibid.

79 *The Observer* (Hobart), 20 February 1846, p.2.

80 Victorian Births, Deaths & Marriages Indexes online, op.cit. See Memorial No. 771 Book I, 13 May 1850, where there was a conveyance of land (Lot 3, Section 8, Parish of Moorpanyal) from Joseph Lewis to Phoebe "Moore", General Law Library, op.cit.

81 No death notice or record has been uncovered in South Australian and Victorian Births, Deaths & Marriages records.

82 *Geelong Advertiser*, 7 April 1848, p.2.

83 *Adelaide Observer*, 27 December 1845, p.4.

84 *Geelong Advertiser & Intelligencer*, 26 March 1847.

85 *Ibid.*, 18 April 1848, p.2.

86 W. Morrow & I. Wynd, *Geelong Hotels and Their Licensees*, Geelong Historical Society, Geelong, 1996.

87 *Geelong Advertiser*, 7 April 1859, p.2.

88 D. Wight, 'Geelong Chronicle Indexes', Geelong Library & Heritage Centre.

89 Morrow & Wynd, op.cit.

90 *Geelong Advertiser*, 19 October 1867.

91 *Ibid.*, 14 November 1873.

92 *Ibid.*, 15 December 1875, p.2.

93 Wight, op.cit. & *Geelong Advertiser*, 15 August 1876.

94 J. Lewis, *Insolvency Papers*, 1987, VPRS 8145 Unit 105, File 2851, Public Record Office Victoria.

95 *Geelong Advertiser*, op.cit.

'Woolmers' had earlier been advertised for sale in June 1876. It was described as 'that beautiful villa residence with three acres of garden and orchard.'⁹⁶ The sale was brought in given that biddings did not come 'up to expectation.'⁹⁷

In 1880, after a number of sales attempts, 'Woolmers' was sold to Andrew Volum (c.1818-1906).⁹⁸ A successful brewer,⁹⁹ Volum leased the property to J. Waugh.¹⁰⁰ 'Woolmers' was sold to James Alexander, grazier of 'Burnbrae', Peshurst, in c.1884.¹⁰¹ He renamed the property 'Newtown Brae' and in 1885 he engaged the Colac architect Alexander Hamilton to design large two storey additions on the north side as well as single storey additions to the south, fronting Stephen Street¹⁰² (Figures 7-10).

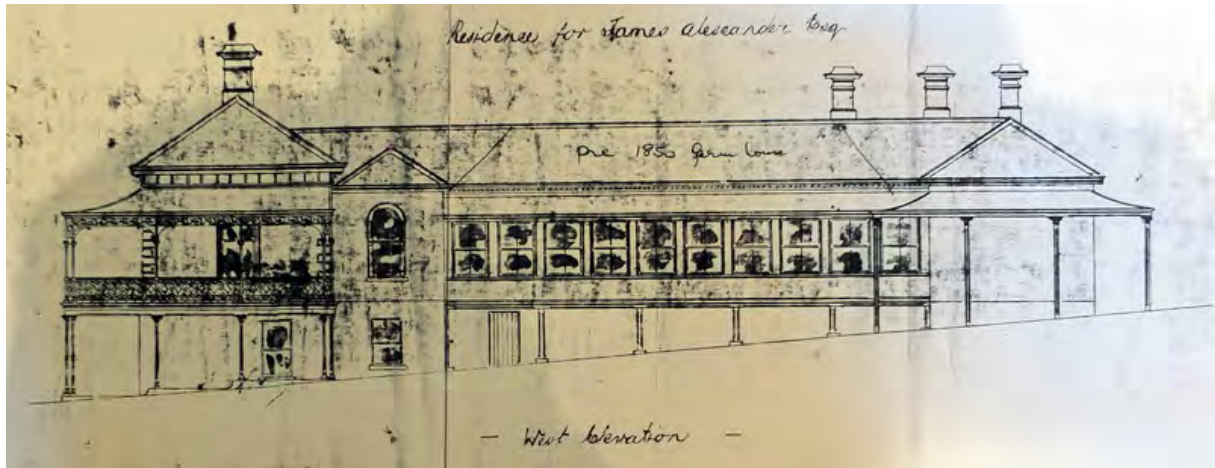


Figure 7: A. Hamilton, West elevation drawing showing alterations and additions to 'Newtown Brae', 1885.

Source: Ann Scott, 'Newtown Brae'.

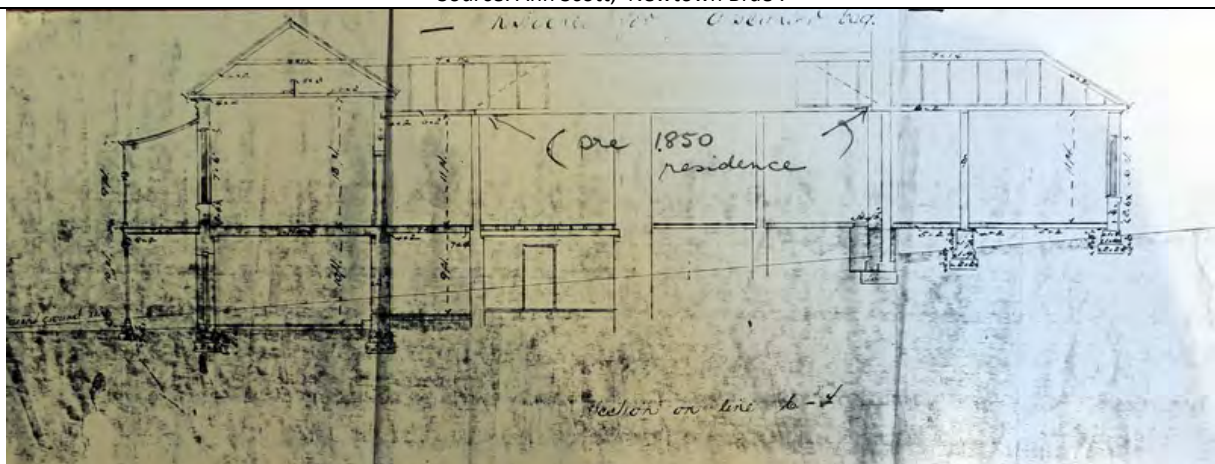


Figure 8: A. Hamilton, Section drawing, 1885, showing the proposed additions to the north and south (left and right) of the original dwelling respectively. Source: Ann Scott, 'Newtown Brae'.

⁹⁶ *Ibid.*, 27 June 1876.

⁹⁷ *Ibid.*, 8 July 1876.

⁹⁸ *Ibid.*, 25 July 1884 & Victorian Births, Deaths & Marriages Indexes online, op.cit.

⁹⁹ *The Age*, 23 July 1928.

¹⁰⁰ *Geelong Advertiser*, op.cit.

¹⁰¹ *Ibid.*, 5 March 1885, p.1.

¹⁰² *Ibid.*

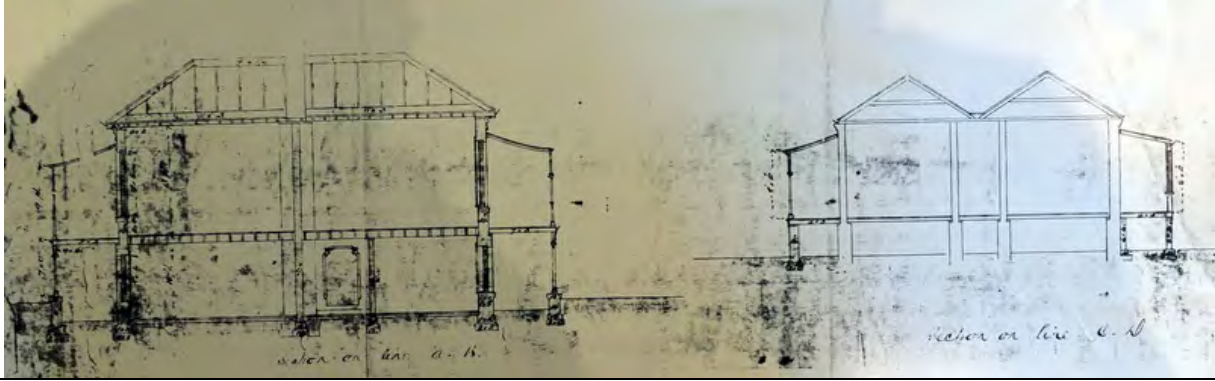


Figure 9: A. Hamilton, Section drawings, 1885. Source: Ann Scott, 'Newtown Brae'.

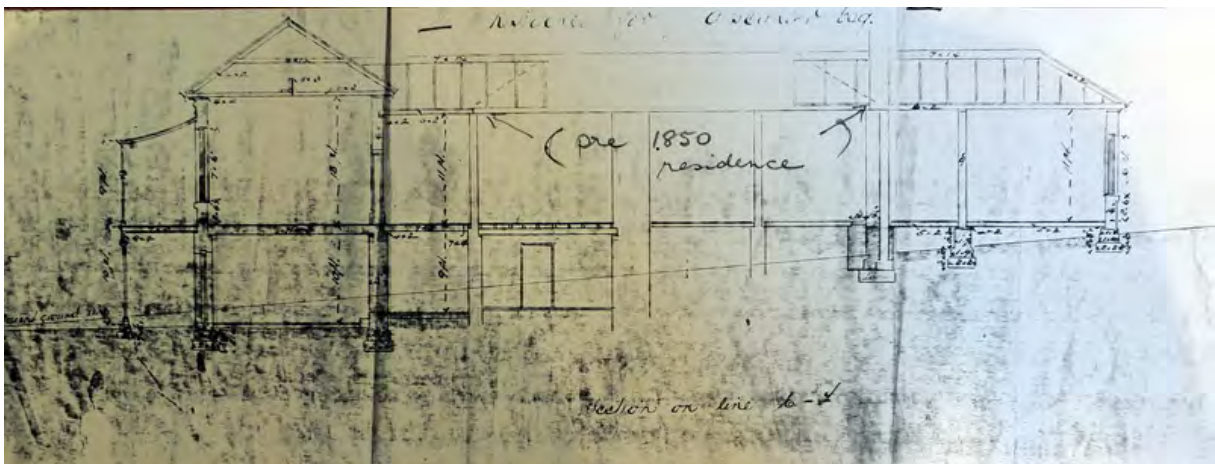


Figure 10: A. Hamilton, Section drawings, 1885. Source: Ann Scott, 'Newtown Brae'.

The hipped roofed, stone and brick two storey additions transformed the historic dwelling into a mansion house featuring an elaborate return cast iron verandah and balcony (Figures 11-12).



Figure 11: 'Newtown Brae', west elevation (north wing), n.d. [c.1900]. Source: Jan Phelan, Welshpool.



Figure 12: 'Newtown Brae', east elevation (north wing), n.d. [c.1900]. Source: Jan Phelan, Welshpool.

James Alexander was born in c.1827.¹⁰³ He was a member of the first Shire of Mount Rouse Council in 1864.¹⁰⁴ He married Mrs Jane Hodginson (nee Hutton) in 1886 and they had six children: Charlotte Mary (born 1868), Elizabeth Margaret (born 1869), Jane Christina (born 1872), Violet Grace (born 1878), William David (born 1880) and Annie (born 1885).¹⁰⁵ A grazier, James Alexander first leased the Woodhouse Estate.¹⁰⁶ In 1884, he purchased the 'Burnbrae' property¹⁰⁷ prior to relocating to Geelong in 1885. Alexander's ownership of 'Newtown Brae' was to be short-lived. He died there in 1887.¹⁰⁸ At this time, the property was described as being 'All that piece of land being part of portion 3 Section 10 Parish of Moorpanyal with brick house thereon valued at £3000.'^{109]}

'Newtown Brae' remained part of Alexander's Estate for several years. Soon after James Alexander's death, Mrs Alexander took her children on a grand tour to the European Continent and the United Kingdom.¹¹⁰ She died in London in 1892.¹¹¹ Initially, the orphan children stayed with relatives at Peeblesshire, Scotland, before returning to Victoria to receive their education.¹¹² In November 1892, the Geelong Advertiser published a notice for the leasing of 'Newtown Brae' 'for 6 or 12 months certain.'¹¹³ Between 1895 and 1897 it was leased to Alexander Singer Bell, grazier.¹¹⁴ In 1898-99, it was occupied by James Knox Champ, also a grazier.¹¹⁵ From 1900, it was the home of the Dobie family.¹¹⁶ Thomas Meldrum Dobie (c.1860-1902), grazier, married Miss Charlotte Mary Alexander, daughter of the late James Alexander, in 1899.¹¹⁷ Tragically, Thomas died at 'Newtown Brae' on 29 September 1902, a result of appendicitis and complications from an unsuccessful operation on the family's kitchen table.¹¹⁸

In 1912, 'Newtown Brae' was offered for sale. The *Geelong Advertiser* described the sale as follows:

Subdivision into 18 building sites (known as Newtown Brae Subdivision Estate)

Also

"Newtown Brae, Brick and bluestone commodious residence, containing drawingroom, dining room, 2 living rooms, 6 bedrooms, kitchen, bathroom, pantry, etc., erected on land having a frontage of 110 feet to Stephen-street, by a depth of 400 feet through to Nantes-street."¹¹⁹

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- 103 Victorian Births, Deaths & Marriages Indexes, op.cit.
104 T. Hubbard, Heritage Matters, Pty Ltd, 'Burnbrae Homestead, Penshurst', in 'Southern Grampians Shire Heritage Study, 2003.
105 Victorian Births, Deaths & Marriages Indexes, op.cit.
106 *Leader*, 29 September 1894.
107 Hubbard, op.cit.
108 Victorian Births, Deaths & Marriages Indexes, op.cit.
109 J. Alexander, Probate Administration files, 1887, VPRS 28/P2 Unit 224A, Public Record Office Victoria.
110 Personal comments to the author by Jan Phelan and Jan Sprague, granddaughters of W.D. and J. Alexander, February 2016.
111 *Geelong Advertiser*, 23 November 1892, p.1.
112 Phelan & Sprague, op.cit.
113 *Geelong Advertiser*, op.cit.
114 Borough of Newtown & Chilwell Rate Books, 1895-97, op.cit.
115 Ibid., 1899-1900.
116 Ibid., 1900.
117 Victorian Births, Deaths & Marriages Indexes, op.cit.
118 Moreton, op.cit., p.22.
119 *Geelong Advertiser*, 9 July 1912.

The much-reduced 'Newtown Brae' property was purchased by William David Alexander, son of James Alexander. W.D. Alexander was educated the Melbourne Grammar School where he was school captain in the late 1890s.¹²⁰ In 1905, he married his cousin, Miss Muriel Mary Hutton, and they had three children: Joan (born 1906), Muriel Hutton (born 1906) and James (born 1908).¹²¹ A grazier, W.D. Alexander farmed his 'Kalimna' property at Winchelsea before relocating to 'Newtown Brae'.¹²² At his Newtown property in 1914, Alexander established a 'model poultry farm'.¹²³ He also engaged the Geelong architects, Laird and Buchan, to design a garage and alterations to gates at 'Newtown Brae'.¹²⁴ (Figure 13). A tennis court (Figure 14) was also laid out in the gardens in the early 20th century. W.D. Alexander continued to live at 'Newtown Brae' until his death in 1946.¹²⁵ The property passed to his wife, Muriel Alexander, until 1950, when it was sold to Francis Patrick Smith-Nelson.¹²⁶



Figure 13: Front (Stephen Street) gates, 'Newtown Brae', n.d. [c.1920]. Source: Jan Phelan, Welshpool.

¹²⁰ Melbourne Grammar School Archive Database online, Melbourne Grammar School, 2012.

¹²¹ Victorian Births, Deaths & Marriages Indexes, op.cit.

¹²² *Geelong Advertiser*, 29 November 1906 & 18 June 1908, *Colac Herald*, 12 July 1909.

¹²³ *Geelong Advertiser*, 27 September 1914.

¹²⁴ Laird and Buchan Contract Books, GRS 210, Book 6, Geelong Library & Heritage Centre.

¹²⁵ W.D. Alexander, Probate Administration files, 1946, VPRS 28/P3 Unit 4398 Public Record Office Victoria.

¹²⁶ City of Newtown Rate Book, 1950, op.cit.



Figure 14: Tennis court in the grounds of 'Newtown Brae', n.d. [c.1920]. Source: Jan Phelan, Welshpool.

'Hendra'/'Brooklyn', 132-134 Aphrasia Street

The land now comprising 132-134 Aphrasia Street was acquired in 1891 by Alfred David Price, grocer of Virginia Street, Newtown.¹²⁷ The fenced land measured 216 x 285 feet.¹²⁸ At this time engaged the Geelong architectural firm of Laird and Barlow to design an 11 roomed two storey brick dwelling, together with five outhouses and a stable.¹²⁹

Alfred David Price was born in c.1856, the son of Evan and Elizabeth (nee Jones) Price.¹³⁰ The family originated from Wales where they held a farm called Hendra. It was the name of this farm that was the inspiration for the name of the Hendra property at Newtown.¹³¹ The Price family emigrated from Wales to Columbus Ohio before arriving in Australia.¹³² In Geelong in 1883, Alfred Price applied for a grocer's license for a shop in Malop Street.¹³³ He also contributed to community life, becoming elected as a Councillor of the Borough and Newtown and Chilwell Council in 1891.¹³⁴ With his brother, John Evan Price, Alfred established a starch manufacturing business at Fyansford.¹³⁵ It was dissolved in 1897.¹³⁶ The following year in 1898, Price offered 'Hendra' for sale.¹³⁷ With his wife,

¹²⁷ Borough of Newtown & Chilwell Rate Book, 1891-92, op.cit

¹²⁸ Ibid.

¹²⁹ *Geelong Advertiser*, 11 January 1892. Laird and Barlow invited tenders for painting and decorating, plastering, slating and plumbing and gasfitting, with plans available to be seen at their offices. See also Laird & Barlow Contract Book 1A, 1891, GRS 210, Geelong Library & Heritage Centre, which documents the progress of construction of the dwelling.

¹³⁰ Victorian Births, Deaths & Marriages Indexes, op.cit.

¹³¹ Sally Beers, Statutory Planning Department, City of Greater Geelong, personal comment, December 2015, descendant of the Price family.

¹³² Ibid.

¹³³ *Geelong Advertiser*, 23 November 1883.

¹³⁴ *Ibid.*, 4 August 1891.

¹³⁵ *Ibid.*, 19 June 1897.

¹³⁶ *Ibid.*

¹³⁷ *Ibid.*, 26 May 1898.

Julie (nee Hobbs) Price, he relocated to Melbourne where he became a partner of Price, Griffiths and Co., wine, spirit and general merchants, in Little Collins Street.¹³⁸

‘Hendra’ was first leased to Alfred Roadknight, auctioneer, in 1899-1900.¹³⁹ By 1908, the property was occupied by Stephen R. Turner, gentleman.¹⁴⁰ In 1987, Mrs Jean Moreton (nee Dobie) recalled the property during the Turner occupancy:

The other side of the street (i.e. Stephen Street) was most exciting. The big two storey red brick house that now stands at the top of Aphrasia Street had a gate into Stephen Street; in it lived Monica Turner, a dear little dumpy girl who was our constant playmate.¹⁴¹

In 1910-11, the property was occupied by John Lawson.¹⁴² It was still described as an 11-roomed brick dwelling with stabling, having a net annual value of £70.¹⁴³ The property was sold to James Maddern, a retired farmer, in 1912.¹⁴⁴ He sold it to William H. Munday, tanner, in 1918-19, although Title was not released until 1920.¹⁴⁵ Munday renamed the house ‘Brooklyn’ ‘in recognition of the suburb where is father James Munday’s family had lived in their early days in America.’¹⁴⁶ W.H. Munday subdivided the grounds into five allotments as the “Brooklyn Estate” in 1923.¹⁴⁷ Ownership was transferred to Munday’s wife, Mary Ellen Munday in 1940.¹⁴⁸ W.H. Munday died four years later, *The Argus* publishing the following obituary:

The death occurred at his home in Aphrasia st, Newtown, Geelong, of Mr William H. Munday, 68, of Munday’s Tannery, on the Barwon River. When a young man Mr Munday played football with Barwon club, and later in a number of games with the Geelong League team. He was also successful as a cricketer, a billiards player, and at bowls. Mr Munday is survived by a widow, three sons, and three daughters.¹⁴⁹

In 1950, “Brooklyn” it was sold to the Trustees of the Christian Brothers¹⁵⁰ and the property became part of St. Joseph’s College. It was named ‘Butler House’ after the first Principal of the neighbouring St. Joseph College in 1935, Brother Richard Xavier Butler.¹⁵¹ During his incumbency, St. Joseph’s was transformed ‘into a first class boarding college for boys.’¹⁵² By 1985, the property had been converted into a nursing home known as Brooklyn House¹⁵³ (Figure 15). Alterations and additions

138 *The Argus*, 5 July 1892.

139 Borough of Newtown & Chilwell Rate Book, 1899-1900, op.cit.

140 Ibid., 1908.

141 Moreton, op.cit.

142 Borough of Newtown & Chilwell Rate Book, 1910-11, op.cit.

143 Ibid.

144 Certificate of Title, vol. 3616 fol. 073. Des Munday in *Munday 1840-1993: The Family – The Company*, Des Munday, North Geelong, 1993, p.32, claims that the dwelling was a hospital during Maddern’s ownership.

145 Ibid. & Borough of Newtown & Chilwell Rate Book 1918-19, op.cit.

146 Munday, op.cit.

147 ‘Brooklyn Estate’ subdivision plan, 24 March 1923, folio B65, Geelong Library & Heritage Centre.

148 Certificate of Title, op.cit.

149 *The Argus*, 25 March 1944, p.4.

150 Certificate of Title, vol. 6425 fol. 896.

151 ‘Brother Richard Xavier Butler’, St. Joseph’s College online at <http://www.sjc.vic.edu.au/college-house-v2/brother-richard-xavier-butler>

152 Ibid.

153 Building Permit 349/1985, City of Greater Geelong.

were carried out at this time. Further extensions were carried out in 1993 to provide for an additional 14 units.¹⁵⁴ The property was changed to student accommodation in 2015.¹⁵⁵



Figure 15: “Brooklyn”, 132-134 Aphrasia Street, Newtown, n.d. [c.1993].

Source: Des Munday in *Munday 1840-1993: The Family – The Company*, Des Munday, North Geelong, 1993, p.35.

The Federation Era: A Time of Subdivision

The Federation period witnessed the subdivision of several of the larger 19th century estates. The death of G.A. Stephen in 1908 brought about subdivision of his land at the east end of Stephen Street and fronting the south side of Nantes Street.¹⁵⁶ The subsequent owner, Daniel McIntyre, created several allotments that were sold in 1909.¹⁵⁷ In March 1912, Lloyd Hooper sold his land between Aphrasia and Stephen Streets into ‘10 Splendid Building Blocks’ as the Devon Estate¹⁵⁸ (Figure 16). It was advertised as a ‘Healthy Situation’, ‘Charming Location’, ‘Perfect Drainage’ and ‘trams close up to three lots.’¹⁵⁹ It was also in 1912 when the much of the outer grounds of ‘Newtown Brae’ were sold as the “Newtown Brae Estate” as 18 allotments (Figure 17). They were advertised as ‘commending

¹⁵⁴ Planning Permit 370/1993 City of Greater Geelong.

¹⁵⁵ Building Permit 922/2015, City of Greater Geelong.

¹⁵⁶ Certificate of Title vol. 2121 fol. 075.

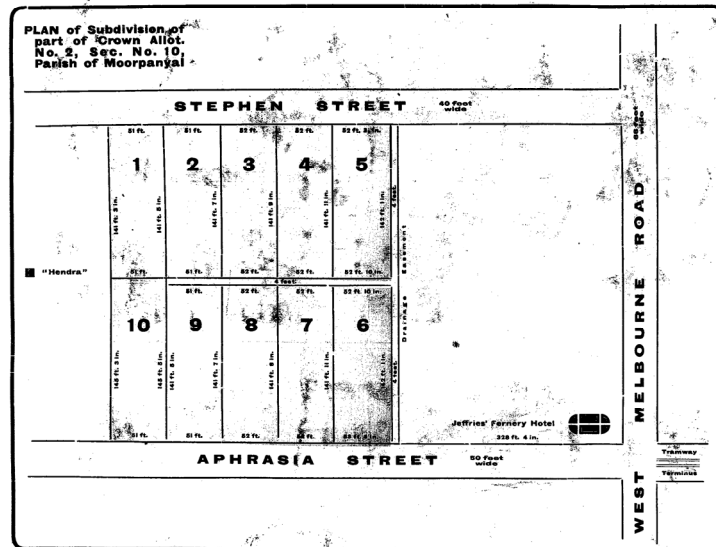
¹⁵⁷ Ibid., vol. 3304 fol. 672.

¹⁵⁸ ‘Devon Estate’ subdivision plan, 30 March 1912, folio 7, Geelong Library & Heritage Centre.

¹⁵⁹ Ibid.

one of the choicest positions in Newtown, the Toorak of Geelong having ... extensive frontages to Stephen, Nantes and Punt [Ruthven] Streets.’¹⁶⁰

SATURDAY, 30th March, 1912, on the Ground, at 3 p.m.



...IMPORTANT...
SUBDIVISIONAL SALE
OF THE
Devon Estate
10 **SPLENDID** **Blocks**
Healthy Situation!
Charming Locality!
Perfect Drainage!
TRAMS CLOSE UP TO THESE LOTS
For convenience in every respect, and other
innumerable advantages these sites are
UNSURPASSED
Title - Certificate.
TERMS EASY.
Under instructions from LLOYD HOOPER, Esq.

THE SALE WILL BE CONDUCTED BY
H. BLOMFIELD BROWN & CO.
W. P. CARR & SONS
 Auctioneers in conjunction

Newwood & Deasy, Printers, Bryn Street, Geelong

Figure 16: "Devon Estate" subdivision plan, 30 March 1912. Source: GRS 2065/7/106, Geelong Library & Heritage Centre.



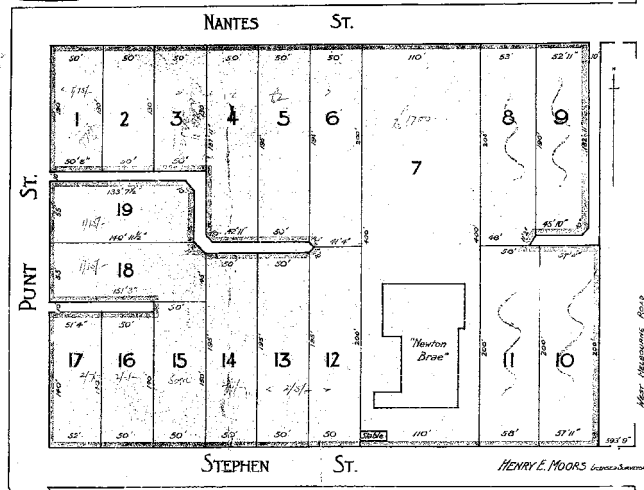
**For
Private
Sale.**

Subdivision of the
"NEWTON
BRAE
ESTATE,"

commanding one of the
CHOICEST POSITIONS
in NEWTOWN, The

Toorak of Geelong

having
Extensive Frontages to
STEPHEN, NANTES
and PUNT STS.



THE RESIDENCE is a substantial Building of Brick and Bluestone, and comprises Drawing Room, Dining Room, 2 Living Rooms, 6 Bedrooms, Kitchen, Bathroom, Pantries, Verandah 3 sides, good Stabling, &c., erected on Land having a frontage to Stephen St. of 110 ft. by a depth through to Nantes St. of 400 ft.

18 **SPLENDID** BUILDING SITES 18

Each having a Frontage of 50 feet or more, with extensive depths to wide rights-of-way.

The Agents direct SPECIAL ATTENTION to the Sale of THIS CAPITAL ESTATE, as it is ce. only one of the last Subdivisions of Land in this choice neighbourhood. The ELECTRIC TRAM TERMINUS is within 2 minutes of the Estate, and every Block commands EXCELLENT and UNINTERRUPTED VIEWS of Bay and surrounding District.

The Blocks are being offered at very reasonable Prices, and LIBERAL TERMS will be given to purchasers

FOR FURTHER INFORMATION APPLY TO

NEIL CAMPBELL & CO.
HIGGINS, DENTRY & CO.

Auctioneers in conjunction,
RYRIE STREET, GEELONG. N10

McIntosh 1912

Figure 17: "Newtown Brae Estate" subdivision plan 1912. Source: GRS 2030/N10, Geelong Library & Heritage Centre.

The First World War between 1914 and 1918 interrupted residential development on the newly-developed subdivisional estates. However, houses of varying sizes were built during this period. One of the earliest was a timber dwelling in 1910-11 at 8 Nantes Street for William and Edith Wilson.¹⁶¹ The house was possibly designed by William Wilson given that he was a draughtsman. Nearby at 4 Nantes Street in 1912-13, a timber Federation styled dwelling was built for John Robin, a traveller.¹⁶² Further west at 28 Nantes Street, a timber house was built in 1914 for Leslie Hoffman, teacher of St. Augustine's Boys' Orphanage in Aphrasia Street¹⁶³. Other dwellings of comparable timber construction and scale were constructed in Stephen Street, including 'Devon' at 14 Stephen Street by H.S. Johnston, builder, in 1912.¹⁶⁴ Nearby at 16 Stephen Street, William Maude, retired stationmaster, had the Federation styled timber dwelling constructed in 1914-15.¹⁶⁵ A more unusual

¹⁶¹ See datasheet of property for further details and references.

¹⁶² Ibid.

¹⁶³ Ibid.

¹⁶⁴ Ibid.

¹⁶⁵ Ibid.

design was the building of the Federation Bungalow at 8 Stephen Street in 1915-16 by J.S. Spencer, carpenter.¹⁶⁶

More substantial dwellings were built on the north side of Stephen Street, having extensive private gardens. The houses were oriented north to capture the views and landscaped settings, with garaging being situated near the front (Stephen Street) boundaries. At 3 Stephen Street, Herbert Jarman, butcher, had a timber Federation styled dwelling designed by Laird and Buchan in 1912.¹⁶⁷ It was also at this time when these architects designed the neighbouring Federation timber dwelling, 'Monaro', at 5A Stephen Street for Harry Hooper, grocer of the successful Hooper family grocery business.¹⁶⁸

Possibly the most substantial and unusual dwelling to be constructed on the north side of Stephen Street at this time was 'Minnewanka' at 1 Stephen Street. Also designed by Laird and Buchan architects in 1914-15, it was built by Burn Brothers for James Hugh McPhillimy, confectioner and manufacturer of Spring Street.¹⁶⁹ Built in brick, the house was articulated with hipped roof forms on a north-south axis and extended into two storeys towards the lower, north end, given the steeply-sloping topography of the site. It also featured an arched main entrance on the east side, and boasted a faceted, hipped roofed balcony overlooking the substantial private garden on the north side (Figure 18). Born in Ashby (Geelong West) in 1855 to Hugh and Mary (nee Hearn) McPhillimy, J.H. McPhillimy lived at 'Minnewanka' with his sisters (Figure 19) until his death in 1940.¹⁷⁰ *The Argus* gave the following obituary:

The death occurred at Geelong yesterday of Mr. James Hugh McPhillimy, in his 85th year. Mr. McPhillimy ... entered into business as a confectioner. The business prospered, and Mr. McPhillimy relinquished his interest many years ago. In his travels abroad he acquired many art treasures, some of which he presented to the Geelong Art Gallery as his centenary gift to the citizens of Geelong, he presented to the gallery a new wing. The committee is perpetuating his interest in the gallery by naming the annual art competition the McPhillimy prize.

Mr. McPhillimy was a keen supporter of the Presbyterian Church and schools. It is estimated that he gave at least £8,000 to St. George's Church, Geelong, for the erection of the church spire, renovations to the manse, and erection of the new Sunday school, which has been named the McPhillimy hall.

Mr. McPhillimy was interested in the Geelong Try Boys' Brigade, of which he was president for some years, and he was a past president of the King Edward VII Sailors' Rest. He was a foundation member of the Geelong Rotary Club. In 1938 the O.B.E. was conferred on him.¹⁷¹

166 Ibid.

167 Ibid.

168 Ibid.

169 Ibid.

170 See Borough of Newtown & Chilwell Rate Books 1915-1940, op.cit., & *The Argus*, 26 January 1940, p.5.

171 Ibid.

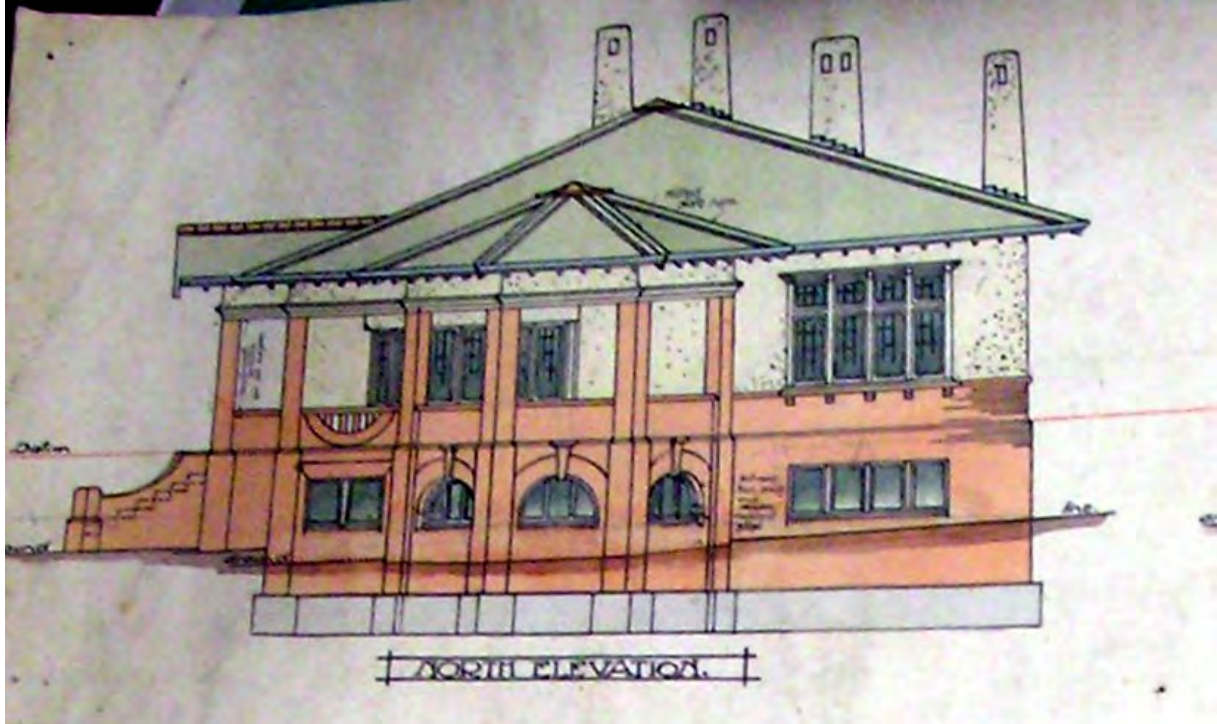


Figure 18: Laird & Barlow, North elevation drawing of 'Minnewanka', c.1914.

Source: Laird & Buchan collection, GRS401, H22, Geelong Library & Heritage Centre.



Figure 19: James McPhillimy and his sisters in the garden of 'Minnewanka', 1929.

Source: *Geelong Advertiser*, 6 March 1929.

In 1941, James McPhillimy's sister, Louisa, placed the property for sale.¹⁷² An advertisement in *The Age* described the house as a 'valuable brick suburban residence' 'containing spacious hall, drawing, dining and sun rooms, lounge, four bedrooms, billiard room and large bathroom. Outbuildings include brick garage, also laundry, tool and wood shed.'¹⁷³

'Minnewanka' was sold to Ewart Hughes in December 1941.¹⁷⁴ Hughes had relocated to Geelong to take up the position of Director Finance for the Ford Motor Company at a time when Geelong was anticipated to be the headquarters of the car company in Australia.¹⁷⁵ Hughes engaged the architects Laird and Buchan in 1941 to enclose the balcony overlooking the garden.¹⁷⁶ In 1962, R.J. Gibson carried out an addition of a living area to the south of the dwelling and constructed a new bathroom.¹⁷⁷ An original wall that separated the maid's room and the lobby was also removed as part of the alterations.¹⁷⁸ A bay window was built as part of the main bedroom.¹⁷⁹ The original boundary fence along Stephen Street was also replaced with a high timber fence.¹⁸⁰

Between the Wars: 1920s-1945

The years after the First World War brought about considerable residential development in Newtown West (Figure 20). Previous subdivisions of the Federation era, including the Newtown Brae Estate, and new subdivisions additions such as the Fernery Hotel Estate (six allotments at the east end of Aphrasia Street) in 1922 (Figure 21) and the Brooklyn Estate (five allotments in Stephen and Aphrasia Streets adjoining 'Brooklyn' at 132-134 Aphrasia Street) in 1923¹⁸¹ (Figure 22) provided opportunities for new house building.

172 *The Age*, 14 June 1941 & City of Newtown & Chilwell Rate Book, 1941, op.cit.

173 *The Age*, 14 June 1941.

174 Certificate of Title vol. 3802 fol. 394.

175 S. Taylor, 'Minnewanka, Newtown', Conservation Analysis Report, School of Architecture & Building, Deakin University, 1991.

176 Ibid.

177 Ibid.

178 Ibid.

179 Ibid.

180 Ibid.

181 'Fernery Hotel, Newtown subdivision plan, 9 December 1992, folio F35 & 'Brooklyn Estate' subdivision plan, op.cit.



Figure 20: 'Newtown Brae', looking north-east, n.d. [c.1920s], showing high fencing where there was once rural fencing and open paddocks. Source: Jan Phelan, Welshpool.



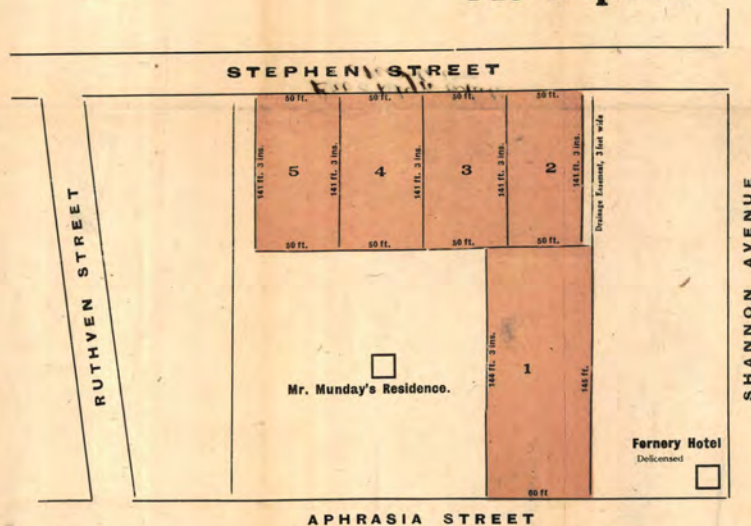
Figure 21: "Fernery Hotel" subdivision plan, 9 January 1922. Source: GRS 2030/F35, Geelong Library & Heritage Centre.

BROOKLYN ESTATE NEWTOWN

To be sold by PUBLIC AUCTION on the Land.

On Saturday, March 24th, 1923

At 3 p.m.



5 SPLENDID **5**
Residential
SITES.

SPECIAL POINTS...

- Magnificent Views
- Perfect Drainage
- One Minute from Tram Terminus
- Close Colleges and Schools.

TERMS: One Fourth Cash.
Balance in 3 years. Interest
at 6 per cent. half-yearly.

DOYLE & KERR, Solicitors, Lt. Malop St.

E. T. M. GARLICK
Licensed Surveyor.

KERLEY & YOUNG

AUCTIONEER,

185 Moorabool Street, Geelong.

HENWOOD & DANCEY, PRINTERS, RYRIE ST.

Figure 22: "Brooklyn Estate" subdivision plan 24 March 1923. Source: GRS 2030/B65, Geelong Library & Heritage Centre.

Most of the dwellings were built for the middle class, including retired graziers, business people, executives (including a number of Ford Motor Company staff), teachers and chemists, with fewer erected for the working class.¹⁸²

An aerial photograph of Newtown West in 1934 (Figure 23) also showed the transformation of the once rural locality into a more built up, residential area. However, the original and early properties on the north side of Stephen Street – with their substantial, landscaped private gardens and northern aspects – continued, albeit at a reduced scale.



Figure 23: Pratt, Aerial view looking south-east of Newtown West showing properties in Aphrasia, Stephen, Nantes & Ruthven Streets, 1934. Source: La Trobe Picture collection, State Library of Victoria, H91.160/635.

In Aphrasia Street, 10 Bungalows were built in the 1920s.¹⁸³ Most were single storey with gabled roof forms, a more unusual example being at 122 Aphrasia Street designed with jerkin head roofs in 1924 by J.C. Taylor for Mary Taylor.¹⁸⁴ A substantial Bungalow was built at 130 Aphrasia Street by G. Christinson for William McNeil, retired grazier, to a design by F.C. Purnell.¹⁸⁵ At 126 Aphrasia Street, a house was constructed in 1923 for Thomas Clutton Bragge and his wife, Jessie Bragge.¹⁸⁶ T.C. Bragge was a former professional billiard player and he operated a hairdressing salon and billiards parlour in Market Square.¹⁸⁷ Further east at 114 Aphrasia Street, A.F. Moore built a Bungalow in 1926 and sold it to Everard Noske, executive officer with Australian Cement Limited.¹⁸⁸

At least 10 houses were also built in Nantes Street in the 1920s and 1930s. The scale and elaboration of the dwellings reflected the socio-economic status of the owners, with most being notable for the quality of their design and detail. Typical examples were those at 24, 26 and 32 Nantes Street built in 1927, 1926 and 1923 respectively.¹⁸⁹ At 20 Nantes Street, M.J. Denno built a fine timber Bungalow in 1926 and sold it in 1927 to Mrs Mary J. Kendall.¹⁹⁰ Denno also built the house next door at 18 Nantes Street in 1926 for the Clanchy sisters, Co-Principals of the Central College, an early secondary school

182 Information derived from historical research found in the heritage datasheets for the properties in the Newtown West Heritage Precinct.

183 Ibid.

184 See datasheet of property for further details and references.

185 Ibid.

186 Ibid.

187 Ibid.

188 Ibid.

189 Ibid.

190 Ibid.

in Geelong.¹⁹¹ Miss Annie Clanchy was especially known as a pioneer of secondary education in Victoria.¹⁹² At 16 Nantes Street, a brick Bungalow as built in 1932 by V. McCarthy for Frank Apted, local solicitor.¹⁹³ More substantially scaled dwellings were built further east, including the Arts and Crafts styled house at 14 Nantes Street in 1925 for E.L. Ford, a recently returned Melbournian from Canada and superintendent of the Ford Motor Company.¹⁹⁴ Next door at 12 Nantes Street, the retired Colac architect, Donald C. Dunoon designed his timber Bungalow in 1924-25.¹⁹⁵ Over ten years later, a two storey hipped roofed Bungalow was constructed in 1936 for G.H. Moreton, retired grazier of 'Frogmore', Fyansford.¹⁹⁶

Approximately 16 interwar era houses of varying scales and construction were built in Stephen Street. The gabled attic Bungalows at 2 and 12 Stephen Street were built in 1925-26 and 1922 respectively.¹⁹⁷ The dwelling at 2 Stephen Street was sold to C.C. Westman, a Canadian who had been appointed machine foreman at the Ford Motor Company.¹⁹⁸ At 12 Stephen Street, the brick dwelling was constructed for R.C. Metherall, retired farmer from Wilaura.¹⁹⁹ Other examples included the brick house at 18 Stephen Street built in 1926 for Walter George, engineer, and the timber Bungalow at 22 Stephen Street, constructed in 1928 for L.S. Long, clerk.²⁰⁰ A small number of the houses were also architecturally designed. At 5 Stephen Street, F.C. Purnell designed a dwelling for Harry Hooper, grocer, in 1926.²⁰¹ Further west at 19 Stephen Street in this same year, Harold Trigg designed a dwelling for Dr Ernest Pillow, mining engineer and manager.²⁰² J. Gordon Williams designed a brick Bungalow for the retired grazier, Leslie Creed at 32 Stephen Street in 1938.²⁰³ Also notable were the two storey interwar Georgian Revival styled dwellings constructed in the 1920s and 1930s. At 26 Stephen Street, the hipped roofed dwelling was built in 1926 for Mrs Mary McLaughlin to a design by Cleverdon and McLaughlin.²⁰⁴ The architect, Dugald McLaughlin, was Mrs McLaughlin's son. The house was built from contextually unusual "cincrete", being cinders and concrete. It was a type of construction employed on a number of the architects' hotel designs.²⁰⁵ Gabled examples of the interwar Georgian style were built at 11 Stephen Street in 1935 for Geoffrey L. Strachan, woolbroker, to a design by Irwin and Stevenson, Melbourne architects (possibly supervised by Laird and Buchan, Geelong architects), and at 30 Stephen Street in 1936 for John McEwin, manager of Dalgety and Co.²⁰⁶

191 Ibid.

192 Ibid.

193 Ibid.

194 Ibid.

195 Ibid.

196 Ibid.

197 Ibid.

198 Ibid.

199 Ibid.

200 Ibid.

201 Ibid.

202 Ibid.

203 Ibid.

204 Ibid.

205 Ibid.

206 The sketch book of the Geelong architectural firm of Laird and Buchan includes a grid survey of the site at 11 Stephen Street with the title 'Property for G.L. Strachan on behalf Irwin and Stephenson.' This suggests that Laird and Buchan were the local supervising architects. However, in a conversation with the author, 3 October 2016, the current owner remembered the architectural firm of Stephenson and Turner on the drawings but he was unable to locate these and this is at odds with the other documentary evidence

Street Names and Street Improvements

Streets were laid out in Newtown West soon after the land sales in the mid 19th century. The origins of the names are as follows.

Aphrasia Street

Aphrasia Street was originally known as Upper Aphrasia Street, and provided a connection between Newtown and Highton via Levien's Bridge over the Barwon River. It seems to have been named after "Aphrasia Cottage" that was located in Aphrasia Street, opposite the former Miller Homes today at 89 Aphrasia Street.²⁰⁷ It was the home of Captain Henry Lawler, Master of the *Aphrasia*, a steampacket of the 1840s.²⁰⁸

Nantes Street

The earliest reference to the name of Nantes Street is in February 1853, when land was offered for sale.²⁰⁹ The street appears to have been named after Charles Nantes, pioneer of Geelong in c.1847, wine and spirit merchant, trustee for numerous public bodies and later Councillor and Mayor for the Newtown and Chilwell Council on its formation in 1858. Alternatively, it may have been named after Charles Nantes' brother, George W. Nantes, who, in the 1850s lived in this street in a house owned by G.A. Stephen.²¹⁰

Ruthven Street

Originally named Punt Street given its close proximity to the punt at the Barwon River prior to the construction the bridge, by 1917 it had been renamed Ruthven Street,²¹¹ possibly after the property, "Ruthven", situated opposite "The Heights" at the southern end of the street.²¹²

Stephen Street

Stephen Street was named after George Alexander Stephen, property owner in Stephen Street from 1853.²¹³

Street Improvements

From the 1860s until at least the 1920s, the roads were subject to continuous improvements, sometimes as a response to public pressure. In 1861, E.B. Martin's tender was accepted to form and metal Stephen Street.²¹⁴ The footpaths and water channels were repaired in 1868 but by 1871 the Rev. J.H. May complained of the poor state of the footpath and he requested that 'a few loads of gravel be spread.'²¹⁵ Similarly, Thomas Webb bemoaned the state of Nantes Street in 1891 after improvements had been made which he claimed 'made it worse than ever.'²¹⁶ It was also about this time when the Public Works Committee recommended that Stephen Street 'should be set out to a width of 27 feet, and that the kerbing should be taken up and re-laid to suit that width.'²¹⁷ In 1918, new pitches were installed in Stephen Street, and new metal was proposed to be laid.²¹⁸ A proposal

207 W. Morrow, 'Index to Geelong Streets', Geelong Library & Heritage Centre.

208 Ibid.

209 *Geelong Advertiser & Intelligencer*, 15 February 1853, p.3.

210 Borough of Newtown & Chilwell Rate Book, 1860-61, op.cit.

211 *Geelong Advertiser*, 30 August 1917.

212 Morrow, op.cit.

213 Ibid. & Stephen, op.cit.

214 *Geelong Advertiser*, 21 February 1868.

215 Ibid., 5 September 1868 & 4 December 1871.

216 Ibid., 1 August 1891, p.4.

217 Ibid., 21 June 1890.

218 Ibid., 11 July 1918, p.5.

was also made at this time to extend Ruthven Street between Nantes and Upper Skene Streets, and this work commenced in 1919.²¹⁹ Nantes Street appears to have been tar-painted at this time²²⁰ (following the Newtown and Chilwell City Council's policy established in 1914 for sealing the streets in the municipality²²¹). There were delays in the metalling of Stephen Street and the Ruthven Street extension in 1920 due a shortage of metal.²²² In 1920, tar-painting progressed to Stephen Street.²²³

The Architects

The architects responsible for the designs of some of the dwellings at Newtown West were as follows.

Alexander Hamilton²²⁴

Alexander Hamilton was responsible for the design of the major two storey additions to 'Newtown Brae' in 1885. He was born at Moffat, Scotland on 5 February 1825, the son of a millright. Hamilton initially trained as a carpenter and joiner, and he later studied engineering and for many years worked for his brother, Adam, in the family business as a millright. Emigrating to Victoria in 1852, he entered into a partnership with William Barrowman soon after where they worked as carpenters building timber cottages and repairing older buildings. A few years later Hamilton moved to Warrnambool where he established another building and carpentry business with James Aikman and James Geddes. In 1857, the business expanded its interests, purchasing the recently constructed wind-powered Mount Shadwell Mill at Mortlake. The firm operated as millers, general produce and hardware agents as well as builders under the name of Alexander Hamilton and Company. During the 1860s their work included numerous extensions to early homesteads, and the erection of woolsheds and other vernacular outbuildings. They also carried out engineering works such as road making. A staunch Presbyterian, Hamilton undertook the carpentry work at the Mortlake Presbyterian Church in 1862, and for many years he was an elder and member of the choir. By the 1870s, Hamilton's milling enterprises took a turn for the worse and he faced financial ruin. He capitalised on his experience in building and engineering and his architectural drawing ability and practiced as an architect with commissions including complex stone homesteads and simple water tanks. In 1892, Hamilton employed Donald Dunoon as his architectural assistant. They formed a partnership in 1896 known as A. Hamilton & Co. Hamilton died suddenly at Wiggin's Leura Hotel at Camperdown on 18 July 1901, aged 76.

Laird and Barlow/Laird and Buchan²²⁵

This architectural firm was prolific in Geelong and district during this period. The founder of the firm was John Angus Laird (1862-1936). From South Australia, he was articled to the Geelong architect, Joseph Watts. In 1891, Laird established his own practice, taking into partnership Fred J. Barlow of New Zealand. Thomas Buchan was also articled to the firm at this time. 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. With the return of Barlow to New Zealand, Laird made Buchan a partner of the firm in 1908. Known as Laird and Buchan, the practice continued to

219 *Ibid.*

220 *Ibid.*, 20 September 1919.

221 *Ibid.*, 29 October 1914, p.4.

222 *Ibid.*, 12 August 1920, p.4.

223 *Ibid.*, 3 November 1920, p.2.

224 A. Willingham, 'Hamilton, Alexander', in G. Forth (ed.), *The Biographical Dictionary of the Western District of Victoria*, Hyland House, South Melbourne, 1998, pp.56-57.

225 D. Rowe, 'Architecture of Geelong 1860-1900', B.Arch. Thesis, School of Architecture & Building, Deakin University, 1991 & M. Page, *An Architectural Apex*, Buchan Laird International Pty Ltd, South Yarra, 1990.

prosper in the early 20th century, which included a large number of Federation dwellings. After the First World War, the firm took advantage of the boom years of the 1920s, with a substantial variety of work in Geelong and the Western District. The 1930s witnessed another new era for the architectural practice. J.A. Laird retired in 1935 and Thomas Buchan appointed Laird's son, Ewen, as a partner of the firm. This followed by the appointment of Buchan's son, John, as a partner in 1936, the firm then being known as Buchan, Laird and Buchan.

F.C. Purnell²²⁶

Frederick Charles Purnell was born in Geelong in 1868, the son of William and Margaret (nee Lamb) Purnell. He was educated at Geelong College and he trained in architecture at the Gordon College in the late 1880s and early 1890s. He also travelled extensively during his architectural studies. He later joined his father and brother in the building firm of Purnell and Sons as an architectural draftsman. Elected a Fellow of the Royal Victorian Institute of Architects, Purnell's architectural career was put on hold on the outbreak of the First World War. During the war years, he commanded the A.I.F. camp at the Geelong Racecourse, was promoted through the ranks to that of Lieutenant-Colonial by 1917, and served in France in the initial tank service until January 1919. After the war, Purnell became the first Secretary of the Geelong and District Branch of the Town Planning Association which formed in 1924. A major project of the Association was the planting of trees along the Melbourne Road for 15 miles. In the 1920s in addition to designing homes, Purnell prepared a scheme for extensions to Geelong College in 1921, a Sunday School design for Scots' Presbyterian Church, Geelong West, several shops, including his own six brick shops in Ryrie Street in 1923 and a proposal for the Moriac Post Office in 1925.

Donald C. Dunoon²²⁷

Donald Campbell Dunoon was born at Colac in 1862, the son of Donald and Mary (nee Miller) Dunoon. In 1892, he entered the architectural practice of Alexander Hamilton as an assistant. In 1896, Dunoon married Miss Jessie Margaret Reddie, the same year he became a partner in Hamilton's architectural practice. In the ensuing years, Dunoon combined his practice as an architect with civic duties, being a Councillor of the Colac Shire. He was also secretary of the Newtown-Beeac Railway Trust. Dunoon was elected an associate of the Royal Victorian Institute of Architects in 1922. He was a well-known architect in Colac, with one of his last designs being the Municipal Abattoirs at Colac before retiring to Nantes Street, Newtown. He died there in 1952, aged 79.

Harold Trigg²²⁸

Harold Charles Trigg was born in Geelong in 1896. He trained in architecture at the Gordon Technical College from c.1913. On 20 July 1915, Trigg abandoned his studies and joined the 22 Infantry Battalion of the Australian Imperial Forces, embarking from Melbourne on 5 January 1916. He returned to Australia on 14 January 1917. In 1919, the *Geelong Advertiser* reported that Trigg was appointed a lecturer at the Gordon Institute of Technology, 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. Trigg soon returned to Geelong where he was employed by the Laird and Buchan, architects. In 1922, Trigg sat the examination for admission to the Royal Institute of

²²⁶ J. Smith (ed.), *The Cyclopaedia of Victoria*, Cyclopaedia Company, Melbourne, 1903, L.A. Purnell, 'The Purnell Family History', 1900, Geelong Library & Heritage Centre, & *Geelong Advertiser*, 16 February 1891, p.4, 7 December 1921, p.4, '2 October 1922, p.2 & 21 November 1925 p.7.

²²⁷ D.C. Dunoon, Past Members' Personal files, Royal Victorian Institute of Architects, MS9454, box 86, envelope 14, State Library of Victoria.

²²⁸ *Geelong Advertiser*, 13 January 1915, p.2, 5 November 1919, 13 February 1920, 11 March 1922, 12 February 1924, 14 July 1926 & 3 November 1928, Page, *op.cit.*, pp.12-13, 'Harold Charles Trigg', First World War Embarkation Roll, 5 January 1916, Australian War Memorial online, Canberra, & Borough of Newtown & Chilwell and City of Geelong West Building Permit Registers, City of Greater Geelong.

British Architects and the *Geelong Advertiser* reported that he was the first Geelong architect to do so. In 1924, Trigg designed a new large home in Virginia Street for his employer, Thomas Buchan. 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 in February 1924. 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. Further commissions for substantial homes followed in 1926, with the design of Dr Piper's residence in Latrobe Terrace. 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.

Cleverdon and McLaughlin²²⁹

William Henry Cleverdon (1855-1930) entered the architectural profession by being articled to Thomas Adamson between 1873 and 1877. He subsequently joined the Architectural Branch of the Education Department of Victoria which amalgamated with the Public Works Department in the mid 1880s. In about 1888 Cleverdon left the Public Works Department to enter private practice in Melbourne and by 1897 he had commenced an office in Malop Street, Geelong. Changes in business addresses were frequent. By 1915 Cleverdon was listed as Architect and Surveyor, located in the Sale Yard Chambers at 108 Ryrie Street. At one stage he also had a branch office at Wonthaggi. The earliest known design by Cleverdon is the cabmen's shelter in 1905, now in the Geelong Botanic Gardens. In 1921 Cleverdon was elected an Associate of the Royal Victorian Institute of Architects and in later years he was made a Fellow.

Dugald McLaughlin (1903-1961) was the son James and Mary McLaughlin, graziers of 'Sunny Hill', Casterton. On the death of his father, the Dugald relocated to Geelong with his mother and siblings. In 1919, he commenced his architectural training at the Gordon Technical College. In 1925, McLaughlin entered the practice of W.H. Cleverdon, the partnership being known as Cleverdon and McLaughlin. Over the next two years, their principal designs were for hotels for Hodges Brothers and Carlton and United Breweries. With Cleverdon's retirement towards the end of 1926, little is known of McLaughlin's later career. Towards the end of his life he was a Works Inspector and lived at the Great Southern Hotel, Spencer Street, Melbourne, until his death in 1961.

J. Gordon Williams²³⁰

John Gordon Williams was born in c.1902. Between 1916 and 1919 he completed the architectural course at the Gordon Technical College. During the next five years from 1919 until 1924, he served his articles with the Geelong and Melbourne architect, I.G. Anderson. For a brief seven month period in 1924-25, Williams was appointed an architect with the Victorian Railways, Melbourne. This was followed by his appointed as architectural assistance to H.C. Trigg in Geelong for three and a half years. In 1929, Williams commenced his own practice in the National Mutual Building, Malop Street, the same year he was appointed a Fellow of the Victorian Society of Architects and was at one time President of this institution. During his career, Williams was responsible for the erection of a large number and wide range of buildings in Victoria.

229 W.H. Cleverdon, Past Members' Personal files, Royal Victorian Institute of Architects, MS9454, box 86 envelope 5, State Library of Victoria, Obituary, *Journal of the Royal Victorian Institute of Architects*, vol. 28 5 November 1930, Rowe, op.cit., Victorian Births, Deaths & Marriages Indexes online, op.cit., D. McLaughlin, Cadet Register, no. 673, 1917, National Archives of Australia online, *Geelong Advertiser*, 21 February 1920, 8 June 1925 & 11 August 1926, & D. McLaughlin, Probate Administration files, 1961, VPRS 28/P4 Unit 2442, Public Record Office Victoria.

230 J. G. Williams, Past Members' Personal files, Royal Australian Institute of Architects, MS9454, box 89, State Library of Victoria.

Irwin and Stevenson²³¹

Leighton Francis Irwin (1892-1962) was born in Adelaide and he moved to Melbourne with his family in 1900. He undertook a Diploma of Architect in the engineering faculty at the University of Melbourne, under Anketell Henderson. During 1910-14, Irwin was articled to F.L. Klingender before a brief period with Bates, Peebles and Smart. The First World War brought a temporary halt to Irwin's career as he served in the A.I.F. in France in 1916-18, attaining the rank of major. After the war he remained in London where he studied briefly at the architectural association. There, he befriended Roy Kenneth Stevenson (1892-1953) and they commenced an architectural partnership on their return to Melbourne in 1922. After 1930, the firm's work focused almost exclusively on hospital designs influenced by European trends. He also became a leading figure in University training for architects in Australia.

The Builders

Over 25 builders were responsible for the construction of the dwellings in Newtown West between the 1850s and 1950s.²³² Those that built multiple dwellings in the area included the following.

Burn Brothers²³³

Burn Brothers, builders and contractors and timber merchants of Autumn Street, Geelong West, was led by Francis Herbert Burn (1877-1962). He was the son of George Lewis and Margaret (nee Hede) Burn of Geelong West. In 1906, Frank Burn was the Secretary of the Carpenter's Union, Geelong. The firm of Burn Brothers appears to have formed in c.1910, with Frank's brothers, Percy Gordon Burn (1880-1978) and Stanley John (1882-1960) possibly becoming partners. Percy Burn had training in building construction and geometry at the Gordon Technical College in 1905 and 1906. Stanley John Burn had served an apprenticeship as a carpenter with J.C. Taylor and Sons, Geelong, in earlier years. At Newtown West, they built 'Minnewanka' at 1 Stephen Street in 1914-15 and the dwelling at 17 Stephen Street in 1928.

J.R. Crisp²³⁴

Joseph Robert (Roy) Crisp was born at Ballarat East in 1896, the son of Joseph and Sophie (nee Fricke) Crisp. No details are known of Crisp's education and training. He was resident in Geelong from the 1920s, where he was Secretary of the Corio Competitive Choir and a member of the High Church Presbyterian and Congregation Church choirs. He married Mrs Florence Emma Bryant (nee Walker) in 1925. At Newtown West, he built the dwellings at 2 Stephen Street (1925-26) and 24 Stephen Street (1926).

M.J. Denno²³⁵

Michael John Denno (1888-1953) was the third of eleven children to Henrich (Henry) and Mary Ann (nee Payne) Denno. Born and raised in Geelong, Denno learnt his trade with Purnell and Sons. During the First World War, Denno was employed by the Department of Home Affairs on defence work, as was another Geelong local, George Neunhoffer (c.1886-1974). After the war they commenced a building and joinery business. Both were elected officers of the Amalgamated Society

231 C. Logan, 'Irwin, Leighton', in P. Goad & J. Willis (eds.), *The Encyclopedia of Australian Architecture*, Cambridge University Press, 2012, p.355.

232 Information derived from historical research found in the heritage datasheets for the properties in the Newtown West Heritage Precinct.

233 *Geelong Advertiser*, 12 January 1906, p.3, 1 October, 1923, Victorian Births, Deaths & Marriages Indexes online, op.cit. See also heritage datasheets of the properties outlined.

234 Victorian Births, Deaths & Marriages Indexes online, op.cit. & *Geelong Advertiser*, 13 September 1923, 1 December 1923 & 16 April 1924. See also heritage datasheets of the properties outlined.

235 Victorian Births, Deaths & Marriages Indexes online, op.cit., *Geelong Advertiser*, 10 October 1919, 23 July 1920 & 12 February 1924. See also heritage datasheets of the properties outlined.

of Carpenters, Cabinetmakers and Joiners in 1919, with Neunhoffer as president and Denno as Minute Secretary. Just a year later in 1920, Geelong soldiers protested against the appointment of Denno and Neunhoffer as contractors for the new market at Geelong West, given the German origins of Neunhoffer's name. They continued their building business, constructing the house at 128 Aphrasia Street in 1923. The following year, 1924, Denno commenced a building, contracting and joinery business on his own account in Fenwick Street, Geelong. His work at Newtown West was prolific, constructing 11 houses in the 1920s and 1930s. They included those at 6 Nantes Street (1934), 18 Nantes Street (possibly) (1926), 20 Nantes Street (1926), 24 Nantes Street (1927) and 10 Stephen Street (1936).

J.C. Taylor and Sons²³⁶

The building company of J.C. Taylor and Sons was one of the longest-serving and most successful in Geelong, having been founded by John Charles Taylor and two of his sons, John William and Henry Alfred, in 1860. During the 1920s at Newtown West, J.C. Taylor and Sons built the dwellings at 122 Aphrasia Street (1924), 5 Stephen Street (1926) and 19 Stephen Street (1926). In 1929 a Melbourne branch of the company was established. E.J. Taylor served as Chairman of Directors until his retirement in 1960. The business relocated to Richmond where it continued until 1990.

F.R. Pilley

Frederick Rupert Pilley was born in Geelong in 1894, the son of William John and Jane Oliver (nee Atkinson) Pilley. No details are known of Pilley's education and training. His recreational interests included rowing as he was a committee member of the Corio Bay Rowing Club. Pilley was responsible for the construction of three dwellings at Newtown West: 112 Aphrasia Street (1927-28), 30 Stephen Street (1936) and 32 Stephen Street (1938).

F.J.M. Stock²³⁷

Frederick John Mark Stock was born in Geelong in 1892 to John and Mary Ann (nee Hawker) Stock. In 1911, he was apprenticed as a carpenter to his brother, Charles Oakhill Stock of Church Street, Geelong West and he also commenced training in building construction at the Gordon Technical College. In 1916, Stock enlisted in the A.I.F. and was invalided home in 1917. Stock was an avid tennis player and in 1924 he was the secretary of the Geelong and District Tennis Association. At Newtown West, Stock is known to have built three houses in the 1920s. Those in the Newtown West Heritage Precinct are at 14 Nantes Street (built 1925) and 26 Nantes Street (built 1926).

Richard Wellard²³⁸

Richard Roy Wellard was born at St. Arnaud in 1895, the son of Richard Harvey and Annie Martha (nee Sharpe) Wellard. No information has been found about Wellard's early years, but by 1922 he was operating a building business from 74 Fitzroy Street, Geelong. At Newtown West, he built the houses at 21 Stephen Street (1925) and 28 Stephen Street (1924).

²³⁶ 'History of J.C. Taylor and This Company', manuscript, n.d., box 30, personal papers, 'J.C. Taylor & Sons, Aust. Pty Ltd' collection, The University of Melbourne Archives, accession no. 1990/0106. See also heritage datasheets of the properties outlined.

²³⁷ Victorian Births, Deaths & Marriages Indexes online, op.cit., F.J.M. Stock, A.I.F. Service Records (service no. 278), National Archives of Australia online & Geelong Advertiser, 20 November 1917, 26 September 1924. See also heritage datasheets of the properties outlined.

²³⁸ Victorian Births, Deaths & Marriages Indexes online, op.cit., *Geelong Advertiser*, 28 July 1922. See also heritage datasheets of the properties outlined

COMPARATIVE:**Other Residential Heritage Precincts in Greater Geelong²³⁹**

The Newtown West Heritage Precinct represents one of at least 9 heritage areas in the Greater Geelong municipality characterised by Victorian, Federation and interwar era residential development built for the upper-middle and middle classes. These other precincts include:

- Newtown Hill Heritage Area, Newtown (situated on the crest and slopes of Newtown Hill, comprising the properties in Skene Street, Roebuck Street, Virginia Street, Laurel Bank Parade and Buckland Avenue, between Latrobe Terrace and Pakington Street). This precinct has a greater concentration of Victorian and Federation era dwellings than the Newtown West precinct. Several of the properties are substantial and situated on large grounds, reflective of the upper-middle class status of the original owners.
- Aberdeen, George and Skene Streets Heritage Area, Newtown (comprising two small heritage areas, one being the properties fronting Aberdeen and Skene Streets between Pakington and Cumberland Streets, the other being the properties fronting Skene Street between Cumberland Street and Shannon Avenue).
- Aphrasia Street Heritage Area, Newtown (largely comprising properties fronting Aphrasia Street between Pakington Street and Shannon Avenue, south side of Retreat Road, Prospect Road, Pleasant Street, Talbot Street, Claremont Avenue and Noble Street between Miles Street and Shannon Avenue).
- Eyre Heritage Area, Newtown (comprising properties in Skene Street between Manning Street and Cumberland Street, and in Pescott Street between Kenwith Grove and Skene Street).
- Clarkes Hill Heritage Area, Newtown (comprising properties in Austin Street, Beales Street and the north side of Clarke Street).
- Mercers Hill Heritage Area, Newtown (comprising properties on the north side of Noble Street, mainly between Pleasant and Talbot Streets).
- Drumcondra and Rippleside Heritage Area, Drumcondra (comprising properties in Lunan Avenue, Grandview Parade, Wattletree Road, Drumcondra Avenue, Glenleith Avenue and Beach Parade).
- Upper Skene Street, Newtown (proposed) (comprising the properties on the south side of Upper Skene Street).
- West Melbourne Road, Newtown (proposed) (comprising the properties on the west side of Shannon Avenue between Aphrasia and Upper Skene Streets).
- Kardinia Heritage Area, Belmont (comprising properties in Kardinia Street, Riverview Terrace, Seaview Parade, Sommers Street, Collins Street and the north side of Mt Pleasant Road between High Street and Thomson Street). This heritage area is largely associated with original working class owners of the nearby woollen mills and other nearby industries, but there are some dwellings constructed for teachers and retired farmers.

The Newtown West Heritage Precinct is only partly comparable to these other precincts by virtue of its:

- Similar historical evolution, with Federation and interwar era development based around early 19th century estates. In particular, the Eyre Heritage Area was developed from 19th century residential subdivisions, as well as the subdivision of Victorian era “Kenwith House” in 1910. The topography of the land and general character of the Eyre Heritage Area is not directly comparable with Newtown West. At Drumcondra, the area was developed following the subdivision of “Lunan House” that had been built in 1849-50. The subdivision of 1910 offered

239 See heritage policies at Clause 22 of the Greater Geelong Planning Scheme, Huddle, Aitken & Honman, ‘City of Geelong West Urban Conservation Study’, vol. 1, 1986, Rowe & Jacobs, ‘Belmont Heritage Areas Report’, vol. 1, 2007, & Krastins, ‘Newtown Heritage Study, vol.1, 2008.

159 allotments. Primarily single storey Federation and interwar era dwellings were constructed in the ensuing years. The Drumcondra area is highly intact. It is not directly comparable to Newtown West given its flat topography and because the streets were laid out as part of the subdivision (the streets at Newtown West having been created from the mid 19th century). More similar is the scale of dwellings on steeply-sloping land in Clarkes Hill Heritage Area.

- Physical legacy of middle class life in Newtown in the 19th and early 20th centuries. The Newtown Hill and Aphrasia Street heritage areas have associations with some of the most affluent early owners in Newtown and this is reflected in the larger scale of the allotments and in the scale, quality and elaboration of the dwellings. The properties on the north side of Stephen Street have some affinity with parts of the Newtown Hill and Aphrasia Street heritage areas for these reasons.
- Terraced layout and subdivision resulting due to the steeply-sloping topography of the area and resulting in housing developments that have maximised the orientation and views. The Kardinia Heritage Area is especially comparable with Newtown West in the terraced layout of Riverview Terrace, Seaview Parade and Kardinia Street, and in the traditional location of garaging at the rear of dwellings but having direct frontages to principal streets. Unlike Newtown West, the streets were laid out as part of the subdivision of "Kardinia" from 1890 (the streets therefore not being original to the first development of the area).

Regionally & Locally Significant Dwellings

'Newtown Brae', 15 Stephen Street²⁴⁰

As the original 'Woolmers' dwelling was subsumed in the major alterations and additions in 1885, 'Newtown Brae' is largely identified by a Victorian Italianate appearance in its one and two storey hipped roof forms, encircling verandahs and balconies with cast iron decoration, and brick and bluestone wall construction. Other substantial, brick, Victorian Italianate dwellings with hipped roofs and decorative cast iron verandahs and balconies of similar high integrity include the former Presbyterian manse at 32 Myers Street, Geelong, built in 1888-89 to a design by Joseph Watts, St. Mary's Presbytery, 136 Myers Street, Geelong, built in 1886 to a design by Joseph Watts, and the Aberdeen Street Baptist Manse, 1 Aberdeen Street, Newtown, built 1891 to a design by A.J. Derrick.

Most comparable to 'Newtown Brae' are the homestead and homestead additions also designed by Alexander Hamilton (architect of 'Newtown Brae'). A more conservative precursor to 'Newtown Brae' that clearly expresses its Victorian Italianate origins in hipped roof composition, bluestone construction and cast iron encircling verandah is 'Eeyeuk, near Noorat, built 1874-75 for Alexander Dennis junior. The two storey addition at 'Tandwarncoort Homestead', Warncoort, built in 1887 for Alexander Dennis senior, is very similar. However, particularly comparable to 'Newtown Brae' was Hamilton's design of 'Talindert', near Camperdown, built in 1889-90 for the Hon. James Chester Manifold. It has similar hipped roof forms and encircling cast iron verandahs and balconies, the main façade featuring a gabled balcony portico.

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See Victorian Heritage Database online, February 2016 & C. Lucas & R. Joyce, *Australian Country Houses: Homestead, Farmsteads and Rural Retreats*, Lansdowne Publishing Pty Ltd, 1992, pp.79-81 & 100-101.

'Hendra/Brooklyn', 132-134 Aphrasia Street²⁴¹

'Hendra/Brooklyn' is a locally unusual example of a Late Victorian type in the Greater Geelong area. It is also not directly comparable to other contemporary work of the architects, Laird and Barlow. This might suggest that the design for 'Hendra' was influenced by Frederick Barlow's recent experience in the office of Philip Treeby and W. Smith, with Treeby in particular known for its Queen Anne Revival designs built in red brick. The quatrefoil motif cut-outs in the verandah and balcony fretwork at 'Hendra/Brooklyn' as a passing resemblance to the trefoil cut-outs in the fretwork to Laird and Barlow's Geelong Showgrounds Grandstand, Breakwater, 1891. More particularly, they were earlier employed in the architects' design of the Bannister residence, McKillop Street, Geelong, in 1890.

Other Laird and Barlow-designed substantial brick dwellings contemporary with 'Hendra/Brooklyn' include 'Olongalah', 292, Latrobe Terrace, Newtown, built 1891 and 'Torbank', 39 Buckland Avenue, Newtown, built 1894. Both of these picturesque Late Victorian dwellings having steeply-pitched slate roof forms and balconies and verandahs with elaborate timber detailing. Compositionally and stylistically, they are not comparable to 'Hendra/Brooklyn.'

'Minnewanka', 1 Stephen Street²⁴²

'Minnewanka' represents the culmination of one type of the Federation era designs of the practice of Laird and Buchan in the early 20th century. The articulation of an elongated plan layout composed of hipped roof forms with a return or encircling verandah at the front and side entrance porch defined by a minor gable, has its roots in the firm's design of a homestead for Dr William Moir at Mirboo North in 1901. There, the timber dwelling featured a main hipped roof and minor hipped rear wings, the encircling verandah articulated with a minor gable in the front corner. This was following by the design of 'Kia Ora', 75 Staceys Road, Lovely Banks, for John Sutherland in 1906. This elevated timber dwelling (on a stone base) has a principal hipped roof form at the front, with a return post-supported verandah formed within it.

Possibly the most comparable Federation era example to 'Minnewanka' was Laird and Buchan's design of 'Monaro', 5A Stephen Street, Newtown, in 1912 for Harry Hooper. The elongated footprint with hipped roof forms (including a front wing with encircling verandah) and a gabled side entrance porch are those design concepts the architects later used at 'Minnewanka'. However, 'Minnewanka' was not identical to 'Monaro', being a particularly substantial and unique design constructed of brick and roughcast, its front faceted verandah bay (with basement below lit by lunette openings) being unlike any of the architects' work for the period, or other Federation era dwellings in Geelong.

In relation to contemporary dwellings by other architects, 'Comara' at 303 Shannon Avenue, Newtown, built in 1910-11 for G.E. England to a design by Tombs and Durran, shares a similar elongated composition following the topography of the Newtown Hill slope, but the composition of hipped and gabled roof forms, return verandah and detailing, are noticeably different.

²⁴¹ S. Reeves, 'Treeby, Philip, E.', in P. Goad & J. Willis (eds.), op.cit., p.715, *Geelong Advertiser*, 19 August 1891, A. Barker, 'Olongalah: William Pride's House, Newtown', Conservation Analysis Report, School of Architecture & Building, Deakin University, 1995, Laird & Buchan Drawing collection, Geelong Library and Heritage Centre, and historic photos held by the author.

²⁴² L. Huddle, Database of John Angus Laird's Architecture from 1890, held by the author, D. Rowe & W. Jacobs, 'Lara Heritage Review Phase, 2, prepared for the City of Greater Geelong, 2012-13 & W. Yates, 'No. 5A Stephen Street, Newtown', Conservation Study, School of Architecture & Building, Deakin University, 1991.

Dwellings, 11, 26 & 30 Stephen Street²⁴³

The dwellings at 11, 26 and 30 Stephen Street represent three of very few known large interwar Georgian Revival styled dwellings in Greater Geelong. The gabled composition of the dwelling at 11 Stephen Street is the most substantial and refined example of its type, and is best compared to the dwelling at 30 Stephen Street. The latter dwelling deviates in the asymmetrical front façade due to the projecting parapeted bay on the east side. Both dwellings have experienced some alterations over time, but the original designs are clearly apparent.

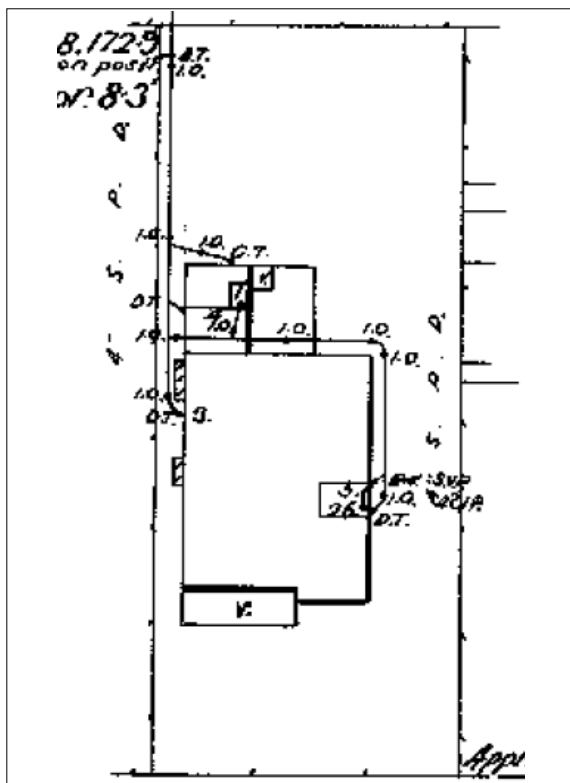
The dwelling at 26 Stephen Street is comparable to the dwelling at 1-3 The Avenue, Ocean Grove, built in 1933-34 and 'Bavelaw', 22-24 Stephens Parade, Barwon Heads, built in 1926-27. Both of these timber dwellings at Ocean Grove have asymmetrical compositions derived by the stepped two storey hipped roof forms. The 'Bavelaw' roofs are particularly notable in the slight bellcast profiles to the ends of the roofs. It has a parapeted brick side entrance and return single storey verandah that has been infilled. At 1-3 The Avenue, the dwelling has single storey hipped and gabled entrance porch supported by round and square Tuscan and Doric columns, and timber framed and glazed oval windows flanking the main entrance. The front two storey porch has glazed infill. Both the dwellings at Ocean Grove and Barwon Heads lack the strict symmetry and refined detailing of the dwelling at 26 Stephen Street, this latter dwelling also being unusual for its rendered 'cincture' wall construction.

²⁴³ D. Rowe, 'Heritage Assessment: 1-5 The Avenue, Ocean Grove', prepared for the City of Greater Geelong, 2003 & D. Rowe & L. Huddle, 'Greater Geelong Outer Areas Heritage Study Stage 2', prepared for the City of Greater Geelong, 1998-2000.

Place Name	Dwelling
Address No.	112
Street	Aphrasia Street
Town	Newtown
Condition	Fair
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Aerial view of dwelling looking north. Pictometry, City of Greater Geelong.



GWST Drainage Plan no. 6476, 1928, Barwon Water.

Construction Date	1927-28
Era/Style	Interwar Californian Bungalow
Architect	
Builder	F.R. Pilley

History/Notes

In 1927, William Hector Little, an agent, had this house at 112 Aphrasia Street built by F.R. Pilley in anticipation of his marriage to Miss Jean Hosking in 1928. They raised their two children and lived at this address for all of their married life.

W.H. Little was born in Geelong in 1901, the son of John and Jessie (nee Fisher). He died in 1972. At this time the dwelling was described as 'a six roomed brick dwelling house known as No. 112 Aphrasia Street and occupied by the deceased as a residence.' It was valued at \$14,000.

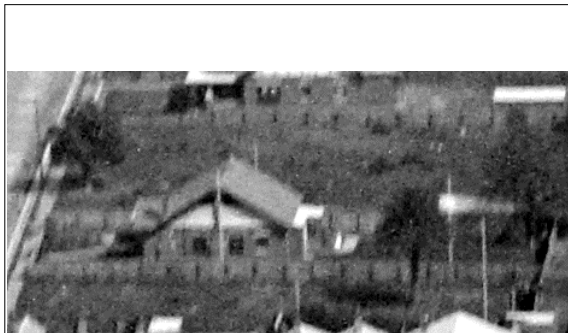
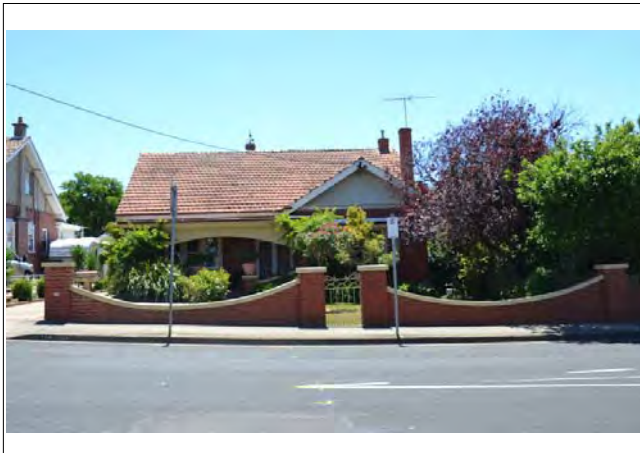
Miss Jean Victoria Hosking was born at Mt. Gambier, South Australia, in 1901, the daughter of Ebenezer and Jessie Jane Baxter (nee Driscoll) Hosking. Mrs Little lived to the age of 108 years, passing away in 2009.

The single storey brick dwelling is reflective of its original interwar Californian Bungalow design in the articulation of the principal and verandah gable roof forms (clad in terra cotta tiles), brick verandah piers with squat columns, timber framed double hung windows, front entrance door opening, broad eaves, brick chimneys and the decorative gable infill. There is a gabled addition at the rear. The front brick fence is early and contributes to the character of the property.

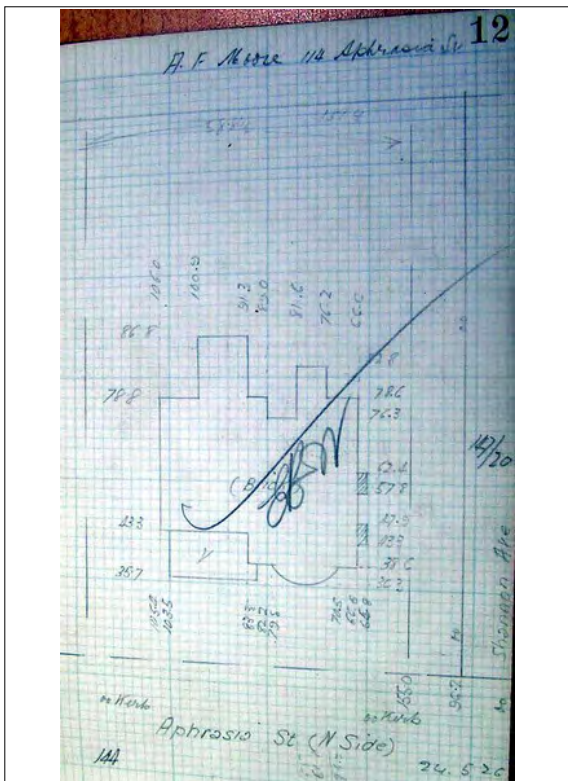
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
MyHeritage Family Trees online, December 2015 at http://www.myheritage.com/names/jean_hosking
Newtown Rate Books 1927, 1928, 1929, 1935, 1956, Geelong Library & Heritage Centre.
Newtown Building Permit, 23 November 1927, City of Greater Geelong.
W.H. Little, Probate Administration files, 1972, VPRS 28/P6 Unit 90 PROV.

Place Name	Dwelling
Address No.	114 1
Street	Aphrasia Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Property at 114 Aphrasia Street (looking from east side), October 1927. Pratt, La Trobe Picture collection, SLV, H91.160/911.



GWST Fieldbook no. 282, 24 May 1926, p.12, Barwon Water.

Construction Date	1926
Era/Style	Interwar Californian Bungalow
Architect	
Builder	A.F. Moore

History/Notes

The dwelling at 1/114 Aphrasia Street was built by A.F. Moore in 1926. It was sold to Everard Noske in 1927. Everard Herman Noske was born in 1903 at Horsham, the son of Traugott Johann and Clare Christina (nee Walther Noske). T.J. Noske was a wheat farmer from Dimboola and with his brother, he established flour mills in Horsham, Nhill and Murray Bridge. The Noske family relocated to Melbourne in 1907. E.H. Noske was educated at Scotch College, Melbourne, where he also served in the Senior Cadets. In 1912, his father, T.J. Noske, was the inaugural Chairman of the Australian Cement Ltd at Fyansford. In 1926, Everard Noske married Miss Mary Alexandra Barker (1901-1975) of Natimuk. They relocated to Geelong where E.H. Noske took up an executive officer position with Australian Cement Ltd. In 1927, he voluntarily enlisted in the Citizen Forces. E.H. and M.A. Noske lived in Aphrasia Street for 2 years before leasing the property until 1937 when it was sold to a Miss Christie.

In subsequent years, E.H. Noske was a partner in the Apex Leather Company in Melbourne. This company was dissolved in 1938. By this time, the Noske family was resident at 48 Glen Street, Hawthorn East. In 1939, Noske enlisted in the 3rd Military District Intelligence of the A.I.F. and was given the rank of Lieutenant. Following the war, Noske then became a millinery manufacturer, as a partner in the Stuart Hat Company, with factories in St. Kilda and Orbst. At this time, Mr and Mrs Noske were living at 49 Urquhart Street, Hawthorn. E.H. Noske later became a director of a number of companies, including Chairman of the North Deborah Mining Company. He died at Canterbury in 1980, aged 77.

The single storey brick interwar Bungalow reflects its original design in the gabled roof form that traverses the site, projecting minor gable, flat-roofed front verandah, timber framed double hung windows, double entry doors, brick chimneys, road eaves, shingling in the gable ends, tiled roof cladding and the verandah detailing (broad curved fascia and the brick piers and balustrades, the latter featuring curved cappings). The front brick fence is also original and contributes to the character of the property.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
Newtown Rate Books, 1926, 1927, 1928, 1935, Geelong Library & Heritage Centre.

Newtown Building Permits, 1926, City of Greater Geelong.

E.H. Noske Attestation Form, 1927, NAA series B4747.

E.H. Noske, Attestation Form, 1939, NAA series B884/V81552.

The Argus, 5 March 1943, p.11, 8 June 1948, p.9, 3 November 1938, p.17.

The Age, 15 March 1947, p.10, 6 February 1951, p.6, 3 July 1951, p.11, 8 November 1951, p.7.

The Horsham Times, 17 May 1918, p.5.

Place Name	Dwelling	
Address No.	114	2
Street	Aphrasia Street	
Town	Newtown	
Condition	Not known	
Proposed Significance	Not Significant	
Integrity	Not Applicable	
Precinct Name	Newtown West	
Existing Individual HO		



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Construction Date	c.1996
Era/Style	Recent
Architect	
Builder	

History/Notes

It appears that a the dwelling at the rear of the interwar Bungalow at 114 Aphrasia Street was built in 1996. A two lot subdivision occurred at this time, with common property created on the west side, creating driveway access.

References:

Building Permit, 1004/1996, City of Greater Geelong.
Pictometry aerial image, City of Greater Geelong.
Barwon Water Drainage Plan no. NN6245, 25 March 1996, Barwon Water.

Place Name	Dwelling
Address No.	116
Street	Aphrasia Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1929
Era/Style	Interwar Bungalow
Architect	
Builder	Berryman & Taylor

History/Notes

The dwelling at 116 Aphrasia Street was built in 1929, possibly by Berryman and Taylor, for Clarence Gordon Taylor, a retired farmer, and his wife, Evyline (Evelyn).

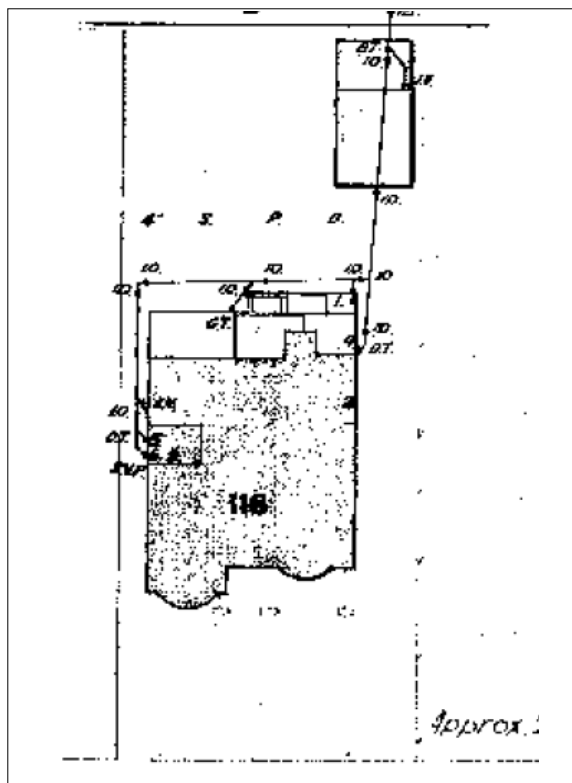
C.G. Taylor was born at Portland in 1892, the son of Henry Dennison and Catherine Elizabeth (nee Dart) Taylor. He became a wheat, sheep and cattle farmer at Brim in the Warracknabeal district before enlisting to serve in the First World War in 1916. It is unclear whether he served as in 1917 he married Miss Evyline Marshman (born Brim, 1894). They they had four children: Elsie, Edgar, Keith and Reg.

Clarence and Evyline Taylor's retirement to Aphrasia Street in 1929 was to be short-lived. He sold the property in 1932 and took up a farm at Highton. There, he had Jerseys, a dairy and poultry, the property being reported in *The Age* as a 'model farm'. C.G. Taylor died in 1951 at his home, 205 Noble Street, aged 59 years.

The single storey rendered and face brick dwelling presents several original interwar Bungalow design qualities including the main gabled roof form that traverses the site and the projecting minor gabled wing at the front. These roofs are clad in early tiles. There is also an early flat-roofed front verandah supported by prominent tapered rendered piers and squat paired posts. The verandah also has exposed rafter ends and a solid rendered balustrade. Other early features include the brick chimney with terra cotta pot, broad eaves, timber framed double hung box windows (including the bowed bays at the front) and the front double door opening. There is an introduced low tubular steel fence at the front.

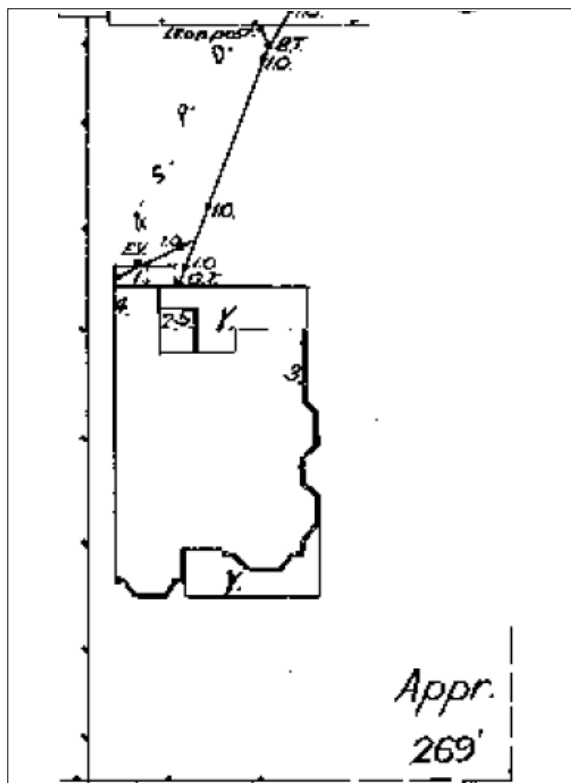
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1929, 1930, 1931, 1932, 1935, Geelong Library & Heritage Centre.
Beulah Standard, 16 March 1916.
Ballarat Star, 4 May 1915, 2 October 1918, 10 September 1919.
The Argus, 31 March 1951, p.18.
The Argus, 31 March, 1951, p.18.
The Age, 30 September 1935.
 C.G. Taylor, Probate Administration files, 1951, VPRS 28/P4 Unit 286, VPRS 7591/P2 Unit 1558 PROV.
 Newtown Building Permit, 23 Oct 1928, City of Greater Geelong, listed Berryman & Taylor as builders of a dwelling in Aphrasia St (no dwelling in Aphrasia St was listed for construction in 1929).



GWST Drainage Plan no. 4521A, 1929, Barwon Water.

Place Name	Dwelling
Address No.	118
Street	Aphrasia Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



GWST Drainage Plan no. 4518A, Dec 1928, Barwon Water.

Construction Date	1928-29
Era/Style	Interwar Bungalow
Architect	
Builder	W.F. Stott

History/Notes

The dwelling at 118 Aphrasia Street was built in 1928-29 by W.F. Stott for Frank Vigar, grocer. By 1935, the property was owned and occupied by Jacob Harold Vigar.

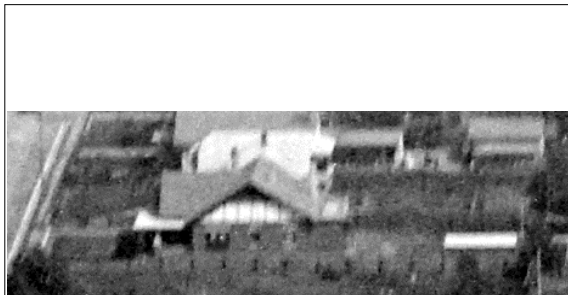
Charles Frank Vigar was born in Geelong in 1893, the son of the well-known grocer and merchant, Charles John Vigar and Amelia (nee Frankling) Vigar. It seems that Frank Vigar's first occupation was as a book keeper. In 1915 he married Miss Doris Elizabeth Harris (1895-1950) and they had two children: Jack and Joyce (Mrs Gaudion). In 1916, Frank Vigar enlisted as a driver in the 1st Auxiliary Mechanical Transport Company, 1st Reinforcements of the A.I.F. On his return from the First World War, he followed his father in the grocery and merchant trade, running a store in North Geelong. He died in 1969.

The original interwar Bungalow design of the dwelling at 118 Aphrasia Street survives in the tiled single storey gabled roof forms, gabled entrance portico with unusual tapered brick archway, return verandah supported by brick piers and squat concrete Doric columns, timber framed windows (including the window bays), shingling and ventilators as gable infill, front doorway, and the broad eaves. The two storey additions constructed in 2010 are visible but are recessive without diminishing the integrity of the front portion of the dwelling.

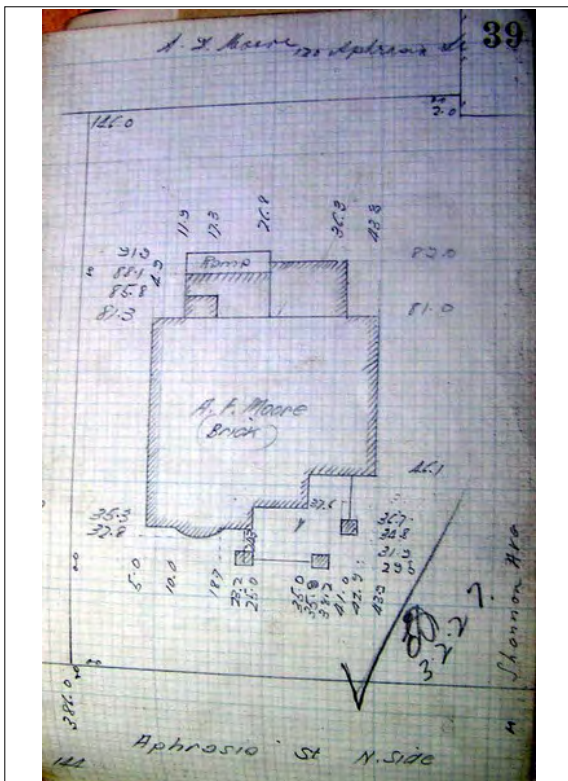
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1929, 1930, 1935, Geelong Library & Heritage Centre.
 Newtown Building Permit, 1928, City of Greater Geelong.
 Geelong Advertiser, 17 January 1924, p.7.
 The Australasian, 26 December 1925, p.45.
 The Age, 14 June, 1950, p.2.
 C.F. Vigar, A.I.F. Nominal Roll, 1916, Australian War Memorial online.

Place Name	Dwelling
Address No.	120
Street	Aphrasia Street
Town	Newtown
Condition	Fair
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Property at 120 Aphrasia Street (looking from east side), October 1927. Pratt, La Trobe Picture collection, SLV, H91.160/911.



GWST Fieldbook no. 286, 3 Feb 1927, p.39, Barwon Water.

Construction Date	1926-27
Era/Style	Interwar Bungalow
Architect	
Builder	A.F. Moore

History/Notes

The dwelling at 120 Aphrasia Street was built in 1926-27 by A.F. Moore, the land having formed part of the Devon Estate subdivision in 1912. He sold it to Norman Edgar Walter, a grazier of 'Oakleigh Park', Noradjuha, Victoria, in 1928. With his wife, Nellie, N.E. Walter lived out his retirement years at this address until his death in 1973.

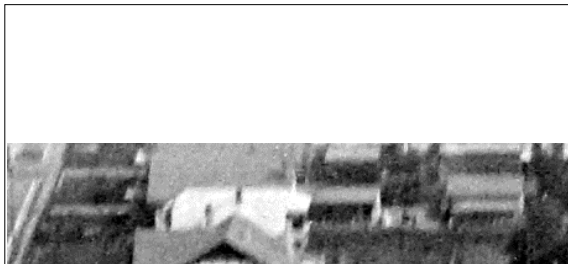
Norman Edgar Walter was born in May 1885 at Noradjuha, the son of Ambrose Willcock Walter and Mary Ann (nee Smale) Walter. In 1909, he married Miss Nellie May Coates. They had three children: Norma Edna (born 1913 at Natimuk), George Ambrose (born 1914 at Noradjuha) and Frank William (born 1916 at Natimuk). N.E. Edgar worked the family farm, 'Oakleigh Park' at Noradjuha, having taken over the property from his father in 1911. On the death of A.W. Walter in 1915, Norman Walter inherited the property, living there until his relocation to Aphrasia Street in 1928.

The single storey brick dwelling has retained its original interwar Bungalow design qualities despite alterations and additions in 1992. This includes the main gabled roof form that traverses the site, the gabled roofs that project towards the street and the return flat-roofed verandah. The gabled roofs are clad in early terra cotta tiles, the verandah clad in standing seam metal roof sheeting. The verandah is a feature of the design, being supported by brick piers with concrete cappings, and elegantly tapered squat concrete piers. Other early features include the broad eaves, decorative gable infill, rendered brick chimneys, timber framed double hung window, portal window under the verandah and the double entrance door opening. The brick front fence appears to have been introduced, following an interwar era design.

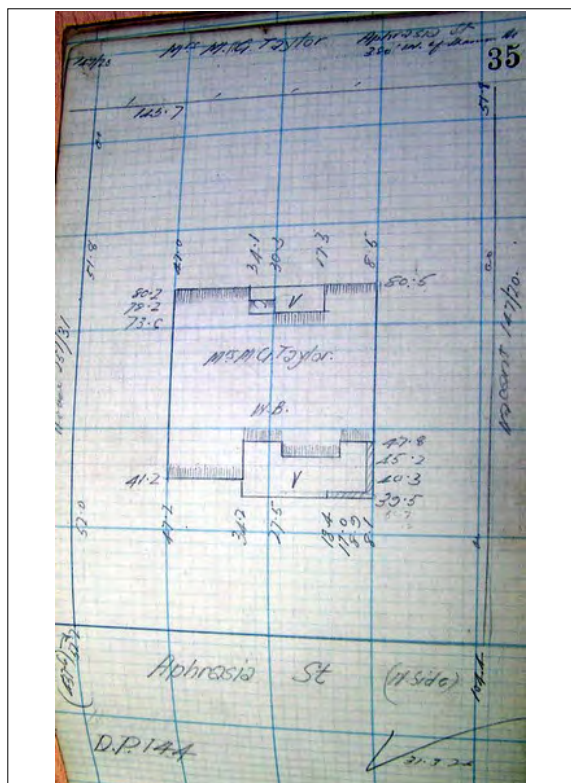
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
F. Walter, 'Walter, Norman Edgar' family history online, December 2015 at <http://fredwalter.com/getperson.php?personID=1335&tree=walter1>.
Newtown Rate Books, 1926, 1927, 1928, 1935, Geelong Library & Heritage Centre.
Newtown Building Permit, 1926, City of Greater Geelong.
Walter, A.W., Probate Administration files, 1915, VPRS 28/P3 Unit 583, VPRS 7591/P2 Unit 536 PROV.
Building Permit 2629/1992, City of Greater Geelong.
Devon Estate subdivision plan, 30 March 1912, Geelong Library & Heritage Centre.

Place Name	Dwelling
Address No.	122
Street	Aphrasia Street
Town	Newtown
Condition	Good
Proposed Significance	Conservation Desirable
Integrity	Altered
Precinct Name	Newtown West
Existing Individual HO	



Roof of dwelling at 122 Aphrasia Street (looking from east side), October 1927. Pratt, La Trobe Picture collection, SLV, H91.160/911.



GWST Fieldbook no. 251, 31 March 1924, p.35, Barwon Water.

Construction Date	1924
Era/Style	Interwar Bungalow
Architect	
Builder	J.C. Taylor

History/Notes

The land at 122 Aphrasia Street formed lot 7 of the Devon Estate advertised for sale by public auction on 30 March 1912. The estate had earlier been owned by Lloyd Hooper, grocer. The First World War appears to have delayed much of the building development as part of this subdivision. In 1924, the land was owned by Mrs Mary Taylor. She had J.C. Taylor build the existing dwelling at this time as a building permit was issued on 25 February 1924. Mrs Taylor was in occupation of the dwelling by late 1924.

Mary Gertrude Taylor (nee Morriss) as born in c.1869 at Mount Moriac, the daughter of James and Sarah (nee Cobb) Morriss. She married Henry Alfred Taylor in 1892. They had five children: Arthur, Morris, Eunice, Dorothy and Keith. Henry Taylor died in 1909. Mrs Taylor had a garage constructed by R. Gunn in 1937. She died at Caulfield in 1948, aged 79. The property at 122 Aphrasia Street was sold to Annie Clinch of McKillop Street at this time.

The original design of the timber interwar Bungalow is partially discernible in the single and attic storey jerkin head roof forms that project towards the front, remaining timber shingling, front verandah, brick chimneys, front door opening and timber framed double hung windows. The original integrity of the dwelling has been diminished by the two storey additions constructed in 2000, and the replacement of the original corrugated sheet metal roof cladding with tiles.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
Devon Estate Auction Notice, 30 March 1912, Geelong Library & Heritage Centre.
Newtown Rate Books, 1924, 1925, 1935, Geelong Library & Heritage Centre.
Newtown Building Permits, 1924, 1937, City of Greater Geelong.
Building permit, 2880/2000, City of Greater Geelong.
The Argus, 21 January 1948.
Certificates of Title, vol. 2785 fol. 924, vol. 3789 fol. 746, vol. 4844 fol. 786.

Place Name	Dwelling
Address No.	124
Street	Aphrasia Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



124 Aphrasia Street. www.realestate.com.au

Construction Date	1924
Era/Style	Interwar Bungalow
Architect	
Builder	R.H. Smith

History/Notes

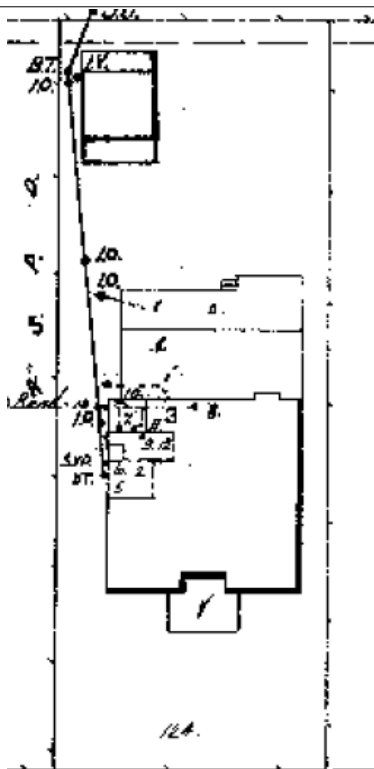
The land at 122 Aphrasia Street formed lot 7 of the Devon Estate advertised for sale by public auction on 30 March 1912. The estate had earlier been owned by Lloyd Hooper, grocer. The First World War appears to have delayed much of the building development as part of this subdivision. In 1924, the land was purchased by Mrs Alice M. McDonald. With her husband, Norm, Alice McDonald had this house built in 1924 by R.H. Smith (with Title being transferred in January 1925).

Alice McDonald (nee Hardiman) was born in c.1879, the daughter of John and Alice (nee Mcerney) Hardiman. Her husband, Norm Rudolph Victoria McDonald, was born in c.1873. At the time of their occupation of the dwelling at 124 Aphrasia, Norm McDonald was an agent. They lived there until 1932 when the property was sold to Clive Austen Richardson of Prospect Road, Newtown.

The single storey timber dwelling (with attic) is largely reflective of its original interwar Bungalow design. It features a principal gabled roof form with a central, projecting flat-roofed front porch which extends to form window hoods for the front windows. Other original features include the skillion dormer on the west roof face, brick chimneys, bellcast balconnette and base of gable infill with timber shingling, timber framed double hung windows, timber framed attic windows and door, front door opening, brick verandah piers with concrete cappings and square timber posts and the broad eaves. The front timber picket fence has been introduced.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice. Certificates of Title vol. 2785, fol. 924, vol. 4946 fol. 183. Devon Estate Subdivision Plan, 30 March 1912, maps & plans collection, Geelong Library & Heritage Centre. Newtown Rate Books, 1924, 1925, 1926, 1932, 1935, Geelong Library & Heritage Centre. Newtown Building Permit, 1924, City of Greater Geelong.

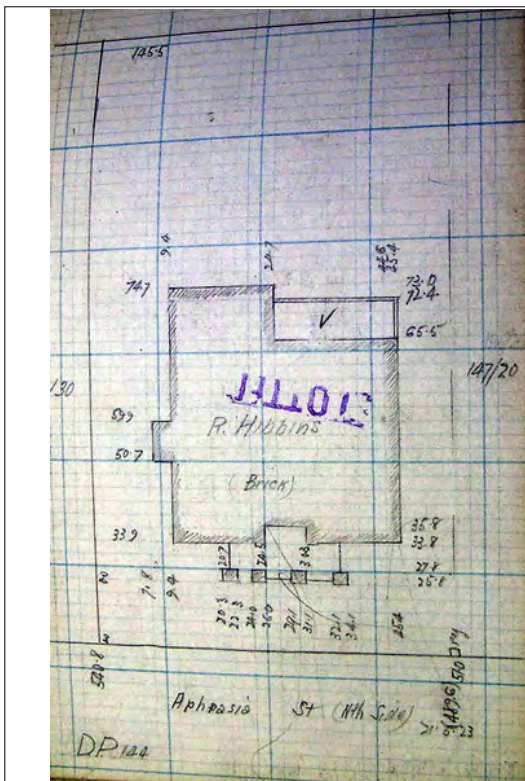


GWST Drainage Plan no. 5883, 1924, Barwon Water.

Place Name	Dwelling
Address No.	126
Street	Aphrasia Street
Town	Newtown
Condition	Fair
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



T.C. Bragge's advertisement, *Geelong Advertiser*, 19 October, 1925.



GWST Fieldbook no. 246, 21 May 1923, p.2, Barwon Water.

Construction Date	1923
Era/Style	Interwar Californian Bungalow
Architect	
Builder	

History/Notes

The land at 126 Aphrasia Street formed lot 9 of the Devon Estate advertised for sale by public auction on 30 March 1912. The estate had earlier been owned by Lloyd Hooper, grocer. The First World War appears to have delayed much of the building development as part of this subdivision. The land was owned by Jacobs Cairns, plumber, in 1914. He sold it to Robert Hampton in 1920 and he in turn sold it to Mrs Annie Hibbins in 1923. This house was built at this time and immediately sold to Thomas C. Bragge, hairdresser and tobacconist, and his wife, Jessie. They lived there for over 25 years.

Thomas Clutton Bragge was born at Ballarat in 1873, the son of Thomas Clutton and Catherine (Nee Buchanan) Bragge. By 1893, T.C. Bragge had become a professional billiard player in Melbourne as *The Age* reported on his win at the Victoria Hall against Heslop. There was a boom in intercolonial billiard tournaments at this time. In 1911, he opened a hairdressing salon and billiards parlour in Geelong, relocated to the newly-built Solomon's Building, Market Square, Geelong, in 1913. Two years later in 1915, Fred and Walter Lindrum, well-known professional billiard players, played at Bragge's parlour. Bragge operated his business in Geelong until his retirement in December 1953. The *Sporting Globe* gave the following obituary on Bragge's death in 1954:

'Mr Thomas Clifton Bragge, one of the best-known business and sporting personalities in Geelong for more than 40 years, died last week from injuries received in a street accident in Melbourne. he was 81. ... He was an outstanding cueist and played in exhibition games against Walter and Fred Lindrum.'

The existing brick dwelling is predominantly intact, as identified in the principal gabled roof form (with decorative gable infill), projecting flat-roofed front verandah supported by brick piers and squat round concrete Doric columns, banks of timber framed double hung windows with flat-roofed hoods, front entrance doorway and broad eaves. Early chimneys have been removed and a colorbond corrugated roof cladding installed. The front fence with low stone base and tubular steel posts and rails, and woven wire, appears to be early.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.

Newtown Rate Books, 1923-1950, Geelong Library & Heritage Centre.

The Age, 21 March 1893, p.7.

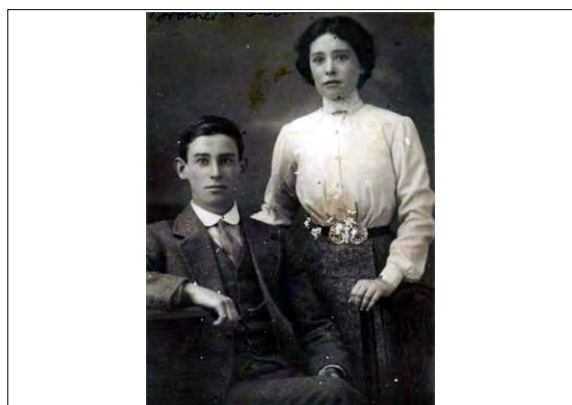
The Argus, 27 June 1905, p.7.

Geelong Advertiser, 27 April 1912, 16 April 1913, 8 July 1915, 12 July 1916, 19 October 1925. *North Melbourne Advertiser*, 3 March 1893, p.2.

Sporting Globe, 16 October 1954, p.9.

Certificates of Title, vol. 2785, fol. 924, vol. 3789, fol. 747, vol. 4405, fol. 944.

Place Name	Dwelling
Address No.	128
Street	Aphrasia Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Annie Hibbins, possibly with her brother Robert Norman Hair, n.d., updated to KikiTree online by Kirsty Ward.

Construction Date	1923
Era/Style	Interwar Bungalow
Architect	
Builder	Denno & Neunhoffer

History/Notes

The land at 128 Aphrasia Street formed lot 10 of the Devon Estate advertised for sale by public auction on 30 March 1912. The estate had earlier been owned by Lloyd Hooper, grocer. The First World War appears to have delayed much of the building development as part of this subdivision. The land was owned by James Maddern, gentleman, in 1912. He sold it to Robert Hampton in 1920 and he in turn sold it to Mrs Annie Hibbins in 1923. She had this house built by Denno and Neunhoffer at this time.

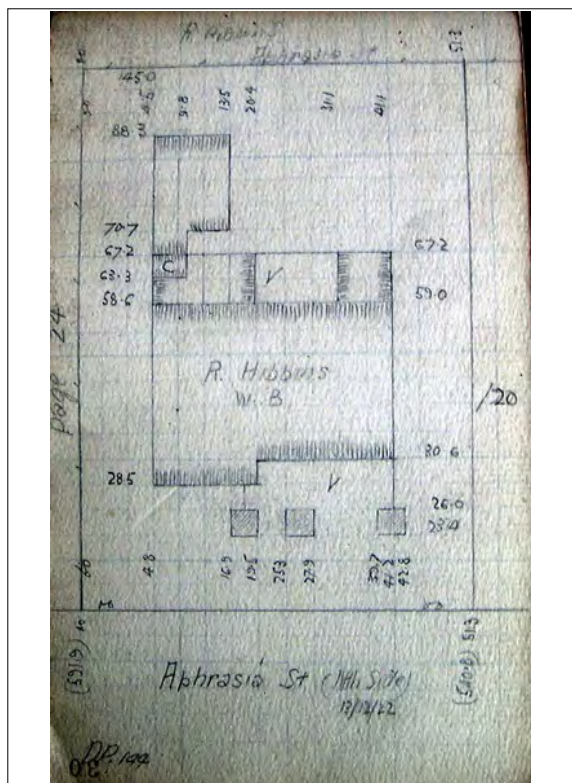
Annie Watson Hibbins (nee Hair) was born in Geelong in 1892, the daughter of Robert and Euphemia (nee Nicholson) Hair. She married Richard Hibbins (born Alexander Lead, Talbot in 1891) in 1916. They had four children: Robert, Richard Kenneth, Margaret and Doris. It seems that the dwelling was occupied by Mrs Hibbins' son, Richard, a plumber, until she sold it to William Joseph McNeill, retired farmer of Aphrasia Street, in 1925. He in turn sold it to Miss Sylvia Beryl Palmer in 1927.

The existing timber dwelling mostly reflects its original interwar Bungalow design in the gabled roof forms clad in corrugated sheet metal, gable infill, broad eaves, timber framed double hung windows and front door opening. The projecting minor front gable on the east side was originally part of the front verandah and it has been infilled with a bank of timber framed double hung windows at the front, aluminium framed windows on the side, and weatherboard wall cladding. There are two storey additions at the rear but the original single storey portion is the dominant feature when viewed from Aphrasia Street. There is an introduced high capped timber fence.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice. Certificates of Title, vol. 2785, fol. 924, vol. 3639, fol. 657. Newtown Rate Books, 1920, 1922, 1923, 1924, 1925, 1935, Geelong Library & Heritage Centre. Newtown Building Permit, 6 December 1922, City of Greater Geelong.

'Richard Hibbins', Ancestry Message Board online at <http://boards.tiscali.ancestry.co.uk/thread.aspx?mv=flat&m=8470&p=localities.oceania.australia.vic.general>



GWST Fieldbook no. 147, 13 Dec 1922, p.30, Barwon Water

Place Name	Dwelling
Address No.	130
Street	Aphrasia Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Dwelling, 130 Aphrasia St, <https://www.realestate.com.au/property/130-aphrasia-st-newtown-vic-3220>

Construction Date	1925
Era/Style	Interwar Bungalow
Architect	F.C. Purnell
Builder	G. Christinson

History/Notes

The land at 130 Aphrasia Street formed lot 2 of the Brooklyn Estate advertised for sale by public auction on 24 March 1923. The estate had earlier been part of Alfred Price's "Brooklyn" property (now addressed as 132-134 Aphrasia Street). The allotment was first sold to Mrs Jessie Bragge and she in turn sold it to William Joseph McNeill, retired grazier, in 1925. He had the existing dwelling built at this time by G. Christinson to a design by Fred C. Purnell, local architect. Purnell also designed a garage for the property the following year.

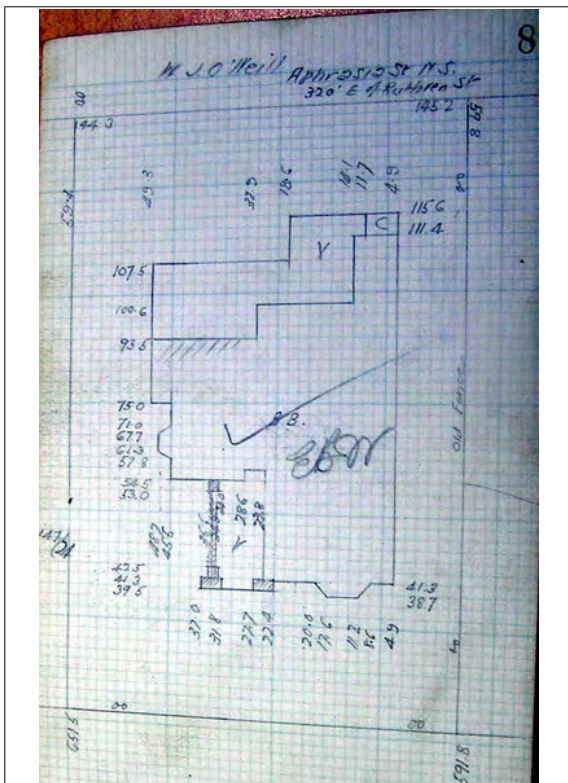
William Joseph McNeill was born at Ascot, Victoria, in 1873, the son of John and Mary (nee Ryan), McNeill. He married Miss Ellen Worthington (born in Ballarat in 1878) and they had three children: William, Beryl and John. W.J. McNeill ran a sheep farm at Mt Cavern with his brother, Daniel. Presumably W.J. McNeill retired to Geelong in the 1920s. W.J. and Ellen McNeill lived their retirement years at 130 Aphrasia Street until their deaths in 1949 and 1947 respectively.

The substantial brick interwar Bungalow is predominantly intact. It has an original principal gable roof form (with attic) that traverses the site, together with a verandah gable (with attic) that projects towards the front. There is also a minor gabled wing on the west side. These roofs are clad in corrugated sheet metal. The verandah is supported by a rendered arcade above which is a small bellcast shingled balconette that has a glazed infill. The bases of the gable ends are bellcast and shingled. Other intact design features include the bay windows, timber framed double hung windows, skillion dormer windows, broad eaves with exposed timber rafters, and the timber gable brackets. At the front is an introduced high fence.

The dwelling at 130 Aphrasia Street was a precursor to F.C. Purnell's substantial design, 'Chipchase', 8-10 Ryrie Street, in 1930 for Dr Frederick Hilton Wallace.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Brooklyn Estate subdivision plan, 24 March 1923, maps & plans collection, B65, Geelong Library & Heritage Centre.
 Newtown Rate Books 1925, 1935, Geelong Library & Heritage Centre.
 Newtown Building Permits, 1925, 1926, City of Greater Geelong.
Geelong Advertiser, 5 September 1925, p.7.
 'Chipchase', Victorian Heritage Database online.
Creswick Advertiser, 22 May 1914, p.3.



GWST Fieldbook no. 282, n.d. [1925], p.8, Barwon Water.

Place Name	Brooklyn (formerly Hendra)
Address No.	132
Street	Aphrasia Street
Town	Newtown
Condition	Good
Proposed Significance	Regional
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	HO1242



Construction Date	1891-92
Era/Style	Late Victorian
Architect	Laird and Barlow
Builder	

History/Notes

This property is already subject to a heritage overlay, the basis for the overlay being the heritage assessment in Context Pty Ltd, City of Newtown Urban Conservation, 1991.

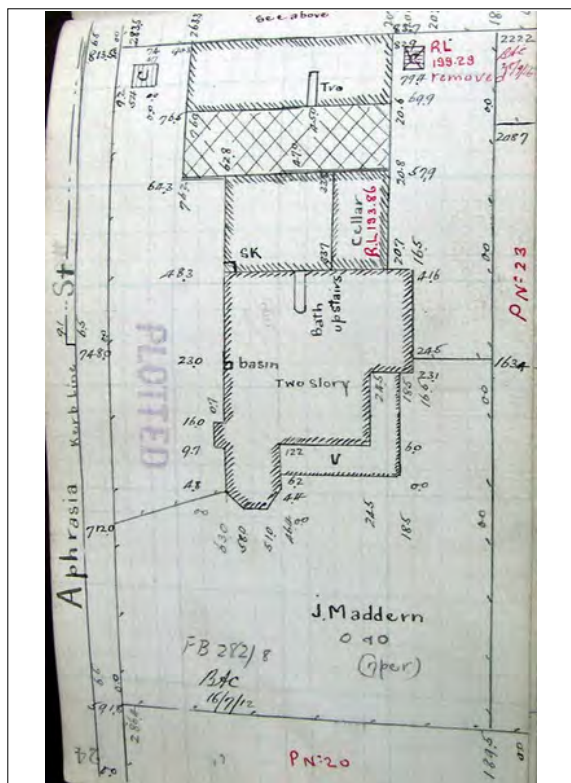
In addition to the information in the existing heritage citation, the two storey Late Victorian styled brick dwelling originally known as 'Hendra' was designed by the well-known architectural firm, Laird and Barlow, in 1891, for Alfred David Price, grocer. Further historical details are given in the precinct history.

The principal façade of the original Late Victorian dwelling faces the side (east). The return verandah and balcony are supported by paired turned timber posts have curved solid timber balcony fretwork (with quatrefoil motif cut-outs between the posts) and similar fretwork to the verandah, but with panels of vertically-oriented timberwork (at the main entrance) and timber latticework (for the remainder of the verandah). There are face brick chimneys with multi-corbelled tops. The brick walls are accentuated by red brick bands and voussoirs. There are timber framed double hung windows. At the rear (west) and side (north) of the original dwelling are additions and introduced outbuildings.

References:

Geelong Advertiser, 11 January 1892.

Laird & Barlow Contract Book, 1891, GRS210, Geelong Library & Heritage Centre.



GWST Fieldbook no. 147, 16 July 1912, p.24, Barwon Water

Place Name	Dwelling
Address No.	136
Street	Aphrasia Street
Town	Newtown
Condition	Fair
Proposed Significance	Not Significant
Integrity	Altered
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1941-42
Era/Style	Late interwar Bungalow
Architect	Possibly Cyril Kelly
Builder	William J. Kelly

History/Notes

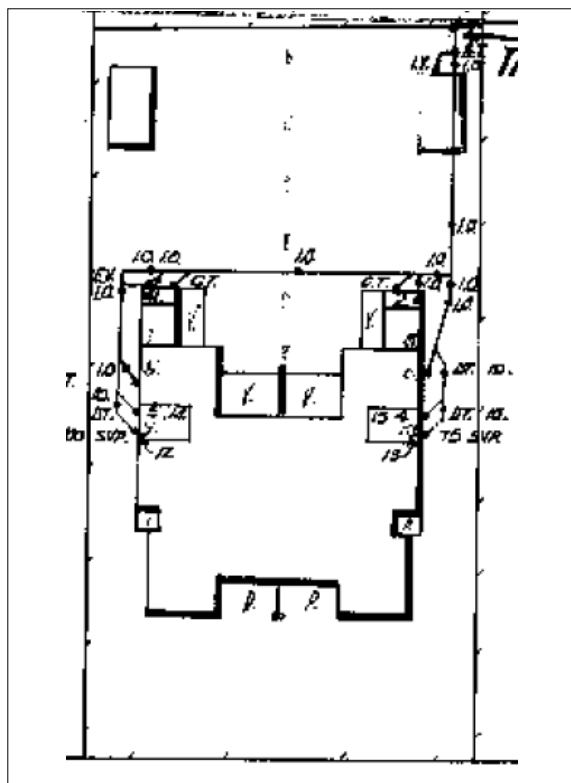
On 3 June 1941, a building permit was issued for the construction of brick maisonettes at 136 Aphrasia Street by William J. Kelly, builder. The dwellings appear to have been first leased to T.N. Graham, a manager, and S.E. Gross. In 1945, Alan Champion, manager, occupied one of the dwellings in place of Gross. The dwellings remained under the ownership of William Kelly until his death in 1948. It is unclear when the semi-detached dwellings were converted into one dwelling.

William John Kelly was born in Geelong in c.1872, the son of Mark and Julia (nee Hickey) Kelly. He married Miss Alice Maud Ebbels. She was the daughter of the Geelong builder, William Ebbels. William and Alice had four children: Vera, Stanley, Cyril and Monica. William Kelly established a building business in Geelong and he constructed numerous major buildings in the area in the late 19th and early 20th centuries, including the additions to the Geelong Town Hall, Commonwealth Bank and St. Augustine's Orphanage, Highton. The semi-detached dwellings at 136 Aphrasia Street might have been designed by Kelly's son, Cyril, who was elected an Associate of the Royal Victorian Institute of Architects in 1939 and who is known to be designed other buildings constructed by W.J. Kelly.

Originally, the building had a symmetrical composition of identical projecting gabled wings at the front with flat-roofed verandah between. The original design is partially discernible in the main gabled roof form and projecting minor front gabled wing on the east side, although the extent of the original gabled wing on the west is apparent in the rendered brick wall construction. The west gable wing is now larger and has introduced infill. Other early design qualities include the slate roof, red brick chimney with terra cotta boards, broad eaves and timber framed double hung windows. The side carport has been introduced in 2000, along with the verandah conservatory. There is an introduced high timber fence at the front.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books 1935, 1942, 1943, 1944, 1945, Geelong Library & Heritage Centre.
 Newtown Building Permit, 1941, City of Greater Geelong.
 Building Permit 978/2000.
 W.J. Kelly, Probate Administration files, VPRS 28/P3, unit 4737;
 VPRS 7591/P2, unit 1411, PROV.
 J.J. Ham & G.I. Ewart, 'St. Augustine's Orphanage, Highton', Conservation Study, School of Architecture, Deakin University, 1991.



GWST Drainage Plan no. 4936A, 1942, Barwon Water.

Place Name	Dwelling
Address No.	02
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1936
Era/Style	Interwar Bungalow
Architect	
Builder	C.R. Mitchell

History/Notes

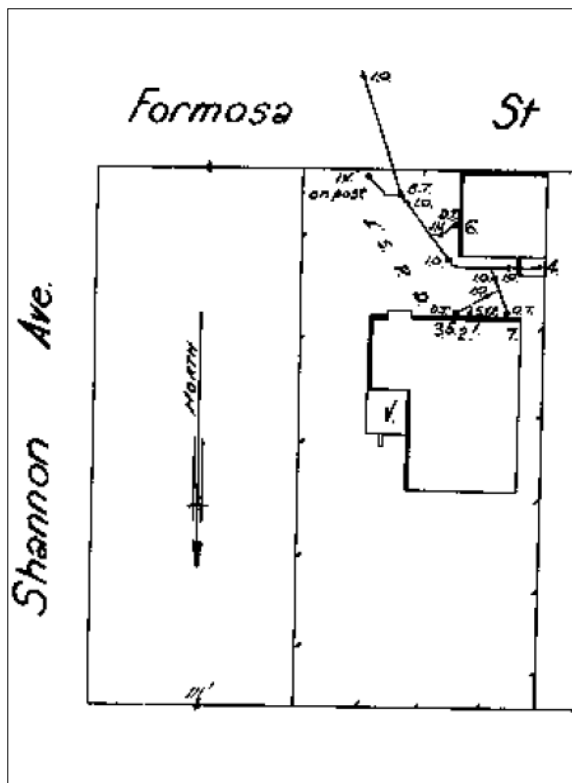
The site at 2 Nantes Street originally formed part of a 3 acre landholding owned by George Alexander Stephen, merchant, in 1889. On his death in 1908, the land was subdivided into three allotments, with a large allotment fronting Nantes Street being sold to Daniel Organ McIntyre. In 1909, he subdivided the land into several allotments and lot 7 (the site at 2 Nantes Street) was sold to Henry Stevenson. In 1936, the vacant land was purchased by G.H. Moreton. He had the existing two storey house built at this time by C.R. Mitchell.

George Henry Moreton was born at Lake Bolac in c.1867, the son of Samuel and Mary Ann (nee Knight). G.H. Moreton followed his father into farming in the Wimmera. In 1896 he married Miss Olivia Kendall. Two years later in 1898 he acquired the Frogmore Estate at Fyansford, where they lived until their retirement to 'Frodsham', Herne Hill, and then to Anglesea where Moreton built a house. This house was found to be too cold and so from 1936 until his death in 1951, G.H. Moreton lived at 2 Nantes Street. Mrs Olive Moreton continued to reside there in the ensuing years. She took on a Mrs Ambuchler as her housekeeper. Mrs Ambuchler was a German emigrant following World War 2, and brought up her orphaned grandson at 2 Nantes Street. After Mrs Moreton's death, the property was left to Morongo Girls' College, being a boarding house for teachers with Mrs Ambuchler as house keeper. The property was later sold by Morongo.

The asymmetrical, two storey, strapped cement sheet interwar Bungalow styled dwelling generally reflects its original and contextually unusual design for the locality. There is a principal hipped roof form with widely projecting eaves, a minor hipped wing that projects on the east side (at the rear) and a flat-roofed verandah and balcony. The roof is clad in corrugated sheet metal and there are early chimneys. The balcony has introduced windows and lightweight infill. At the front is an introduced high capped timber picket fence with expressed posts, and a stone entrance gateway. At the rear is an early garage and laundry outbuilding, and an introduced swimming pool.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books 1936, 1937, 1940, Geelong Library & Heritage Centre.
 Newtown Building Permit, 1936, City of Greater Geelong.
The Horsham Times, 25 March 1898.
The Argus, 1 May 1908.
Geelong Advertiser, 4 June 1925, 1 November 1951.
 Certificates of Title, vol. 2121 fol. 075, vol. 3304 fol. 672.
 Jan Phelan, family descendant, Welshpool, personal comments to author, February 2016.



GWST Drainage Plan no. 4672A, 1936, Barwon Water.

Place Name	Dwelling
Address No.	04
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1912-13
Era/Style	Federation
Architect	
Builder	

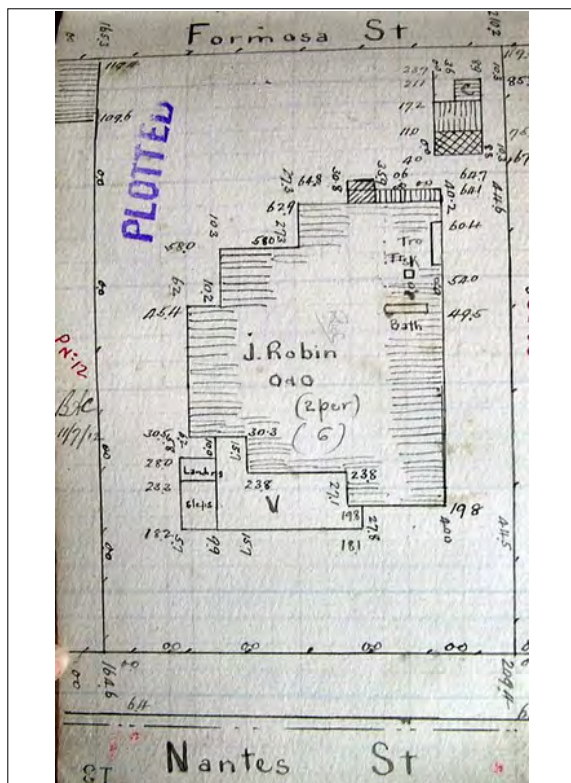
History/Notes

The site at 4 Nantes Street originally formed part of a 3 acre landholding owned by George Alexander Stephen, merchant, in 1889. On his death in 1908, the land was subdivided into three allotments, with a large allotment fronting Nantes Street being sold to Daniel Organ McIntyre. In 1909, he subdivided the land into several allotments and lot 8 (the site at 4 Nantes Street) was sold to William McAdam. In 1911, he sold the site to John Robin, a traveller, and he had this house built in 1912-13. John Robin was born in c.1882, the son of William and Nancy (nee Torode) Robin. He married Miss Joan Le Clere. Tragedy struck the family when they 'lost by death their little daughter Joan.' A traveller, John Robin's life was also cut short at the age of 54 in 1936. The Robin family appears to have relocated to Aphrasia Street by this time, the property at 4 Nantes Street having been sold to Daniel Tait in 1925. He had a room added to the dwelling by Berryman and Turnbull in 1932.

The front portion of the timber dwelling largely reflects its original Federation style design. This includes the main hipped roof form and the projecting minor gables at the front and east side (forming a return verandah), eaves overhang, gable infill, paired timber verandah posts with Art Nouveau timber brackets, verandah balustrades, timber framed casement windows (including the contextually unusual corner windows in the east gable) with leadlight highlights, leadlight portal window, front door opening with leadlight highlights and sidelights, timber bargeboards in the gable ends, brick chimney, and the gable infill (stucco panelling and timber brackets). At the rear are single storey hipped and gabled additions, and gabled attic additions. These alterations and additions were carried out in c.1991, 2001, and 2009.

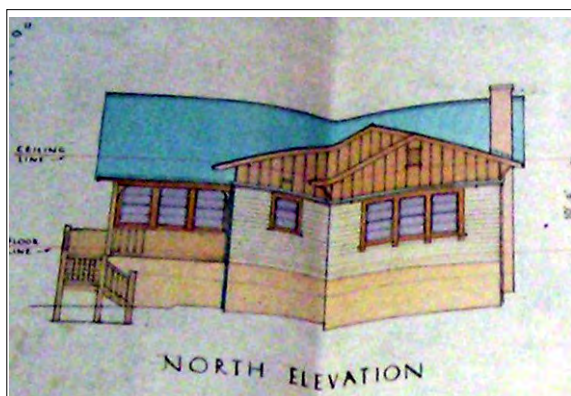
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books 1911-12, 1912-13, 1917-18, 1924, 1925, 1935, Geelong Library & Heritage Centre.
 Newtown Building Permit 1932, City of Greater Geelong.
 Building Permits, 206/2001, 203/2009, City of Greater Geelong.
 Certificates of Title, vol. 2121 fol. 075, vol. 3304 fol. 672, vol. 3348 fol. 524.

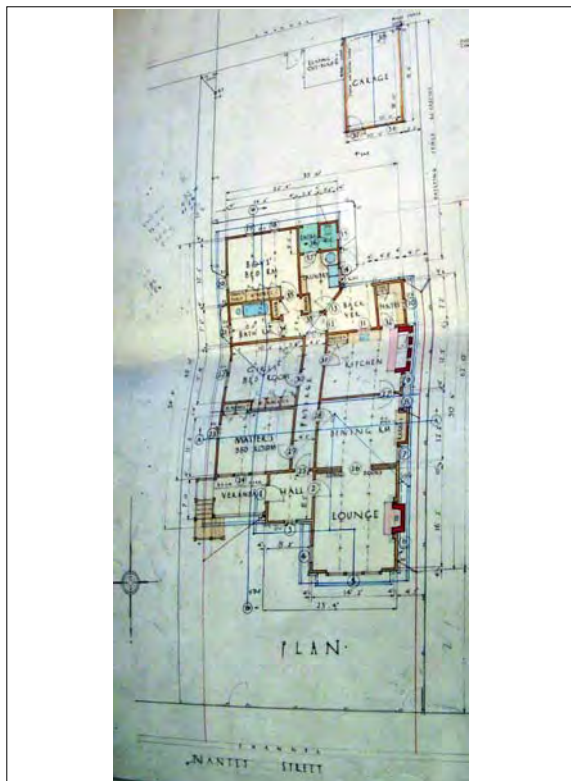


GWST Fieldbook no. 147, 11 July 1912, p.13, Barwon Water

Place Name	Dwelling
Address No.	06
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Conservation Desirable
Integrity	Altered
Precinct Name	Newtown West
Existing Individual HO	



Laird & Buchan, Original front elevation drawing, 1934, Geelong Library & Heritage Centre, GRS 401, Env. P6.



Laid & Buchan, Original floor plan, 1934, Geelong Library & Heritage Centre, GRS 401, Env. P6.

Construction Date	1934
Era/Style	Interwar Bungalow
Architect	Laird & Buchan
Builder	M.J. Denno

History/Notes

The site at 6 Nantes Street originally formed part of a 3 acre landholding owned by George Alexander Stephen, merchant, in 1889. On his death in 1908, the land was subdivided into three allotments, with a large allotment fronting Nantes Street being sold to Daniel Organ McIntyre. In 1909, he subdivided the land into several allotments and lot 9 (the site at 6 Nantes Street) was sold to Mrs Edith Wilson. She held the land until 1934 when it was sold to Rosanna Christina Preece. This house was built by M.J. Denno 1934 to a design by the Geelong architects, Laird and Buchan. Two storey additions and other alterations were carried out in 2007.

The original timber single storey dwelling was designed in an interwar Bungalow style with a main traversing gable, and minor gables that projected towards the front. There are now hipped two storey additions and a gabled balcony attic on the diagonal at the front. Other alterations include the front verandah fretwork and brackets, and the round-arched leadlight window in the front gable end. At the front is an introduced timber post and woven wire fence with a low retaining wall behind.

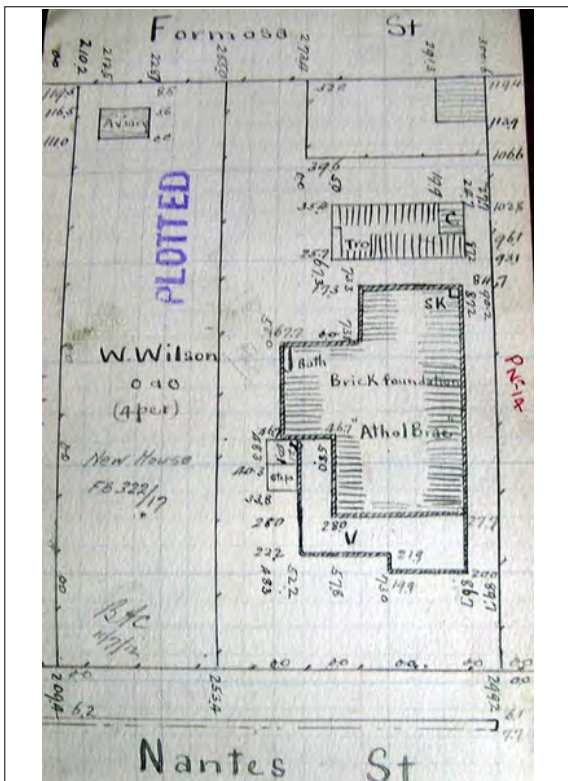
References:

Newtown Rate Books 1934, 1935, Geelong Library & Heritage Centre.
 Newtown Building Permit 1934, City of Greater Geelong.
 Building Permits, 206/2001, 203/2009, City of Greater Geelong.
 Certificates of Title, vol. 2121 fol. 075, vol. 3304 fol. 672, vol. 3318 fol. 439.
 Laird & Buchan, Drawings & Specification, 1934, Geelong Library & Heritage Centre, GRS 401, Envelope P6.

Place Name	Atholbrae
Address No.	08
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



"Atholbrae", east view, October 1927. C. Pratt, State Library of Victoria image HY91.160/911.



GWST Fieldbook no. 147, 11 July 1912, Barwon Water.

Construction Date	1910-11
Era/Style	Federation
Architect	William Wilson
Builder	

History/Notes

The site at 8 Nantes Street originally formed part of a 3 acre landholding owned by George Alexander Stephen, merchant, in 1889. On his death in 1908, the land was subdivided into three allotments, with a large allotment fronting Nantes Street being sold to Daniel Organ McIntyre. In 1909, he subdivided the land into several allotments and lots 9-10 were sold to Mrs Edith Wilson. With her husband, William, they had this house built in 1910-11 on lot 10. As William Wilson was a draughtsman, the dwelling (named "Atholbrae") was possibly designed by him.

William Wilson was born in c.1861, the son of James and Elizabeth (nee Pringle) Wilson. He married Miss Edith Turnbull in 1900 and they had three children: Athol, Enid and John. The Wilson family continued to reside at "Atholbrae" throughout the first half of the 20th century. In 1925, additions were constructed to the dwelling. William Wilson died in 1932. In 1938, Mrs Wilson had a garage built by Berryman and Turbull. She remained at "Atholbrae" until it was sold in 1950 to Raymond and Miriam Sparrow.

The timber Federation styled dwelling is largely intact with several surviving original design qualities. They include the principal hipped roof form, projecting minor gabled wings at the front and east side (including a return verandah as an extension of the main roof), and a modest rear gabled wing. Other original qualities include the brick chimneys with terra cotta posts, eaves overhangs, timber verandah posts, broad-arched opening with fretwork above in the front gable end (the glazing and timber weatherboards were introduced in 1991), gable infill, portal window, timber framed windows and the red brick wall bases. At the rear not visible from Nantes Street are hipped roofed additions.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
Newtown Rate Books 1909-10, 1910-11, 1923, 1950, Geelong Library & Heritage Centre.

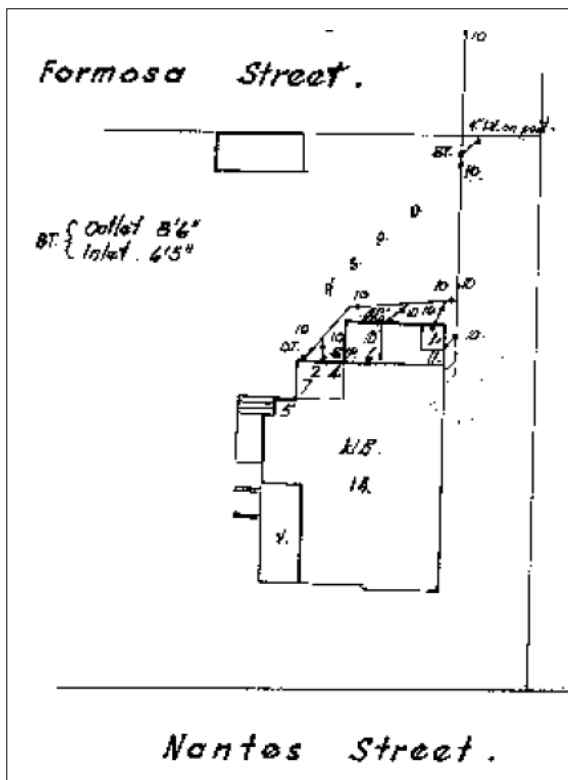
Newtown Building Permits, 1925, 1938, City of Greater Geelong.
Building Permit 656/1991, City of Greater Geelong.

Certificates of Title, vol. 2121 fol. 075, vol. 3304 fol. 672, vol. 3318 fol. 439.

Place Name	Dwelling
Address No.	12
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



12 Nantes St, east view, October 1927. C. Pratt, State Library of Victoria image H91.160/911.



GWST Drainage Plan no. 6040, n.d., Barwon Water.

Construction Date	1924-25
Era/Style	Interwar Bungalow
Architect	Donald C. Dunoon
Builder	

History/Notes

The site at 10-12 Nantes Street originally formed part of a 3 acre landholding owned by George Alexander Stephen, merchant, in 1889. On his death in 1908, the land was subdivided into three allotments, with a large allotment fronting Nantes Street being sold to Daniel Organ McIntyre. In 1909 he subdivided the land into several allotments and lots 11-13 were sold to Richard Ince. In 1924, he sold the land to Donald Dunoon, retired architect. This house was built at this time (1924-25), presumably to a design by Dunoon.

Donald Campbell Dunoon was born at Colac in 1862, the son of Donald and Mary (nee Miller) Dunoon. In 1892, he entered the architectural practice of Alexander Hamilton as an assistant. In 1896, Dunoon married Miss Jessie Margaret Reddie, the same year he became a partner in Hamilton's architectural practice. In the ensuing years, Dunoon combined his practice as an architect with civic duties, being a Councillor of the Colac Shire. He was also secretary of the Newtown-Beeac Railway Trust. Dunoon was elected an associate of the Royal Victorian Institute of Architects in 1922. He was a well-known architect in Colac, with one of his last designs being the Municipal Abattoirs at Colac before retiring to Nantes Street, Newtown. He died there in 1952, aged 79.

The elevated, single storey, timber and brick interwar Bungalow dwelling is reflective of its original design. This includes the principal gabled roof form, minor projecting gabled wing at the front, front faceted bay window, post-supported verandah on the east side (under the main gabled roof), timber framed double hung windows, gabled attic dormers on the east and west roof faces, attic windows, broad eaves and gable infill. The small skillion dormer on the east roof face has been introduced. At the rear is an early gabled outbuilding and introduced swimming pool. The substantial allotment has an introduced tennis court on the east side (constructed in 1992). The front is bound by an introduced, high, capped timber picket fence on a random stone retaining wall (added in 1995). It also has a gabled pedestrian gateway. There is also a retaining wall with brush fence (added in 1992) forming the front boundary at the east end.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1924, 1926, 1935, Geelong Library & Heritage Centre.
 Newtown Building Permit, 1924, City of Greater Geelong.
 RAIA Past Members' Personal files 2, Box 86, Envelope 14, SLV.
The Argus, 28 April 1910, p.8, 2 March 1922, p.10.
Geelong Advertiser, 22 June 1910, p.3, 4, 15 November 1924, p.7.
 Building Permits, 2534/1991, 2885/1992, 4213/1994, 4634/1995, City of Greater Geelong. Dunoon, RVIA file, box 86, env. 14, SLV.
 Certificates of Title, vol. 2121 fol. 075, vol. 3304 fol. 672, vol. 3358 fol. 483.

Place Name	Dwelling
Address No.	14
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1925
Era/Style	Interwar Arts & Crafts Bungalow
Architect	
Builder	F. Stock

History/Notes

In 1924, the site at 14 Nantes Street was owned by Harry and Constance Simson. They sold it in 1925 to Peter Riley who had this house built at this time by F. Stock. In 1926, Riley sold the property at E.L. Ford, a recently returned Melbourne from Canada and superintendent at the newly established Ford Motor Company at North Geelong.

Born in Hawthorn in c.1892 to Ernest and Kathleen (nee Harland) Ford, Ernest Lawrence Ford spent a number of years working at the Ford Motor Company in Canada prior to his return to Australia in 1925. As outlined in the *Geelong Advertiser*:

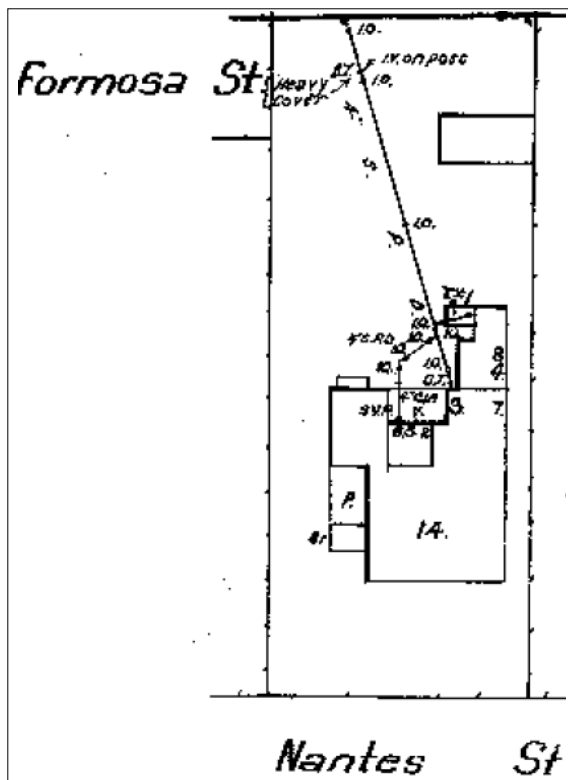
'On board the Aorgani, which recently called at Australian ports, was Mr. E. Ford, who was appointed from the Canadian works of Henry Ford to a position as general superintendent of the body-building works to be established in Geelong. Mr. Ford is a native of Hawthorn (Victoria), had had several years' experience at the headquarters of Henry Ford in Canada. Mr. A. Westman, who is travelling to Australia on the Niagara, is a Canadian, who has been appointed to fill a position as a machine shop foreman. Both men are married and have families who will reside in Geelong. They are about the last of the Canadians who will come to Australia in connection with the Ford Companies' undertakings.'

Ford retained ownership of the Nantes Street property until 1935.

The elevated single storey, timber interwar Arts and Crafts Bungalow has a main steeply-pitched gabled roof form that traverses the site, a projecting steeply-pitched gabled wing towards the front and side entrance porch. There is a prominent brick chimney on the west side. At the front is a flat-roofed rectangular bay window. Other early features include the multi-paned timber framed windows, attic windows, and the strapped cement sheet cladding in the gable ends. At the rear is an early gabled wing that appears to have been altered and extended. There is an introduced high front fence at the front covered in creeper, and metal palisade pedestrian gate.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
Newtown Rate Books, 1926, 1927, 1935, Geelong Library & Heritage Centre.
Newtown Building Permit, 1925, City of Greater Geelong.
Geelong Advertiser, 27 October 1925.
Certificates of Title, vol. 4861 fol. 7621, vol. 5015, fol. 909.



GWST Drainage Plan no. 6139, 1925, Barwon Water.

Place Name	Dwelling
Address No.	16
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1932
Era/Style	Interwar Bungalow
Architect	
Builder	V. McCarthy

History/Notes

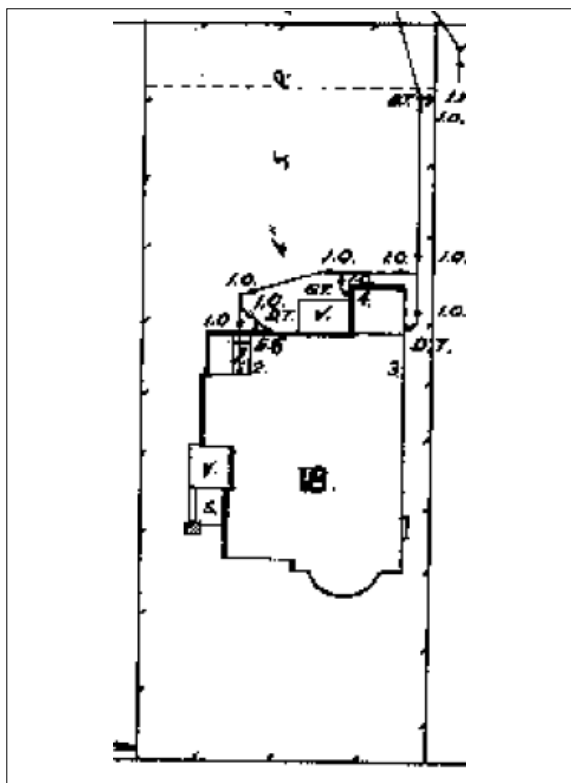
The site at 16 Nantes Street was purchased from Harry and Constance Simson by Frederick Stock, builder, in 1926. He sold it to Frank Apted, local solicitor in 1930. In 1932, Apted had the existing house built by V. McCarthy in anticipation of his marriage to Miss Agnes Elizabeth Cameron in the same year.

Frank Raymond Apted was born in Geelong in 1900, the son of Frank and Dorothy Rachel (nee Richards) Apted. Educated at Geelong College, and after his legal training, F.R. Apted practised as a solicitor in Geelong. Apted also contributory to community life, as a member of the Geelong Literary Club (where he served as president in 1920), Amateur Athletic Club (Guild Harriers), Geelong Lawn Tennis Club and the Congregational Church. He sold the property at 16 Nantes Street in 1952 and he died in 1971 at the age of 70.

The brick dwelling at 16 Nantes Street is a predominantly intact example of an interwar Bungalow style, as shown in the main traversing gable roof form and front projecting gabled wing to the street which features a broad faceted flat-roofed bay window. Other intact features include the roof tiles, wide eaves, brick chimney (with soldier-coursed capping), side entrance verandah, timber framed double hung windows with stylised leadlight upper sashes, gable brackets and gable infill (panelling, ventilators and attic windows). At the rear are early gabled and skillion wings, and detached gabled outbuildings. There is an introduced, low brick retaining wall and hedge on the front boundary.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1925, 1926, 1930, 1932, 1935, 1942, Geelong Library & Heritage Centre.
 Newtown Building Permit, 1932, City of Greater Geelong.
Geelong Advertiser, 17 May 1920, 19 October 1921, 27 April 1922, 13 April 1925, 21 November 1939.
 Certificates of Title, vol. 4861 fol. 052, vol. 5015, fol. 909.

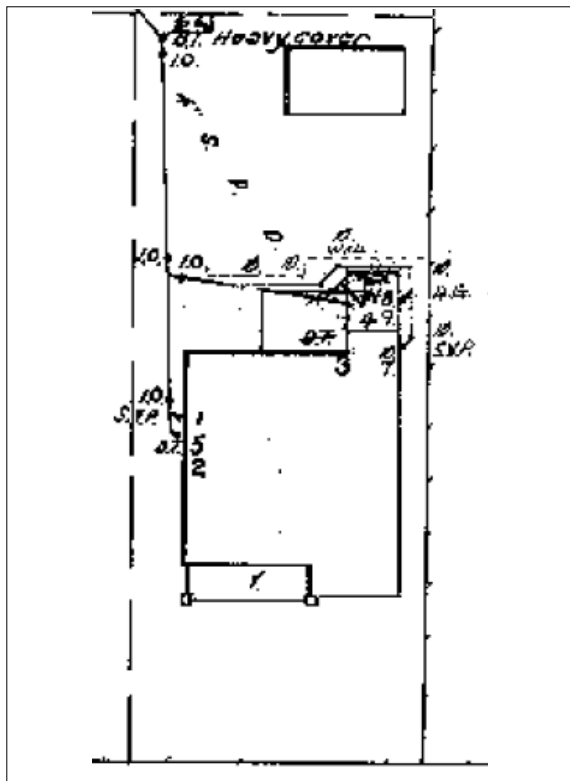


GWST Drainage Plan no. 4575A, 1932 (property was then addressed as 18 Nantes ST), Barwon Water.

Place Name	Owaissa
Address No.	18
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Clanchy sisters, *Geelong Advertiser*, 18 December 1923, p.3.



GWST Drainage Plan no. 6214, 1926, Barwon Water.

Construction Date	1926
Era/Style	Interwar Bungalow
Architect	
Builder	M.J. Denno (possibly)

History/Notes

This dwelling was built in 1926, possibly by M.J. Denno, for sisters, Misses Annie Elizabeth and Bridget Adeline Clanchy, Co-Principals of the Central College, an early secondary school in Geelong, where, with their sister, Miss S. Clanchy, they taught for 29 years. They named their residence "Owaissa".

Miss Annie Elizabeth Clanchy was born in 1864 and Miss Bridget Adeline Clanchy in 1870. They were the daughters of Michael and Mary (nee Thompson) Clanchy. "Owaissa" was built as the retirement home for the long-serving teacher-sisters, having retired from the Central College in 1923. They lived there until Bridget Clanchy's death in 1938. Annie Clanchy died in 1945. Her extraordinary contribution to secondary education in Victoria was noted in *The Advocate* at this time:

'With the death of Miss A. Clanchy in Melbourne on August 15, one of Geelong's most colourful personalities and a pioneer of secondary education in the State has passed. It was as collaborator with the late Mr. G.F. Link, founder of Link's private school - later to become Flinders S.S. and now Matthew Flinders Girls' School - that Madam Clanchy became one of the prime movers in the introduction of secondary education as we now know it in Victoria.'

The elevated timber interwar Bungalow styled dwelling reflects a number of original design qualities. They include the principal gabled roof form that traverses the site and the minor gabled wing and flat-roofed verandah at the front. Other original features include the broad eaves, timber framed double hung windows, front timber framed doorway, front attic window, and the timber shingling in the gable infill. The gabled attic dormers were added in 1999. A carport was built at the front in 2006, along with the stone wall on the front boundary.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1925, 1926, 1935 Geelong Library & Heritage Centre.
Geelong Advertiser, 18 December 1923.
The Argus, 20 October 1938, p.10.
The Advocate, 22 August 1945, p.22.
 Newtown Building Permit, 21 April 1926, City of Greater Geelong, listed Denno as the builder of a dwelling in Nantes St (no owner's name given).

Place Name	Chipstable
Address No.	20
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1926
Era/Style	Interwar Bungalow
Architect	
Builder	M.J. Denno

History/Notes

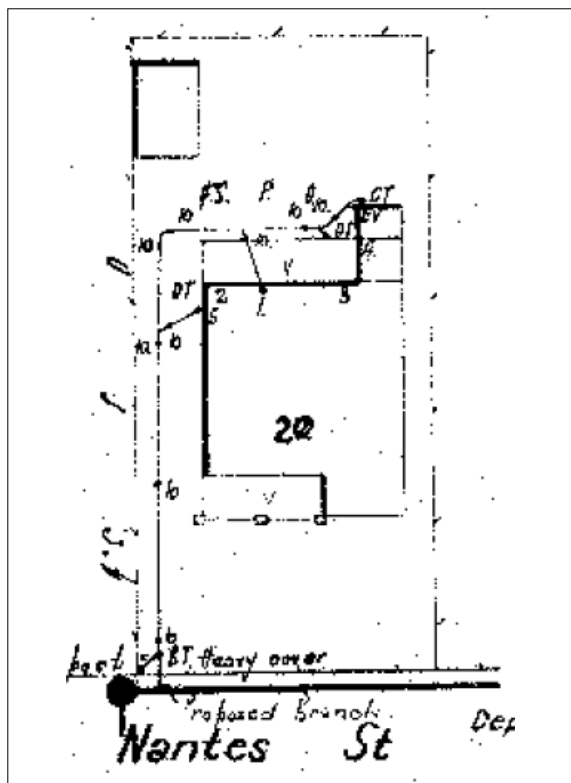
The property at 20 Nantes Street formed part of the 'Newtown Brae' Estate subdivision of 1912. In 1925, Title was transferred to Miss Florence Royce. She sold the site in 1926 to M.J. Denno, a local builder. He constructed this dwelling at that time and sold it in 1927 to Mrs Mary J. Kendall a widow. She lived there until 1943.

Born in America in c.1866, Mrs Mary Kendall (nee Cockbain) was the daughter of Robert and Margaret (nee Dewar) Cockbain. With her husband, Joseph Kendall and their children, Joseph Robert, Florence Adeline and Annie Catherine, she emigrated from Roslyn, Kittitas County, Washington, U. S.A., in 1898. Joseph Kendall took up mining at Outtrim following the opening up of the coal fields in the mid 1890s. Joseph Kendall died in 1902, aged 41, following an illness. At this time, Mrs Kendall lived in St. Kilda, and presumably she remained there until she relocated to Nantes Street.

Original design features of the timber interwar Bungalow styled dwelling are especially identified from the front. They include the main gabled roof form, hipped roof comprising a front verandah, the projecting minor gabled wing (with a flat-roofed faceted bay window) and the minor gabled roof that projects on the east side. Other features applicable to the interwar Bungalow design include the roof tiles, brick chimney, broad eaves with exposed timber rafters, timber framed double hung windows, gable infill, brick verandah piers with square paired timber posts, brick verandah balustrade and the front timber framed doorway. The gabled dormers on the side roof faces appear to reflect the addition of 1992. Further alterations were undertaken in 2004 and 2005 including the garage. At the front is a high introduced fence comprising stone piers and plinth, and flat timber picketed bays and gates.

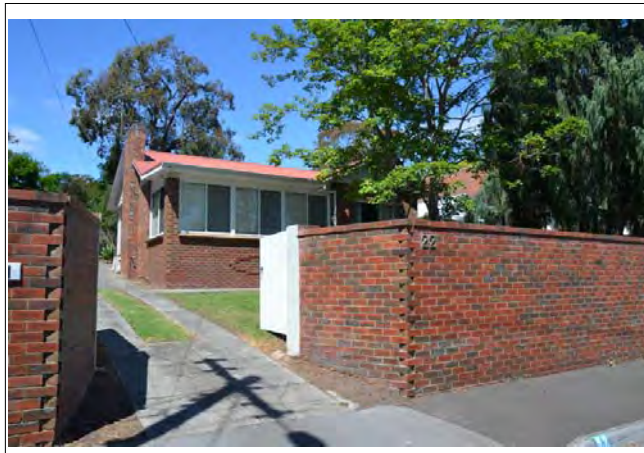
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1925, 1926, 1927, 1935, 1943, 1944, Geelong Library & Heritage Centre.
 Newtown Building Permit, 1926, City of Greater Geelong.
 Newtown Brae Estate subdivision plan, 1912, maps & plans collection N10, Geelong Library & Heritage Centre.
 Building Permits 2712/1992, 6914/1994, 1858/2004, 1620/2005, City of Greater Geelong.
 Robert J. Kendall, Roll of Honour, Australian War Memorial website.
 Joseph Kendall, Probate Administration files, 1902, VPRS 28/PO Unit 1269 PROV.
 The Age, 23 December 1902, p.1, 13 February 1906.
 Certificate of Title vol. 5041 fol. 046.



GWST Drainage Plan no. NN6236, 1926, Barwon Water.

Place Name	Dwelling
Address No.	22
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Not Significant
Integrity	Not Applicable
Precinct Name	Newtown West
Existing Individual HO	



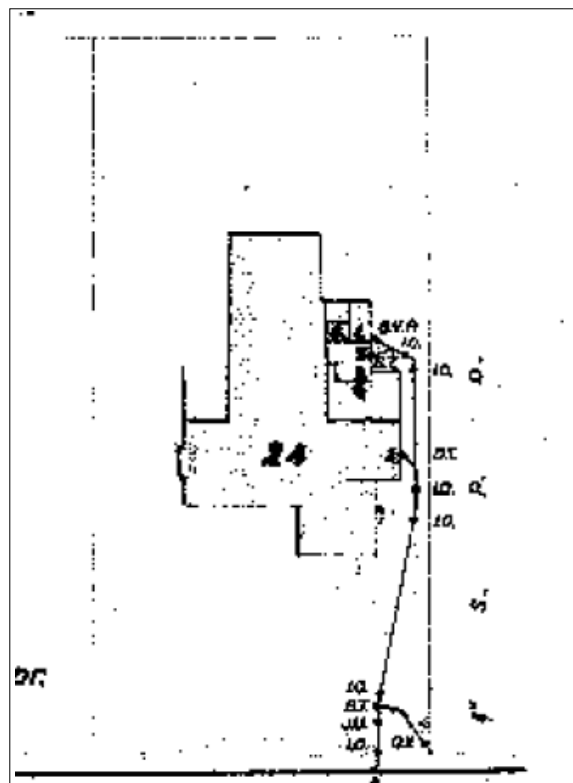
Construction Date	1951
Era/Style	Postwar Bungalow
Architect	
Builder	

History/Notes

The property at 22 Nantes Street formed part of the 'Newtown Brae' Estate subdivision of 1912. It remained vacant until Lindsay Bartlett sold the land in 1949 to John Kenneth Reeve. He had this house built in 1951.

References:

Newtown Rate Books, 1930, 1945, 1947, 1949, 1950, Geelong Library & Heritage Centre.
Geelong Waterworks & Sewerage Trust Plan of Drainage, N5291A, City of Greater Geelong.
Newtown Brae Estate subdivision plan, 1912, maps & plans collection N10, Geelong Library & Heritage Centre.
Certificate of Title, vol. 5060, fol. 823.



GWST Drainage Plan no. 5297A, 1951 (property was then addressed as 24 Nantes St), Barwon Water.

Place Name	Dwelling
Address No.	24
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1927
Era/Style	Interwar Californian Bungalow
Architect	
Builder	M.J. Denno

History/Notes

The property at 24 Nantes Street formed part of the 'Newtown Brae' Estate subdivision of 1912. It was sold to William David Alexander in 1913 and he sold it to Joseph William Cahill in 1925. The following year, 1926, it was purchased by Michael Denno, a builder. He may have built this house in 1927 and sold it to Archibald McInnes at this time. McInnes leased the property to Henry C. Giles, a dentist, until he sold it to William J. Harrison of Drumcondra in 1929. Giles continued to occupy the dwelling until he purchased it in 1931.

Archibald McVicar McInnes (born c.1881) was the son of John McInnes, grazier in the Narracoorte district, South Australia. Archibald followed his father as a grazier, holding a wheat farm at Laen in the West Wimmera for a few years. He married Bertha Marion Black in 1912. Some years later, McInnes acquired a grazing property at Berrybank near Lismore, Victoria. This property was eventually leased and with his family, McInnes resided in Shannon Avenue, Newtown. Highly esteemed, McInnes died in 1930 as the result of an accident, aged 49. As reported in *The Horsham Times*:

'The tragic death of Mr. Archibald McInnes, grazier, of Newtown, Geelong, came as a shock to his many friends in this district. It appears that when returning from Berrybank to Geelong on Thursday evening last week his car caught fire, and in endeavouring to extinguish the flames his clothes became ignited. Suffering great pain, Mr. McInnes ran to a dam a short distance away, and when in the water he collapsed and was drowned.'

The elevated single storey timber interwar Californian Bungalow is reflective of its original design. This includes the main gabled roof form and projecting front verandah gable clad in tiles. Other original features include the stuccoed brick verandah piers and balustrading with concrete cappings, the paired squat, round Doric columns, projecting flat-roofed faceted bay window at the front, timber framed double hung windows, front doorway and the gable infill (panelling and shingling). The attic windows might have been introduced or altered (additions were constructed in 1997). There is a recessive, gabled carport at the side. The front has an introduced fence comprising brick piers and plinths with bays of flat timber pickets.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
Newtown Rate Books, 1927, 19258, 19219, 1930, Geelong Library & Heritage Centre.

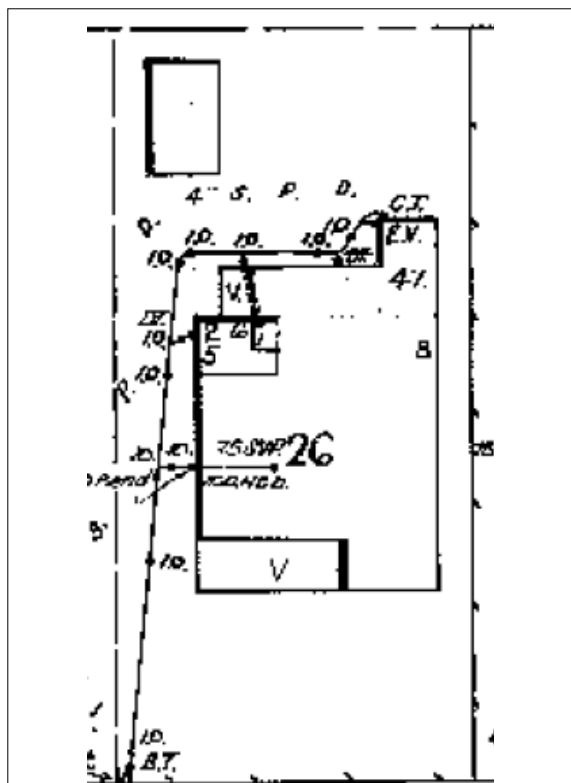
Certificates of Title, vol. 3666 fol. 074, vol. 5042, fol. 307.

The Narracoorte Herald, 27 May 1930, p.2.

The Argus, 23 May 1930.

The Horsham Times, 30 May 1930.

Building Permit 2863/1997, City of Greater Geelong.



GWST Drainage Plan no. 6324, 1927 (property was then addressed as 26 Nantes St), Barwon Water.

Place Name	Dwelling
Address No.	26
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Conservation Desirable
Integrity	Altered
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1926
Era/Style	Interwar Bungalow
Architect	
Builder	F. Stock

History/Notes

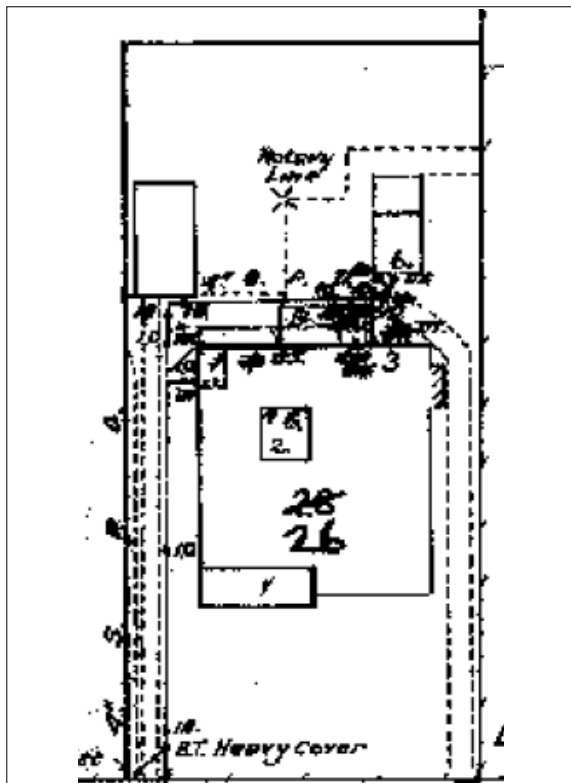
The property at 26 Nantes Street formed part of the 'Newtown Brae' Estate subdivision of 1912. It was sold to William David Alexander in 1913 and he sold it to Thomas Boyd in 1923. Boyd had this house constructed by F. Stock in 1926.

Thomas Patrick Boyd was born in 1890, the son of James and Johanna (nee Wyld) Boyd. He married Mary Theresa Kelly in 1918 and they had six children: Jean, James, Laurie, Thomas, Noreen and Anthony (who predeceased him). Boyd was a woolclasser and by the turn of the century he was an instructor in woolsorting class at the Gordon Technical College. He died prematurely at Fitzroy in 1933 at the age of 43. His wife, Mary, and family continued to reside at 26 Nantes Street until 1942.

The elevated single storey dwelling presents some of its original interwar Bungalow design qualities in the main and minor gabled roof forms, flat-roofed front verandah, broad eaves and gable infill. The front windows (including the windows in the faceted bay), front door opening, front stone garage and associated retaining walls adjacent to the driveway and along the front boundary have been introduced. These works and the attic (and possibly rear) additions seem to have been constructed in 2006.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1925, 1926, 1935, Geelong Library & Heritage Centre.
 Newtown Building Permit, 1926, City of Greater Geelong.
 Building Permit 2721/2006, City of Greater Geelong.
Geelong Advertiser, 17 August 1901.
The Age, 17 November 1933, p.1.



GWST Drainage Plan no. 6259, 1926, Barwon Water.

Place Name	Bellendean
Address No.	28
Street	Nantes Street
Town	Newtown
Condition	Fair-Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1914
Era/Style	Federation
Architect	
Builder	

History/Notes

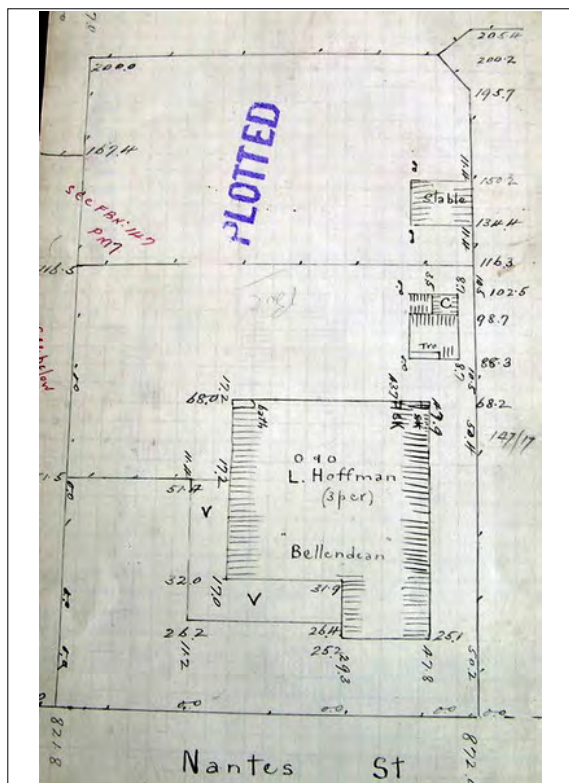
The property at 28 Nantes Street formed part of the 'Newtown Brae' Estate subdivision of 1912. It was sold to Robert William Charles and he in turn sold it to Leslie Hoffman in 1913. He had this house built in 1914, in anticipation of his marriage to Miss Daisy Geraldine Johnson in the same year. They had two children: Lesley Geraldine and Cecilia Ray. The house was called 'Bellendean.'

Leslie George Hoffman was born in Geelong in 1890, the son of Herbert Charles and Minnie (nee Gibbs) Hoffman. L.G. Hoffman was appointed a teacher at St. Augustine's Boys' Orphanage, Geelong, where he also became a member of the 'celebrated orphanage band, firstly as the leading cornetists before becoming conductor. The Hoffman family left Nantes Street in 1918 when L.G. Hoffman took up a teaching appointment at St. Vincent's Orphanage, Melbourne, becoming the bandmaster for 30 years. He was also conductor of the South Sydney Band, N.S.W., and was an adjudicator of band contests across the country. He died in Melbourne in 1959.

Although there have been some alterations, the elevated single storey timber Federation styled dwelling reflects its original design. This is especially apparent in the main hipped roof form with projecting minor gabled wing at the front, and the broken back return verandah supported by timber posts with solid timber fretwork. Other early features include the paired timber framed double hung windows in the front gable, bracketed window hood, eaves overhangs, gable brackets and the gable infill. The return verandah has been infilled on the east side, with timber framed windows taking up the front corner. There is also an introduced door opening at the front and additions at the rear. The front has a high capped timber picket fence on a low painted brick base.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1913-14, 1914-15, 1916-17, 1918-19, 1919-20,
 Geelong Library & Heritage Centre.
 Certificates of Title, vol. 3210 fol. 835, vol. 3663 fol. 517, vol. 3753 fol. 479.
Geelong Advertiser, 23 May 1914, 19 November 1918, 27 December 1918.
The Sydney Morning Herald, 23 January 1925.
Record (Emerald Hill), 16 October 1938, p.6.
The Advocate, 20 May 1954, 22 July 1954, p.3



GWST Fieldbook no. 52, p.3, n.d. [c.1916], Barwon Water

Place Name	Dwelling
Address No.	30
Street	Nantes Street
Town	Newtown
Condition	Good
Proposed Significance	Not Significant
Integrity	Not Applicable
Precinct Name	Newtown West
Existing Individual HO	



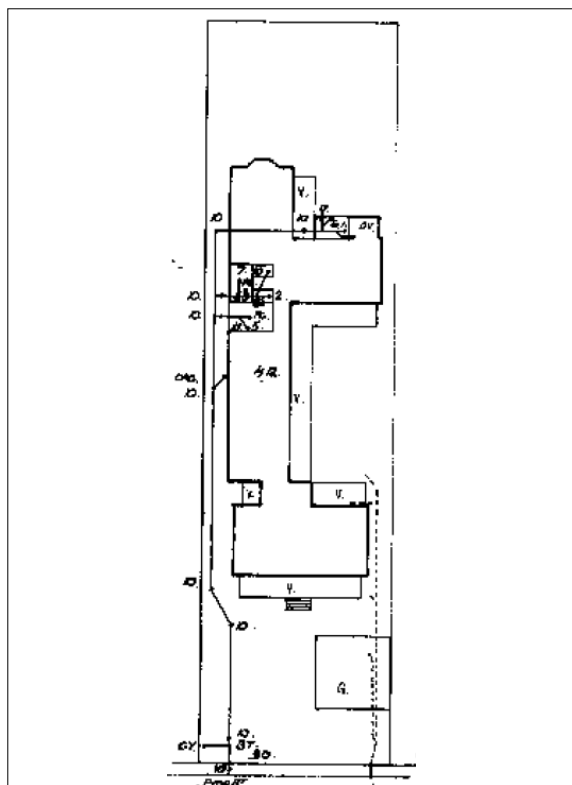
Construction Date	1984
Era/Style	Later 20th Century
Architect	
Builder	

History/Notes

The property at 30 Nantes Street formed part of the 'Newtown Brae' Estate subdivision of 1912. It was sold to William David Alexander in 1913 and he sold it to Percy Wilkinson in 1922. An engineer, Wilkinson had a house built on the site at this time. It was demolished in c.1984 and replaced with the existing brick dwelling. The front brick fence was constructed in 2014.

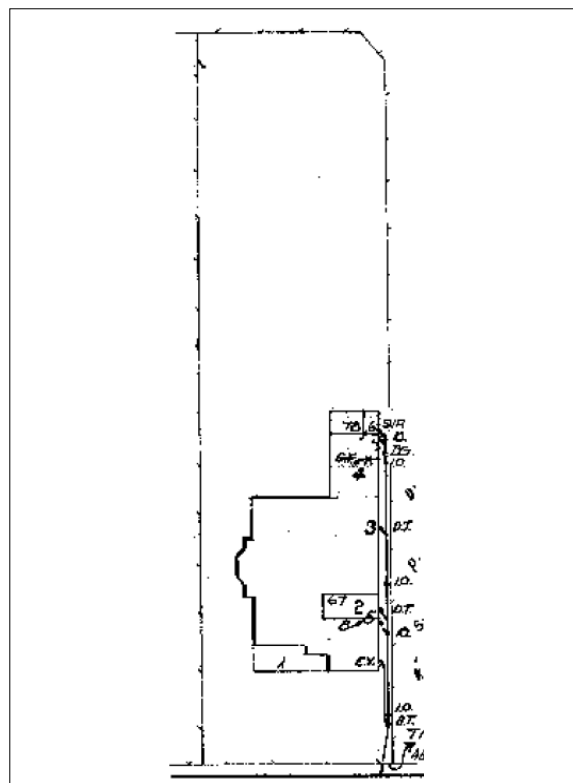
References:

Newtown Rate Books, 1922, 1923, Geelong Library & Heritage Centre.
 Geelong Waterworks & Sewerage Trust Plan of Drainage NN6112, City of Greater Geelong.
 Newtown Building Permit, 1922, City of Greater Geelong.
 Building Permit 2954/2014, City of Greater Geelong.
 Geelong Advertiser, 23 January 1909.
 Certificate of Title, vol. 3210 fol. 835.



GWST Drainage Plan no. N6112, 1984, Barwon Water.

Place Name	Dwelling
Address No.	32
Street	Nantes Street
Town	Newtown
Condition	Fair
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



GWST Drainage Plan no. 6082, 1925, Barwon Water.

Construction Date	1923
Era/Style	Interwar Bungalow
Architect	
Builder	

History/Notes

The property at 32 Nantes Street formed part of the 'Newtown Brae' Estate subdivision of 1912. By 1923, the vacant land was owned by Frederick Crichton of Cumberland Street, Newtown. He had this house built at this time and lived there until 1926 when he sold it to John Duff, a baker. In 1927, Duff had a sleepout constructed. Duff continued to own the property for several years, although by 1929 he had relocated to Kalgoorlie and the house was leased.

The original owner, Frederick Crichton, was born at Clifton Hill in 1891, the son of David and Maud (nee Tuson) Crichton. He trained as a teacher and in 1918 he was appointed to the teaching staff of Geelong College. He remained there for seven years, during which time he built the house in Nantes Street. Crichton's ownership of the Nantes Street dwelling was short-lived because he took up farming at Yarrara in 1926. In later years he became a grocer at Silvan where he died in 1959, aged 68.

The single storey timber interwar Bungalow styled dwelling largely reflects its original design. This is evident in the main gabled roof form and minor side gabled wing (on the east side towards the front). Other intact qualities include the recessed front verandah under the main roof, timber ventilator in the gable end, banks of timber framed double hung windows, front timber framed doorway and the side projecting faceted bay window. The rear garage was built in 1991 and the single storey additions (including the minor gabled wing on the east side) at the rear were constructed in 1997. There is a high introduced timber picket fence at the front.

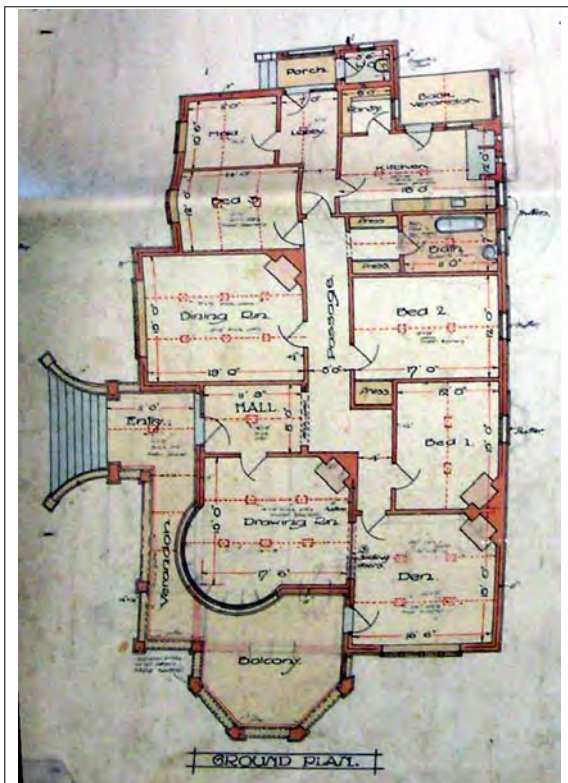
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1923, 1924, 1925, 1926, 1927, 1935, Geelong Library & Heritage Centre.
 Newtown Building Permits, 1923, 1927, City of Greater Geelong.
 Building Permits, 1274/1991, 1219/1997.
The Argus, 15 December 1925, p.17, 1 December 1943, p.14.
The Age, 8 January 1960, p.9.
 Certificate of Title, vol. 3210 fol. 835.

Place Name	Minnewanka
Address No.	01
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Local
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Laird & Buchan, Original east elevation drawing, 1914, Geelong Library & Heritage Centre, GRS 401, Env. H22.



Laird & Buchan, Original floor plan, 1914, Geelong Library & Heritage Centre, GRS 401, Env. H22.

Construction Date	1914-15
Era/Style	Federation
Architect	Laird and Buchan
Builder	Burn Brothers

History/Notes

James Hugh McPhillimy, a confectioner and manufacturer of Spring Street, Geelong West, acquired the land now known as 1 Stephen Street, Newtown, on 18 June 1914. He engaged the well-known Geelong architects, Laird and Buchan, to design this brick Federation era dwelling at that time. It was built by the contractors, Burn Brothers, at a cost of £2197.8.2. The dwelling was named 'Minnewanka'.

The face brick dwelling has multiple hipped roof forms on a north-south axis, the main facade being oriented north, facing the private open space of the property. The roofs are clad in corrugated galvanised steel. The upper walls under the eaves are stuccoed. A principal feature is the faceted bay at the north end, with arched casement windows. There is a side entrance porch marking the main entrance with a distinctive broad-arched brick opening.

External changes are minimal and largely comprise a skillion addition in the south-east corner and a faceted bay on the west side. The house appears to be in fair-good condition.

Fronting Stephen Street is an early hipped roofed garage and an introduced high brick and timber paling fence. There is also an introduced hipped and gabled outbuilding on the south side.

References:

S. Taylor, 'Minnewanka', Conservation Analysis Report, Deakin University, 1991.

Laird & Buchan Contract Books, Geelong Library & Heritage Centre.

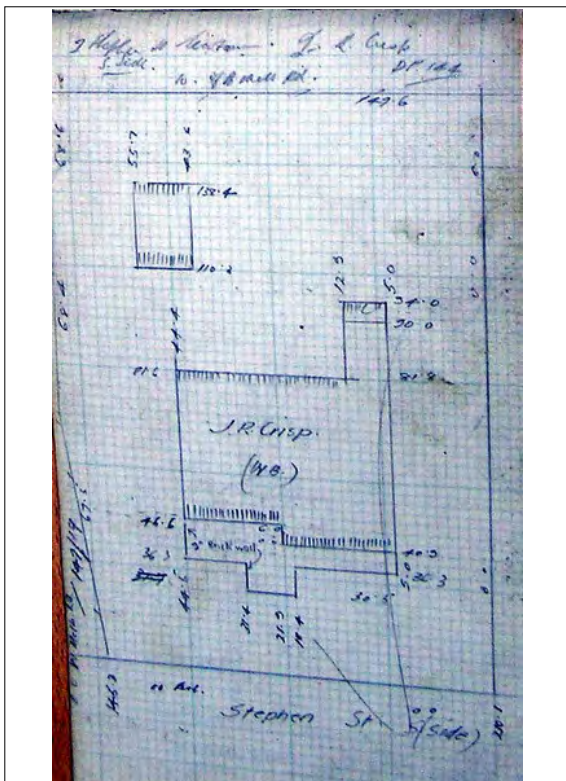
Lorraine Huddle, unpublished historical research.

Certificate of Title vol. 38023 fol. 394.

Place Name	Dwelling
Address No.	02
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Property at 2 Stephen Street (looking from east side), October 1927. Pratt, La Trobe Picture collection, SLV, H91.160/911.



GWST Fieldbook no. 267, n.d. [c1925-26], p.41, Barwon Water.

Construction Date	1925-26
Era/Style	Interwar Bungalow
Architect	
Builder	J.R. Crisp

History/Notes

A building permit was issued for the construction of this dwelling by J.R. Crisp, builder, on 19 June 1925. The first owner was Ceburn Cameron Westman, a Canadian who arrived on the "Niagara" in 1925, was appointed machine foreman of the Ford Motor Company at North Geelong. Westman had been employed by the Ford Company in Canada, as the factory at North Geelong was established in 1925 by Ford Canada and particularly the Canadian executive, H.C. French, inaugural general manager of the North Geelong plant. By 1934, Westman was in charge of the production activities in the Commonwealth for the Ford Motor Company, and he made regular visits to the Western Australia to source timbers for the manufacture of motor car bodies and to inspect the Company's works at North Fremantle. From mid 1920s until 1938 Westman was also a member of the Geelong Cricket and Football Club committee. In 1943, he was appointed a Director of the Ford Motor Company of Australia in addition to his role as Production Superintendent. Westman retired from the Company in late 1954 and he died in Newtown in 1961.

The gabled timber interwar Bungalow has an original main gabled roof form, projecting central gabled attic balcony with bellcast shingled balustrade (the glazing has been introduced), projecting front flat-roofed verandah (supported by piers and square timber posts), and the skillion attic dormer on the west side. The alterations to the dwelling in 1991 and particularly in 2009 have not diminished the appearance of the front of the dwelling. The garage and brick fence at the front were constructed in 2014.

References:

- C.C. Westman, Probate Administration files, 1961, VPRS 28/P4 Unit 2611, PROV.
- Newtown Rate Books, 1925, 1926, 1936, Geelong Library & Heritage Centre.
- Newtown Building Permit, 1925, 1936, City of Greater Geelong.
- Building Buildings 2447/1991, 2266/2009, 512/2014, City of Greater Geelong.
- I. Wynd, *So Fine A Country: A History of the Shire of Corio*, Shire, of Corio, 1981, pp.101-105.
- The Daily News* (W.A.), 4 August 1934, p.6.
- The Argus*, 2 July 1935, p.3, 9 December 1938, p.20, 78 January 1943, p.2, 1 February 1955, p.12.
- Kalgoorlie Miner*, 6 October 1949, p.3.
- Geelong Advertiser, 27 October 1925.

Place Name	Dwelling
Address No.	03
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Conservation Desirable
Integrity	Altered
Precinct Name	Newtown West
Existing Individual HO	



07-241115

Construction Date	1912
Era/Style	Federation
Architect	Laird & Buchan
Builder	

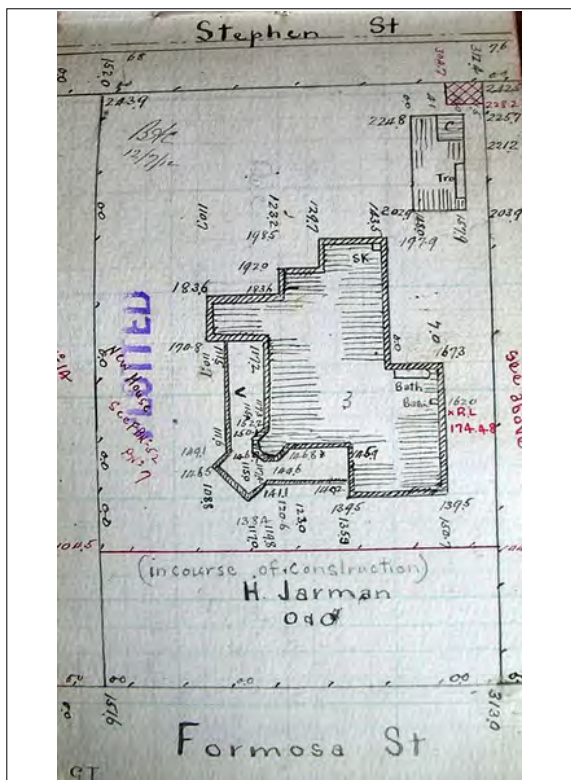
History/Notes

The dwelling at 3 Stephen Street was built in 1912 for Herbert Jarman (1866-1953), butcher, to a design by the well-known architects, Laird and Buchan. Jarman also held a farm at Gheringhap. He married Miss Emma Walker (1867-1925) in 1896 and they relocated to 3 Stephen Street upon its completion. Herbert and Emma Jarman reported in the *Geelong Advertiser* as being 'well known and highly respected residents of Stephen-street, Newtown', on the death of Mrs Jarman in 1925. Her death appears to have been the catalyst for Herbert Jarman to relocate elsewhere. He retained ownership until 1929.

The timber dwelling was oriented to face the private yard to the north of the site, the rear facade facing Stephen Street. The original design comprised a principal hipped roof form with projecting minor gabled wings at the front and east side, connected by a post-supported verandah. The original design is partially discernible, but the gabled wing at the front (north) has been extended, the front verandah altered and extended, and further alterations and additions have been carried out on the west side and at the rear in 2003 and 2009. A new garage was added to the Stephen Street boundary in 2008.

References:

Victorian Births, Deaths and Marriages Indexes, Dept. of Justice.
Cazalys Contractor Reporter, 7 May 1912, State Library of Victoria.
 Newtown Rate Books, 1900, 1911-12, 1912-13, 1928, 1929, Geelong Library & Heritage Centre.
Weekly Times, 10 July 1915, p.41.
Geelong Advertiser, 25 May 1925.
 Building Permits 3911/2003, 577/20008, 180/2009, City of Greater Geelong.

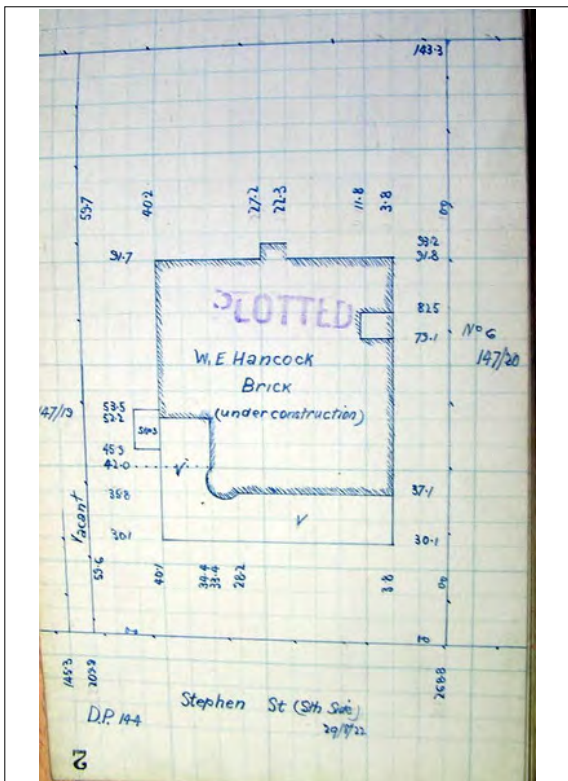


GWST Fieldbook no. 147, 12 July 1912, Barwon Water

Place Name	Dwelling
Address No.	04
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Conservation Desirable
Integrity	Altered
Precinct Name	Newtown West
Existing Individual HO	



Side (east) view of dwelling, October 1927. Pratt, La Trobe Picture collection, SLV, H91.160/911.



GWST Fieldbook no. 237, 28 Aug 1922, p.2, Barwon Water.

Construction Date	1922
Era/Style	Interwar Californian Bungalow
Architect	
Builder	T. Pescott & Sons

History/Notes

On 17 May 1922, a building permit was granted for the construction of this brick Bungalow at 4 Stephen Street by T. Pescott and Sons for Walter Edwin Hancock (c.1877-1956) and his wife, Charlotte (nee Spikins) Hancock (1874-1958), retired farmers from the Donald area. The Hancock family were involved in the Newtown Presbyterian Church, with Walter being the Church secretary in 1924 as well as being a member of the Church cricket team. Walter and Charlotte lived at 4 Stephen Street until their deaths in 1956 and 1958 respectively.

The brick interwar Californian Bungalow styled dwelling was originally constructed with single storey gabled roof forms and a flat-roofed return verandah. While original features survive in the timber framed windows, verandah and gable infill, two storey additions (constructed in 1991) now dominate the dwelling. A brick garage was built in 1992 and the existing front brick fence with metal palisade bays was constructed in 2015.

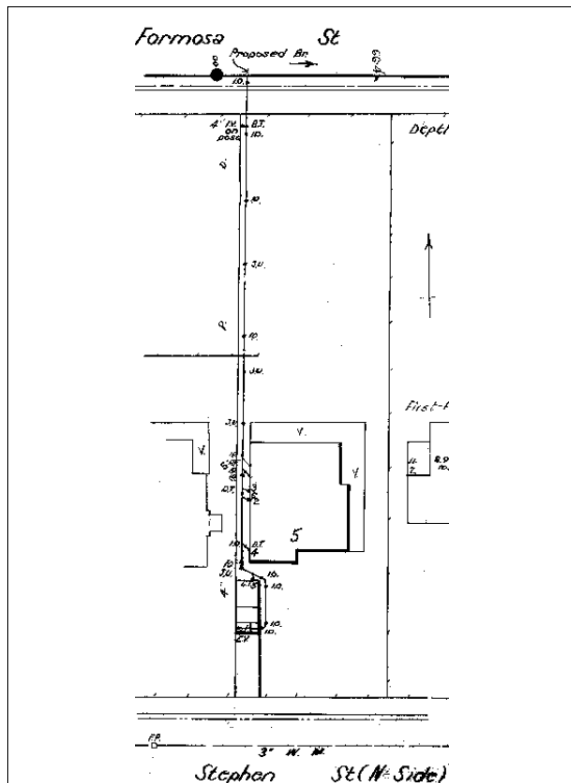
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1923, 1925, 1940, 1950, Geelong Library & Heritage Centre.
 Newtown Building Permit 17 May 1922, City of Greater Geelong.
Geelong Advertiser, 21 August 1924, 25 November 1927.
The Argus, 1 November 1956, p.14.

Place Name	Dwelling
Address No.	05
Street	Stephen Street
Town	Newtown
Condition	Fair-Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Aerial view. Pictometry, City of Greater Geelong.



GWST Drainage Plan no. 6328, 1926, Barwon Water.

Construction Date	1926
Era/Style	Interwar Bungalow
Architect	F.C. Purnell
Builder	J.C. Taylor and Sons

History/Notes

In 1926, Harry Hooper, grocer, subdivided his property 'Monaro' (now 5A Stephen Street) in order to have a new brick dwelling constructed. Located at 5 Stephen Street, the dwelling was designed by Fred C. Purnell, architect, and built by J.C. Taylor and Sons.

Born in 1879. Harry Hooper was the son of Lloyd Hooper, successful grocer. He attended Geelong College from 1890 before taking up a position in the family business. He married Miss Dorothea Martha Hawkeworth in 1913. In 1929, he was elected as a Councillor with the Newtown Council, the Geelong Advertiser describing him as 'Happy Harry' given his 'happy, sunny-natured' personality with likeable qualities. In 1931, Hooper sold his neighbouring property, 'Monaro', to Henry Jacobs. Hooper remained resident at 5 Stephen Street until his death on Christmas Day in 1951, after a long illness. An obituary in The Age described him as being 'widely known for his lifelong interest in the grocery trade in Geelong, and for his public and philanthropic work.'

The dwelling at 5 Stephen Street was originally designed to face the private yard to the north. It appears to be largely intact, with an original main gabled roof form that traverses the site, an attic with jerkin-head roofed wings projecting from the front and rear main gabled roof faces, and a verandah formed as an extension of the main roof on the north side. There is also an early brick garage on the Stephen Street boundary constructed in 1929 by H. Purnell.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.

W. Yates, 'Harry Hooper Residence', Conservation Analysis Report, Deakin University, 1991.

Hooper, Henry Robert (1879-1951), Pegasus, June, 1952, p.44, at <http://gnet.geelongcollege.vic.edu.au:8080/wiki/HOOPER-Henry-Robert-1879-1951.ashx>

Newtown Rate Books, 1912-13, 1926, 1927, 1930, 1931, 1950, Geelong Library & Heritage Centre.

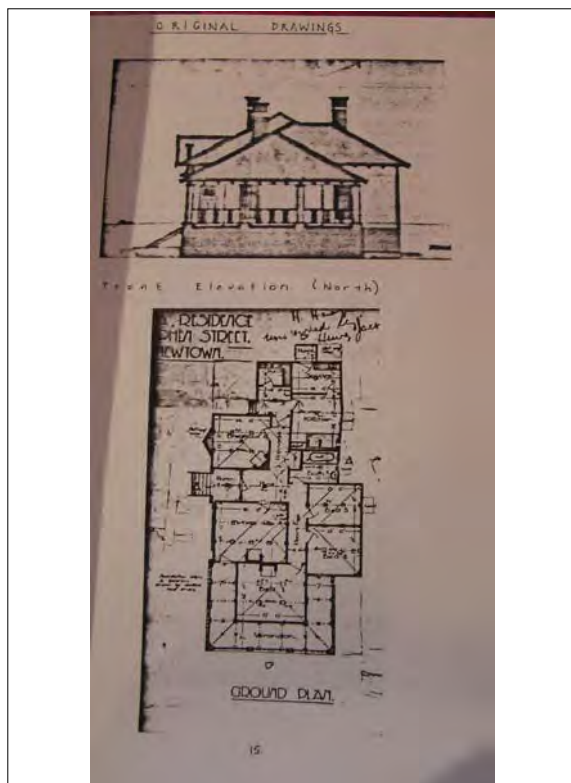
The Argus, 28 December 1951, 29 December 1951, p.15.

Geelong Advertiser, 30 January 1926, p.7.

Place Name	Monaro	
Address No.	05	A
Street	Stephen Street	
Town	Newtown	
Condition	Good	
Proposed Significance	Contributory	
Integrity	Moderately Intact	
Precinct Name	Newtown West	
Existing Individual HO		



Aerial image. Pictometry, City of Greater Geelong.



Laird & Buchan, Residence, Stephen St, Newtown, 1912. W. Yates.

Construction Date	1912
Era/Style	Federation
Architect	Laird & Buchan
Builder	Dew Brothers & Ebbels

History/Notes

In 1912, Harry Hooper engaged the well-known architects, Laird and Buchan, to design the brick dwelling at 5A Stephen Street in anticipation of his marriage. The land had been given by Hooper's father, Lloyd Hooper, as a wedding present. The house was called 'Monaro'.

Born in 1879, Harry Hooper was the son of Lloyd Hooper, successful grocer. He attended Geelong College from 1890 before taking up a position in the family business. He married Miss Dorothea Martha Hawkesworth in 1913. In 1929, he was elected as a Councillor with the Newtown Council, the Geelong Advertiser describing him as 'Happy Harry' given his 'happy, sunny-natured' personality with likeable qualities.

In 1931, 'Monaro' was sold to Solomon Jacobs who transferred it to his son, Henry Jacobs on his marriage to Miss Stella Mary Walker. Born in 1901, Henry Jacobs worked in the family drapery business in Malop Street first established in the 1850s by Henry Jacobs' grandfather, Morris Jacobs. In later years with the sale of the family business to Myer, Jacobs later served with the RAAF in World War Two. He also established another drapery and floor covering business in Colac. Henry Jacobs contributed much to community life, serving as a local councillor. He was elected Mayor in 1957. He awarded an MBE for his services to the community.

The main facade of 'Monaro' was designed to face the garden on the north side. The original composition of the hipped roofed forms survives, as does the return verandah at the north end and the main entrance on the east side. In 1945-46, the architect J.P. Mockridge (Stella Jacobs' cousin) redesigned the interior of the dwelling. In 1947, *The Age* featured the interior, describing it as a 'Modern interior of elegance and charm.' Furniture was specially designed by Lester Bunbury. In 1993, a new verandah was added, with alterations occurring in 1998 and two storey additions being carried out in 2004.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.

W. Yates, 'Harry Hooper Residence', Conservation Analysis Report, Deakin University, 1991.

Newtown Rate Books, 1930, 1931, 1936, 1945, 1946, 1947, Geelong Library & Heritage Centre, *The Age*, 5 November 1947.

City of Newtown & Chilwell Centenary 1858-1958, City of Newtown & Chilwell, 1958.

Place Name	Dwelling
Address No.	06
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Not Significant
Integrity	Not Applicable
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	c.2004
Era/Style	Recent
Architect	
Builder	

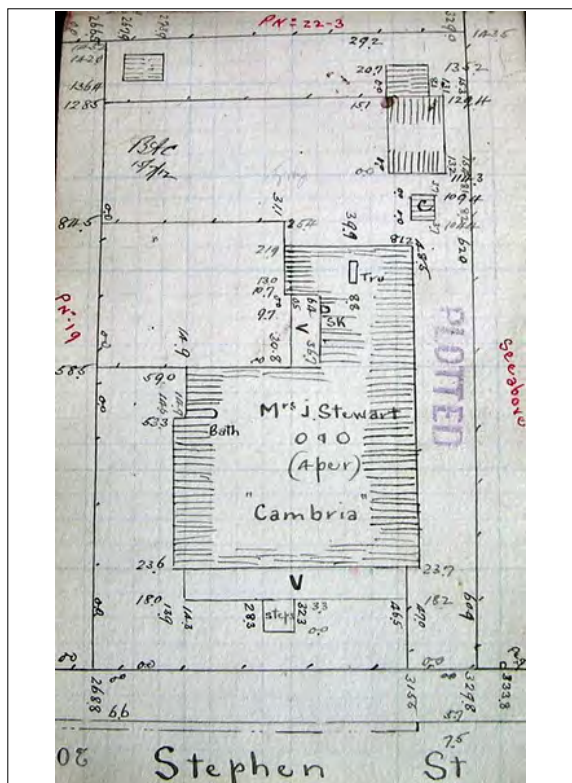
History/Notes

This house at 6 Stephen Street was built in c.2004 following the demolition of the original dwelling on the site in 2003. The original house was constructed for Harry Williams, coach builder. The Victorian styled timber dwelling comprised five rooms and outbuildings were included on the property. In 1904 following Williams' death, the original property was described in a sale notice in the *Geelong Advertiser*: "Splendid built Villa, containing 5 rooms, bath, pantry, copper, stable, and workshop, and commanding a splendid view of the bay, and situated in Stephen-street, Newtown, near the fernery; also house-hold furniture, consisting of suites, carpets, whatnot, pictures, bedsteads, chest drawers, chiffonier, tables, pot plants, dresser, timber, and lot sundries."

Williams' house was owned by Mrs J. Steward in 1912 and was known as "Cambria".

References:

H. Williams, Probate Administration files, 1904, VPRS 28/P2 Unit 677 PROV.
 Newtown Rate Books, 1895-96, 1903-04, 190-06, Geelong Library & Heritage Centre.
 Planning Permit 209/2003, City of Greater Geelong.
 Building Permit 1186/2004, City of Greater Geelong.
Geelong Advertiser, 5 April 1904, p.3.

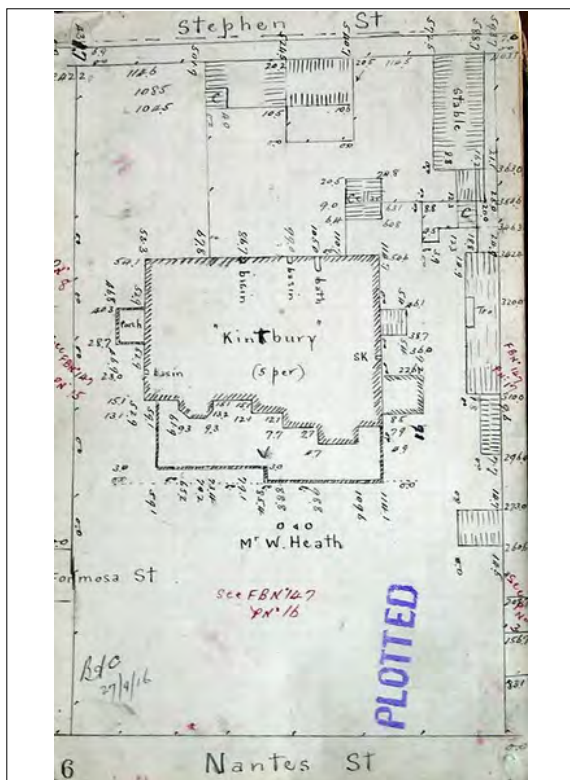


GWST Fieldbook no. 147, 15 July 1912, p.20, original house, Barwon Water

Place Name	Vacant Land
Address No.	07
Street	Stephen Street
Town	Newtown
Condition	
Proposed Significance	Not Significant
Integrity	Not Applicable
Precinct Name	Newtown West
Existing Individual HO	



'Bryn-Teg' prior to demolition. Source: realestate.com.au



GWST Plan no. 52, p.6, 27 Sept 1916, Barwon Water.

Construction Date	
Era/Style	
Architect	
Builder	

History/Notes

Until recently, this allotment formed part of a larger property with 9 Stephen Street. After 1850, a brick and timber dwelling was built for George Alexander Stephen, pioneer merchant, who took up considerable landholdings in the area. Stephen Street was named after him.

Following his death in 1908, the property was taken up by George Fitzgerald, draper, and his wife, Emily. By this time, a dwelling named 'Bryn-teg' had been built. With the death of George Fitzgerald in 1911, Mrs Fitzgerald proposed at 2 lot subdivision (the excision of the land fronting Nantes Street). The *Geelong Advertiser* described the dwelling as 'an exceedingly well built and very nice BRICK HOUSE, containing Drawing-room, Dining-room, 4 bedrooms, kitchen, pantry, bathroom, and heater, washhouse, with troughs and copper, stable, buggy house, etc., and fowl run, and many conveniences. A very nice verandah affords one of the very most beautiful views that could be wished for.' The property was sold to William Heath in 1913. By 1916, Heath had demolished 'Bryn-Teg' and construct a new substantial dwelling that he named 'Kintbury'. Heath sold it to John P. Lockwood, photographer in 1917. It would appear that substantial alterations & additions were carried out at this time, possibly including major steeply-pitched gabled roof with skillion attic dormers. Another gabled balcony was added to the main northern elevation in the later 20th century. In 2015, the dwelling was demolished.

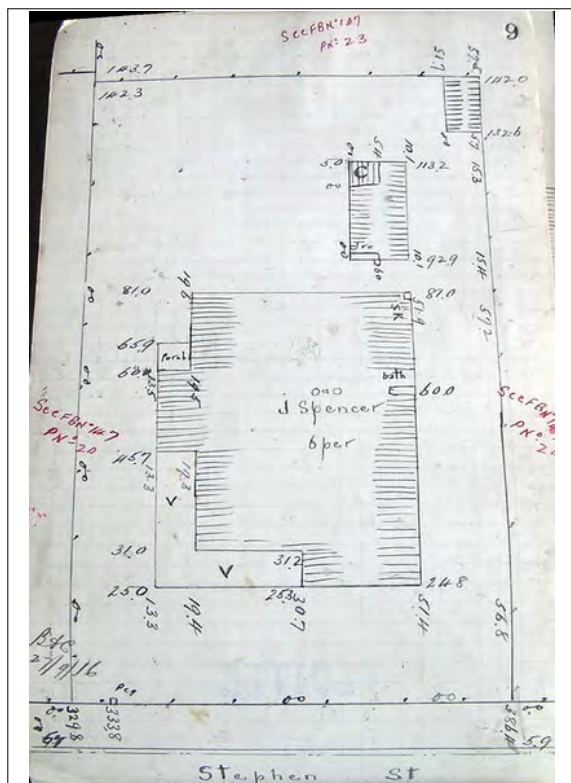
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
G.A. Stephen, Probate Administration files, 1908, VPRS 28/P2 Unit 849 PROV.
Newtown Rate Books, 1880-1950, Geelong Library & Heritage Centre.
W. Yates, 'Harry Hooper Residence', Conservation Analysis Report, Deakin University, 1991.
Geelong Advertiser, 22 June 1912, p.6.
Certificates of Title, vol. 212 fol. 075, vol. 3306 fol. 132.
GWST Fieldbook no. 147, 12 July 1912, & no. 52, 27 January 1916, Barwon Water.

Place Name	Dwelling
Address No.	08
Street	Stephen Street
Town	Newtown
Condition	Fair
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



8 Stephen Street, east view, October 1927. Pratt, La Trobe Picture collection, SLV, accession H91.160/911.



GWST Fieldbook no. 52, 27 Sept 1916, p.9, Barwon Water

Construction Date	1915-16
Era/Style	Federation Bungalow
Architect	
Builder	J.S. Spencer

History/Notes

The dwelling at 8 Stephen Street was built in 1915-16 for John Samuel Spencer (1875-1946) and his wife, Elsie Rose (nee) Middleton) Spencer. A carpenter, it is likely that the dwelling was constructed by J.S. Spencer.

J.S. Spencer was born in Vaughan, Victoria, in 1875 to Crystal Thomas and Mary Ann Spencer. He had moved to 55 Skene Street, Newtown by 1902, presumably because his father had taken up a position as Railway Superintendent. J.S. Spencer started his working life as a farrier. On 19 January 1902, he enlisted for service in the South African (Boer) War. Following his return, he married Elsie Middleton in 1908. They lived in McKillop Street. It seems from this time when Spencer took up carpentry. As a Boer War veteran, he retained involvement in parade services and the Returned Sailors' and Soldiers Club during World War 1. By 1912-13, John and Elsie Spencer were resident in a dwelling in Stephen Street owned by H.S. Johnston, builder.

The timber dwelling at 8 Stephen Street is a very early example of the Bungalow style, the composition of the gabled roof forms being more common in the 1920s. There is a principal gabled roof that traverses the site and two minor gables at the front. In the front corner, the main roof extends to form a return verandah, supported by square timber posts (the corner comprising a pier clad in weatherboards below) and adorned with a timber balustrade. There are original rectangular, flat-roofed window bays with timber framed casement windows and leadlight highlights. The corner windows under the verandah, gable infill (including the lancet ventilators) and the chimney are also original.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
Newtown Rate Books, 1912-13, 1915-16, 1916-17, 1925, Geelong Library & Heritage Centre.

J.S. Spencer, Attestation Paper, South African War, 19 January 1902, National Archives of Australia online.

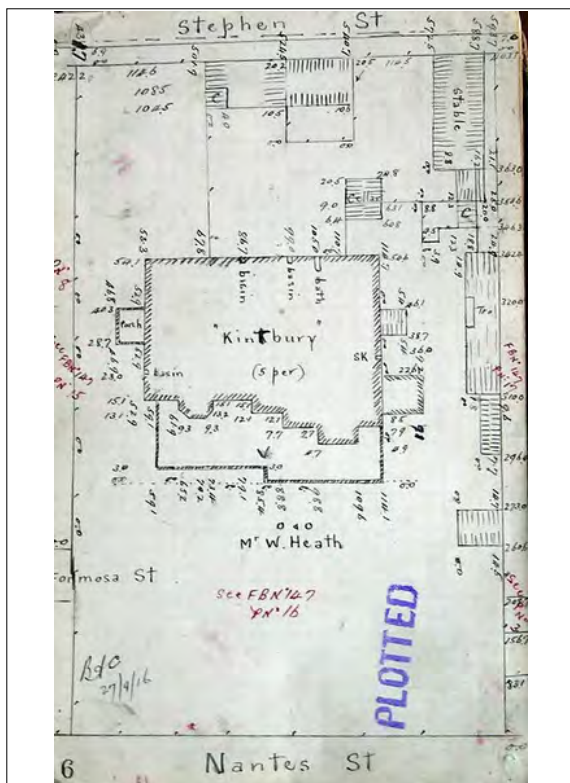
Geelong Advertiser, 11 October 1909, p.4, 20 May 1918.

J.S. Spencer at <http://www.ancientfaces.com/person/john-samuel-spencer/139611475>

Place Name	Vacant Land
Address No.	09
Street	Stephen Street
Town	Newtown
Condition	
Proposed Significance	Not Significant
Integrity	Not Applicable
Precinct Name	Newtown West
Existing Individual HO	



'Bryn-Teg' prior to demolition. Source: realestate.com.au



GWST Plan no. 52, p.6, 27 Sept 1916, Barwon Water.

Construction Date	
Era/Style	
Architect	
Builder	

History/Notes

Until recently, this allotment formed part of a larger property with 9 Stephen Street. After 1850, a brick and timber dwelling was built for George Alexander Stephen, pioneer merchant, who took up considerable landholdings in the area. Stephen Street was named after him.

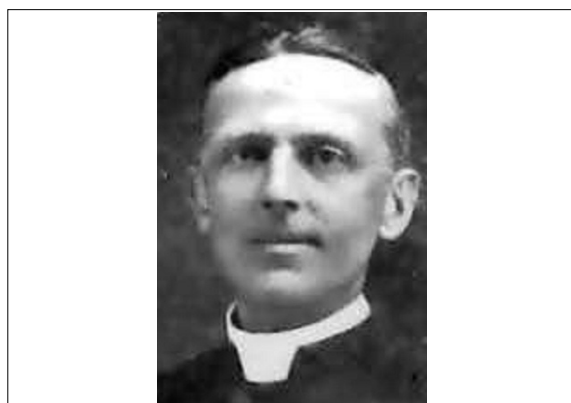
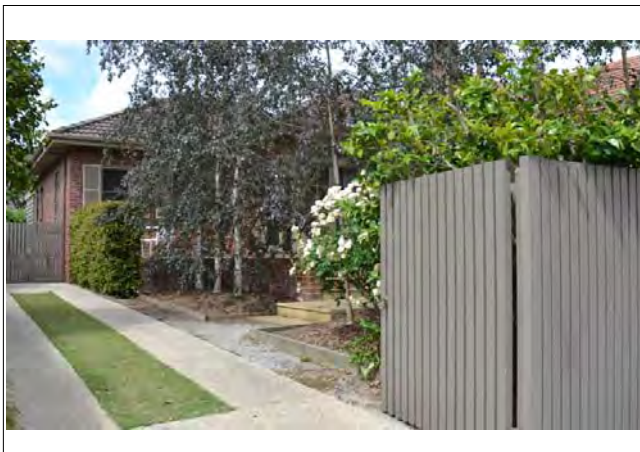
Following his death in 1908, the property was taken up by George Fitzgerald, draper, and his wife, Emily. By this time, a substantial dwelling named 'Bryn-teg' had been built. With the death of George Fitzgerald in 1911, Mrs Fitzgerald proposed at 2 lot subdivision (the excision of the land fronting Nantes Street). The *Geelong Advertiser* described the dwelling as 'an exceedingly well built and very nice BRICK HOUSE, containing Drawing-room, Dining-room, 4 bedrooms, kitchen, pantry, bathroom, and heater, washhouse, with troughs and copper, stable, buggy house, etc., and fowl run, and many conveniences. A very nice verandah affords one of the very most beautiful views that could be wished for.' The property was sold to William Heath in 1913. At this time the property was named 'Kintbury'. Heath sold it to John P. Lockwood, photographer in 1917. It would appear that substantial alterations & additions were carried out at this time, possibly including major steeply-pitched gabled roof with skillion attic dormers. Another gabled balcony was added to the main northern elevation in the later 20th century.

In 2015, the dwelling was demolished.

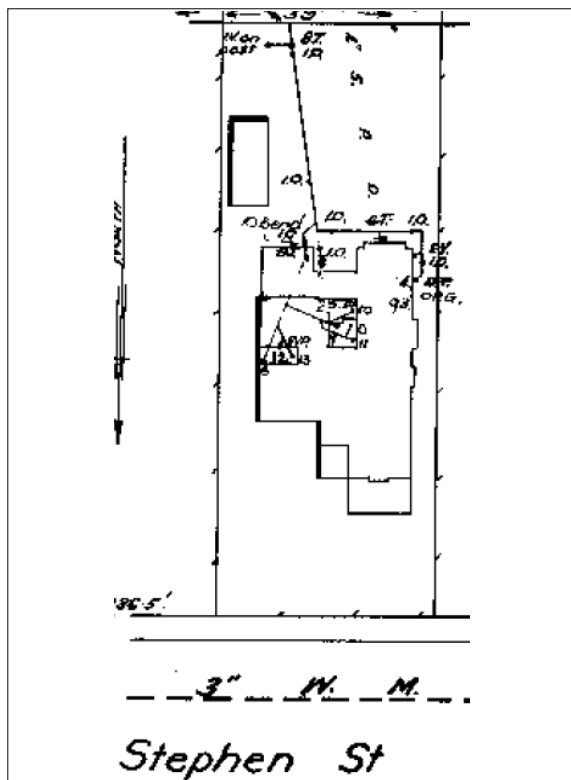
References:

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- G.A. Stephen, Probate Administration files, 1908, VPRS 28/P2 Unit 849 PROV.
- Newtown Rate Books, 1880-1950, Geelong Library & Heritage Centre.
- W. Yates, 'Harry Hooper Residence', Conservation Analysis Report, Deakin University, 1991.
- Geelong Advertiser*, 22 June 1912, p.6.
- Certificates of Title, vol. 212 fol. 075, vol. 3306 fol. 132.
- GWST Fieldbook 52, 27 January 1916, Barwon Water.

Place Name	Dwelling
Address No.	10
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Rev. Alfred Wheeler, n.d., <http://strathalbynanglicans.org.au/history/rectors-of-the-parish/the-revd-alfred->



GWST Drainage Plan no. 46621A, 1936, Barwon Water.

Construction Date	1936
Era/Style	Late Interwar Bungalow
Architect	
Builder	M.J. Denno

History/Notes

The dwelling at 10 Stephen Street was built by M.J. Denno in 1936 as the retirement residence of Canon Alfred Wheeler and his wife, Fanny (nee Polhill).

Alfred Wheeler was born in Stoke, Newington, London, on 27 October 1865, the son of Elijah Wheeler, a bedding manufacturer, and his wife, Harriet Elizabeth (nee Priest). He was educated at the Stamford Hill Grammar School and the City of London School, and from 1885 at St. John's College, Cambridge. During his University years he sang bass in Dr Garrett's choir and he was one of the second violins in the University Orchestra. Following his graduation in 1888, he was ordained Deacon by the Bishop of Durham in 1890, serving as Curate in the Parish of St. James, West Hartlepool, Diocese of Durham in 1890-91. He emigrated to Adelaide in 1891 where he became Priest in charge to the South-East Mission at Penola and subsequently at Naracoorte. Following his marriage to Fanny Polhill in 1892, Wheeler was appointed Incumbent of Strathalbyn and Macclesfield in 1895. At Strathalbyn, he formed the Strathalbyn Choral Union as well as being an energetic pastor. His musical talents led him to take up the appointed as Precentor and a Minor Canon of St. Paul's Cathedral, Melbourne in 1899. In 1908, he became Incumbent of All Saints' Church, Newtown, where he remained until his retirement. Canon Wheeler lived at 10 Stephen Street until his death in 1949.

The brick dwelling at 10 Stephen Street is an intact example of the late interwar Bungalow, with its L-planned layout comprising tiled hipped roof forms, brick chimneys, projecting flat-roofed rectangular window bay at the front, and timber framed double hung windows. At the rear are skillion additions.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice. Certificate of Title, vol. 2785, fol. 924.

Newtown Rate Books, 1936, 1937, 1940, Geelong Library & Heritage Centre.

Newtown Building Permit, 24 April 1936, City of Greater Geelong.

Strathalbyn Anglicans: The Rev' Alfred Wheeler online at <http://strathalbynanglicans.org.au/history/rectors-of-the-parish/the-revd-alfred-wheeler>

Place Name	Dwelling
Address No.	11
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Local
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



South elevation. 031016-001



North elevation showing part of substantial private garden. 031016-007.

Construction Date	1935
Era/Style	Interwar Georgian Revival
Architect	Irwin & Stevenson*
Builder	C.J. Totterdell

History/Notes

Land at 11 Stephen Street early formed part of the 'Newtown Brae' Estate subdivision of 1912. This dwelling was designed in late 1934 by the Melbourne architectural firm, Irwin and Stevenson, for Geoffrey L. Strachan, woolbroker. It was constructed in late 1934 and early 1935 by C.J. Totterdell, builder, possibly under the supervision of Laird and Buchan, Geelong architects.

Strachan was born in c.1895, the son of James Ford and Marion (nee Aitken) Strachan. He married Gladys Kettlewell and they had two children: Hugh and Susan.

The two storey, painted brick, interwar Georgian Revival style dwelling has steeply-pitched gabled roof forms that traverse the site, together with a gabled garage wing that projects towards Stephen Street. This garage wing appears to be original but with the street facade altered. There is a minor gabled wing that also projects towards Stephen Street. The roofs are clad in tiles and there are substantial rendered, rectangular chimneys, wide eaves with returns on the gable ends and terra cotta lancet ventilators.

The principal facade is the north elevation that faces onto the private yard where there are original, elevated terraces. There is a regular arrangement of timber framed windows and doors featuring timber shutters. The dwelling overlooks a substantial private garden.

Apart from some alterations to the front of the garage, the dwelling appears to be largely intact and in good condition.

References:

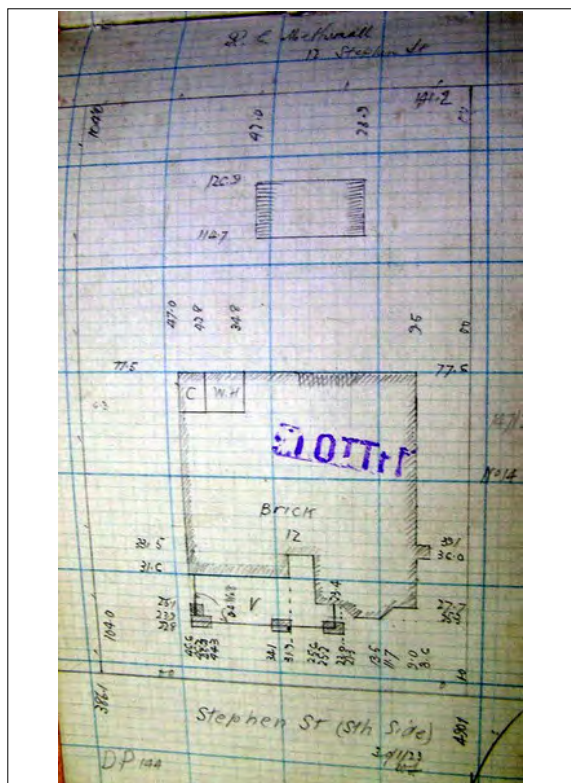
Victorian Births, Deaths & Marriage Indexes, Department of Justice online, November 2015.
 Newtown Building Permit Register, 1934, City of Greater Geelong.
 Newtown Rate Books, 1930, 1934, 1935, Geelong Library & Heritage Centre.
 *Laird & Buchan Sketch Books, 401A, SK34, p.2, with note stating "for Irwin & Stevenson", Geelong Library & Heritage Centre. However, the current owner (4 Oct 2016) believes that the dwelling was designed by Stephenson & Turner architects, not Irwin & Stevenson, based on his memory of the drawings for the dwelling that were unable to located at the time of the site visit.

Certificate of Title, vol. 3210 fol. 835.

Place Name	Nerrina
Address No.	12
Street	Stephen Street
Town	Newtown
Condition	Fair
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Dwelling, 12 Stephen St, Newtown n.d. [c.1930s].
Source: Ancestry.com.au



GWST Fieldbook no. 241, 30 Jan 1923, p.15, Barwon Water.

Construction Date	1922-23
Era/Style	Interwar Bungalow
Architect	
Builder	

History/Notes

In 1919-20, Robert Cotton Metherall, a farmer from Willaura, purchased the vacant land at 12 Stephen Street from John Weddell. This house was built in 1922-23 as the Metherall family home. R.C. Metherall was born at Elmore in 1873, the son of John and Mary (nee Baker) Metherall. In 1910, he married Miss Jessie Martin. By 1920, Metherall was a wheat superintendent. In early November 1922, Metherall purchased the produce business of Messrs. H. Pillow and Co., of Ryrie Street, Geelong. Between 1935 and 1940, R.C. and J. Metherall sold the property. R.C. Metherall died at Macleod in 1960.

The interwar brick Bungalow at 12 Stephen Street was designed with a principal steeply-pitched, gabled roof form. An attic gable projected at the front. Apart from the glazing in of the attic balcony, the front portion of the dwelling appears to reflect the original design and construction, including the terra cotta tiled roof cladding, broad eaves, face brick and rendered brick wall construction, front skillion verandah supported by brick piers and paired timber posts, timber framed double hung windows, timber entrance doors, timber weatherboards simulating shingling in the gable ends and the brick chimney.

Additions were constructed at the rear in 2004 and they are only partly visible from the front. The dwelling appears to be in good condition and is predominantly intact.

References:

Victorian Births, Deaths & Marriages, Dept of Justice.
Ancestry.com.au (including Ancientfaces).
Newtown Rate Books 1913-14, 1919-20, 1922, 1924, 1935, 1940, Geelong Library & Heritage Centre.
Newtown Building Permit, 15 November 1922, City of Greater Geelong.
Building Permit 2271/2004, City of Greater Geelong.
The Argus, 13 May 1915, 22 May 1914, 6 January 1916.
Certificates of Title, vol. 3691 fol. 153, vol. 4379 fol. 705

Place Name	Devon
Address No.	14
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1912
Era/Style	Edwardian/Federation
Architect	
Builder	H.S. Johnston

History/Notes

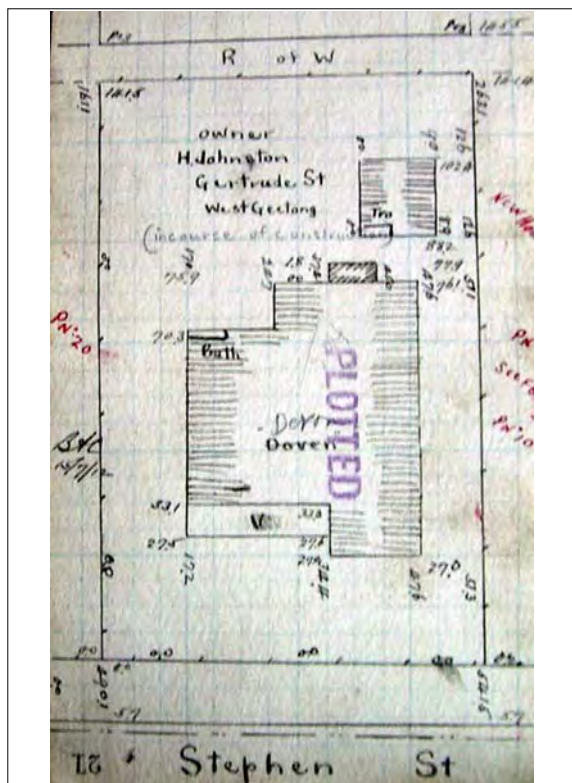
The land at 14 Stephen Street formed lot 2 of the Devon Estate advertised for sale by public auction on 30 March 1912. The estate had earlier been owned by Lloyd Hooper, grocer. The existing dwelling at 14 Stephen Street was built by Henry Stephen Johnston, a builder of Geelong West, in 1912. It seems Johnston constructed the dwelling as an investment property and named it 'Devon'. It was first occupied by J.S. Spencer, a carpenter, who built the dwelling at 8 Stephen Street as his family home in 1915-16.

The original owner and builder, H.S. Johnston, was born in c.1867 at Launceston, Tasmania, the son of William and Charlotte Sophia (nee Buck) Johnston. It is not known when Johnston arrived in Geelong, but he invested in land in the Fairmont Estate, Newtown, in 1906, this being one of several property developments he carried out in the early 20th century. Johnston died in 1948 at the age of 81.

At 14 Stephen Street, the original timber Edwardian design includes the main hipped roof form, projecting front minor gabled wing, front hipped roofed verandah and the rear minor hipped wing. Other original details include the brick chimneys, timber framed windows, front timber framed door and the gable infill. The trussed metal verandah posts have been introduced, as has the small recessive hipped bay on the east side. The front timber picket fence has also been introduced.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Devon Estate Auction Notice, 30 March 1912, maps & plans collection, Geelong Library & Heritage Centre.
 Newtown Rate Books 1912-13, 1913-14, 1914-15, 1915-16, Geelong Library & Heritage Centre.
 Certificate of Title, vol. 3639, fol. 658.
Geelong Advertiser, 22 October 1906.
 Certificate of Title, vol. 2785 fol. 924.

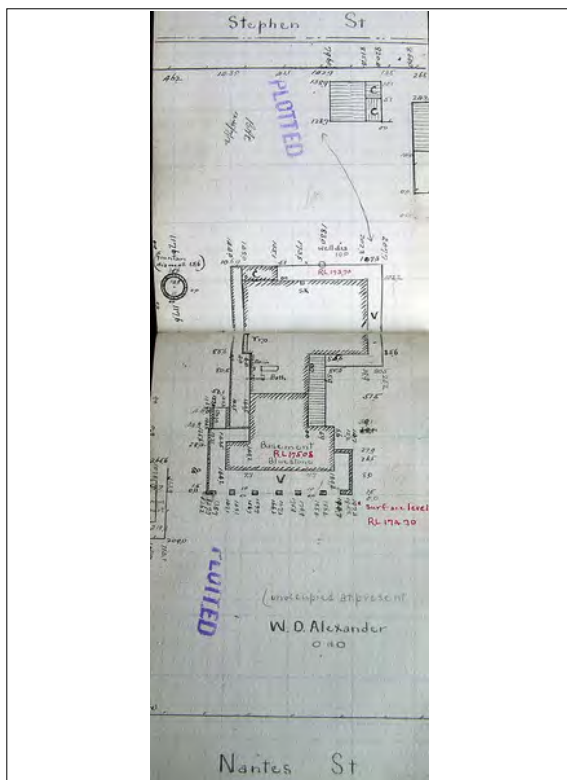


GWST Fieldbook no. 147, 15 July 1912, p.21, Barwon Water

Place Name	Newtown Brae
Address No.	15
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Regional
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	HO205



'Newtown Brae', n.d. [c.1900], Jan Phelan, Welshpool.



GWST Fieldbook no. 147, 12 July 1912, p.15, Barwon Water

Construction Date **c.1851, 1885**

Era/Style **Victorian**

Architect **Alexander Hamilton (1885)**

Builder

History/Notes

This property is already subject to a heritage overlay. The following elaborates further on the history of the place:

The southern portion of the existing dwelling was built in c.1851 for Joseph Lewis, victualler. He advertised the property (which he called "Woolmers") for lease in 1852. At this time it was described as a 'beautiful Venetian Cottage' with a parlor, dining and drawing rooms, three bedrooms, substantial kitchen and laundry, ample cellar, stable, and gig house and outhouses for poultry, pigs, etc., and four acres of garden with 400 fruit trees and vines with a large reservoir and gardener's house. Born c.1811 in London, Joseph Lewis was convicted of "pulling off 20 counterfeit shillings at a lower value" in 1831 and he was transported to van Diemen's Land (Tasmania) on the hulk *Gilmore* in 1832. He was described as having a dark complexion, being 'a man or colour, end joint left thumb crippled.' He worked as a groom, presumably at the Woolmers Estate near Launceston, this property being the likely origins of the name of his residence in later years in Newtown. In 1840, he married Miss Ann Wood, a convict, his occupation then being a stonemason. Awarded a Free Certificate in 1841, he commenced business in 1844 as a licensed victualler at *The Dusty Miller Inn* with Thomas Abery at O'Brien's Bridge before taking up the licence to the *Jolly Scotchman* in Hobart in May 1845. Presumably estranged from his wife, Ann, he befriended the widow, Mrs Phoebe Moore (nee Pulbrook) at this time and in September of that year he departed for Adelaide. There, he traded as a silk mercer and general dealer. In early 1848, he relocated to Geelong with Phoebe Moore, who by this time was named as his wife. Her children, Alfred James Moore and George William Moore accompanied them and took up the Lewis surname. In Geelong, Joseph Lewis became a highly successful publican at the Shearer's Arms, Royal Mail and Victoria Hotels. Following the death of Phoebe Lewis in 1867, Joseph retired to "Woolmers". He fell on hard times due to failures in goldmining ventures in Newtown. In 1875, he married his third wife, Sarah Robertson, of Perth. He died the following year, 1876, of 'dropsy and an affection of the liver.'

"Woolmers" initially sold to A. Volum in c.1880. On his death, the property was acquired by James Alexander, a grazier of "Burnbrae" near Penshurst in 1884. He named the property "Newtown Brae" and in 1885 he engaged the Colac architect, Alexander Hamilton, to design two storey additions on the north side as well as single storey extensions on the south side, fronting Stephen Street. See heritage precinct history for further information.

REFERENCES:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
Convict Registers, Muster Rolls & Marriage Registers for Joseph Lewis, Ann Wood and John Moore, Tasmanian Archives online.
The Courier (Hobart), 16 Feb 1844, p.4.
Colonial Times (Hobart), 1 Apr 1845, p.2, 6 May 1845, p.2, 12 Sept 1845.
D. Lewis, 'Re-Look Up Plase George W.M. Lewis', 1 March 2004, www.genealogy.com
Geelong Advertiser, 7 Apr 1848, 18 Apr 1848, 4 Feb 1852, 19 Oct 1867, 15 Dec 1875, 15 Aug 1876.
Certificate of Title, vol. 3210 fol. 835.

Place Name	Dwelling
Address No.	16
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



William Maude in masonic regalia, 1900, Geelong Library & Heritage Centre image library, GRS 1277/66.



GWST fieldbook no. 52, 27 Sept 1916, p.10, Barwon Water

Construction Date	1914-15
Era/Style	Federation
Architect	
Builder	

History/Notes

Land at 16 Stephen Street formed lot 1 of the Devon Estate offered for sale in 1912. This dwelling was built in 1914-15 for William and Annie Maude. The property was leased to Hugh C. Hall in 1915-16 and in 1917 it was occupied by Mrs Isabella Neville. Her husband was Chaplain-Captain Charles Neville, who served in France during World War One.

William Maude was born in 1850 and emigrated to Victoria with his parents two years later. *The Argus* gave the following brief biography in 1923: 'Mr. Maude landed in Victoria with his parents in 1852, and Mrs. Maude with her parents in 1858. Mr. Maude entered the Hobson's Bay Railway service as booking clerk in 1865, and joined the Victorian Railways in 1870 as telegraph operator. Later he was station-master at leading country stations, and retired from service at Spencer Street in 1908.

William Maude married Miss Annie Richards. Born in c.1853, she was the elder daughter of one of the earliest settlers at Elsternwick, James Richards. William and Annie had three children: Arthur William, Florence Evelyn and Edith Annie. Arthur Maude became a shire engineer to the Shire of Dunmunkle where he died prematurely in 1901. Edith Maude's life was also cut short in 1906, aged 22 years, from exhaustion after appendicitis. William and Annie Maude retired to Geelong after 1908. There, William was a member of the St. Andrew's in South Masonic Lodge. By the 1940s William and Annie had returned to Melbourne. William Maude died at Canterbury in 1943 and Annie Maude at Malvern East in 1944.

The Federation styled timber house has a principal hipped roof with projecting minor gabled wings at the front and side connected by a return post-supported verandah. The roof tiles have been introduced. It would appear that most of the detailing, including the gable infill, windows, verandah posts, fretwork and brackets and front door, are original or reflective of the original design. The house appears to be in good condition. There are modest additions at the rear.

There is a recessive introduced carport at the side and a rear introduced garage. The high front timber picket front fence has also been introduced. References:

Victorian Births, Deaths & Marriages Indexes, Department of Justice, Melbourne.

Newtown Rate Books, 1913-14, 1915-16, 1916-17, 1917-18, 1918-19, 1919-20, 1921, 1924, 1935, 1940, Geelong Library & Heritage Centre.

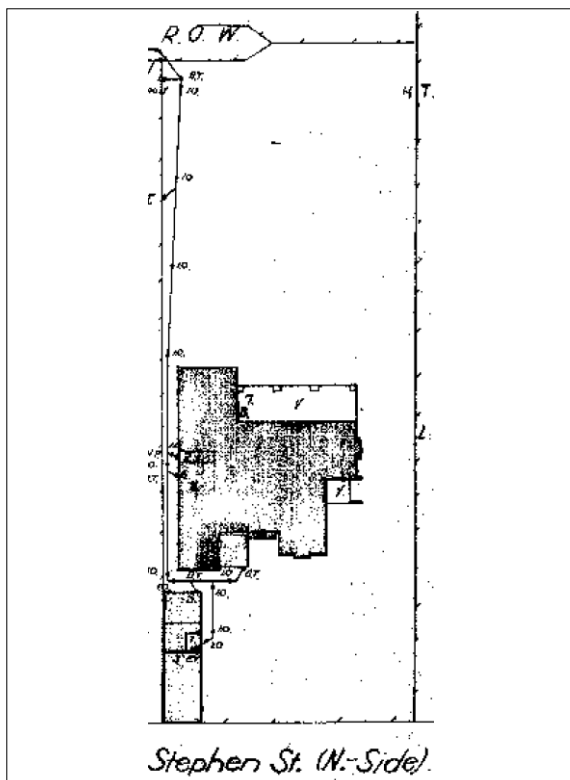
Newtown Building Permit Register, 19 May 1919, City of Greater Geelong. *Geelong Advertiser*, 22 August 1917.

The Argus, 12 March 1903, p.1, 1 February 1906, p.1, 11 July 1913, p.10, 2

Place Name	Dwelling
Address No.	17
Street	Stephen Street
Town	Newtown
Condition	
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Oblique aerial. Pictometry, City of Greater Geelong.



GWST Drainage Plan no. 4523A, 1929, Barwon Water.

Construction Date	1928
Era/Style	Interwar Bungalow
Architect	
Builder	Burn Brothers

History/Notes

Land comprising 17 Stephen Street formed part of the 'Newtown Brae' estate subdivision in 1912. It was retained by the owner of 'Newtown Brae', William Alexander, until 22 April 1925, when it was purchased by James M.C. Leggo. It was immediately transferred to Lloyd Hooper who in turn sold it to Edith Reilly in June 1925. Shre retained ownership until 1928 when it was purchased by Frank Evan Richardson, auctioneer. He was born in c.1895, the youngest son of the Hon. H.F. Richardson, M.L.C.

Frank Richardson had this house built in 1928 by the Burn Brothers in anticipation of his marriage to Miss Charlotte Meldrum Dobie in 1929. The original construction also included a garage which fronted Stephen Street.

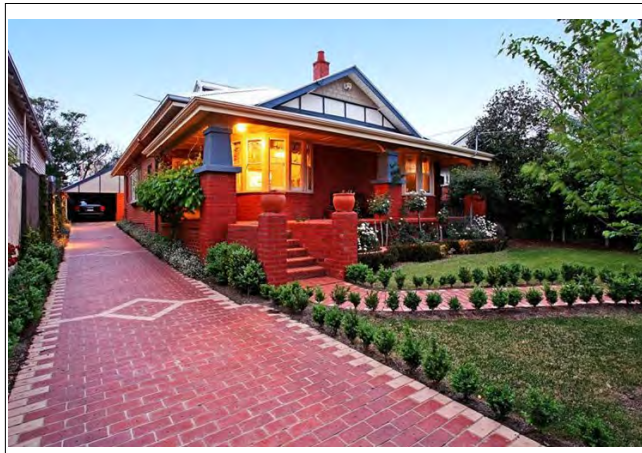
The dwelling was constructed to face a large private garden to the north, having a principal hipped roof form and additional hipped wings at the rear, fronting Stephen Street. These roof forms and the hipped garage on the Stephen Street frontage were clad in tiles, the walls being of brick construction. The principal north facade featured a post-supported verandah. Most of the original design appears to be intact, although it is not visible from the public realm. There have been some alterations and additions at the rear (fronting Stephen Street), including alterations and additions to the garage.

There is an introduced high capped solid timber fence on the Stephen Street boundary.

References:

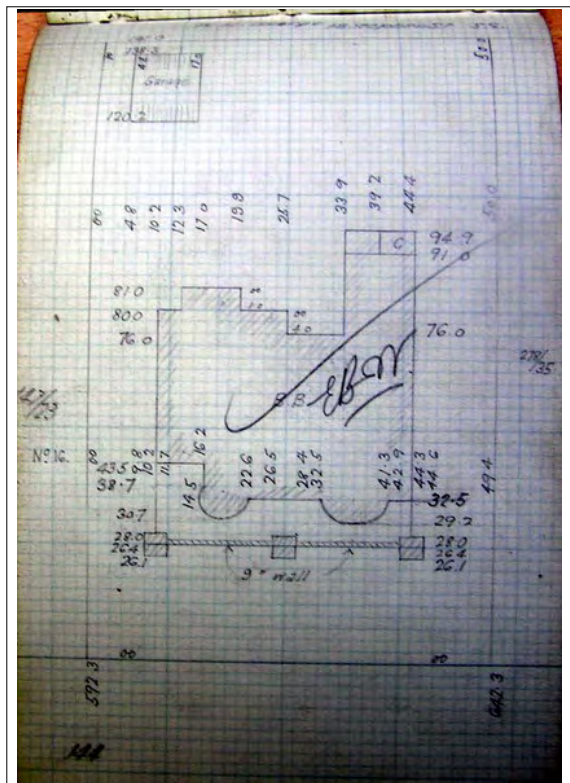
Victorian Births, Deaths & Marriages Indexes, Dept of Justice.
Newtown Rate Books, 1928, 1929, 1930, 1931, 1932, Geelong Library & Heritage Centre.
Newtown Building Permit, 1928, City of Greater Geelong.
The Argus, 5 May 1928, p.3.
Certificates of Title, vol. 3210 fol. 835, vol. 3666 fol. 074, vol. 5003 fol. 402.

Place Name	Dwelling
Address No.	18
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



20-241115

Top photo: Domain online, February 2009.



GWST Fieldbook no. 282, n.d. [1926], p.9, Barwon Water.

Construction Date	1926
Era/Style	Interwar Bungalow
Architect	
Builder	Jacka and Wilson

History/Notes

In 1924, the vacant land at 18 Stephen Street was sold to Walter George, an engineer, by William Noble. Born in Geelong in 1897 to Henry Alfred and Agnes (nee Mathison) George, Walter George had this house built in 1926 by Jacka and Wilson in anticipation of his marriage to Miss Euna Jean Peart in the same year. The dwelling remained the George family home until Euna's death in 1959 and Walter's death in 1962.

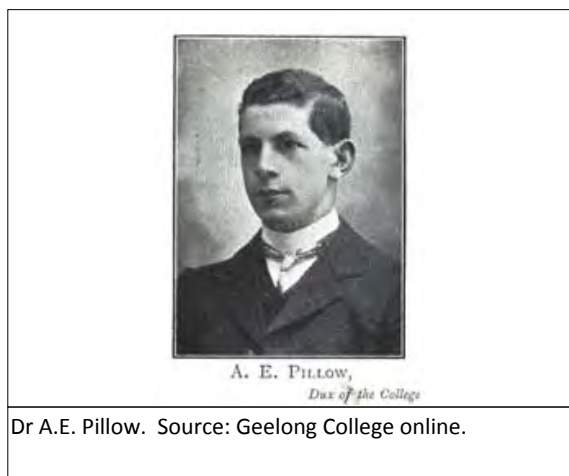
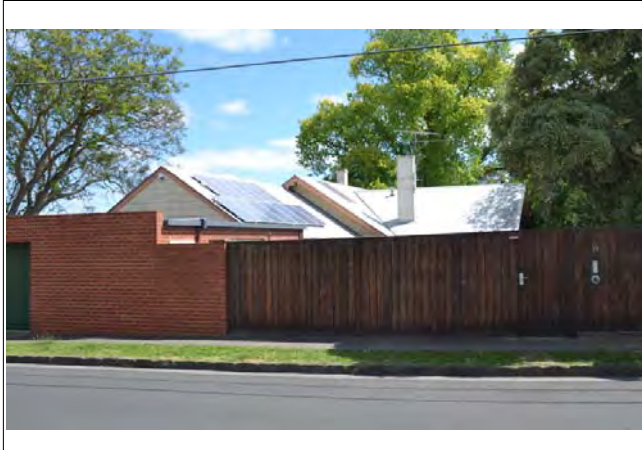
The principal hipped roof form with a gabled wing at the front, and the return verandah, represent original fabric. The roof is clad in corrugated sheet metal and there is face brick wall construction. The verandah is supported by original brick piers with squat, tapered brick piers above. A distinctive original feature at the front are the bowed bays with timber framed double hung windows having brick base walls below. There are broad eaves and early face brick chimneys.

The dwelling is in good condition and predominantly intact at the front and moderately intact overall. At the rear are 2 storey additions constructed in 1991 while the introduced high brick front fence was built in 2005.

References:

Victorian Births, Deaths & Marriages, Dept of Justice.
 Newtown Rate Books, 1924, 1926, 1935, Geelong Library & Heritage Centre.
 Newtown Building Permits, 18 February 1926, 16 April 1926, City of Greater Geelong.
 Building Permits 1056/1991, 1289/1991, 2649/2005, City of Greater Geelong.

Place Name	Dwelling
Address No.	19
Street	Stephen Street
Town	Newtown
Condition	
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1926
Era/Style	Interwar Bungalow
Architect	Harold Trigg
Builder	J.C. Taylor and Sons

History/Notes

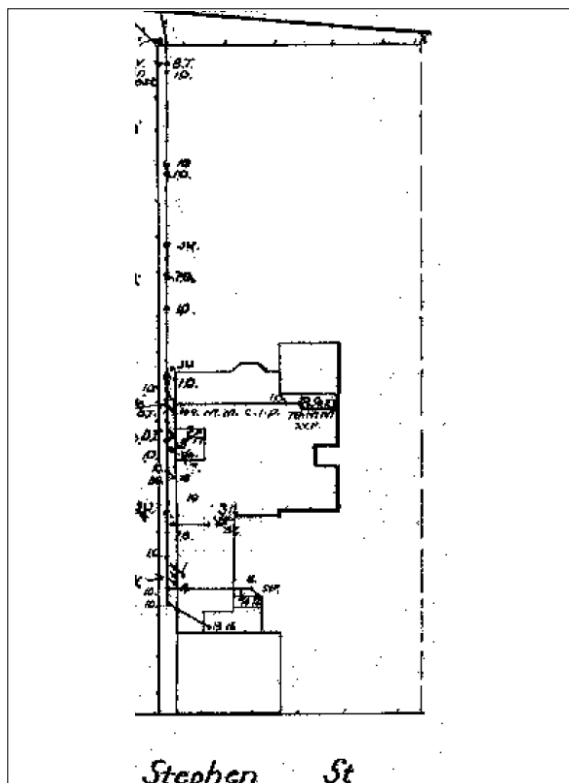
Land now comprising 19 Stephen Street formed part of the 'Newtown Brae' Estate subdivision in 1912. In 1926, Lloyd Hooper sold the vacant land at 19 Stephen Street to Dr Albert Ernest Pillow. He appears to have engaged Harold Trigg, architect, to design a dwelling. Tenders had been called by Trigg for a timber dwelling erroneously addressed as Nantes Street in November 1925, however the dwelling was to be built of brick construction on the Stephen Street land by J.C. Taylor and Sons.

Dr Pillow was born in 1886 at Yarroweyah, the son of Henry and Harriet (nee Fairman) Pillow. He attended the Geelong College, becoming Dux in 1903. In 1908, Pillow obtained his Doctorate of Philosophy at the Berlin University, and he subsequently qualified as a mining engineer at the Mining Academy, Freiberg, Saxony. His mining career soon took him to Katanga in the Belgian Congo, Africa, where he married Miss Elizabeth Mary Fenton in 1915. Their first son, Albert Fenton Pillow, was born there in 1921. Dr Pillow later worked in South Africa and Rhodesia, his second son, Harry Vincent Pillow, appearing to have been born during this time. In 1924, before accepting a management position with the Australian Cement Limited's Fyansford works.

The original design of the dwelling is intact at the north end, comprising L-planned gabled roof form clad in corrugated sheet metal. The principal northern facade faces onto private open space and has a projecting faceted bay window. There is a flat-roofed verandah in the north-east corner. The rear of the dwelling fronts onto Stephen Street and there is a gabled addition constructed in 2007. The garage and fence have been introduced.

References:

Victorian Births, Deaths & Marriages Indexes, Dept of Justice.
Newtown Rate Books, 1926, 1927, 1929, 1950, Geelong Library & Heritage Centre.
Newtown Building Permit, 1926, City of Greater Geelong.
'PILLOW, Dr Albert Earnest (1886-1960), obituary, Geelong College online.
Geelong Advertiser, 25 November 1925, p.5.
Myheritage.com website.
Certificate of Title, vol. 3210 fol. 835.



GWST Drainage Plan no. 6244, 1926, Barwon Water.

Place Name	Dwelling	
Address No.	20	
Street	Stephen Street	
Town	Newtown	
Condition	Fair-Good	
Proposed Significance	Conservation Desirable	
Integrity	Altered	
Precinct Name	Newtown West	
Existing Individual HO		



Whitford Real Estate at realestate.com.au.

Construction Date	1926
Era/Style	Interwar Californian Bungalow
Architect	
Builder	Berryman and Turnbull

History/Notes

The land at 20 Stephen Street formed lot 2 of the Brooklyn Estate advertised for sale by public auction on 24 March 1923. The estate had earlier been part of Alfred Price's "Brooklyn" property (now addressed as 132-134 Aphrasia Street). The existing dwelling at 20 Stephen Street was built by Berryman and Turnbull, contractors, in 1926 for Gordon Thomas Hagger, in anticipation of his marriage to Miss Dora Grant in the same year.

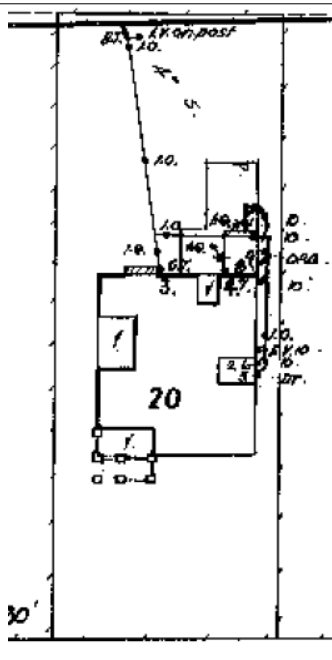
G.T. Hagger was born in 1896, the seventh son to Thomas and Fanny (nee Pitcher) Hagger. G.T. Hagger was a plumber in the 1920s, following his return from serving in World War One. He was later appointed Health Inspector for six municipalities in the Geelong area, and in 1947 he was also appointed Health Inspector for the Shire of Braybrook. By this time he 'had considerable experience in plumbing, building, sanitation and drainage.'

The timber dwelling built for Hagger originally comprising a principal gabled roof form with a minor projecting gable and flat-roofed verandah at the front. The principal facade fronting Stephen Street has been compromised by a gabled addition at the front. The original design of the dwelling is discernible in the gable end, brick piers and paired squat timber posts, timber framed double hung windows, broad eaves and brick chimneys.

References:

Victorian Births, Deaths & Marriages Indexes, Dept of Justice.
Newtown Rate Books, 1926, 1935, Geelong Library & Heritage
Centre.

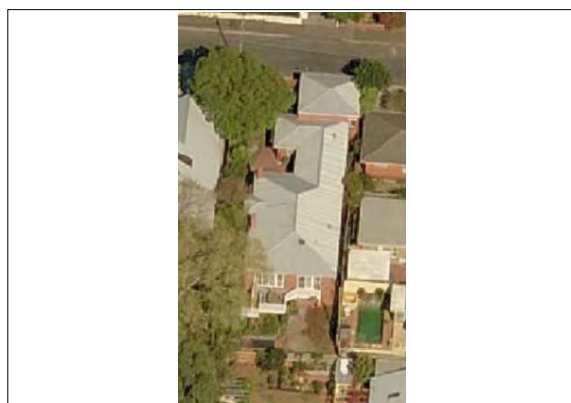
Newtown Building Permit, 10 March 1926, City of Greater Geelong.
 Brooklyn Estate subdivision plan, 24 March 1923, maps & plans
 collection, B65, Geelong Library & Heritage Centre.
Sunshine Advocate, 17 October 1947, p.1.



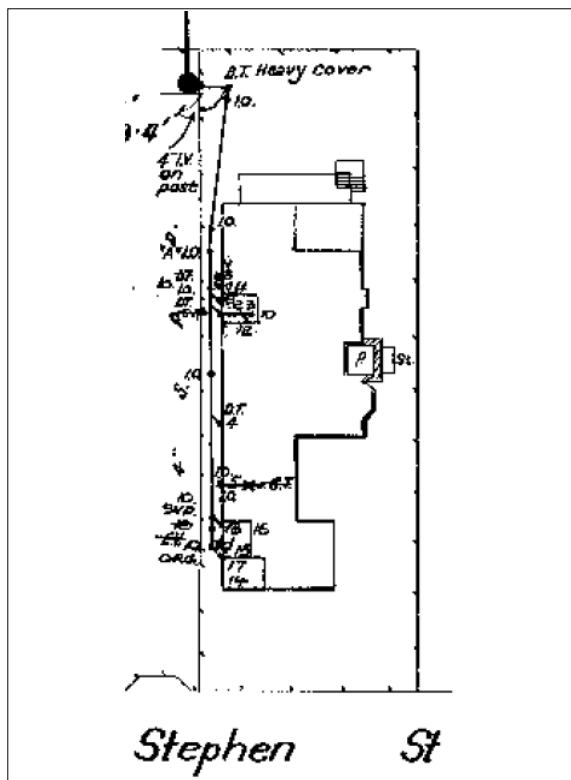
Stephen St

GWST Drainage Plan no. 8217, 1926, Barwon Water.

Place Name	Dwelling
Address No.	21
Street	Stephen Street
Town	Newtown
Condition	
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Aerial view. Pictometry, City of Greater Geelong.



GWST Drainage Plan no. 6177, 1925, Barwon Water.

Construction Date	1925
Era/Style	
Architect	
Builder	Rirchard Wellard

History/Notes

The land comprising 21 Stephen Street formed part of the 'Newtown Brae' Estate subdivision of 1912. It was subsequently sold to Lloyd Hooper and in 1925 it was acquired by Alexander Clement Aikman (1898-1964). The existing brick dwelling was built at this time by Richard Wellard, builder. The construction of the dwelling was in anticipation of Aikman's marriage to Miss Lorna Livingston Carr in 1925.

A.C. Aikman was born in 1898, the son of Alexander Aikman and Margaret Knight (nee Clement) Aikman. He was educated at the Geelong High School and Geelong College, where he served in the Naval Cadets. A fitter, he enlisted in the Australian Flying Corps in May 1917 with the 14th Reinforcements at Laverton. He undertook further training in England in 1918 and served as an Air Mechanic (2nd class) with the Aircraft Repair Section at Leighton. He returned to Australia in 1919 where he established a Motor Garage in Little Malop Street known as A. Aikman and Co., Motor Engineers.

The brick interwar Bungalow dwelling at 21 Stephen Street was designed to front onto private open space to the north of the site. A principal hipped roof form comprised the main portion of the dwelling, the porch on the east side identified by a minor projecting gabled roof. Originally there was a bay window on the west side at the front. At the rear projecting towards Stephen Street was a narrow wing. It was extended in 1991 and a hipped roofed garage was built on the Stephen Street boundary in 1996.

As the dwelling is not visible from the public realm, its condition & integrity needs to be confirmed with a site visit (if permission is granted from the owner).

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1925-1950, Geelong Library & Heritage Centre.
 Newtown Building Permit 1925, City of Greater Geelong.
 Alexander Aikman, Andrew Worland at http://www.andrewwarland.com.au/robertson_australia/clementknight.html
 J. Affleck, *Geelong Collegians at the Great World War*, extract, p.126, at <http://gnet.geelongcollege.vic.edu.au:8080/wiki/AIKMAN-Alexander-Clement-1898-1966.ashx>
Geelong Advertiser, 22 April 1921, p.1, 16 June 1923, p.3.
 A.C. Aikman, First World War Embarkation Roll, Australian War Memorial online.

Place Name	Dwelling
Address No.	22
Street	Stephen Street
Town	Newtown
Condition	Fair
Proposed Significance	Contributory
Integrity	Moderately Intact
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1928
Era/Style	Interwar Bungalow
Architect	
Builder	R.J. Gunn

History/Notes

The site at 22 Stephen Street comprised Lot 4 of the Brooklyn Estate advertised for sale by public auction on 24 March 1923. The estate had earlier been part of Alfred Price's "Brooklyn" property (now addressed as 132-134 Aphrasia Street). The existing timber dwelling was built in 1928 by R.J. Gunn for Leslie and Lillian Long. They were in occupation of the dwelling by 1929.

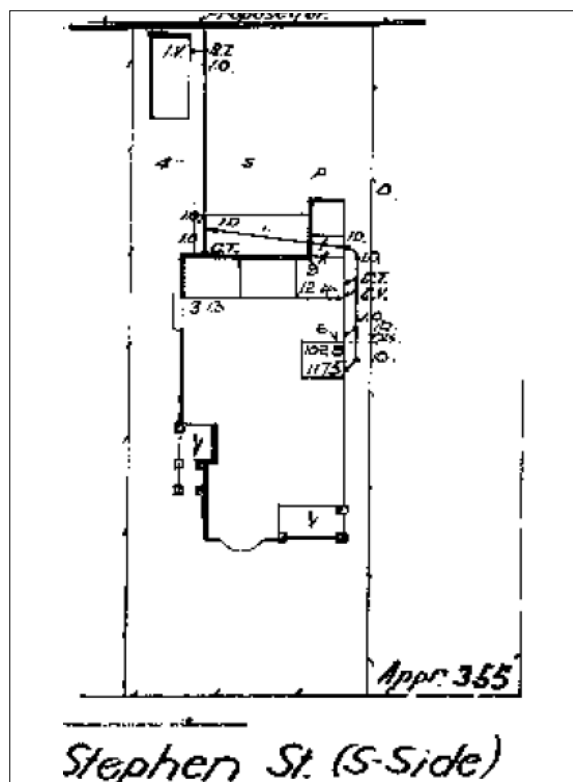
Leslie Stafford Long was born in 1887, the son of Robert Selwin Long and Harriet (nee Britten) Long. He married Miss Lillian Hendy Golden in 1918. She was born at Avoca in c.1888. L.S. Long was a clerk. They were long time residents of 22 Stephen Street.

The original design of the timber Bungalow constructed for L. and L. Long is clearly discernible when viewed from the front. The original fabric comprises the main single storey gabled roof form that traverses the site, together with the gable roofs projecting towards Stephen Street, the minor gable having a bowed bay window. Also at the front is a hipped verandah, with another original verandah at the side, forming the main entrance. This side verandah is supported by an early rendered pier. Other early features include the timber framed double hung windows, shingling and brackets in the gable ends, wide eaves, panelled and battening in the gable ends and the face red brick chimney. The cream brick chimney appears to have been introduced in the mid 20th century.

The rear two storey additions were constructed in 2006 (but the original dwelling remains the prominent feature) and the carport was built in 2010.

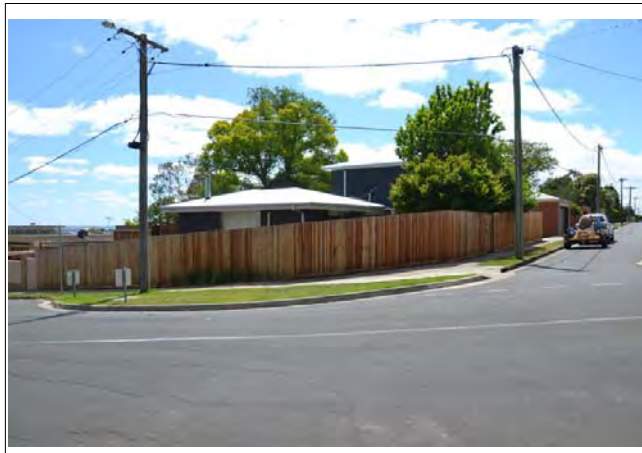
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
Newtown Rate Books, 1928, 1929, 1935.
Newtown Building Permit 27 March 1928, City of Greater Geelong.
Building Permit 736/2006, Building consent 656/2010, City of Greater Geelong.



GWST Drainage Plan no. 6491, 1928, Barwon Water.

Place Name	Dwelling
Address No.	23
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Not Significant
Integrity	Not Applicable
Precinct Name	Newtown West
Existing Individual HO	



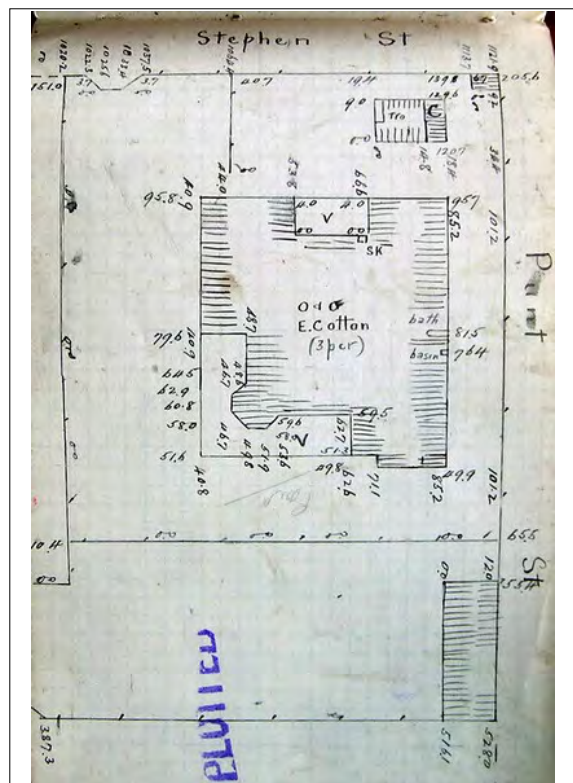
Construction Date	1969
Era/Style	
Architect	
Builder	

History/Notes

The property at 23 Stephen Street formed lot 17 of the 'Newtown Brae' Estate subdivision of 1912. It was sold to Ernest H. Cotton, grocer, in 1912. A Federation styled dwelling was built on the site in 1913. It was demolished in 1969 and replaced with the existing dwelling. Additions were carried out to the existing dwelling and a garage and boundary fencing constructed in 2014.

References:

Newtown Brae Estate Subdivision plan, 1912, maps & plans collection, N10, Geelong Library & Heritage Centre.
 Newtown Rate Books, 1912-13, 1913-14, 1914-15, Geelong Library & Heritage Centre.
 GWST Plan of Drainage, N6112, City of Greater Geelong.
 Building Permits, 2415, 2014, 3421/2014, City of Greater Geelong.
 Certificate of Title, 3663 fol. 516.



GWST Fieldbook no. 52, 27 Aug 1916, original dwelling, Barwon Water.

Place Name	Longford
Address No.	24
Street	Stephen Street
Town	Newtown
Condition	Fair-Good
Proposed Significance	Conservation Desirable
Integrity	Altered
Precinct Name	Newtown West
Existing Individual HO	



Construction Date	1926
Era/Style	Interwar Bungalow
Architect	
Builder	Joseph Crisp

History/Notes

The site at 24 Stephen Street comprised Lot 5 of the Brooklyn Estate advertised for sale by public auction on 24 March 1923. The estate had earlier been part of Alfred Price's "Brooklyn" property (now addressed as 132-134 Aphrasia Street). The existing timber dwelling was built in 1926 by Joseph Crisp, presumably as an investment property. Crisp built a number of dwellings in the area in the early 20th century, including the timber Bungalow at 2 Stephen Street in 1925-26. He sold the property to Herbert Lavers in 1928. In 1931, Lavers had a sleepout built.

Herbert Lavers was born in c.1879, the son of the Rev. Henry John Lavers of Canterbury, Melbourne. Educated as a chemist, Lavers relocated to Adelaide, South Australia, and by 1904 he was in Broken Hill where, according to Michael Pearson, he 'discovered the value of the phellandrene portion of eucalyptus oil in the separation of metallic sulphides in ores, which process he patented in 1909.' Lavers married Miss Mary Constance Roberts in the Kent Town Methodist Church, Adelaide, in 1906, although he and his wife raised their family in Broken Hill. In 1926, the Barrier Miner gave the following account of Lavers:

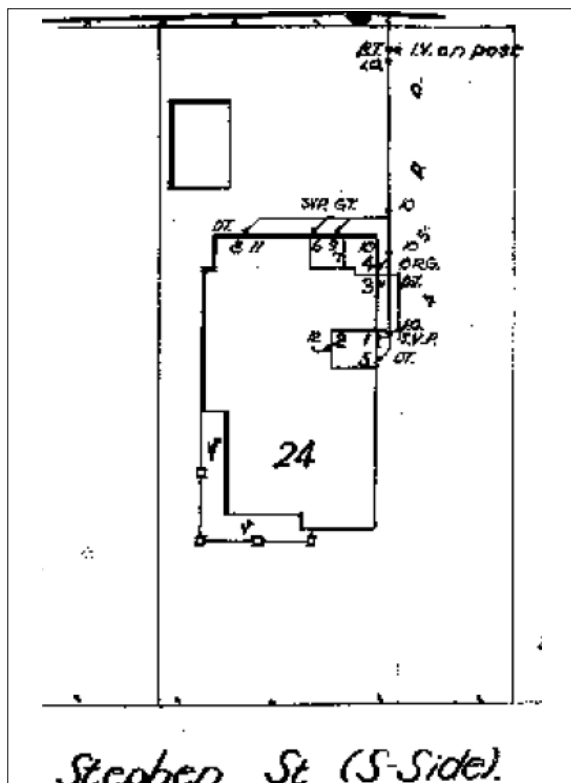
'Mr. Herbert Lavers, A.S.A.S.M., M.A.I.M.M., A.A.C.I., chief chemist of Block 14 Co. for the past 20 years, and who early in the year underwent a serious operation in Melbourne, has spent the intervening months in hospital. Mr. Lavers has been medically advised to sever his connection with Broken Hill and take a prolonged rest. ... He has been intimately connected with the Methodist Church here, and ... as Sunday School teacher, trustee, envelope steward, and circuit steward, he has been a most valuable worker. His splendid organising ability was in large demand.'

Lavers retired with his family to 24 Stephen Street where he died in 1966.

The original design of the timber interwar Bungalow is discernible in the L-planned gable roof forms, flat-roofed corner verandah supported by rendered piers and squat posts, gable infill, broad eaves and timber framed double hung box windows. The front shallow-pitched addition has undermined the dwelling's integrity.

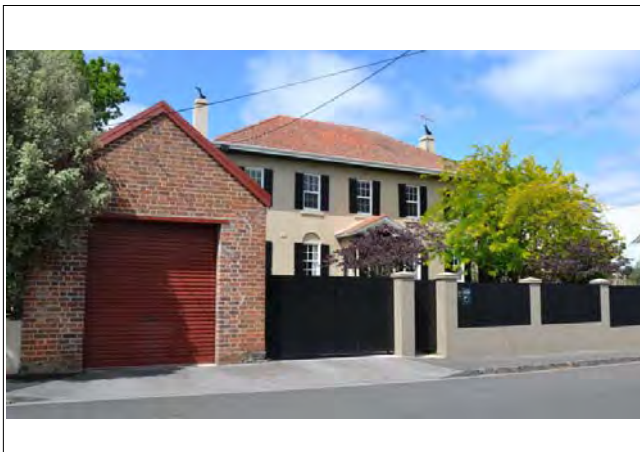
References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1925, 1926, 1927, 1928, 1935, Geelong Library & Heritage Centre.
 Newtown Building Permits, 1926, 1931, City of Greater Geelong.
 The Argus, 9 May 1931, p.11, 18 June 1932, p.17, 13 May 1927, p.20.
 Barrier Miner (Broken Hill, N.S.W.), 15 January 1926, p.2.
 M. Pearson, 'The Good Oil: Eucalyptus Oil Distilleries in Australia, Australasian Historical Archaeology, vol. 11, 1991, p.101.
 The Age, 14 August 1940, p.5.

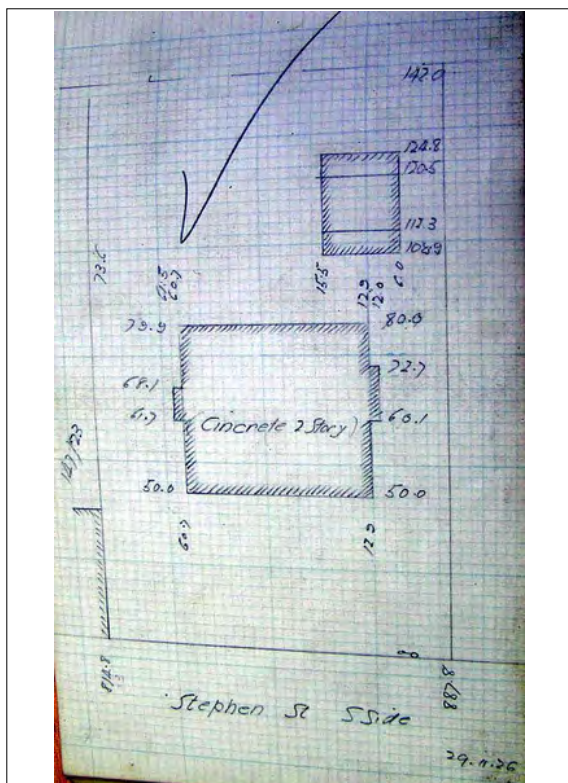


GWST Drainage Plan no. 6312, 1926, Barwon Water.

Place Name	Hightrees
Address No.	26
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Local
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Dwelling at 26 Stephen Street, n.d., Wilsons Real Estate at realestate.com.au



GWST Fieldbook no. 286, 29 Nov 1926, p.27, Barwon Water.

Construction Date	1926-27
Era/Style	Interwar Georgian Revival
Architect	Cleverdon & McLaughlin
Builder	Fred Coulson

History/Notes

In 1925, Mrs Mary McLaughlin purchased the vacant land at 26 Stephen Street. She commissioned the builder, Fred Coulson, to construct this substantial two storey dwelling in 1926. It was designed by Cleverdon and McLaughlin, architects, with Dugald McLaughlin being the son of Mary McLaughlin. She was in occupation by 1927 and she lived there until her death in 1933.

Mrs Mary McLaughlin (nee McFarlane) was born at Warragul in c.1875 to Dugald and Sarah (nee McInnis) McFarlane. She married James McLaughlin, a grazier of Casterton, in 1902. They had three sons: Dugald (born 1903), James Ronald (born 1905) and John Myles (born 1909). They lived at the family farm, "Sunny Hill" at Casterton until James McLaughlin's death in November 1912. By 1914, Mrs McLaughlin and her sons had left the farm. Prior to the construction of the dwelling in Stephen Street, Mrs McLaughlin resided at 52 Sharp Street, Newtown.

The substantial, two storey, rendered concrete brick, interwar Georgian Revival styled dwelling is intact when viewed from Stephen Street. The original design qualities include its symmetrical composition, tiled hipped roof form, regular bays of timber framed 12 paned double hung windows, pilastered and recessed entrance porch, timber entrance door and rendered brick chimneys. The gabled entrance portico has been introduced. The front fence was constructed in recent years.

The concrete block wall construction may have been manufactured by the Geelong Concrete Company. According to the *Geelong Advertiser*, the product was 'in demand with builders' and composed of cinders and concrete, are exceptionally light, in light of their large size, and they become lighter with age.' Concrete was also largely used by the Carlton Brewery Company in carrying out alterations and addition to their numerous hotels. Some of the principal designs by Cleverdon were for the Carlton Brewery Company.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
James McLaughlin, Probate Administration files, 1913, VPRS 28/P3 Unit 368 PROV.
Newtown Rate Books, 1925, 1926, 1927, 1928, 1935, Geelong Library & Heritage Centre.
Newtown Building Permit, 1926, City of Greater Geelong.
Building Permit 3663/2010, 301/2012, City of Greater Geelong.
Geelong Advertiser, 29 August 1924, p.4, 8 June 1925, 11 Aug 1926.
W.H. Cleverdon R.V.I.A. Personal file, box 86, env. 5, SLV.
Horsham Times, 4 April 1941.

Place Name	Dwelling	
Address No.	28	
Street	Stephen Street	
Town	Newtown	
Condition	Good	
Proposed Significance	Contributory	
Integrity	Predominantly Intact	
Precinct Name	Newtown West	
Existing Individual HO		



Construction Date	1924
Era/Style	Interwar Californian Bungalow
Architect	
Builder	Richard Wellard

History/Notes

In 1924, this timber dwelling at 28 Stephen Street was built by Richard Wellard, a builder, presumably as an investment. He sold it to Alexander Kilpatrick in 1927.

Alexander Kilpatrick was born at Colac in 1882 to Alexander and Mary (nee Harlock) Kilpatrick. He married Miss Nellie Martin in Colac in 1902, the Colac Herald reporting that 'an event of such importance concerning two families so well-known as highly respected and esteemed caused unusual interest to centre in the proceedings.' Kilpatrick was a farmer at Alvie. In the early years of the 20th century he took an active interest in politics and in 1911 he was the inaugural Vice President of the Alvie Branch of the People's Party. Alexander and Nellie Kilpatrick retired to 28 Stephen Street. In 1934, he relocated to Fernleigh Street, Chilwell, where he died in June of that year, aged 50.

The timber interwar Californian Bungalow retains much of its original design, including the principal gabled roof form that traverses the site, and the projecting gables towards the front, the small gable comprising a return verandah supported by tapered, random stone piers and balustrades with concrete cappings. Other early features include the timber framed double hung windows (including the flat-roofed bank of boxed windows at the front), double entrance door opening, gable infill, brick chimney and wide eaves. Two storey additions constructed at the rear in 1996 are not visible from Stephen Street. There is an introduced gabled carport and pointed timber picket fence and gates at the front.

References:

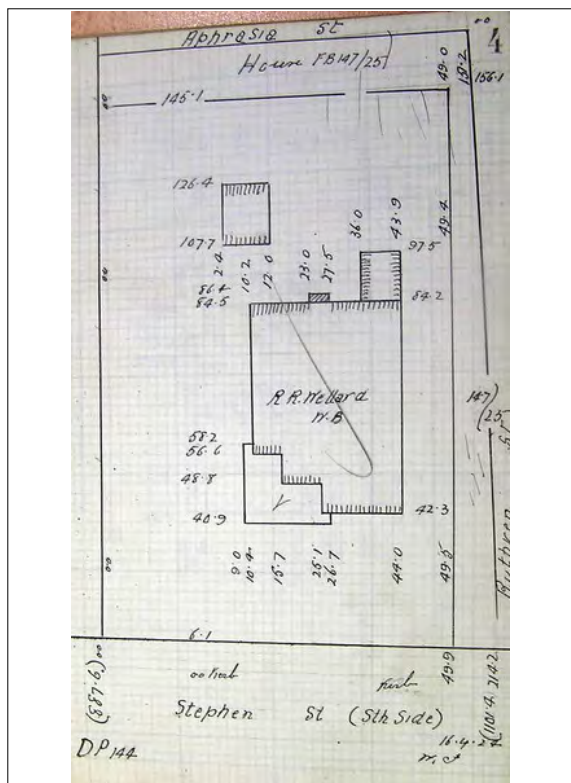
Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
Newtown Rate Books, 1925, 1926, 1927, 1928, 1930, 1934, 1935,
Geelong Library & Heritage Centre.

Newtown Building Permit, 28 January 1925, City of Greater Geelong.

Building Permit 2670/1996, City of Greater Geelong.

The Colac Herald, 2 July 1902, 5 April 1911, p.2.

The Argus, 30 June 1934, p.13.

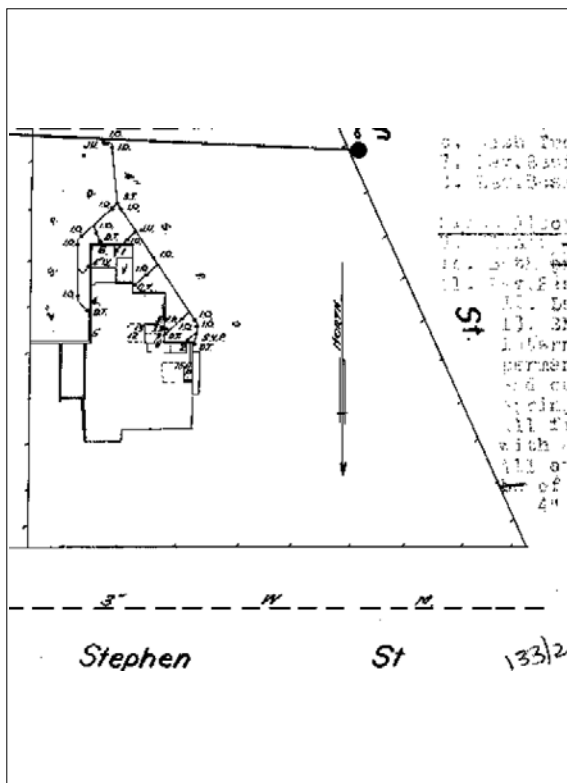


GWST Fieldbook no. 267, 16 April 1924, p.4.2, Barwon Water.

Place Name	Dwelling
Address No.	30
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Local
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



Dwelling, 30 Stephen Street, early 2015. Source: realestate.com.au



GWST Drainage Plan no. 4667A, 1936, Barwon Water.

Construction Date	1936
Era/Style	Interwar Georgian Revival
Architect	
Builder	F.R. Pilley

History/Notes

In 1935, John Brownlee sold the vacant land at 30 Stephen Street to John McEwin, manager of Dalgety and Co., a substantial stock and pastoral company. In April of that year, the *News* (Adelaide) reported on the engagement of McEwin to Miss Agnes Cosgrave of Dysart House, Geelong. It seems that McEwin had purchased the land in anticipation of his marriage to Miss Cosgrave on 6 May 1935 at All Saints Church, Newtown. Construction of the two storey dwelling by F.R. Pilley was delayed until the second half of 1936 as J. and A. McEwin took a six month honeymoon to Great Britain and America, being welcomed on their return by a cocktail party hosted by Mrs Lee at Dysart Guest House. The house in Stephen Street appears to have been completed in 1936. A brick garage was built in 1938.

John Oswald McEwin was born in 1884, presumably in Adelaide. He was the youngest son of the Rev. John and Agnes McEwin of Finnis Street, North Adelaide. In 1904, McEwin passed the examination for the advanced commercial certificate at the University of Adelaide. McEwin took up the position as manager of the Geelong branch of Dalgety and Co. in 1921, serving for 21 years until his retirement in 1949. He died in 1956. His wife, Agnes, was born in 1884, the daughter of John Thomas and Agnes (nee Hallows) Cosgrave.

The rendered brick, two storey dwelling constructed for J.O. and A. McEwin in 1936 remains predominantly intact. Built in an interwar Georgian Revival style, it has a principal gabled roof form clad in tiles and wide eaves, with rendered chimneys at the sides. The symmetry of the design is offset by the projecting minor rectangular bay on the east side, which has a bank of timber framed double hung windows and a balcony above. There are early timber framed double hung ground and first floor windows. An introduced sun room at the front has recently been removed and 2 storey additions built at the rear.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1935, 1936, 1938, 1940, Geelong Library & Heritage Centre.
 Newtown Building Permits, 15 June 1936, 10 August 1938, City of Greater Geelong.
News (Adelaide), 15 April 1935, p.9.
The Argus, 15 June 1935, p.16, 16 February 1956, p.6.
Table Talk, 24 October 1935, p.46.
The Advertiser (Adelaide), 4 October 1904, p.9.

Place Name	Dwelling
Address No.	32
Street	Stephen Street
Town	Newtown
Condition	Good
Proposed Significance	Contributory
Integrity	Predominantly Intact
Precinct Name	Newtown West
Existing Individual HO	



35-241115



GWST Fieldbook no. 323A, 11 May 1938, p.29, Barwon Water.

Construction Date	1938
Era/Style	Interwar Bungalow
Architect	J. Gordon Williams
Builder	H.R. Leach or F.R. Pilley

History/Notes

In 1938, Edward Coulson sold the allotment now addressed as 32 Stephen Street to Leslie G.J. Creed who had the existing brick dwelling and a garage designed by J. Gordon Williams, Geelong architect, at this time. It appears to have been built by H.R. Leach as he was listed as the builder in the Newtown Council Building Permit Register on 20 April 1938. However, the GWST Fieldbook Plan for 11 May 1938 listed F.R. Pilley as the builder.

Leslie George Jacks Creed was born in 1886 at Ceres to John and Elizabeth (nee Webb) Creed. He married Miss Ellen Drysdale of Little River in 1924. It appears that for much of their married life they held a farm at Murrabit. Creed sold his sheep at the fat lamb sales in November 1938, possibly immediately prior to his retirement to his newly-constructed dwelling at 32 Stephen Street. Leslie Creed died at Murrabit in 1954, although his permanent residence was in Stephen Street.

The brick interwar Bungalow remains largely intact to its original design. This includes the main tiled gable roof form that traverses the site, the main jerkin head wings that project at the front and rear, minor projecting front gabled wing with bowed bay window and the flat-roofed front verandah supported by brick piers. Other intact design qualities include the timber framed double hung windows, brick chimneys, timber gable brackets, wide eaves, gable infill (battening, strapping and lancet ventilators) and front door opening. The attic window at the front appears to have been altered or introduced. Alterations and additions carried out in 2010 have not comprised the dwelling's significance. The front fence, built in 2013, is in keeping with the character of the dwelling. A new garage has been built at the rear, fronting Ruthven Street.

References:

Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
 Newtown Rate Books, 1935, 1936, 1937, 1938, 1940, Geelong Library & Heritage Centre.
 Newtown Building Permit, 1938, City of Greater Geelong.
 The Argus, 18 November 1938, 2 July 1954.
 Building Permits 656/2003, 3703/2010, 3694/2013, City of Greater Geelong.
 Cazalys Contractor Reporter, 8 March 1938, State Library of Victoria.