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# **Newtown West Heritage Review**



## **West Melbourne Road Heritage Precinct**

### **Volume 4**

**Prepared By**

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

**October 2016**

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# **Newtown West Heritage Review**

## **WEST MELBOURNE ROAD HERITAGE PRECINCT**

### **VOLUME FOUR**

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: Aerial view of Shannon Avenue, October 1927. Source: C. Pratt, La Trobe Picture collection, State Library of Victoria, H91.160/911.

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## **TABLE OF CONTENTS**

<b>Executive Summary</b>	<b>ii</b>
<b>1.0 West Melbourne Road Heritage Precinct Assessment</b>	
<b>2.0 Datasheets of Places in the Precinct</b>	

## 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 4) provides the supporting documentation for the proposed West Melbourne Road 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 2 provides the supporting documentation for the proposed Newtown West Heritage Precinct.

Volume 3 provides the supporting documentation for the proposed Upper Skene Street 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.
- 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:

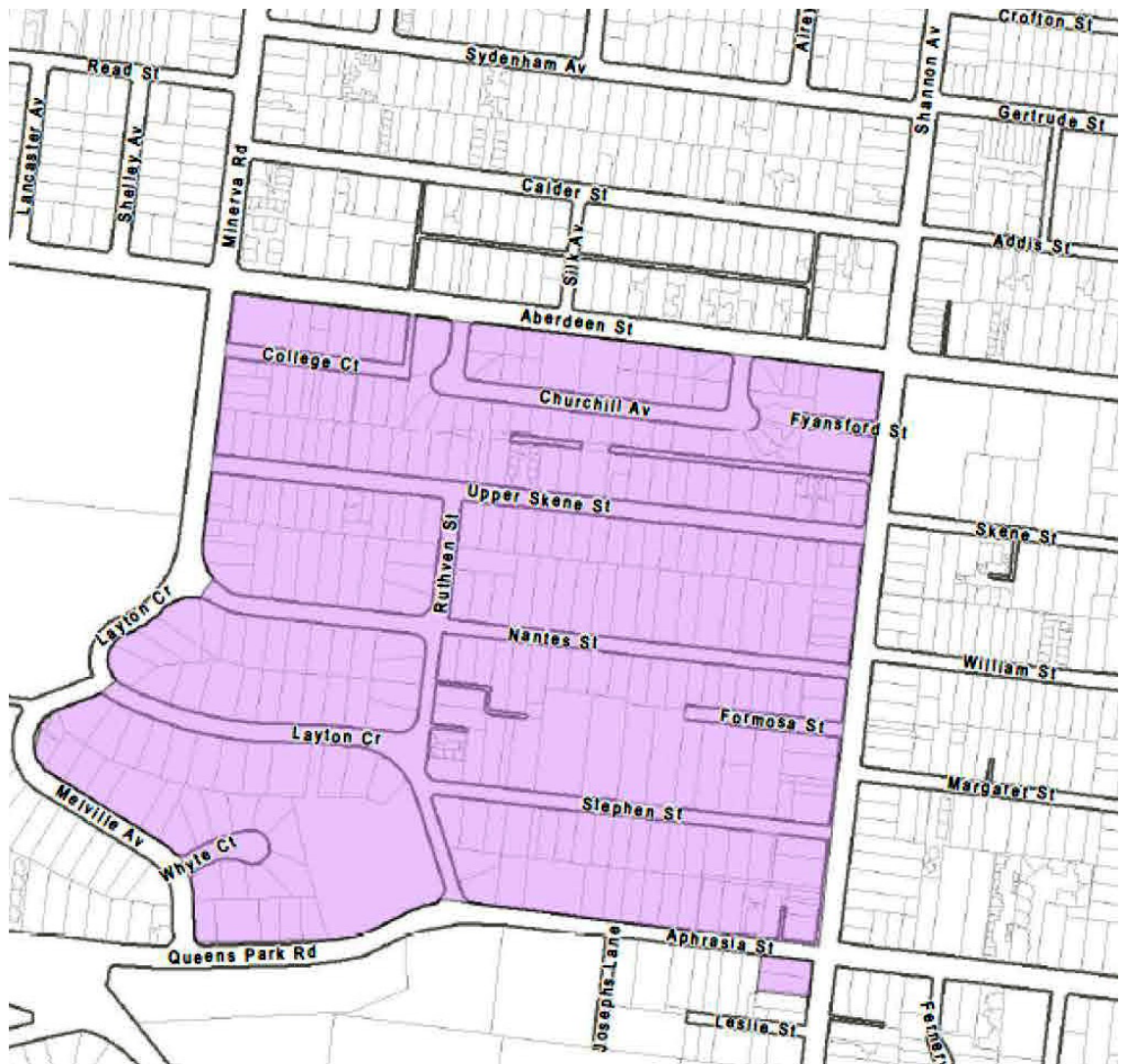
- Assess and document the places of post-contact cultural heritage significance in the study area for potential inclusion as individual and/or precinct heritage overlays in the Greater Geelong Planning Scheme.
- Assess and document the semi-detached dwellings at 321-323 Shannon Avenue, Newtown, for potential 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 105 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.<sup>1</sup>

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

#### **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 Avenue.
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.

### 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:** West Melbourne Road Heritage Precinct

Place No. PRECINCT 3

**ADDRESS:** 291-319 Shannon Avenue, Newtown

Assessment Date: May 2016, 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

January 2016

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

<b>Victorian Heritage Register:</b>	No
<b>Victorian Heritage Inventory:</b>	No
<b>Local Planning Scheme:</b>	HO181 (J.E. Cutts Residence/'Retford House', 311 Shannon Avenue)

**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****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?	<b>Yes</b> – 303 & 311 Shannon Avenue.
Internal Alteration Controls Should Apply?	<b>No</b>
Tree Controls Should Apply?	<b>No</b> .
Fences &/or Outbuildings of Note?	<b>Yes</b> – front fences at 303, 315 & 319 Shannon Avenue.
Prohibited Uses May be Permitted?	<b>No</b>
Incorporated Plan	<b>No</b>

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

The West Melbourne Road Heritage Precinct, 293-319 Shannon Avenue, Newtown, has significance as a predominantly intact streetscape of nine interwar dwellings and three distinctive Federation houses of varying scales and elaboration built between 1910 and 1938. The diversity in the houses reflects the varying socio-economic status of the original owners that included the working and professional classes, and retired graziers. The interwar era dwellings are typically conventional in design, being single storey and detached, with hipped and/or gabled roofs, front or return verandahs, broad eaves, brick chimneys, corrugated sheet metal or tiled roof cladding, face brick, roughcast brick or timber weatherboard wall cladding, timber framed windows (some dwellings featuring bay windows), and detailing applicable to the interwar era.

## **Newtown West Heritage Review 2015-16**

**PLACE NAME:** West Melbourne Road Heritage Precinct

Place No. PRECINCT 3

**ADDRESS:** 291-319 Shannon Avenue, Newtown

Assessment Date: May 2016, Updated Oct 16

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The dwellings at 303 and 311 Shannon Avenue are particularly substantial and noteworthy examples of the Federation era. At 'Comara', 303 Shannon Avenue this is expressed in the elongated layout with complex hipped and gabled roofs, shallow-pitched return verandah with shallow-gabled portico near the corner, faceted front bay window, bowed bay corner window under the verandah, face brick wall construction, timber framed casement windows, and the brick verandah piers with slender Doric columns. At 'Retford House', 311 Shannon Avenue, the distinctive original features include the complex hipped and gabled roofs, and the projecting angled corner attic that terminates with a faceted balcony bay with a hipped roof above. Other original features include the slate roof cladding, face brick wall construction, rectangular bay windows, timber framed casement windows with highlights, broad eaves with exposed timber rafters, terra cotta roof ridge decoration and finials, ventilators in the gable ends, and the brick verandah pedestals and slender, tapered Doric verandah columns arranged in pairs and in three at the corner. The third Federation era dwelling, 'Derrewait', 305 Shannon Avenue, is more conventional in its Federation era design. The timber dwelling has main hipped roof form with projecting gabled wings at the front and side connected by a return verandah formed as an extension of the main hipped roof. The fabric is predominantly intact, including the corrugated sheet metal roof cladding, rendered chimneys, timber framed casement windows with highlights, broadly-projecting window hoods, gable infill and timber brackets, the unusual square timber verandah posts with elongated timber brackets, and the timber verandah balustrade.

While there is some variation in the front setbacks due to the different periods of development and diversity in the sizes of the rectangular allotments, they mainly feature landscaped settings. The location and layout of the pedestrian paths in the front gardens at 299, 303, 307, 311, and 315 are early. Also contributing to the significance of the precinct are three original front fences. They are the timber post and ripple iron fence (with timber fretwork capping) at 303 Shannon Avenue; low brick fence with expressed piers and hollow steel rails (and metal gate) at 315 Shannon Avenue; and the low brick fence with brick piers and plinth and open metal bays at 319 Shannon Avenue.

### **How is it significant?**

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

### **Why is it significant?**

The West Melbourne Road Heritage Precinct is historically significant as a physical legacy in residential development fronting the traditional key transport route between 1910 and 1938, and for its associations with some notable figures (Criteria A & H). Although the area was especially defined by commercial development from the early 1850s, including Jeffrey's Fernery Hotel and well-known fernery garden at the corner of West Melbourne Road and Aphrasia Street, it was transformed into a residential area during the Federation period with the construction of 'Comara', 303 Shannon Avenue, in 1910-11 for George England, manager; 'Derrewait', 305 Shannon Avenue, in 1914 by and for Ernest Beach, builder' and 'Retford House, 311 Shannon Avenue, in 1914-15 for the retired grazier, Joseph E. Cutts. These dwellings, together with the subdivision of the Fenery Hotel site in 1922 and the gradual demolition of mid Victorian shops in the northern part of the street, were the catalyst for the construction of several single storey interwar Bungalows in the 1920s and 1930s. These dwellings were more modest in scale compared to brick Federation dwellings, reflecting the working class socio-economic status of the original owners which included a teacher, ironmonger, sports administrator and agent. The dwelling at 319 Shannon Avenue was built by Harold Robert Leach, masterbuilder, as his family home in 1938. It replaced the Fernery Hotel. During his long-term residency at 319 Shannon Avenue, Leach contributed much to local professional and community life, including a term President of the Geelong branch of the Master Builders' Association, and lengthy terms as a Councillor with the Newtown and Chilwell Council in 1946-1958 and 1975-1991 (including

## **Newtown West Heritage Review 2015-16**

**PLACE NAME:** West Melbourne Road Heritage Precinct

Place No. PRECINCT 3

**ADDRESS:** 291-319 Shannon Avenue, Newtown

Assessment Date: May 2016, Updated Oct 16

---

a term as Mayor in 1950). Leach was awarded an O.B.E. in 1979 for services to his community. Through the notable designs of 'Comara' at 303 Shannon Avenue and 'Retford House' at 311 Shannon Avenue, the precinct also has associations with the local architectural firms of Tombs and Durran, and Laird and Buchan, respectively. Both firms were prolific in Geelong and region during the Federation period and these dwellings are distinguished examples of their work.

The West Melbourne Road Heritage Precinct is aesthetically significant for its predominant interwar Bungalow character and distinctive Federation styled dwellings situated on steeply-sloping topography (Criterion D). The interwar Bungalows largely demonstrate conventional design qualities for the 1920s and 1930s, and are predominantly intact examples of their type. The variations in the designs reflect the evolution of development and diversity in socio-economic status of the owners. More substantial in scale and setting are the Federation era dwellings. 'Comara' at 303 Shannon Avenue and 'Retford House' at 311 Shannon Avenue are unusual brick examples of Federation design, and have a notable presence in the Shannon Avenue streetscape. 'Derreweit' at 305 Shannon Avenue is a contextually typical Federation style example, but it demonstrates several intact design qualities for its type and has unusual square timber verandah posts with elongated timber brackets.

### **SIGNIFICANCE OF COMPONENTS**

#### **Regional Significance**

This place has previously been assessed (and included in a heritage overlay) as having regional significance given its high level integrity, design quality and rarity. In reviewing the significance of these properties in relation to current assessment criteria it is considered to meet the local significance threshold.

- 311 Shannon Avenue – 'Retford House'.

#### **Local Significance**

This place is considered to be of sufficient integrity and therefore meet the local significance threshold. This is due to its local high design quality, rarity value and overriding historical value to the area:

- 303 Shannon Avenue – 'Comara'.

#### **Contributory Significance**

These places make an important contribution to an understanding of the historical evolution and aesthetic character of the West Melbourne Road, being representative examples of residential development in the important period between the 1910 and 1938:

- 293 Shannon Avenue.
- 295 Shannon Avenue.
- 297 Shannon Avenue.
- 299 Shannon Avenue.
- 301 Shannon Avenue.
- 305 Shannon Avenue – 'Derreweit'.
- 307 Shannon Avenue – 'Banchory'.
- 315 Shannon Avenue.
- 317 Shannon Avenue.
- 319 Shannon Avenue.

## Newtown West Heritage Review 2015-16

PLACE NAME: West Melbourne Road Heritage Precinct

Place No. PRECINCT 3

ADDRESS: 291-319 Shannon Avenue, Newtown

Assessment Date: May 2016, Updated Oct 16

### Non Significant

This place does not relate to the significant era of building development of the West Melbourne Road Heritage Precinct between 1910 and 1938:

- 313 Shannon Avenue.

### Precinct Map

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



West Melbourne Road Precinct. Source: Interactive Map at Land Channel <http://services.land.vic.gov.au/maps/interactive.jsp>

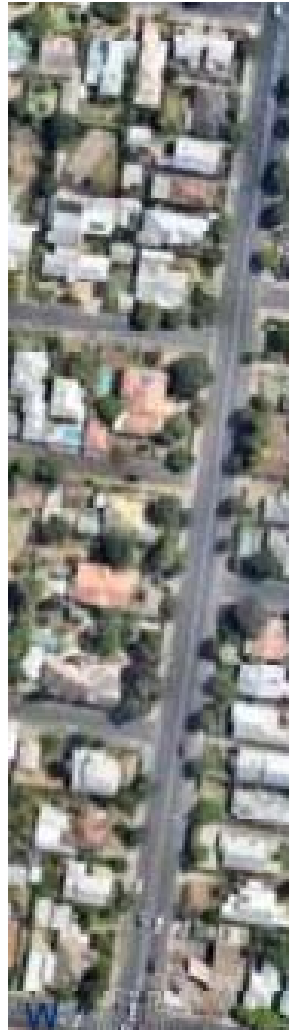
### DESCRIPTION:

**Precinct Boundaries** (see plan above)

The precinct comprises 13 properties on the west side of Shannon Avenue from 293 to 319 Shannon Avenue.

### **Subdivision Layout & Urban Design**

The West Melbourne Road Heritage Precinct is characterised by rectangular allotments of varying sizes set on steeply-sloping topography. Most have similar frontage widths with narrower side setbacks, except for 303, 311 and 319 Shannon Avenue that have wide frontages and more substantial side setbacks. These are the larger properties in the heritage area. While there is some variation in the front setbacks to the dwellings, they all have front garden settings defined by open grassed areas, garden beds and trees (ranging in size, maturity and species). At 319 Shannon Avenue are mature pine and cypress trees, possibly planted in the late 1930s. The location and layout of the pedestrian paths in the front gardens at 299, 303, 307, 311, and 315 are also early.



**Photo 2:** Aerial view of West Melbourne Road precinct (north being at the top).  
Source: NearMap, October 2015, City of Greater Geelong.

### **Building Fabric**

#### **Dwellings**

The West Melbourne Road Heritage Precinct is defined by three Federation era dwellings and nine interwar era dwellings that are mostly single storey, having hipped and/or gabled roof forms, timber weatherboard or face brick wall construction, tiled or corrugated sheet metal roof cladding, broad eaves, brick chimneys, timber framed windows and front verandahs or porches. There are variations in the scale and elaboration of the dwellings given the diversity in socio-economic backgrounds of the original owners. All of the Federation and interwar era dwellings are good examples of their design type. There is one introduced (c.1950s) dwelling in the area.

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**Federation era dwellings**

There are three contextually substantial Federation dwellings in the precinct, all having different compositions. At 303 Shannon Avenue, 'Comara' is an unusual example of the Federation type, with its elongated footprint, broad principal hipped roof, stepped minor hipped roofs to the south, projecting gabled wing to the Shannon Avenue frontage and the projecting attic gabled wing to Nantes Street. A return verandah supported by brick pedestals and slender round concrete Doric columns links the gabled wings. The face red brick dwelling also addresses its corner location with a broad bowed corner bay window under the verandah. It has timber framed casement windows with decorative leadlight highlights. Similar windows defined the faceted bay under the front gabled window. The terra cotta tiled roof cladding may have replaced original tiles of similar construction and design.

At 311 Shannon Avenue, 'Retford House' is another distinctive example of the Federation style. This face brick dwelling has picturesque, complex roof forms clad in slate. It is especially defined by its broad hipped roofs at the rear from which project gabled wings at the front and side, and attics as particularly shown in the projecting angled attic at the front that terminates with a faceted balcony bay with a hipped roof. This bay has original roughcast wall balustrade construction (the timber framed windows above having been introduced). The projecting gabled wings have flat-roofed rectangular bay windows with timber framed casements and highlights above. The other windows are also original, with paired casements and highlights. Other original features include the broad eaves with exposed timber rafters, terra cotta roof ridge decoration and finials, ventilators in the gable ends, and the brick verandah pedestals and slender, tapered Doric verandah columns arranged in pairs and in three at the corner.

The third Federation era dwelling in the precinct, 'Derrewait' at 305 Shannon Avenue, is a representative example of the type, with its main hipped roof and projecting gabled wings connected by a return post-supported verandah. Constructed of timber weatherboard wall cladding with a corrugated sheet metal roof, it has unusual square timber verandah posts with elongated timber brackets.



**Photo 3:** 'Comara', 303 Shannon Avenue, November 2014.



**Photo 4:** 'Retford House', 311 Shannon Avenue, 2014.  
Source: Barry Plant Real Estate, Domain online.



**Photo 5:** 'Derreweit', 305 Shannon Avenue, November 2015.

### **Interwar Era Dwellings**

The majority of dwellings in the West Melbourne Road Heritage Precinct are interwar Bungalows. Four of the dwellings were built in the 1920s, with three having similar gabled compositions with front gabled verandahs. They are located at 301, 307 and 317 Shannon Avenue. They share similar details, including bay windows, timber framed double hung windows (with leadlighted highlights), broad eaves, decorative gable infill (shingling and/or timber ventilators), and brick or roughcast chimneys. There are variations in the construction and designs of the verandah details, the dwelling at 301 Shannon Avenue having face brick piers with concrete cappings and similar brick balustrades with concrete cappings. At 307 and 317 Shannon Avenue, the verandahs are supported by brick piers with squat, square timber posts above. The dwelling at 307 Shannon Avenue, 'Banchory', is a particularly distinctive example, having simple, geometric timber ties to the paired posts, rendered piers and solid rendered balustrade. Under the verandah is also a circular leadlight window with broad, plain rendered architraves. The dwellings at 301 and 317 Shannon Avenue are of timber weatherboard wall cladding with corrugated sheet metal roofs, while 'Banchory' has a tiled roof and face brick wall construction and timber weatherboard gable infill.

The fourth dwelling at 299 Shannon Avenue has a different composition but similar detailing to the other Bungalows. There is a main hipped roof, together with projecting minor gabled wings at the front and south side, and the hipped post-supported front and side verandahs. Under the front gable is a faceted flat-roofed bay window. The gable infill has bellcast shingling and brackets.



**Photo 6:** 301 Shannon Avenue, November 2014.



**Photo 7:** 'Banchory', 307 Shannon Avenue, November 2015.



**Photo 8:** 317 Shannon Avenue, November 2014.



**Photo 9:** 299 Shannon Avenue, November 2015.

The other five interwar Bungalows were built in the 1930s. The dwellings at 293 and 297 Shannon Avenue have very similar compositions with main hipped roofs and minor front hipped wings comprising arcaded porches. They were both built by M.J. Denno. At 293 Shannon Avenue, the porch is centrally located while at 297 Shannon Avenue it is situated at the side. The dwellings are constructed with tiled roof cladding and brick construction – the dwelling at 297 Shannon Avenue being roughcast. There are timber framed double hung windows, broad eaves and brick chimneys. Another interwar Bungalow of the 1930s is at 295 Shannon Avenue. It has main gabled roof forms and a projecting flat-roofed return verandah supported by brick piers.



**Photo 10:** 293 Shannon Avenue, November 2015.



**Photo 11:** 297 Shannon Avenue, November 2015.



**Photo 12:** 295 Shannon Avenue, November 2015.

Further south at 315 Shannon Avenue is a face brick late interwar Old English styled dwelling. It has tiled hipped and gabled roof forms, the front gabled wing extends to form a porch with round-arched entrance. Other early features include the brick chimneys, elongated brick detailing on the chimney

## Newtown West Heritage Review 2015-16

**PLACE NAME:** West Melbourne Road Heritage Precinct

Place No. PRECINCT 3

**ADDRESS:** 291-319 Shannon Avenue, Newtown

Assessment Date: May 2016, Updated Oct 16

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and gable ends, timber framed double hung windows and broad eaves. The flat-roofed wings at the front and rear have been introduced. At the rear are substantial additions not visible from Shannon Avenue.



**Photo 13:** 315 Shannon Avenue, November 2015.

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Nearby at 319 Shannon Avenue is the original residence of H.R. Leach. It has a main hipped roof form with projecting minor hipped wings at the front, rear and side, and a cantilevering, curved front entrance porch. There is also an early curved parapeted wing on the north side. The house has tiled roof cladding and clinker brick wall construction, broad eaves, brick chimneys, and timber framed double hung windows. There are additions at the front and fronting Aphrasia Street.



**Photo 14:** 319 Shannon Avenue, November 2015.

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### Later Dwellings

The dwelling at 313 Shannon Avenue has replaced the Late Victorian styled 'Neath Villa' (or represents a substantial alteration and addition), possibly in 1948.



**Photo 15:** 313 Shannon Avenue, November 2015.

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### **Garages and Carports**

Garaging is principally at the rear of the properties, accessed by side concrete driveways. For the corner properties including 301, 303, 311, 313 and 319 Shannon Avenue, garaging is located near the secondary street boundaries. These outbuildings are largely modest in scale, with either gabled, hipped or flat-roofed forms.

### **Front Fencing**

The majority of the front fencing has been introduced, being tall and solid (a consequence of Shannon Avenue being a key traffic thoroughfare). Most of the fencing is of timber or corrugated sheet metal construction. There are some fences with brick piers and plinths.

Three front fences original to the construction of the dwellings survive. At 303 Shannon Avenue, there is an original fence (possibly built 1910-11) with expressed timber posts (capped with timber orbs) having ripple iron bays and timber fretwork cappings. The fence rakes down at the north-east corner at the pedestrian gate entry. The timber gate with rustic fretwork cappings is original. The southern-most portion of the fence fronting Shannon Avenue may have been introduced (to reflect the original fence), while on the northern boundary, the capped timber paling fence with slender expressed posts appears to have been introduced as a contemporary interpretation of the original design.



**Photo 16:** 'Comara', 303 Shannon Avenue, November 2015, showing early front fence (right portion).

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## Newtown West Heritage Review 2015-16

**PLACE NAME:** West Melbourne Road Heritage Precinct

Place No. PRECINCT 3

**ADDRESS:** 291-319 Shannon Avenue, Newtown

Assessment Date: May 2016, Updated Oct 16

The two other original fences are reflective of the eras and designs of the 1930s dwellings. At 315 Shannon Avenue, the low fence is defined by clinker brick piers and bays with a hollow steel rail above the bays. There is also an early metal pedestrian gate. At 319 Shannon Avenue is an early, low fence on the Shannon Avenue frontage, with clinker brick piers and plinths and bays of open curvilinear metal bays. The fence has been removed on the return (south side) and there is a tall, introduced horizontally-oriented fence on the Aphrasia Street boundary screening private open space.



**Photo 17:** 319 Shannon Avenue, November 2015, showing early low, front fence with brick piers and plinth and open metal bays.

### Street Infrastructure & Landscaping

The west side of Shannon Avenue has concrete kerb and channeling, with concrete footpaths and cross overs. There are narrow grassed nature strips with Queensland Brush Box (*Lophostemon confertus*) trees. These trees have been pollarded due to overhead power cables. The trees seem to have been planted in the second half of the twentieth century.

### Integrity

The West Melbourne Road Heritage Precinct is substantially intact, with 12 of the 13 properties contributing to the historical and architectural/aesthetic heritage values of the area. Individually, the dwellings are either predominantly or moderately intact, with most changes (such as additions) being recessive and largely located at the rear.

### 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,<sup>1</sup> 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

<sup>1</sup> 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.

Deputy Lieutenant for and Governor of the County of Bute.<sup>2</sup> Crown allotment 4 was acquired by Alfred Woolley in 1849. He was merchant and later a Member of the Legislative Assembly. Parts of these Crown allotments comprise the West Melbourne Road Heritage Precinct.

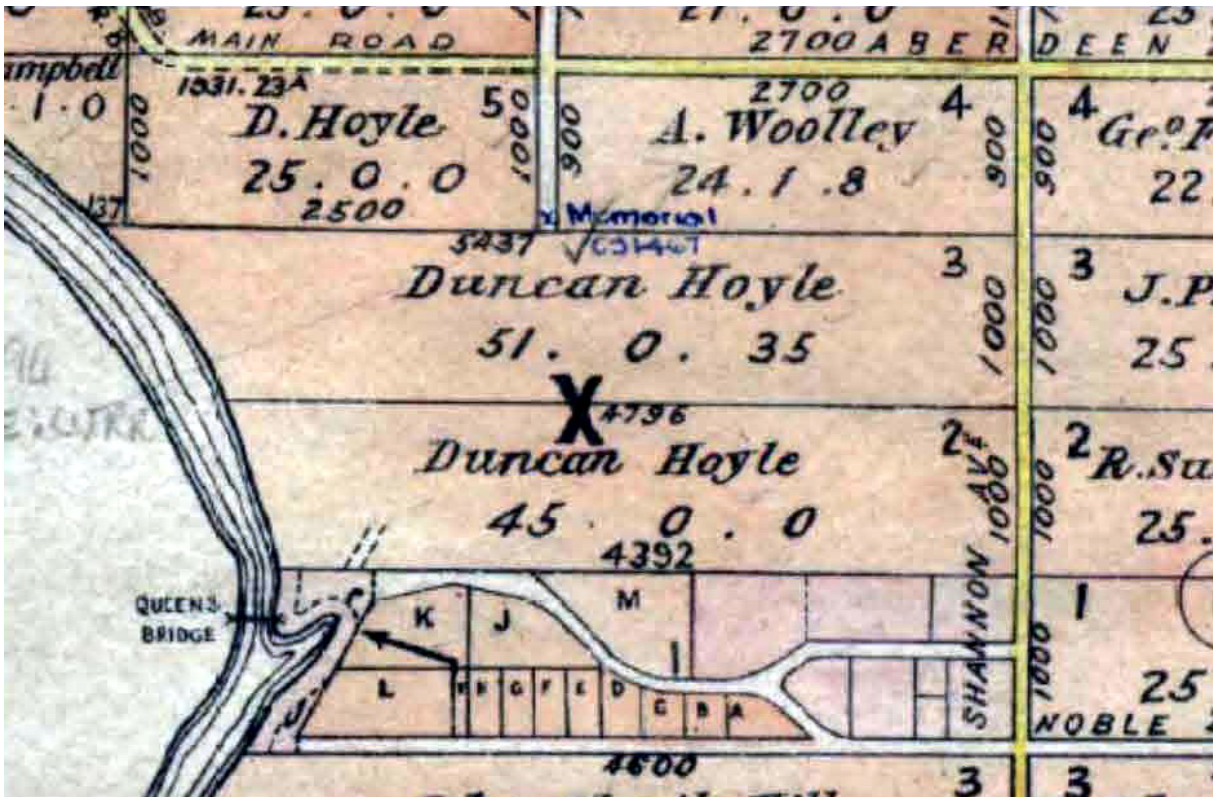


Figure 1: Portion of the Moorpanyal Parish Plan showing Crown allotments 2 & 3 of Section 10 first owned by Duncan Hoyle. Source: VPRS 16171, Public Record Office Victoria.

Subdivisions of these Crown allotments occurred in the ensuing years. The earliest purchasers of parts of Crown allotment 3 were Leslie Alexander Moody, emigration officer, Joseph Lewis, publican, and George Henry Wathen, mining engineer.<sup>3</sup> Roads were laid out, including the “Government Road” later named Melbourne Road West and then West Melbourne Road<sup>4</sup> (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.<sup>5</sup> It was re-advertised for sale by private contract in January 1853 and again August of that year.<sup>6</sup> Claimed to be ‘one of the most lovely spots about Geelong for Villa Residences’,<sup>7</sup> the *Geelong Advertiser and Intelligencer* described it as:

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> It seems that the road was not named Melbourne Road West or West Melbourne Road until the late 1850s. One of the earliest references to this name is given in the *Geelong Advertiser*, 11 January 1859, p.3.

<sup>5</sup> *Geelong Advertiser & Intelligencer*, 4 December 1852, p.2.

<sup>6</sup> *Ibid.*, 1 January 1853, p.3.

<sup>7</sup> *Ibid.*, 17 February 1853, p.2.

## Newtown West Heritage Review 2015-16

PLACE NAME: West Melbourne Road Heritage Precinct

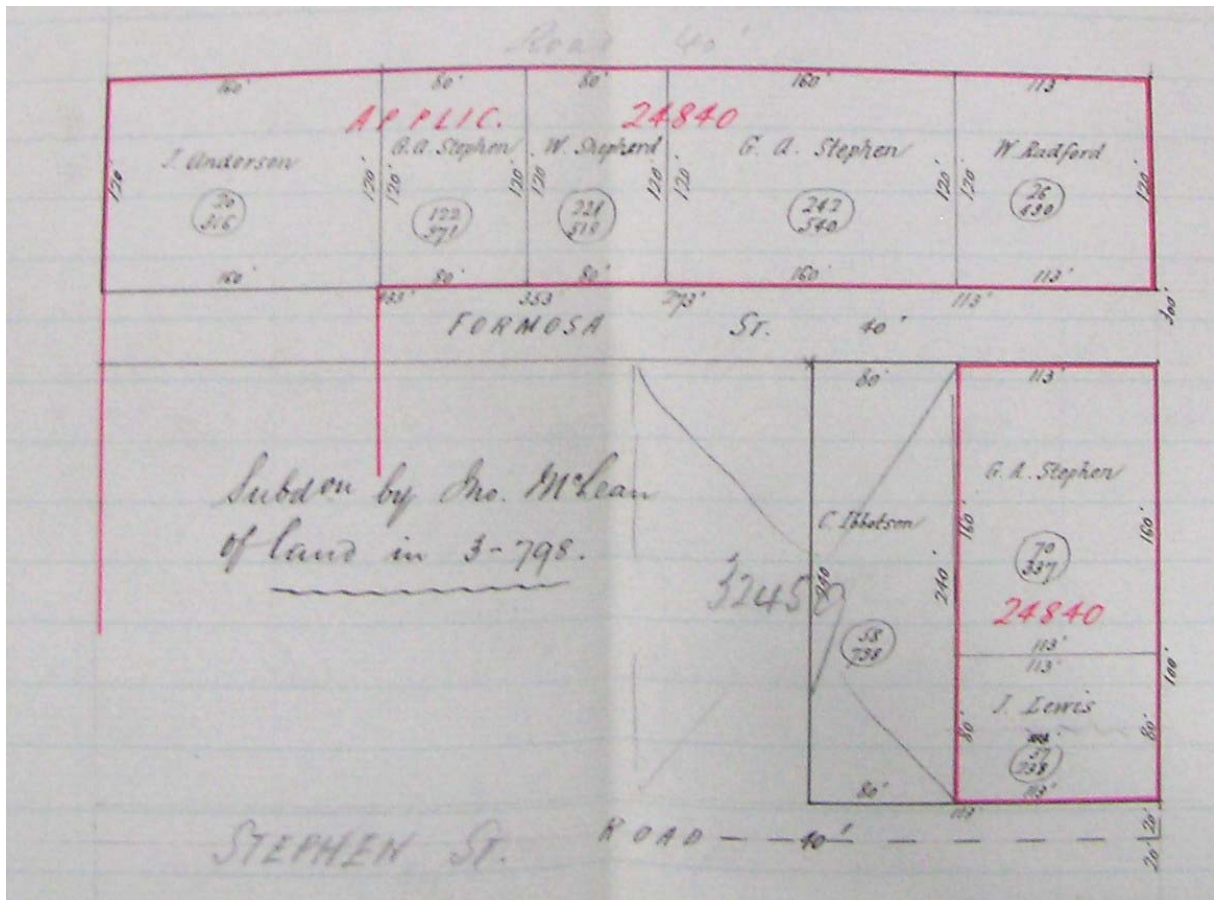
Place No. PRECINCT 3

ADDRESS: 291-319 Shannon Avenue, Newtown

Assessment Date: May 2016, Updated Oct 16

... 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.<sup>8</sup>

In 1853, much of Wathen's land was taken up by John McLean, Captain of the "Duncan Hoyle" steamer.<sup>9</sup> He subdivided the land into nine allotments known as the Formosa Estate in August 1854<sup>10</sup> (Figure 2). Land fronting West Melbourne Road was sold in three parcels. W.A. Radford acquired the lot between Nantes and Formosa Streets in 1855.<sup>11</sup> Joseph Lewis, a publican who had established a substantial property, 'Woolmers' at 15 Stephen Street in c.1850, purchased a lot on the north-east corner of West Melbourne Road and Stephen Streets in 1856, the balance of the land north of Lewis's lot to Formosa Street being sold to G.A. Stephen, general merchant, in 1858.<sup>12</sup>



**Figure 2:** Sketch plan of McLean's Formosa Estate subdivision. The land fronting Shannon Avenue is on the far right. Source: G.A. Stephen, Land Application 24840, General Law Library, Land Information Centre, Laverton.

Part of Hoyle's Crown allotment 2 was purchased by William McMullen and others.<sup>13</sup> Three lots between Stephen and Aphrasia Streets were created with a frontage to the West Melbourne Road, having a narrow access lane at the rear of two southern-most lots (Figure 3). The publican, Thomas

<sup>8</sup> *Ibid.*, 4 August 1853, p.2.

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

<sup>10</sup> *Geelong Advertiser & Intelligencer*, 21 August 1854, p.2.

<sup>11</sup> G.A. Stephen, Land Application 24840, General Law Library, Land Information Centre, Laverton

<sup>12</sup> *Ibid.*

<sup>13</sup> W. McMullen & Others, Land Application 241951, General Law Library, op.cit.

Jeffrey, acquired the southern and northern lots in 1855 and 1857 respectively, the narrow central allotment being sold to John Murchison in 1855.<sup>14</sup>

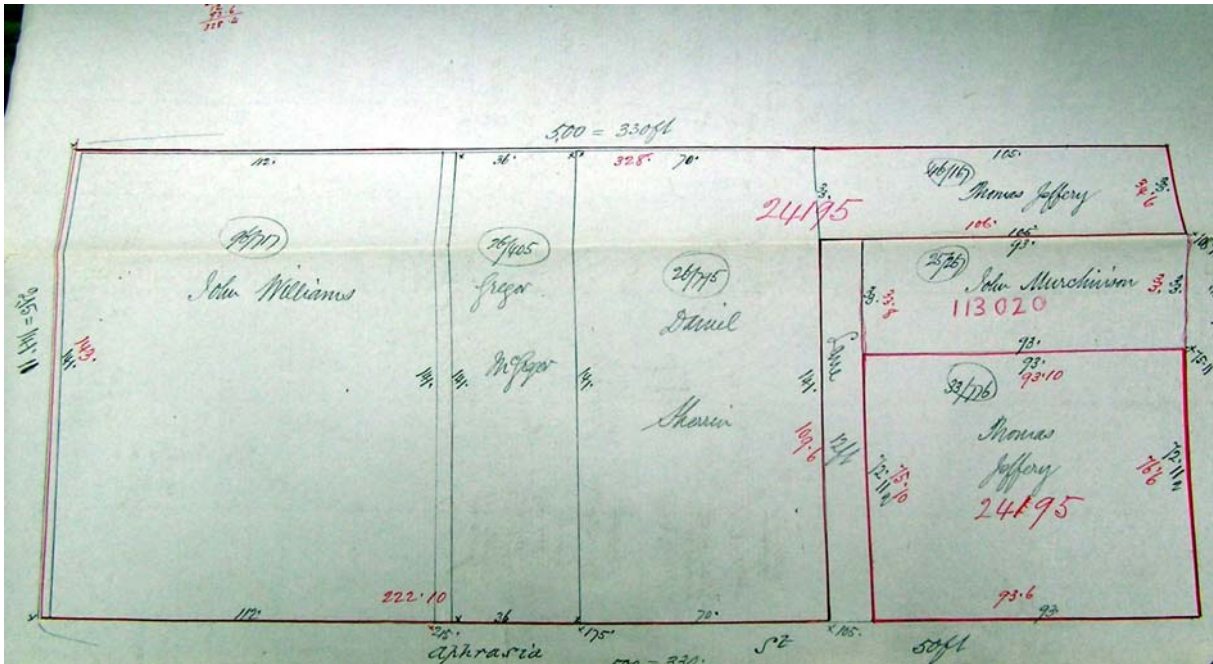


Figure 3: Sketch plan of McMullen’s subdivision of portion of Crown allotment 2 of Section 10, 1855.  
Source: W. McMullen & Others, Land Application 241951, General Law Library, Laverton.

Further north, the land fronting Shannon Avenue (between Nantes and Upper Skene Streets) and comprising part of Woolley’s Crown allotment 4, was sold to John Mason and subsequently to Robert Reeves in 1852.<sup>15</sup> It was subdivided into smaller building allotments at this time and the land at 291-293 Shannon Avenue was acquired by John Kiddle.<sup>16</sup>

The early subdivisions of Crown allotments 2,3 and 4, 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 (Figure 4).

14 Ibid.

15 Land Application No. 31459, General Law Library, op.cit.

16 Ibid.

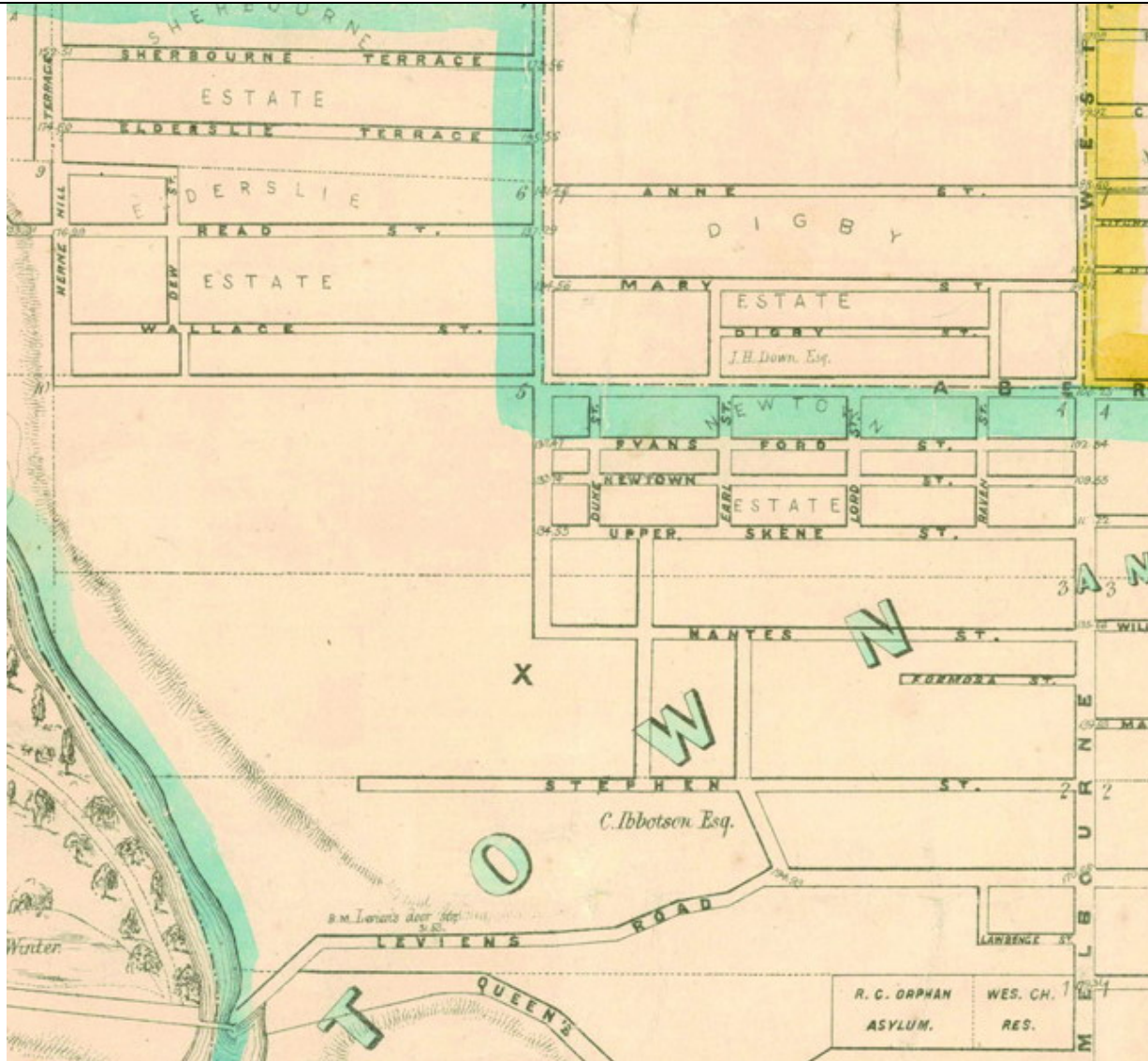


Figure 4: R. Balding, Map of Geelong and the Boroughs of South Barwon and Newtown and Chilwell, 1864.

Source: Statutory Planning Department, City of Greater Geelong

## Housing Developments & Notable Early Owners

### The Early Years: 19<sup>th</sup> Century Development

Newtown West largely remained a rural area in the 19<sup>th</sup> century. Yet, the West Melbourne road was to become an important route on the western side of the Town of Geelong and later the Borough of Newtown and Chilwell. It served as a transport link from Melbourne to the north, to the south-western parts of Geelong and beyond, south of the Barwon River. It gave opportunity for commercial as well as residential progress.

### Commercial Development

In the 1850s, four shops were erected on Shannon Avenue between Upper Skene and Nantes Streets. The first was William Harvey's brick butcher's shop and two-roomed dwelling (the site now addressed as 297 Shannon Avenue) in 1853.<sup>17</sup> It was a modestly-scaled gabled building which by 1927 had a front post-supported verandah (Figure 9). Harvey's premises were followed by James Rock's timber grocer's store at 293 Shannon Avenue in 1856-57.<sup>18</sup> The modest store had a hipped

<sup>17</sup> Geelong Town Council Rate Books, 1853-58, Geelong Library & Heritage Centre.

<sup>18</sup> Ibid., 1857-58.

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roof located on the front property boundary (Figure 9). Rock also had 'about a quarter of an acre' 'planted with choice fruit trees'.<sup>19</sup> In 1857-58, William Gale established a brick shop and three roomed hipped-roofed dwelling at 299 Shannon Avenue.<sup>20</sup> He was followed by George T. Cross's tinsmith shop at 295 Shannon Avenue in 1860.<sup>21</sup>

The most enduring and substantial commercial development on the West Melbourne Road was the establishment of Thomas Jeffrey's Fernery Hotel at the junction with Aphrasia Street (Figure 5). Built in 1855-56,<sup>22</sup> the nine-roomed single storey, hipped-roofed bluestone building had a notable presence at the road corner. A native of Tavistock, Devon, England, Jeffrey was 'fond of flowers' and had 'artistic tastes'.<sup>23</sup> By the early 1870s Jeffrey had also created a 1.5 acre garden known as 'The Fernery' (Figure 6), together with a look out tower. The *Geelong Advertiser* gave a glowing report:

We know of many ferneries in this town, but there is not one, either in the town or district, that we are aware of, that can at all approach in beauty and completeness that which had recently been established by Mr Thomas Jeffrey, the well-known floriculturist of Newtown Hill. As with his roses, fuchsias, dahlias, so it has been with his ferns; no expense has been spared in securing the choicest varieties – many days has he spent in the Cape Otway Ranges – and a great deal of taste has been displayed in their arrangement. ... Many of the rarest and choicest ferns, of which Mr Jeffrey has 120 varieties, were selected for him by Mr Herbert, of Ballarat, who has spent over twenty years of his life in collecting such plants. ... It may be added that it is Mr Jeffrey's intention to make ferneries all over his spacious garden. He is only waiting for the circles of shrubs and pines to grow sufficiently high to hide the glass-houses from view. Strangers wishing to get a good view of the town and district will do well to pay Mr Jeffrey a visit. After examining all his ferns and floricultural gems they have only to go up on to his "look-out" tower, and thence they will be able to see all around them for miles.<sup>24</sup>

Over the ensuing years, tourists flocked to Jeffrey's Fernery Hotel. Access was made easier with the hotel forming a terminus for Thomas Walker's omnibus service from Geelong in 1886.<sup>25</sup> Even on Sundays when the hotel was closed, the gardens attracted big crowds.<sup>26</sup> In addition to the horticultural delights and opportunity for panoramic views of Geelong, a skittle alley was established and a club was formed there in 1887.<sup>27</sup> More unique was the collection of relics of old ship wrecks from all parts of the Victorian coast.<sup>28</sup>

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19 Geelong Advertiser, 23 April 1898.

20 While Gale was listed as the owner and occupier of a shop in the Newtown & Chilwell Rate Book in 1869-70, his death notice in 1870 described him as a bricklayer – see Geelong Advertiser, 29 July 1870, p.2.

21 Newtown & Chilwell Council Rate Book, 1860, op.cit.

22 Geelong Town Council Rate Book, 1855-56 (first entry for Jeffrey), op.cit.

23 J.H. Bottrell, 'Early History of Geelong, The Homes of Newtown, Geelong Advertiser, 23 August 1930, manuscript, Geelong Family History Group Inc., collection, p.20.

24 *Geelong Advertiser*, 11 May 1872, p.3.

25 K. Krastins, 'Newtown Heritage Study Review', vol. 1, July 2009, p.116.

26 *Geelong Advertiser*, 5 May 1922, p.4.

27 *Ibid.*, 20 April 1887.

28 *Ibid.*, 5 May 1922.



**Figure 5:** Jeffrey's Fernery Hotel with Walker's omnibus in foreground, c.1890. Note Jeffrey's look-out tower at the rear of the hotel. Source: Geelong Library & Heritage Centre collection, 2009-01133.



**Figure 6:** View of part of 'The Fernery' gardens and beyond to Geelong from the look-out, c.1870s. Source: T.J. Washbourne, La Trobe Picture collection, State Library of Victoria, accession H88.14/6.

By the early 20<sup>th</sup> century, commercial success on the West Melbourne road was in decline. Three of the four shops between 293 and 299 Shannon Avenue had closed (and been converted into

dwelling), with only James Rock's store at 293 Shannon Avenue still functioning.<sup>29</sup> It had been taken over by Mary Ryan following the death of James Rock in 1896.<sup>30</sup> She continued to operate the grocery store until her death in 1932.<sup>31</sup>

In 1922, the Fernery Hotel met its demise as an operating hotel (then owned by the Hodges Brothers) following a ruling in the Supreme Court that it must close.<sup>32</sup> The land was subdivided into six allotments, with the former fernery garden, skittle alley (which had replaced the original structure in 1898<sup>33</sup> and look-out tower to be removed (Figure 7).



Figure 7: "Fernery Hotel" subdivision plan, 9 January 1922. Source: GRS 2030/F35, Geelong Library & Heritage Centre.

29 See Newtown & Chilwell Rate Books, op.cit., 1895 – 1932.

30 *Geelong Advertiser*, 14 October 1896, Newtown & Chilwell Rate Books, op.cit., 1897-98.

31 *Ibid.*, 1898-1932.

32 *Geelong Advertiser*, 5 May 1922.

33 *Ibid.*, 18 August 1898.

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The hotel was purchased by Thomas C. Bragge, hairdresser and tobacconist and he converted it into two separate properties.<sup>34</sup> Part of the hotel was initially leased to Gertrude Bath, a boarding house keeper until 1925 when it was temporarily occupied by Edward Curtain.<sup>35</sup> Albert W. Dodds established a fruiterie in the main part of the building in 1926.<sup>36</sup> The business was taken over by William Emery as a fruit and confectionary store in 1928 and he continued there until the hotel was substantially damaged by fire in 1930.<sup>37</sup> This brought an end to commercial life in this part of West Melbourne Road.

## Residential Development

### 19<sup>th</sup> Century

In addition to commercial development, a small number of dwellings were constructed fronting the West Melbourne Road during the Victorian period. One of the earliest was located at the corner of West Melbourne Road and Nantes Street (now addressed as 301 Shannon Avenue). It was built in the 1850s and known as 'Bay View Villa'.<sup>38</sup> Advertised for sale in 1859, it was described as a 'substantially-built verandah cottage, comprising 4 rooms with entrance hall, cellar, kitchen, servant's room and other out-buildings.'<sup>39</sup> From 1860 it was owned by Robert Maxwell and he advertised it for sale in 1861.<sup>40</sup> By 1895 the house had been demolished.<sup>41</sup>

John Murchison acquired land adjoining Jeffrey's Fernery hotel in 1855.<sup>42</sup> There, he built a four roomed dwelling.<sup>43</sup> Located at 317 Shannon Avenue, this dwelling seems to have been replaced with a timber Edwardian house named 'Dunbeath'.<sup>44</sup> This house appears to have been demolished in c.1938.

On the south-west corner of Shannon Avenue and Upper Skene Street (291 Shannon Avenue today), H.M. Chittle had a house built in the early 1860s on the north part of the land previously owned by John Kiddle.<sup>45</sup> It was owned by T.B. Scott in 1865 and by 1873-74 it was described as a six-roomed weatherboard building owned by Thomas Morris and occupied by Samuel Pegg, butcher.<sup>46</sup> In subsequent years it was acquired by John West, draper, who lived there with his wife until his death in 1889.<sup>47</sup> The property was described as a seven roomed weatherboard house at this time. Mrs West leased the property to John Nicol and family until it was destroyed by fire in 1894.<sup>48</sup>

In c.1890, land at 313 Shannon Avenue was acquired by Mrs Elizabeth Price, widow of Evan Price of Ballarat.<sup>49</sup> Mrs Price had a single storey, Victorian styled hipped roofed dwelling with front post-

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34 *The Age*, 6 January 1930, p.10.

35 Newtown & Chilwell Rate Books, op.cit., 1924-1930.

36 *Ibid.*

37 *The Age*, op.cit.

38 See *Geelong Advertiser*, 19 March 1859, p.3.

39 *Ibid.*

40 *Ibid.*, 2 May 1861.

41 Newtown & Chilwell Rate Books, op.cit., 1895-96, listed the property as fenced land owned by Jane McKenzie.

42 See property datasheet for details.

43 *Ibid.*

44 *Ibid.*

45 Newtown & Chilwell Rate Book, op.cit., 1863-64.

46 *Ibid.*, 1865, 1873-74.

47 J. West, Probate Administration files, 1889, VPRS 28/PO2 Unit 275, Public Record Office Victoria.

48 *Geelong Advertiser*, 3 September 1894, p.2.

49 *Ibid.*

supported verandah constructed at this time. It was named 'Neath Villa'<sup>50</sup> and was replaced with the existing two storey dwelling in the c.1950s.

**Federation Era**

Three dwellings were constructed with frontages to West Melbourne Road in the 1910s. It was from this period when the stretch of West Melbourne Road between Aphrasia and Upper Skene Streets began to transform from modest shops and cottages to a more affluent residential streetscape.

The first Federation era dwelling to be constructed was 'Comara', 303 Shannon Avenue, in 1910-11.<sup>51</sup> It was designed by the Geelong architects, Tombs and Durran for Gilbert E. England (c.1866-1930), manager for Huddart, Parker and Co, Australian shipping company.<sup>52</sup> 'Comara' was followed by the construction of 'Retford House', 311 Shannon Avenue, of the retired English grazier of Wycheproof, Joseph Edward Cutts, in 1914-15.<sup>53</sup> The brick villa was designed by the prolific Geelong architects, Laird and Buchan and built by Henry Beach and Son.<sup>54</sup> It was designed with an unusual projecting corner attic balcony bay oriented on the diagonal. At the rear was a conservatory and fernery outbuilding. The front boundary was distinguished by an unusual fence having expressed timber posts having turned tops, a brick base and picketed bays with metal cappings featuring curving Art Nouveau motifs (Figure 8). A similar motif was employed by the architects in the design of the fence to the neighbouring 'Minnewanka', 1 Stephen Street, in 1914, although this neighbouring fence was taller, having larger metal bays and brick gate piers.

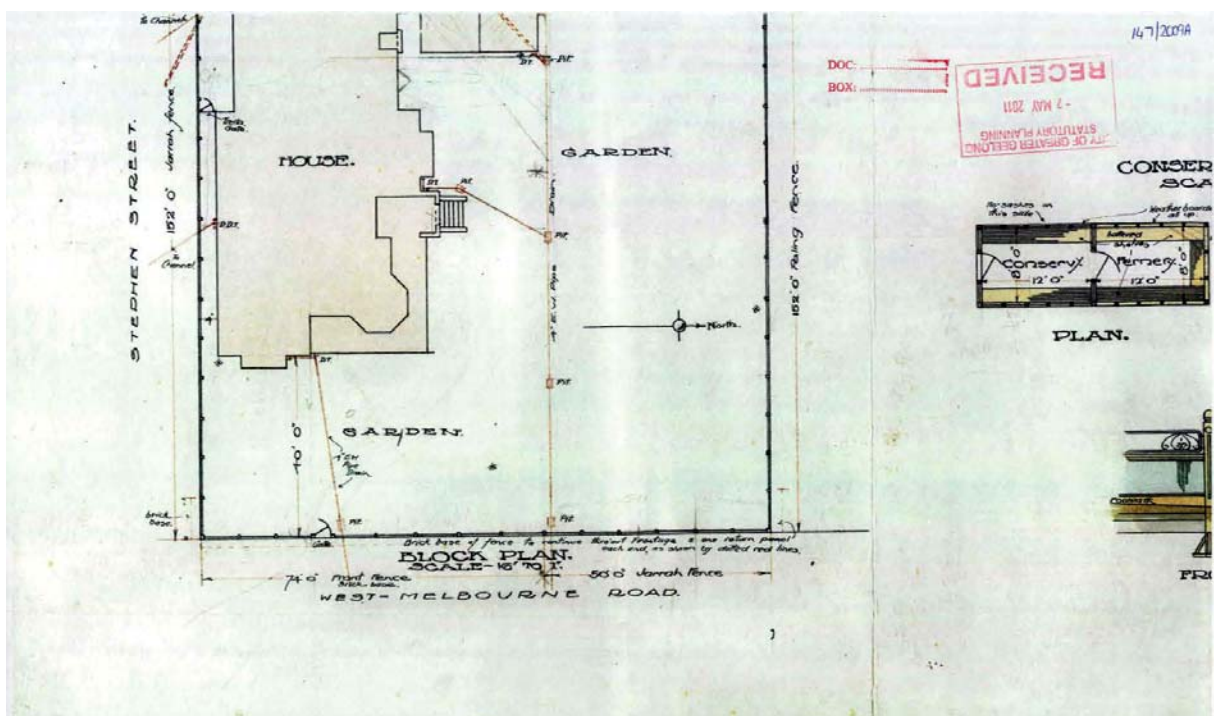


Figure 8: Laird & Buchan, Part of site plan of property, part plan of conservatory & fernery and part front elevation of front fence, c.1914. Source: Statutory Planning Department, City of Greater Geelong.

50 Ibid.  
 51 Ibid.  
 52 Ibid.  
 53 Ibid.  
 54 Ibid.

At 305 Shannon Avenue, Ernest Beach (son of the local builder, Henry Beach), built 'Derreweit', a timber Federation dwelling in 1914 as his family home.<sup>55</sup>

### Interwar Era

More considerable residential development occurred on the west side of West Melbourne Road between Aphrasia and Upper Skene Streets in the 1920s and 1930s. Four single storey gabled Bungalows were built in the 1920s. At 299 Shannon Avenue, William Gale's earlier shop and dwelling were replaced with a timber dwelling in 1924-25 for Ivan More, a sports administrator, and his wife, Mabel.<sup>56</sup> It was built by R. Gunn.<sup>57</sup> Nearby at 301 Shannon Avenue, the 'fenced land' which had previously been the location of 'Bay View Villa' became the location of David Creighton's Bungalow, constructed by Frederick Stock.<sup>58</sup> Creighton was an agent. Further south, Miss Euphemia Venters, daughter of sheep graziers, James and Helen Venters of Murgheboluc<sup>59</sup> had the timber Bungalow at 307 Shannon Avenue constructed which she called 'Banchory'.<sup>60</sup> At 317 Shannon Avenue, Mrs Grace Mason had a timber dwelling constructed by M.J. Denno in 1923.<sup>61</sup> The transformation of this part of West Melbourne Road was shown in an aerial image in 1927 (Figure 9), the remnant 19<sup>th</sup> century Fernery Hotel to the south (left) and modest shops and dwellings to the north (right), with Federation villas and interwar Bungalows between.



**Figure 9:** West Melbourne Road, showing properties on west side between 291 and 319 Shannon Avenue (with red numbers represent the current addresses of the properties), October 1927. Source: C. Pratt, La Trobe Picture collection, State Library of Victoria, accession H91.160/911.

Further residential progress occurred in the 1930s with the erection of five single storey hipped and/or gabled dwellings in either brick or timber. The dwellings at 295 and 297 Shannon Avenue were both constructed in 1934, replacing Victorian shops and dwellings.<sup>62</sup> Both were built by M.J. Denno, the dwelling at 295 Shannon Avenue for Mrs Marguerite Atkin and its neighbour at 297 Shannon Avenue for Charles E. Hall, blacksmith.<sup>63</sup> The following year, 1935, a brick Bungalow was constructed at 293 Shannon Avenue (following the demolition of the late James Rock's store and dwelling).<sup>64</sup> It was first owned by Mrs Martha Whineray and built by M.J. Denno. During this period, Denno's building output at Newtown West was prolific, constructing 11 houses in the 1920s and

55 Ibid.

56 Ibid.

57 Ibid.

58 Ibid.

59 I.S. Venters, *Early Murgheboluc*, Irene Sarah Venters, Geelong, 1990.

60 See property datasheet for details.

61 Ibid.

62 Ibid.

63 Ibid.

64 Ibid.

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1930s.<sup>65</sup> At 315 Shannon Avenue, G. Homewood built an Old English styled brick dwelling with tiled roof for Samuel Schnaars, retired farmer, in 1938.<sup>66</sup>

It was also in 1938 when Harold Robert Leach, builder, purchased the land at 319 Shannon Avenue that had previously been the location of the Fenery Hotel.<sup>67</sup> He built a substantial single storey late interwar brick Bungalow at this time which was to become the Leach family home. With his wife, Phillis, H.R. Leach lived at 319 Shannon Avenue until 1965.<sup>68</sup> During this time, Leach was a successful master builder, being President of the Geelong branch of the Master Builders' Association in 1942.<sup>69</sup> In the neighbourhood of his residence, he is known to have built three other houses in the 1930s: timber dwelling at 25 Upper Skene Street in 1931; brick dwelling at 32 Stephen Street in 1938; and the brick Old English styled dwelling at 15 Nantes Street in 1947.<sup>70</sup> Leach also contributed much to community life, serving as a Councillor with the Newtown and Chilwell Council between 1946 and 1958 (serving as Mayor in 1950) (he was again elected a Councillor from 1975),<sup>71</sup> and President of the Geelong and District Bowling Association in 1968-70.<sup>72</sup> In 1979, Leach was awarded an Officer of the Order of the British Empire, Civil Division, for community service.<sup>73</sup> He died in 1994.

### Improvements to West Melbourne Road

First known as 'the Government Road, by the late 1850s it had been named Melbourne Road West and then the West Melbourne Road.<sup>74</sup> Although a major thoroughfare, the poor condition of the road was considered to be 'fearful' and characterised by 'ugly watercourses.' Night travel was 'out of the question' unless you wanted to 'grope your way with very great caution.'<sup>75</sup> Not surprisingly, the Newtown and Chilwell Council adopted the public works committee's recommendation that the west side of the road 'from Jeffrey's Hotel to the Great Western' be channelled.<sup>76</sup> Further improvements were contemplated in 1864, including the forming of footpaths.<sup>77</sup> Works commenced in 1865 as 'James Rock complained that contractors engaged in kerbing the footpath had not left an entrance for his property.'<sup>78</sup>

In 1867, Stitt Jenkins wrote to the Council requesting that the name of West Melbourne Road be changed to that of Buckingham Street, 'in honor of the present secretary of state for the colonies, the Duke of Buckingham.'<sup>79</sup> The Council wrote to Jenkins stating that it 'did not consider it necessary to change the name, although fully appreciating the good example set by the noble Duke.'<sup>80</sup> It was about this time (or soon after) when trees were planted along the route of the road as they were

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65 See history in the Newtown West Heritage Precinct for biographical details of M.J. Denno.

66 See property datasheet for details.

67 *Ibid.*

68 Certificate of Title vol. 6243, fol. 459.

69 *Geelong Advertiser*, 19 June 1942.

70 Newtown Building Permits, 1931, 1938, 1947, City of Greater Geelong.

71 Seaton, *op.cit.*, p.123.

72 Geelong & District Bowling Association Executive Listing online at <http://www.geelongbowlsregion.com.au/site/bowls/geelongbellarine.vic/downloads/History/GDBA%20Executive%20Listing.pdf>.

73 Queen's Birthday Honours, 1979 at Wikipedia online, [https://en.wikipedia.org/wiki/1979\\_Birthday\\_Honours](https://en.wikipedia.org/wiki/1979_Birthday_Honours)

74 *Geelong Advertiser*, 11 January 1859, p.3.

75 *Ibid.*, 21 June 1859, p.2.

76 *Ibid.*, 7 September 1859, p.2.

77 *Ibid.*, 28 September 1864, 30 August 1864.

78 *Ibid.*, 11 October 1865.

79 *Ibid.*, 2 May 1867, p.3.

80 *Ibid.*

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shown in the middle ground of the photograph taken from Jeffrey's look out in the c.1870s (see Figure 6).

In 1914, the Newtown and Chilwell Council commenced a tar-painting (asphalt) program for the roads.<sup>81</sup> As late as 1920, the West Melbourne Road was still metalled (between Fyans and Noble Streets).<sup>82</sup> It seems that the road was not sealed until after 1927.

In 1921, the name of the West Melbourne Road, from the Princes Bridge to the south and Aberdeen Street to the north, was changed to Shannon Avenue.<sup>83</sup> It was named 'out of compliment to the veteran ex-councillor, Mr. Charles Shannon.'<sup>84</sup> The following year in 1922, the Council proposed to plant an avenue of trees that 'it was hoped that in the course of a few years there will be a double row of trees extending the whole length of the road.'<sup>85</sup> It seems that street trees were planted in the grassed nature strips as they were shown in an aerial photograph in 1927 (Figure 9). The introduction of four lanes in Shannon Avenue in the c.1960s resulted in the removal of the trees planted in the 1920s. They were replaced with the existing Queensland Brush Box trees.<sup>86</sup>

### **Notable Architects**

#### **Tombs and Durran<sup>87</sup>**

The architects of 'Comara', 303 Shannon Avenue, Tombs and Durran, were prolific in Geelong and the Western District during the first decades of the 20<sup>th</sup> century. William Allen Tombs was born in Christchurch, New Zealand, in 1866, the son of George Tombs who was a partner of Whitcombe and Tombs, architects. James Durran was born in Geelong in 1861, the son of Job Durran. James Durran was a contractor in the late 1880s and he was later employed by Joseph Watts, prominent local architect. Although never apprenticed to Watts, he was taken into partnership in 1891. Following Watts' death in 1893, Tombs joined Durran in 1895, trading as Watts, Tombs and Durran and then Tombs and Durran. Their practice was prolific, having been responsible for over 100 projects to 1914. Tragically, Durran was killed in a car accident in 1912 and Tombs suffered a stroke in c.1916 brought an end to this architectural career. He retired to Melbourne where he lived with his wife until 1928, when he died of heart failure.

#### **Laird and Barlow/Laird and Buchan<sup>88</sup>**

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

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81 *Ibid.*, 11 February 1920, p.3.

82 *Ibid.*

83 *Ibid.*, 17 August 1921, p.2.

84 *Ibid.*

85 *Ibid.*

86 Tim Osborne, Tree Planner, City of Greater Geelong, 19 February 2016, to the author, believes that the trees are 40 to 50 years old, or possibly older.

87 See J. Smith (ed.), *The Cyclopedia of Victoria*, vol. 1, Cyclopedia Co., Melbourne, 1903, facs. edn., Archive CD Books, Australia, 2005, p.453, D. Rowe, 'Architecture of Geelong 1860-1900', B. Arch. Thesis, Deakin University, 1991, *Cazalys Contractor Reporter*, 1900-1914, State Library of Victoria & *The Press*, New Zealand, vol. LXIV, issue 19247, 29 Feb 1928, p.13.

88 Rowe, op.cit. & M. Page, *An Architectural Apex*, Buchan Laird International Pty Ltd, South Yarra, 1990.

## Newtown West Heritage Review 2015-16

**PLACE NAME:** West Melbourne Road Heritage Precinct

Place No. PRECINCT 3

**ADDRESS:** 291-319 Shannon Avenue, Newtown

Assessment Date: May 2016, Updated Oct 16

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prosper in the early 20<sup>th</sup> 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.

### COMPARATIVE:

#### Other Comparable Heritage Precincts in Greater Geelong<sup>89</sup>

The West Melbourne Road Heritage Precinct is one of at least 10 heritage areas in the Great Geelong municipality with a high proportion of Federation and interwar era residential building stock. Particularly comparable are those on main thoroughfares in Newtown, being:

- Aberdeen, George and Skene Streets Heritage Area HO1626 (comprising the dwellings fronting the south side of Aberdeen Street, approximately between Pakington and Cumberland Streets, as well as a small number of dwellings fronting Skene and George Street adjacent to the Aberdeen Street properties). This precinct has a greater concentration of notable Federation era dwellings (as opposed to interwar Bungalows) than the West Melbourne Road precinct. Like the West Melbourne Road precinct, original front fences have largely been replaced with higher fencing.
- Aberdeen Street Heritage Area HO1916 (comprising properties fronting Aberdeen Street between Cumberland Street and George Street). This area has a mix of Federation and interwar era dwellings, several being of similar scale, form, design quality and construction as those in the West Melbourne Road precinct (except for the Federation houses in Shannon Avenue), with landscaped front garden settings. Most of the front fences are high.
- Shannon Avenue Heritage Area HO1920 (characterised by the dwellings on the east side of Shannon Avenue between Skene Street and Aphrasia Street). Most of the interwar dwellings in this precinct are comparable to those in the West Melbourne Road precinct, although the Federation era dwellings are more modest. Like the West Melbourne Road precinct, there are a number of introduced high front fences. Also comparable is the steeply-sloping topography of the land, front garden settings and the street trees.
- Bona Vista Heritage Area HO1926 (including the properties fronting the east side of Shannon Avenue between 354 and 388 Shannon Avenue). This precinct is dominated by interwar Bungalows of varying gabled and hipped forms, scales, construction and dates of construction, with few Federation era dwellings and postwar dwellings. The character of some of the interwar Bungalows is similar to those in the West Melbourne Road precinct, as is the steeply-sloping topography of the area, front garden settings, street trees and engineering infrastructure.

While the West Melbourne Road Heritage Precinct is comparable in terms of the eras and designs of dwellings located within it, it is most comparable to the Shannon Avenue and Bona Vista Heritage Precincts by virtue of their similar by steeply-sloping topographies, lineal layouts, shared histories in the evolution of the Shannon Avenue roadway, predominance of interwar era houses of varying scales and street trees.

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<sup>89</sup> 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.

**Regionally & Locally Significant Dwellings****'Retford House', 311 Shannon Avenue<sup>90</sup>**

'Retford House' represents one of several substantial, picturesque Federation styled brick dwellings by the architects, Laird and Buchan, in the early 20<sup>th</sup> century. In relation to composition and construction, 'Retford House' is comparable to three dwellings designed by these architects, being precursors to their design at 311 Shannon Avenue. These dwellings are:

- 'Onslow', 274 Pakington Street, Newtown: this dwelling was design in 1910 for Arthur Harding, ironmonger. It has a principal hipped roof form (which extends to form a gambrel at the front) with projecting minor gabled wings at the front and side, connected by a return verandah formed as an extension of the main roof. The roofs are clad in slate. Unlike 'Retford House', there is no projecting corner attic and the verandah has brick piers above which are timber posts with timber fretwork valances and timber brackets, being more typical of Federation era verandah detailing.
- 'Chesterfield', 345 Shannon Avenue, Newtown: this substantial dwelling was built in 1909, the design being a collaboration of Laird and Buchan with Robert Haddon. This brick dwelling is defined by picturesque hipped and gabled roof forms, a feature being the projecting corner gabled attic on the diagonal. The roofs are clad in slate. Unlike 'Retford House', the dwelling has experienced multiple alterations and additions at the side and rear.
- Ardoch', 298 Latrobe Terrace, Newtown: this dwelling was designed in 1910-11. It is the most comparable to 'Retford House', with its similar composition of principal hipped roof forms, projecting minor gabled wings at the front and side, return verandah, and particularly the projecting corner gabled attic on the diagonal. The roofs are also clad in slate with terra cotta ridge capping and finials. The verandah has a hipped corner portico and brick piers with slanted timber posts with elongated Art Nouveau timber brackets. This detailing and the gabled attic are a variation on these features at 'Retford House' where the composition of 'Ardoch' formed the basis of its design.

Overall, 'Retford House' is considered to be one of the most substantial, distinctive and intact examples of the Federation style by the local architects, Laird and Buchan, in Geelong.

**'Comara', 303 Shannon Avenue<sup>91</sup>**

'Comara' at 303 Shannon Avenue is one of a number of brick Federation era dwellings designed by the local architects, Tombs and Durran. A precursor to their design of 'Comara' was a substantial two storey brick Late Victorian Queen Anne styled dwelling at 83 Yarra Street, Geelong, for Dr Croker. The corner bay window in the return verandah and the slender Doric balcony columns are features of this dwelling later employed at 'Comara'. In 1908, Tombs and Durran designed a single storey Federation dwelling at Barunah Plains Homestead, Hesse. It has a main elongated hipped roof form with projecting minor gables to one side (one of the gables comprising an entrance portico with rendered piers) and front, with a return bellcast verandah. Originally the dwelling had slate roof with terra cotta ridge cappings and finials. 'Comara' may therefore have originally had a slate roof. While the composition of 'Comara' is not comparable to the Barunah Plains dwelling, the bellcast verandah (supported by slender columns), bowed corner bay under the window and projecting overall picturesque composition are those features that are comparable.

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<sup>90</sup> Information on dates of construction and architects taken from Laird & Buchan Contract Book, 1910, GRS410, Geelong Library & Heritage Centre & A. Willingham, Geelong Region Historic Buildings and Objects Study, Geelong Regional Commission, Geelong, vol. 3, 1986.

<sup>91</sup> Information taken from the Victorian Heritage Database online, *Cazalys Contractor Reporter 1900-1914*, State Library of Victoria, *The Pastoral Homes of Australia*, *The Pastoralists' Review*, 1910, p.204, National Library of Australia

## **Newtown West Heritage Review 2015-16**

**PLACE NAME:** West Melbourne Road Heritage Precinct

Place No. PRECINCT 3

**ADDRESS:** 291-319 Shannon Avenue, Newtown

Assessment Date: May 2016, Updated Oct 16

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The dwelling at 11 Hermitage Road, Newtown, designed by Tombs and Durran in 1911 for J. Williams, is partly comparable to 'Retford House', It has complex hipped roof forms with a projecting minor gable at the side, and a faceted front bay window that punctuates the front roof face with a hipped ventilator. While there is some affinity with the composition of the dwelling, it is the front bay window, construction and particularly the slender Doric verandah columns to the return verandah had are particularly comparable.

The elongated layout of the design of 'Comara', with its stepped hipped forms, minor projecting gabled wings and elevated return verandah (given the sloping topography), also have an affinity with the unusually designed Federation dwelling, 'Minnewanka', at 1 Stephen Street. It was designed by Laird and Buchan in 1914-15. Unlike 'Comara', 'Minnewanka' as a principal side entrance and the more elevated northern elevation terminates with a distinctive faceted balcony bay.

Overall, 'Comara' is an unusual and largely intact example of Federation design in Newtown, and a noteworthy example of the work of Tombs and Durran. Although the original roof cladding may have been replaced, it continues to express its original character.

Place Name Dwelling

Address No. 293

Street Shannon Avenue

Town Newtown

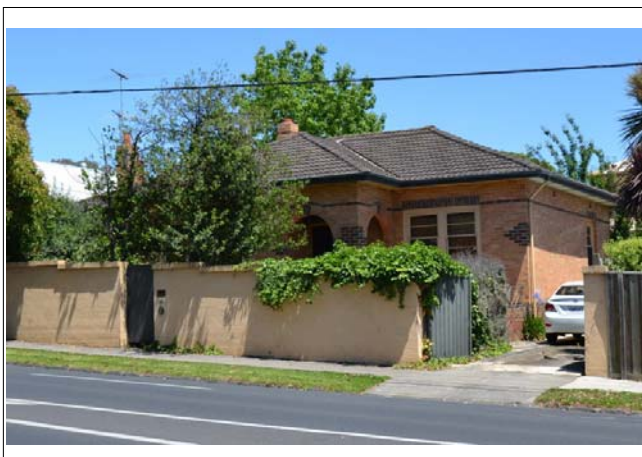
Condition Good

Proposed Significance Contributory

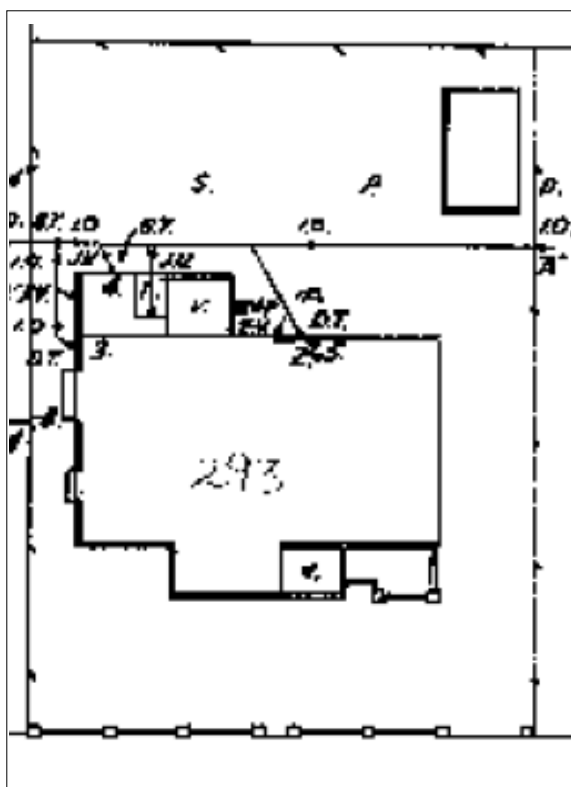
Integrity Predominantly Intact

Precinct Name West Melbourne Road

Existing Individual HO



Earlier cottage at 293 Shannon Ave, Oct 1927. Pratt, State Library of Victoria, accession H91.160/911.



GWST Drainage Plan no. 4618A, 1935, Barwon Water.

Construction Date 1935

Era/Style Interwar Bungalow

Architect

Builder M.J. Denno

**History/Notes**

The site at 293 Shannon Avenue was acquired by M.J. Denno in 1935. He demolished an earlier timber dwelling shop constructed on the site in c.1870 for James Rock, storekeeper (after Rock's death in 1896 it was owned and operated by Mary Ryan). The existing brick dwelling was built on the site in 1935. In 1936 the property was sold to Mrs Martha Whineray. She lived there until 1943 when the house was sold to Norman Paul.

Martha Fisher Whineray (nee Edmonds) was born in Sydney in c.1877, the daughter of Walter Jobe and Ann (nee Fisher) Edmonds. She married John Wineray and they had two children: Walter and Harry. John Whineray's life was cut short in 1922 as reported in *The Argus*: 'Mr. John Whineray, aged 60 years, an inspector in the service of the Tramways Board, boarded a cable tram in Elizabeth street at about 3 o'clock yesterday afternoon, and immediately collapsed. He was hurried in a private motor-car to the Melbourne Hospital, but on arrival there was found to be dead. Mr. Whineray lived in Moreland road, East Brunswick.'

The brick interwar Bungalow dwelling largely reflects its original design as shown in the principal hipped roof form and projecting hipped wing at the front. These roofs are clad in tiles. There is an arched entrance porch in the front wing, accessed by brick stairs on the north side. Other original features include the broad eaves, brick chimney, clinker brick wall detailing (banding, quoinwork, keystones in the entrance arches and voussoirs above the windows), timber framed double hung windows and front entrance doorway. On the front boundary is an introduced high bagged brick wall as well as pedestrian and vehicular gates.

**References:**

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Newtown Rate Books, 1867, 1870-71, 1897-99, 1935-1945, Geelong Library & Heritage Centre.
- Newtown Building Permits, 1936, City of Greater Geelong.
- The Argus*, 12 June 1922.

Place Name Dwelling

Address No. 295

Street Shannon Avenue

Town Newtown

Condition Good

Proposed Significance Contributory

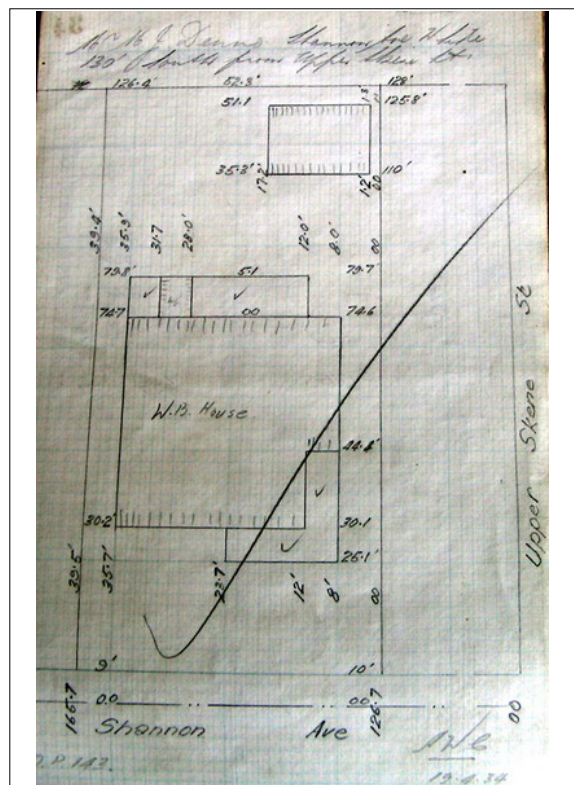
Integrity Predominantly Intact

Precinct Name West Melbourne Road

Existing Individual HO



Earlier cottage at 295 Shannon Ave, Oct 1927. Pratt, State Library of Victoria, accession H91.160/911.



GWST Fieldbook no. 319, 19 Apr 1934, p.32, Barwon Water

Construction Date 1934

Era/Style Interwar Bungalow

Architect

Builder M.J. Denno

**History/Notes**

The house at 295 Shannon Avenue was built by M.J. Denno in 1934 for Mrs Marguerite Atkin, replacing an earlier house on the site. She initially rented it to J.F. Rusden, a teacher and later to Annie Campbell. By 1956, it was occupied by Hugh R. Campbell.

Miss Marguerite Helen Spittle was born in c.1893 to Mr and Mrs J. Spittle, presumably in Temora, N.S.W. She married Marcell Lloys Atkin (born 1892), son of W.H. and E.E. Atkin of Newtown, Geelong, in 1919 at St. John's Church, Darlinghurst, Sydney. They had one child, John (born 1920), who they raised at their residence in Aphrasia Street, Newtown. A clerk, Marcel Atkin's life was cut short in 1933 at the age of 42. Marguerite Atkin died in 1970, aged 78.

The single storey timber dwelling is a predominantly intact example of the interwar Bungalow style as shown in the gabled roof forms and flat-roofed return verandah at the front. Other original features include the broad eaves, brick chimney, corrugated profile sheet meeting roof cladding, clinker brick verandah piers and balustrading (including the soldier-coursed red brick pier capitals), timber framed double hung windows (including the front bay window with a brick base, and the leadlighting in the upper sashes), front door opening and the gable infill (battening and panelling, shingling and brackets). There is an introduced pointed timber picket fence on the front boundary.

**References:**

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Newtown Rate Books, 1932-1950, Geelong Library & Heritage Centre.
- Geelong Advertiser*, 30 July 1919, p.1.
- The Argus*, 10 October 1933, p.1.
- Newtown Building Permit, 1934, City of Greater Geelong.
- Sands & McDougall's Directory*, 1956.
- M. Atkins, Probate Administration files, 1970, VPRS 28/P3 Unit 2309 PROV.

Place Name Dwelling

Address No. 297

Street Shannon Avenue

Town Newtown

Condition Good

Proposed Significance Contributory

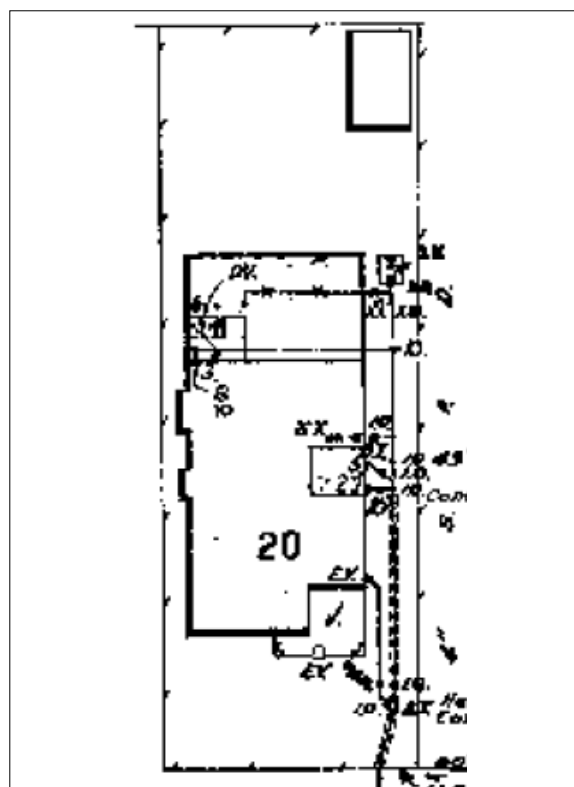
Integrity Predominantly Intact

Precinct Name West Melbourne Road

Existing Individual HO



Earlier cottage at 297 Shannon Ave, Oct 1927. Pratt, State Library of Victoria, accession H91.160/911.



GWST Drainage Plan no. 4608A, 1934 (property was then addressed as 20 Shannon Ave), Barwon Water.

Construction Date 1934

Era/Style Interwar Spanish Mission

Architect

Builder M.J. Denno

**History/Notes**

The house at 297 Shannon Avenue was built by the builder, M.J. Denno, in 1934, replacing an earlier dwelling on the site. Denno sold the new dwelling to Charles E. Hall in 1935. Hall lived there until he sold the property to Stanley Weekes, a policeman, in 1950.

Charles Edgar Hall was born in 1891 in Geelong West, the son of George Ash and Janet Ann (nee Edgar) Hall. Following his education, he took up an apprenticeship with Humble and Sons, ironmongers, as a blacksmith. He continued with this occupation as well as serving two years in the Senior Cadets (presumably of the local Militia Reserve). In 1915 after the outbreak of the First World War, he enlisted with the 7th Reinforcements of the 21st Battalion, Army/Flying Corps in the Australian Imperial Force. In England during the war Charles met Miss Martha A. Phillips, daughter of John and Mrs. Phillips of Birkenhead. They married at St. Albans Church, Liscard, England, on 7 February 1918. Immediately following their marriage, Martha Hall resided in Liverpool, England. After the war, Charles returned to Geelong with Martha. Married life continued until Martha's death in 1940. The following year in 1941, Charles married Miss Constance Caroline Carty. On her death in 1966, she was buried in the Catholic section of the Eastern Cemetery with Charles' first wife, Martha. On Charles' death in 1958, he was buried in the Church of England section of the Western Cemetery.

The single storey face brick and rendered interwar Mission Revival styled dwelling with a main hipped roof form and projecting minor hipped front porch (featuring arched entrance) is reflective of the original design. The composition is also similar to the dwelling at 293 Shannon Avenue, also built by M.J. Denno. Other original features include the roof tiles, brick chimney, timber framed double hung windows (including the leadlight upper sashes), geometric label mould and roundel above the front bank of windows, front entrance and the broad eaves. The high faced brick wall at the front has been introduced.

**References:**

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- St. Paul's Baptismal Register, Geelong.
- Newtown Rate Books, 1926-1950, Geelong Library & Heritage Centre.
- Newtown Building Permit, 1934, City of Greater Geelong.
- C.E. Edgar, Attestation Paper, A.I.F., National Archives of Australia online.
- Geelong Advertiser*, 6 April 1918, p.1.
- Grave 188, Section 39, Eastern Cemetery, Geelong Cemeteries Trust database online.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

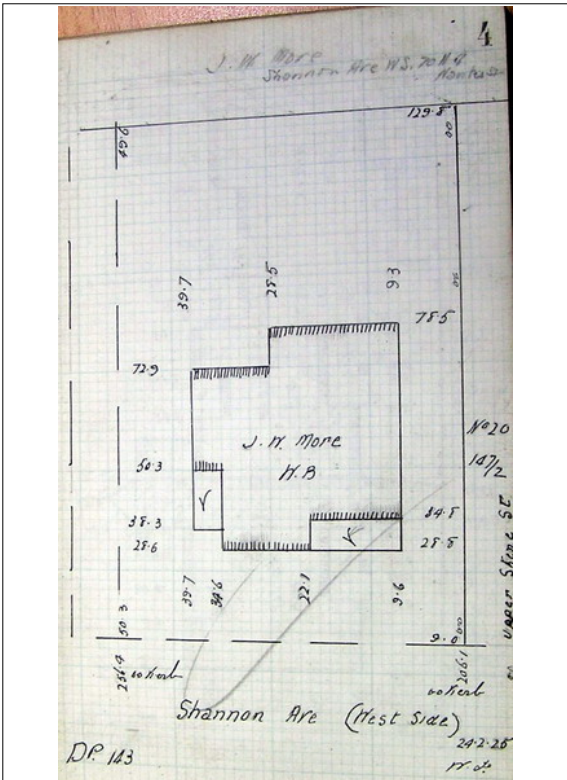
Integrity

Precinct Name

Existing Individual HO



Dwelling, 299 Shannon Ave, Oct 1927. Pratt, State Library of Victoria, H91.160/911.



GWST Fieldbook no. 267, 24 Feb 1925, p.4, Barwon Water.

Construction Date

Era/Style

Architect

Builder

**History/Notes**

The house at 299 Shannon Avenue was built in 1924-25 by R. Gunn for Ivan More. Ivan More lived there with his wife, Mabel Beatrice (nee Nicholson) and his son, Donald (born 1919) until 1933. The property was leased to William McLachlan in 1934 before it was sold to Francis French, a foreman, in 1935.

Ivan More was born in 1897 at Ascot Vale, the son of Thomas Mary (nee Silva) More. A gifted sportsman, More played two games for the Essendon Football Club as part of the VFL competition in 1919. More enduring was More's professional career was as a sports administrator. In 1924, he was appointed secretary of the Geelong Cricket and Football Club. In the following year, 1925, he was captain of the Geelong Country Cricket Team as well as being a representative of the Kitchener Memorial Hospital, member of the Eastern Beach Improvements/Carnival Committee and acting secretary of the Automobile Club Gymkana. In 1933, he was appointed Secretary of the St. Kilda Cricket Club, having relinquished this role at Geelong. More died in 1988, aged 91.

The single storey timber dwelling largely reflects its original interwar Bungalow design when viewed from the front. This is apparent in the main hipped roof forms and projecting minor gabled wings at the front and south side, and the hipped post-supported front and side verandahs. Other original features include the corrugated profile sheet metal roof cladding, brick chimney, broad eaves, timber framed double hung windows (including the projecting faceted flat-roofed bay window under the front gable end, and the leadlighting in the upper sashes), and the gable infill (bellcast shingling and brackets). At the front is an introduced, high capped corrugated sheet metal fence and gates.

**References:**

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Newtown Rate Books, 1924-50, Geelong Library & Heritage Centre.
- Newtown Building Permit, 1925, City of Greater Geelong.
- Ivan More, Australian Football: Celebrating the History of the Great Australian Gam at <http://australianfootball.com/players/player/ivan%2Bmore/3645> .
- Sporting Globe*, 24 May 1924, p.4.
- Geelong Advertiser*, 27 November 1924, 17 March 1925, 18 March 1925, 17 June 1925, 18 February 1925.
- The Argus*, 22 July 1933.

Place Name Dwelling

Address No. 301

Street Shannon Avenue

Town Newtown

Condition Fair

Proposed Significance Contributory

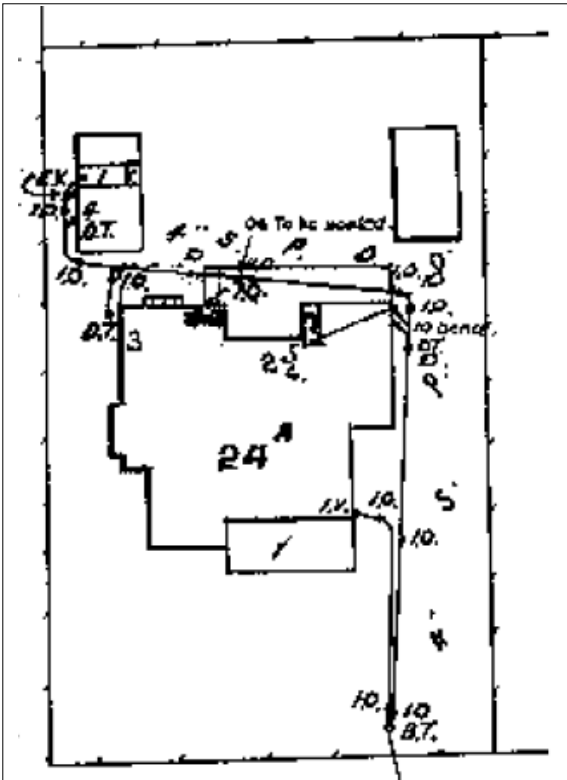
Integrity Moderately Intact

Precinct Name West Melbourne Road

Existing Individual HO



Dwelling, 301 Shannon Avenue, October 1927. C. Pratt, State Library of Victoria accession H91.160/91.



GWST Drainage Plan no. 6145, 1925 (property was then addressed as 24A Shannon Ave), Barwon Water.

Construction Date 1925

Era/Style Interwar Californian Bungalow

Architect

Builder F. Stock

**History/Notes**

The house at 301 Shannon Avenue was built by F. Stock in 1925 for David Creighton, agent. He lived there with his wife, Annie, until his death in 1945. Mrs Creighton continued occupation and ownership of the property until her death in 1970. At this time, the property was described having 'a six-roomed weather-board dwelling more than 50 years old.'

David John Creighton was born in 1879 at Heidelberg, the son of William and Jane (nee Anderson) Creighton. He married Miss Annie McPherson in 1910. David Creighton was an agent for McKay Sunray and later McKay Massey Harris Pty Ltd agricultural machinery. On his death in 1945, the *Alexander and Yea Standard* gave the following obituary:

'Referring to the death of Mr. David John Creighton, of Geelong, the Geelong Advertiser writes: Mr. David John Creighton, of Shannon Avenue, Newtown, whose death occurred in a private hospital, was widely known throughout farming communities, notably in Victoria, but also in Tasmania, New South Wales and Queensland. He was associated with H.V. McKay Massey Harris Pty. Ltd. for 28 years until he retired about seven years ago owing to ill health. He had an expert knowledge of everything pertaining to agricultural machinery, and a long and practical experience of the problems of the man on the land. His advice was widely sought. He was a popular figure at Royal Shows, and many district agricultural shows. He took a prominent part in connection with the formation of farmers' classes, and organised machinery demonstrations, particularly at the Dookie Agricultural College. For many years he was attached to the Geelong depot of H.V. McKay-Massey Harris. His widow survives him.'

The single storey, timber weatherboard, dwelling demonstrates a number of original interwar Californian Bungalow design qualities as shown in the stepped gabled roof forms (the minor gable at the front comprising a verandah), corrugated profile sheet metal roof cladding, broad eaves, timber framed windows, brick verandah piers and balustrading with concrete cappings, front double door entrance opening, and the shingling in the gable infill. On the south side is a skillion addition, with the main gabled roof and the side (southern) gabled wing having been extended. There are other alterations and additions (including an attic) at the rear. However, the original design of the dwelling is clearly discernible from Shannon Avenue. Towards the rear of the dwelling on the south side is an early gabled outbuilding. At the front is an introduced fence having brick piers and high plinths, and bays of capped timber palings.

**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.
- A. Creighton, Probate Administration files, 1970, VPRS 28/P5 Unit 972 PROV.
- Camperdown Chronicle*, 4 March 1909.
- Alexander & Year Standard*, 12 October 1945.

Place Name

Address No.

Street

Town

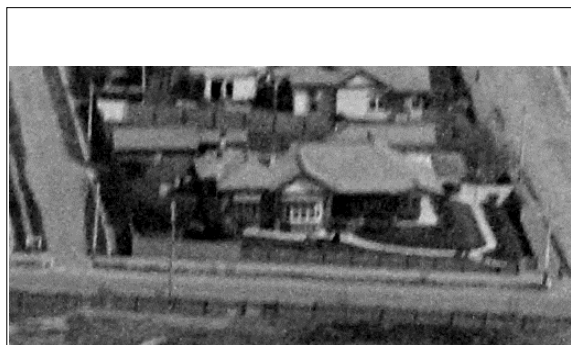
Condition

Proposed Significance

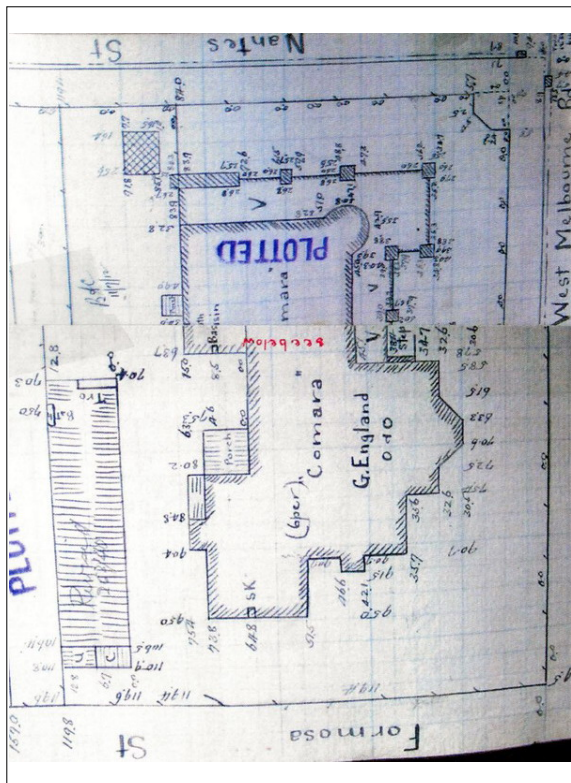
Integrity

Precinct Name

Existing Individual HO



'Comara', October 1927. Pratt, La Trobe Picture collection, State Library of Victoria, H91.160/911.



GWST fieldbook no. 147, 11 July 1912, p.12, Barwon Water

Construction Date

Era/Style

Architect

Builder

**History/Notes**

The site at 303 Shannon Avenue (originally comprising lots 5 and 6) was owned by Gilbert E. England, manager for Huddart, Parker and Co., in 1910. He commissioned the local architects, Tombs and Durran, to design a 'brick and wood' residence. Construction was underway by late October 1910 and it was completed in early 1911. England named the dwelling 'Comara'.

Gilbert Edward England was born in c.1866 in Geelong, the son of George and Mary (nee England) England. He married Miss Mary Webb in 1889 and they had four children: Gilbert George, Vera, Lauren and Elma. G.E. England worked for the local shipping company, Huddart, Parker and Co. for 50 years. He also contributed to community life as a member of the Geelong Chamber of Commerce (serving as president in 1913), as well as being a member of the Royal Society of St. George, Mechanics' Institute Committee, Geelong Hospital Committee and the Corio Bowling Club where he was district champion on 7 occasions. England sold 'Comara' to Hugh Robertson, grazier, in 1915. He died in 1930.

The asymmetrical brick Federation styled dwelling is largely reflective of its original and contextually unusual design. This is borne out in the complex hipped and gabled roof forms (the existing tiles appear to have replaced the original tiles), bowed and faceted window bays (with timber framed casements and leadlight highlights), window hood, return broken back and gabled verandah (supported by brick piers and slender Doric columns), front doorway, gable infill and the two storey gabled weatherboard attic on the north side (the ground and first floor windows appear to have been introduced). Stylistically, the dwelling is comparable to the house at 12 Hermitage Road, Newtown, also designed by Tombs and Durran.

There is a high ripple iron fence with expressed posts and timber fretwork capping (built in 1994) which might be reflective of the early front fence. On the north boundary is a capped timber fence.

References:  
 Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.  
 Newtown Rate Books, 1910-11, 1911-12, 1913-14, 1915-16, 1917-18, Geelong Library & Heritage Centre.  
*Cazalys Contractor Reporter*, 11 October 1910, State Library of Victoria.  
*Geelong Advertiser*, 13 September 1910, p.3, 27 October 1910, p.4, 3 October 1912, p.3, 20 September 1913, pp.3-4.,  
*Daily Commercial News & Shipping List* (Sydney N.S.W.), 22 November 1930.  
 Building Permit 4295/1994, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

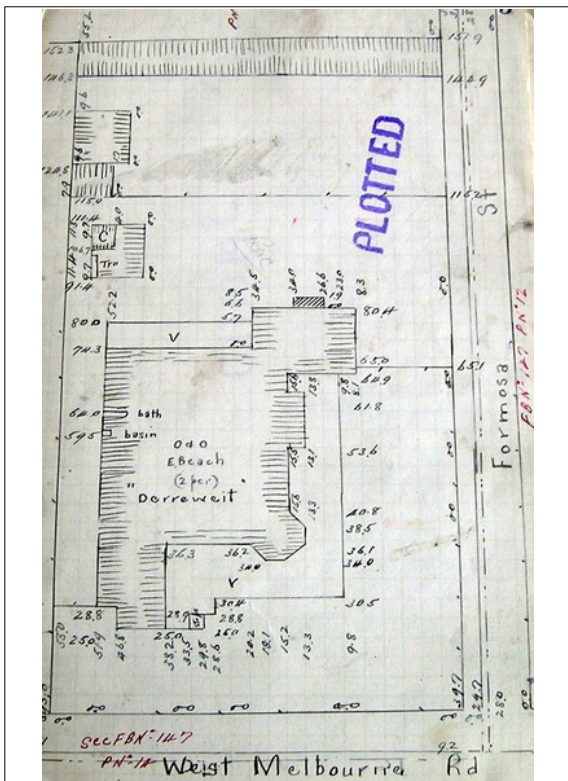
Integrity

Precinct Name

Existing Individual HO



'Derrewait', October 1927. Pratt, La Trobe Picture collection, State Library of Victoria, H91.160/911.



GWST Fieldbook no. 52, p.5, n.d. [c.1916], Barwon Water.

Construction Date

Era/Style

Architect

Builder

**History/Notes**

With the death of G.A. Stephen in 1908, his land fronting West Melbourne Road and Stephen Street was sold to Daniel Organ McIntyre, clerk. He subdivided the land, the site at 305 Shannon Avenue being sold to William McAdam. He in turn sold it to Ernest Beach, a builder, in 1914. Beach subsequently built this dwelling at this time, in anticipation of his marriage to Miss Rita Isabell Robinson in November of that year. The dwelling was named 'Derrewait'.

Ernest Edwin Beach was born in Geelong in 1888, the son of Henry Richard and Stella Elizabeth (nee Rashleigh) Beach. Ernest followed his father into the building trade. With his wife, Rita, he lived at 'Derrewait' until 1918-19 when the property was sold to Richard Hancock, a retired farmer. On Hancock's death in 1925, his property was described as consisting of '6 roomed Weatherboard dwelling with outbuildings, fencing and garden' valued at 65 pounds.

The single storey timber dwelling reflects its original Federation style in the main hipped roof form with projecting gabled wings at the front and side connected by a return verandah formed as an extension of the main hipped roof. These roofs are clad in corrugated sheet metal. Other early Edwardian design features include the rendered chimneys, timber framed casement windows with highlights (especially shown in the projecting bay windows), broadly-projecting window hoods to the window bays in the gable ends, gable infill and timber brackets, the unusual square timber verandah posts with elongated timber brackets, and the timber verandah balustrade. There is a flat roofed rear addition.

**References:**

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Newtown Rate Books, 1913-14, 1-14-15, 1917-18, 1918-19, 1921, Geelong Library & Heritage Centre.
- Certificates of Title, vol. 2121 fol. 075, vol. 2204 fol. 672, vol. 3793 fol. 521, vol. 3348 fol. 524.
- Geelong Advertiser*, 10 November 1914, p.1.
- R. Hancock, Probate Administration files, 1925, VPRS 28/P3 Unit 1563 PROV.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

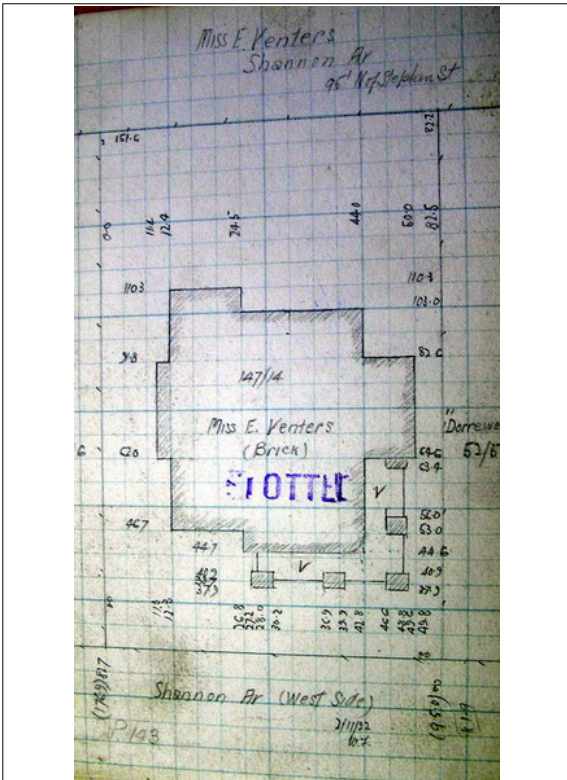
Integrity

Precinct Name

Existing Individual HO



'Banchory', October 1927. Pratt, La Trobe Picture collection, State Library of Victoria, H91.160/911.



GWST Fieldbook no. 239, 21 Nov 1923, p.3, Barwon Water.

Construction Date

Era/Style

Architect

Builder

**History/Notes**

With the death of G.A. Stephen in 1908, his land fronting West Melbourne Road and Stephen Street was sold to Daniel Organ McIntyre, clerk. He subdivided the land, the site at 305 Shannon Avenue being sold to William McAdam. He in turn sold it to J.E. Cutt's of the neighbouring 'Retford House', who retained ownership until his death in 1919. The land remained unimproved until it was purchased by Miss Euphemia Venters in 1922. She had the existing dwelling constructed at this time. Named 'Banchory', Miss Venters lived at this address until her death in 1944.

Miss Euphemia Young Venters was born at Richmond in 1860, the daughter of James and Helen Venters. She spent her childhood years at 'Windmeer', Murgheboluc, the 1850s sheep property farmed by her father. She was one of 7 children to James and Helen Venters.

The gabled brick interwar Californian Bungalow dwelling has a terra cotta tiled roof with terra cotta finials and broad eaves. A feature at the front is the gabled verandah that is supported by paired timber posts and rendered piers with concrete cappings. There is also a rendered verandah balustrade. Other early design features include the rendered chimneys, timber framed double hung windows (with leadlighting in the upper sashes), front entry doorway, portal window and the projecting rafters and ventilators in the gable ends. There is an introduced front, capped timber picket fence with solid backing.

References:  
 Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.  
 I.S. Venters, Early Murgheboluc, Irene Sarah Venters, 1990.  
 Newtown Rate Books 1915-16, 1916-17, 1922, 1925, 1930, 1935, Geelong Library & Heritage Centre.  
 Newtown Building Permit, 30 August 1922, City of Greater Geelong.  
 Certificates of Title, vol. 2121 fol. 075, vol. 2204 fol. 672, vol. 3348 fol. 524, vol. 3997 fol. 378.  
 The Argus, 1 September 1944.

Place Name

Address No.

Street

Town

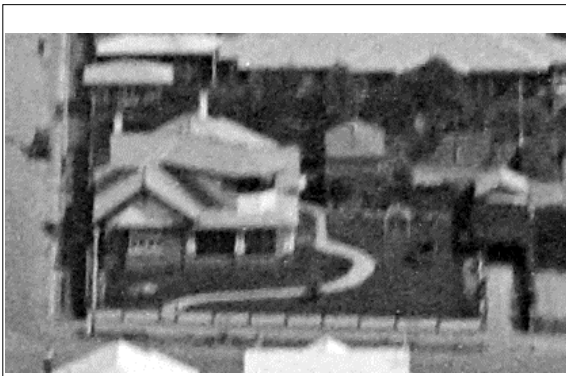
Condition

Proposed Significance

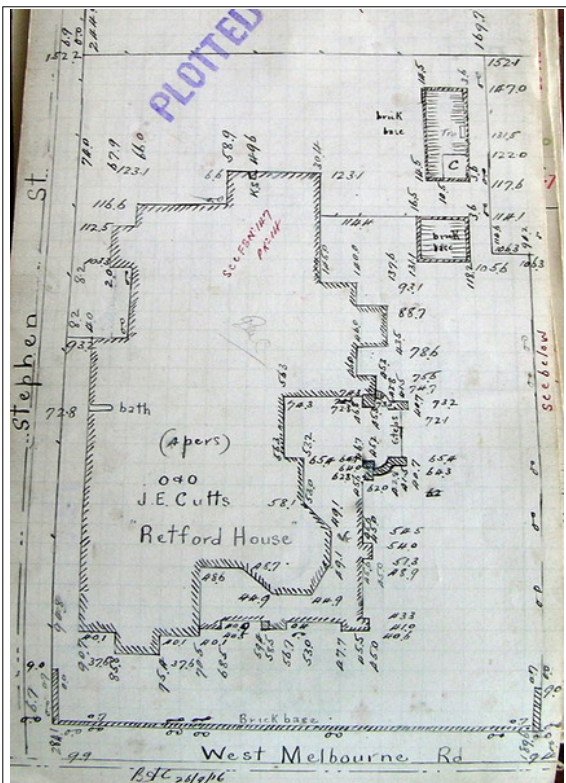
Integrity

Precinct Name

Existing Individual HO



'Retford House', October 1927. C. Pratt, La Trobe Picture collection, State Library of Victoria, H91.160/911.



GWST Fieldbook no. 52, 26 Sept 1916, Barwon Water.

Construction Date

Era/Style

Architect

Builder

**History/Notes**

This property is already subject to a heritage overlay, the basis for the overlay being the heritage assessment in A. Willingham, Geelong Region Historic Buildings and Objects Study, Geelong Regional Commission, 1986, sheet 311. The following details are provided in addition to the existing citation:

J.E. Cutts acquired the land at 311 Shannon Avenue from Charles Shannon in 1914. He engaged the well known architectural firm of Laird and Buchan to design this dwelling. Tenders were called in April 1915 for a brick residence. It was built by Henry Beach and son (Ernest) at a cost of 1982 pounds and was named 'Retford House'.

Joseph Edward Cutts was born in c.1848 in Nottingham, England, the son of Francis and Frances J. (nee Littlewood) Cutts. Following his arrival to Victoria, he married Miss Fanny Travett at Ballarat in 1868. Cutts appears to have soon established a farm at Wycheproof where he contributed to community and municipal life, and in 1885 he was appointed a Justice of the Peace. Joseph and Fanny Cutts had 12 children. They lived out their retirement years at 'Retford House', where J.E. Cutts was appointed a Justice of the Peace in 1909. In 1918, Joseph and Fanny Cutts celebrated their golden wedding anniversary at 'Retford House'. J.E. Cutts died the following year, 1919. At this time, 'Retford House' was described as 'a 10 roomed brick residence with necessary outbuildings' and valued at 1800 pounds.

Today, the brick dwelling is largely intact, reflecting the original Federation style design of the architects, Laird and Buchan, in the hipped and gabled roof forms and particularly the projecting hipped attic balcony oriented on the diagonal above the return verandah. The slate roof cladding with terra cotta ridge decoration and finials, rendered banding under the eaves, rectilinear bays in the gable ends with timber framed casement windows and highlights, rendered chimneys and the brick verandah piers with tapered Tuscan columns are other original features. The dwelling is comparable to another Laird and Buchan designed house, 'Ardoch', 298 Latrobe Terrace, Newtown. The front timber fence at 'Retford House' was built in 2011. References:

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Newtown Rate Books, 1914, 1915-16, 1918-19.
- Certificates of Titles, Certificates of Title, vol. 2121 fol. 075, vol. 2204 fol. 672. *The Argus*, 11 July 1885, p.10.
- Cazalys Contractor Reporter*, 27 April 1915, State Library of Victoria.
- Victoria Government Gazette*, 21 April 1909, p.2015.
- Ballarat Star*, 11 April 1893, p.2, 22 June 1905, p.1.
- Mildura Telegraph & Darling & Lower Murray Advertiser*, 19 April 1918.
- J.E. Cutts, Probate Administration files, 1919, VPRS 28/P3 Unit 960 PROV.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

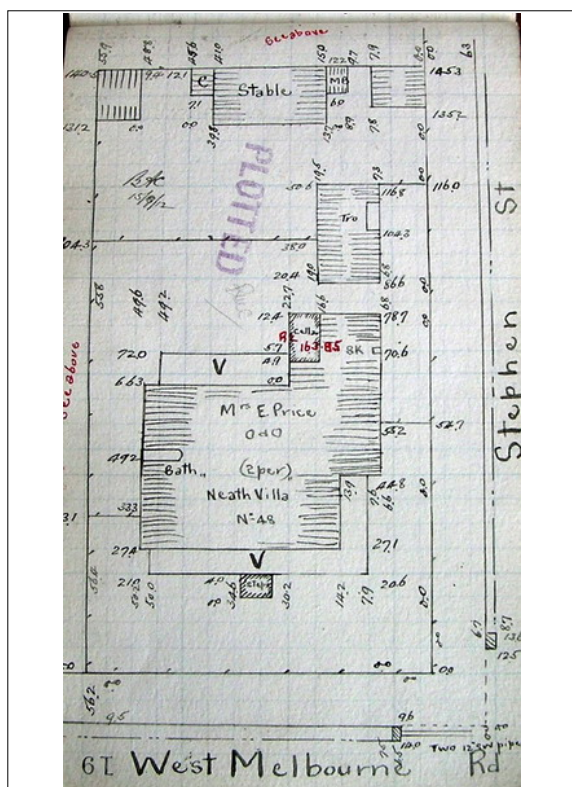
Integrity

Precinct Name

Existing Individual HO



'Neath Villa', October 1927. C. Pratt, La Trobe Picture collection, State Library of Victoria, H91.160/911.



GWST Fieldbook no. 147, 15 Sept 1912, p.19, Barwon Water

Construction Date

Era/Style

Architect

Builder

**History/Notes**

This dwelling seems to have been constructed in 1948, or its a substantial alteration and addition to the original Late Victorian styled single storey dwelling, 'Neath Villa'. This earlier dwelling was built in c.1890 when the land was acquired by Mrs Elizabeth Price, widow of Evan Price, formerly of Ballarat. The property included vacant land to the south of the dwelling until 1922 when it was sold to Elizabeth Parish.

**References:**

- E. Price, Probate Administration files, 1913, VPRS 7591/P2 Unit 505 PROV.
- Geelong Advertiser, 20 September 1913, p.1.
- Certificates of Title, vol. 1402 fol. 369, vol. 4603, fol. 508.
- GWST Plan of Drainage, NN5351, first dated 2 June 1920, with later date showing amendments, 18 February 1948, City of Greater Geelong.

Place Name Dwelling

Address No. 315

Street Shannon Avenue

Town Newtown

Condition Good

Proposed Significance Contributory

Integrity Moderately Intact

Precinct Name West Melbourne Road

Existing Individual HO



Construction Date 1938

Era/Style Late Interwar Old English

Architect

Builder G. Homewood

**History/Notes**

In 1890, Mrs Elizabeth Price built a timber dwelling called "Neath Villa" on the southern corner of Stephen Street and Shannon Avenue. The southern portion (the subject property) remained vacant. Following successive owners, the land at 315 Shannon Avenue was acquired by Samuel Schnaars, a retired farmer, in 1938. He had this brick dwelling constructed by G. Homewood at that time.

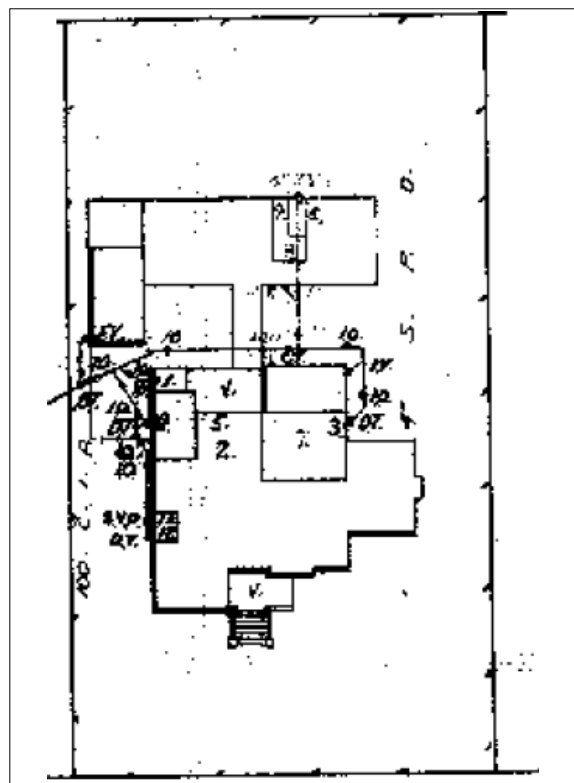
Samuel Eli Schnaars was born at Balaclava, South Australia, in 1880, the son of George Franz and Georgene Schnaars. Schnaars relocated to the Mallee in 1889 where his father established a farm. With his father and brothers, S.E. Schnaars farmed at Woorak West. He married Miss Blundina Krelle, also of Woorak West, in 1915. They remained at Woorak West until their retirement when they first moved to Garden Street, East Geelong, in c.1935. It was at this time the farm at Woorak West was offered for sale. From 1938, Schnaars lived out his retirement years at 315 Aphrasia Street until his death in 1951.

The clinker brick, single storey, late interwar Old English styled dwelling is mainly reflective of its original design. This is evident in the tiled hipped and gabled roof forms, the front gabled wing extends to form a porch with round-arched entrance. Other early features include the brick chimneys, elongated brick detailing on the chimney and gable ends, timber framed double hung windows and broad eaves. The flat-roofed wings at the front and rear have been introduced.

On the front boundary is an early brick fence having expressed piers and bays topped with hollow steel rails.

**References:**

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Newtown Rate Books, 1873-74, 1895-96, 1913-14, 1937, 1938, 1939, Geelong Library & Heritage Centre.
- Newtown Building Permit, January 1938, City of Greater Geelong.
- Certificates of Title, vol. 1402, fol. 369, vol. 4603 fol. 508, vol. 6115 fol. 822.
- Horsham Times*, 1 October 1889, p.4.
- The Argus*, 18 March 1935, p.15.
- G.F. Schnaars, Probate, 1916, VPRS 28/P3 Unit 695 PROV.



GWST Drainage Plan no. 4759A, 1938, Barwon Water.

Place Name Dwelling

Address No. 317

Street Shannon Avenue

Town Newtown

Condition Good

Proposed Significance Contributory

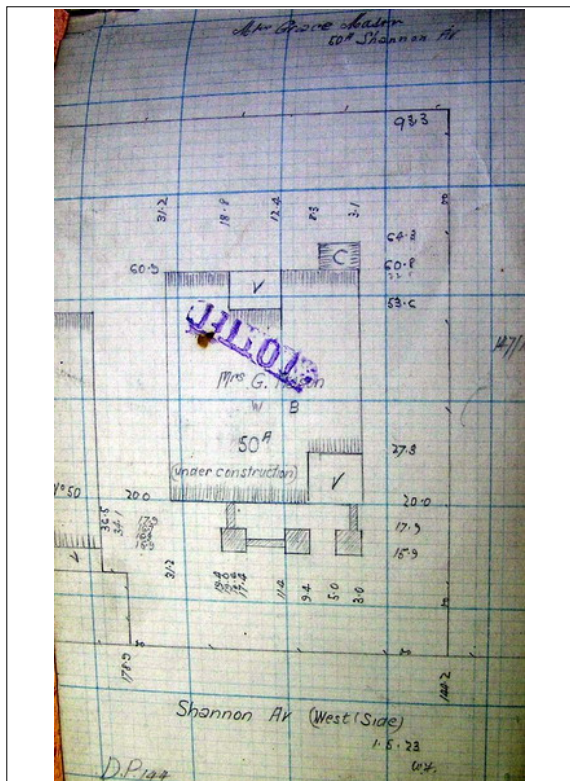
Integrity Predominantly Intact

Precinct Name West Melbourne Road

Existing Individual HO



Former Edwardian dwelling (left) & subject dwelling (right), 1927. Pratt, SLV, H91.160/911.



GWST Fieldbook no. 244, 1 May 1923, p.8, Barwon Water.

Construction Date 1923

Era/Style Interwar Californian Bungalow

Architect

Builder M.J. Denno

**History/Notes**

In 1855, John Murchison acquired land adjoining the site now known as 317 Shannon Avenue. A four roomed dwelling seems to have been built soon after. His wife, Annie Murchison was the owner before 1862-63. Her dwelling appears to have been replaced in the Edwardian period with a new timber dwelling named "Dunbeath".

In 1917-18, the property was purchased by Mrs Grace Mason. In 1922-3, Mrs Mason acquired adjoining land that had previously formed part of William Jeffrey's neighbouring Fernery Hotel. She had this dwelling at 317 Shannon Avenue built in 1923. Apart from a year in the new dwelling after it was built, both houses were leased, the subject dwelling from 1926 to Herbert Elliott, a clerk. He resided there until the death of Mrs Mason in 1945. The earlier Edwardian dwelling appears to have been demolished in c.1938 when the land was consolidated with the neighbouring property at 319 Shannon Avenue.

Miss Grace Jackson was born in c.1863 at Clunes, the daughter of Charles Alexander and Ellen (nee Moynahan) Jackson. She married George Mason (c.1862-1943) in 1883. It appears that they lived at Clunes before retiring to Geelong.

The timber interwar Californian Bungalow reflects its original design when viewed from the front. This includes the gabled roofs, a feature being the verandah gable supported by brick piers and square timber posts, with solid timber brackets and fretwork. Other early features include the timber framed windows (the front bank of windows having a bracketed hood), gable infill and front door opening with panelled timber and glazed door and sidelight.

Rear additions were constructed in 1998. There is also an introduced flat-roofed carport at the front and a high ripple iron front fence with solid timber capping, set behind a small garden bed supported by a bluestone retaining wall.

**References:**

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Newtown Rate Books, 1922, 1923, 1924, 1925, 1926, 1935, 1944, 1945, Geelong Library & Heritage Centre.
- Newtown Building Permit, 1923, City of Greater Geelong.
- Building Permit 395/1998, City of Greater Geelong.
- Certificate of Titles vol. 2087 fol. 201, 4725 fol. 893.
- Land Application 24195, General Law Library, Laverton.
- GWST Fieldbook no. 147, 15 July 1912, p.12, Barwon Water.

Place Name Dwelling

Address No. 319

Street Shannon Avenue

Town Newtown

Condition Good

Proposed Significance Contributory

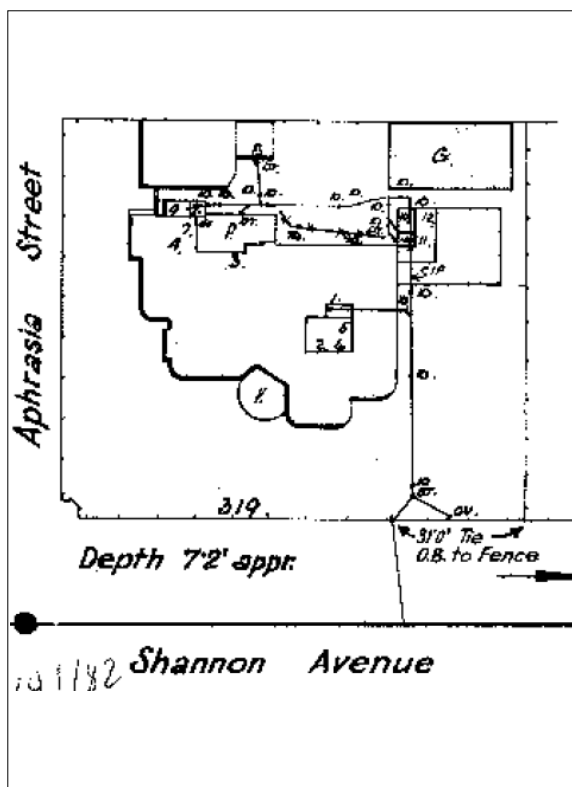
Integrity Predominantly Intact

Precinct Name West Melbourne Road

Existing Individual HO



Fernery Hotel, c.1890. Massingham, Geelong Library & Heritage Centre collection, GRS 2009/1133.



GWST Drainage Plan no. 4775A, 1938, Barwon Water.

Construction Date 1938

Era/Style Late Interwar Bungalow

Architect

Builder H.R. Leach

**History/Notes**

The property at 319 Shannon Avenue was originally the location of Jeffrey's Fernery Hotel, established by William Thomas Jeffrey in 1855-56. In addition to the original four-roomed stone hotel with detached kitchen, Jeffrey was an accomplished horticulturist and he established a substantial garden and fernery on the site in the c.1860s. It was glowingly described in the *Geelong Advertiser* in November 1868. The hotel and fernery (as the gardens became known) were operated by William Jeffrey until they were taken over by his son, Thomas, in 1887. In 1895, the hotel and grounds were sold to Hodges Brothers, brewers.

Following T. C Bragge's ownership from 1923, the former hotel was converted into W.A. Emery's fruit and confectionary store. The hotel was destroyed by fire in 1930.

The land remained under the ownership of Bragge until 1938 when it was sold to H.R. Leach, builder. He constructed the existing dwelling as his family home at this time. Born in 1908 in Geelong, Harold Robert Leach married Miss Phillis James in 1935. Leach worked as a master builder throughout most of the 20th century. He contributed to local community life as a Councillor with the City of Newtown & Chilwell Council in the 1950s. He died in 1994.

The single storey, brick, late interwar Bungalow largely reflects its original design at the front. It has a principal hipped roof forms with minor hipped wings at the front and side (these wings have curved walls) and a curved, flat-roofed, cantilevered front porch. Other early features include the tiled roof cladding, broad eaves, chimney, and the timber framed double hung windows (including the corner windows). There are additions at the rear.

**References:**

- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Newtown Rate Books, 1931-1950, Geelong Library & Heritage Centre.
- Newtown Building Permit, 14 June 1938, City of Greater Geelong.
- Geelong Advertiser*, 23 November 1868, p.2, 2 March 1887.
- The Age*, 6 January 1930, p.10.
- G. Seaton, *Model Borough*, City of Newtown, 1983, p.69.
- Certificates of Title, vol. 2042 fol. 344, vol. 2087 fol. 201, vol. 6243 fol. 459.
- Land Application 24195, General Law Library, Laverton.
- City of Newtown & Chilwell Centenary 1858-1958*, City of Newtown & Chilwell, 1958.