
Newtown West Heritage Review



Newtown Housing Commission Estate

Volume 5

Prepared By

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

October 2016

Newtown West Heritage Review

NEWTOWN HOUSING COMMISSION ESTATE

VOLUME FIVE

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: View looking west along Churchill Avenue, 1942. Source: F.O. Barnett & W.O. Burt, *Housing the Australian Nation*, Research Group of the Left Book Club of Victoria, Melbourne, 1942.

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Executive Summary

1.0 Introduction

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

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

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

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

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

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

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

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

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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:

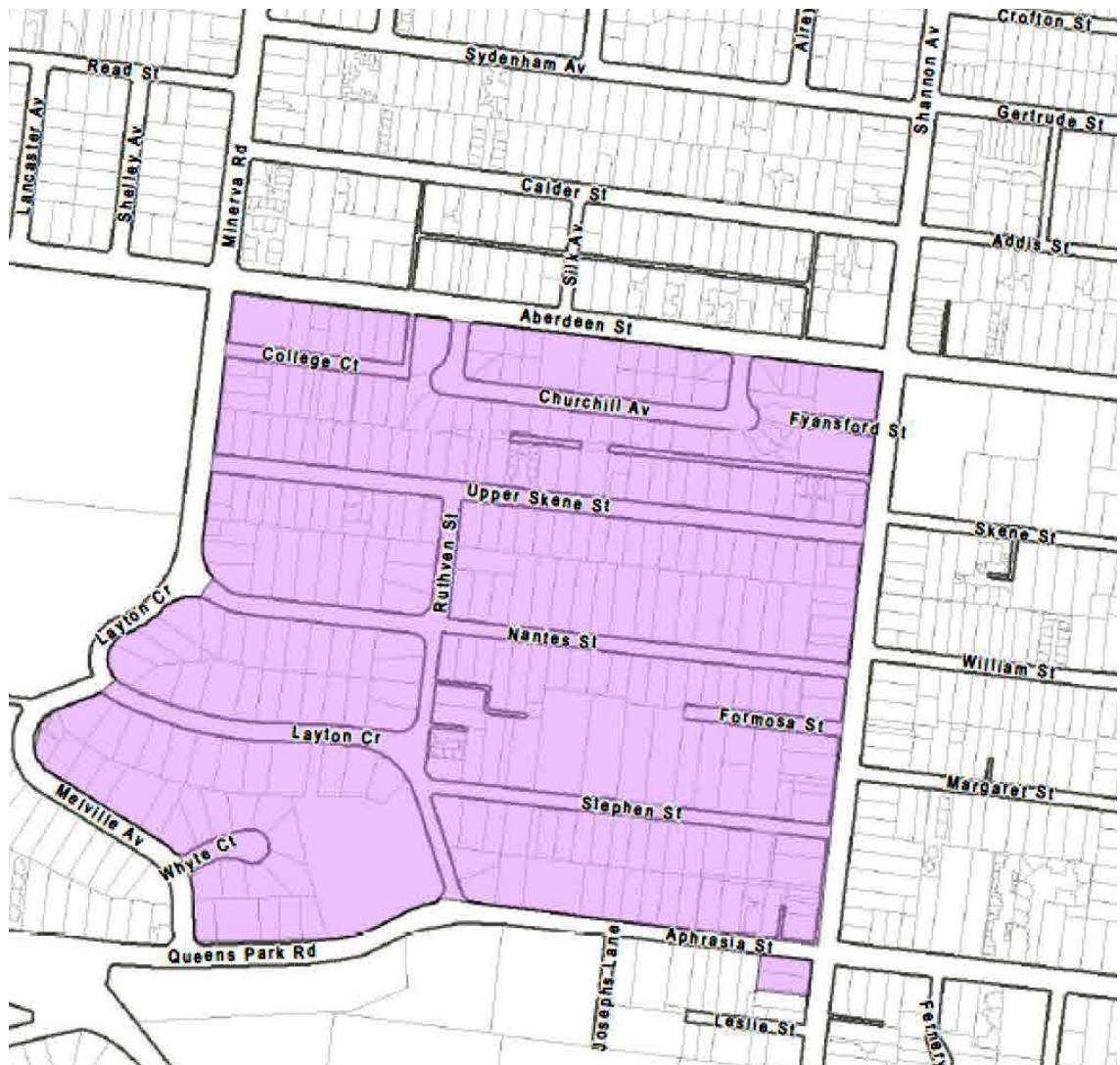
- Assess and document the places of post-contact cultural heritage significance in the study area for potential inclusion as individual and/or precinct heritage overlays in the Greater Geelong Planning Scheme.
- Assess and document the semi-detached dwellings at 321-323 Shannon Avenue, Newtown, for potential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

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

Newtown West Precinct

Proposed Schedule to the Heritage Overlay

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

Upper Skene Street Precinct

Proposed Schedule to the Heritage Overlay

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

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:** Newtown Housing Commission Estate

Place No. PRECINCT 4

ADDRESS: 185-209 Aberdeen St & 1-49 Churchill Ave, Newtown

Assessment Date: May 2016

Historic Themes:**Theme 6.3:** Shaping the Suburbs**Theme 7.1:** Developing Institutes of Self-Government & Democracy**Theme 8.3:** Providing Health & Welfare Services**Condition:** Good**Integrity:** Altered**Photograph Dates:** November 2015

March 2016

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Interest

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: **No****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****Other Recommendations**

Given that no heritage overlay is recommended, 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.

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

The Newtown Housing Commission Estate, 185-209 Aberdeen Street and 1-49 Churchill Avenue, Newtown, has historical and architectural interest as the earliest provincial residential estate planned and constructed for the Housing Commission of Victoria in 1940-41. The Garden City subdivision and designs of the five types of rudimentary, gabled, face brick, one and two storey semi-detached dwellings was the work of the local architectural firm, Buchan Laird and Buchan, provincial architects on the Housing Commission's Architectural Panel. The particular fabric that reflects the original Garden City plan is the rectangular layout with U-planned thoroughfare (Churchill Avenue), central

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public playground, grassed nature strips, generous front and side setbacks and smaller rear yards, concrete footpaths, kerbs and channels and the four surviving low hollow steel post and rail, and chain mesh front fences (at 24, 31, 39 and 41 Churchill Avenue). Thirty-three original dwellings survive, comprising five standard design types. The extant intact dwellings are identified by face brick wall construction (varying in two brick colours), gabled tiled roof forms, simple brick chimneys, broad eaves overhangs, timber framed double hung windows (either two or four panelled), vertically boarded doors modest projecting porches and verandahs supported by steel posts. In particular, the dwellings are identified by the following types:

- Type G.1: It comprises a principal elongated gabled roof form that traverses the properties, the front having recessed verandahs at either end, with paired windows under the verandah and banks of three windows on the exposed front walls. There are centrally located chimneys. The dwellings of this type are at 3-5 and 35-37 Churchill Avenue.
- Type G.2: It comprises a principal gabled roof form that traverses the properties, with minor gabled wings projecting at the front at each end. There are side chimneys. A central verandah extends between the two gabled wings. The dwellings of this type are at 185, 187 and 193-195 Aberdeen Street, and 1, 2, 7-9, 19-21, 24-26, 31-33 and 43-45 Churchill Avenue.
- Type G.3: Is a larger (longer) version of the G.1 Type. It comprises a principal elongated gabled roof form that traverses the properties, with slightly projecting post-supported verandah (formed as extensions of the main roof) at each end. There are central chimneys. Under the verandah are two pairs of windows, the exposed front walls having windows arranged in banks of three. The dwellings of this type are at: 191-193 and 201-203 Aberdeen Street, 8-10 and 20-22 Churchill Avenue.
- Type G.3a: Is identical to Type G.3, but there are additional minor gabled wings at each end at the rear. The dwellings of this type are at 12-14 Churchill Avenue (the original rear minor gabled wing survives at 14 Churchill Avenue).
- Type 2/G.3: It comprises a two storey gabled roof form that traverses the properties, with slightly projecting central bays at the front formed as extensions of the main roof. These bays have banks of three ground and first floor windows. At each end at the front are post-supported skillion porches. There are central chimneys. The dwellings of this type are at 11-13, 23-25 and 27-29 Churchill Avenue.

How is it significant?

Because the Newtown Housing Commission Estate has low-moderate integrity (given the noticeable changes to the dwellings, fencing and landscaping as a purposely laid out residential area), it is not considered to meet sufficient historical and architectural/aesthetic significance thresholds (in particular Criteria A, D, E or H)¹ to warrant a heritage overlay. The comparable Housing Commission Estates at Warrnambool (Ocean and Wattle Groves Heritage Precinct) and Wangaratta (1944 Housing Commission Precinct) are more intact and identified by heritage overlays.

The Newtown Housing Commission Estate is considered to have historical interest for its associations with the earliest provincial residential development in Victoria for the fledgling Housing Commission of Victoria in 1940-41. The planning of the Estate and standard designs of the dwellings were carried out by Buchan Laird and Buchan, local Geelong architects who had been appointed the 'country architects' on the Housing Commission's Architectural Panel. The Newtown Estate was to be the first

¹ See Volume 1 for further details on the Significance Assessment Criteria.

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of many Housing Commission developments by Buchan Laird and Buchan throughout Victoria. The senior partner of the architectural firm, Thomas Buchan, made a highly valuable contribution to the Architectural Panel of the Commission. The firm's involvement with Housing Commission projects emanated from their entry in the Fishermen's Bend Housing Commission design competition in 1939. Buchan had been induced to prepare a scheme by Frederick Oswald Barnett, social reformer, fellow-Methodist and staunch advocate of the abolition of slum housing and the creation of State-owned public housing. In 1936, Barnett had been a member of the Housing Investigation and Slum Abolition Board, the recommendations of the Board leading to the constitution of the Housing Act 1937 and the Housing Commission of Victoria in 1938 (with Barnett being an inaugural Commissioner). Thomas Buchan and the firm of Laird and Buchan had previously been involved in the designs of welfare houses for the aged in Geelong and other parts of Victoria for the Alexander Miller Estate. These designs and Garden City-planned layouts were to be the precursor of the firm's Housing Commission Estates in Newtown, Warrnambool, Wangaratta, Mildura, Swan Hill and other parts of Victoria from 1940. Buchan's influence as a Councillor with the Newtown and Chilwell Town Council in the gifting of Council-owned land for the Newtown Housing Commission Estate in 1939 sealed the longstanding patronage of the Housing Commission with his architectural firm.

The Newtown Housing Commission Estate has architectural/aesthetic interest as an altered but tangible expression of a Garden City residential area. Although constrained by the rectangular form of the site, the provision of semi-detached gabled brick dwellings of five standard designs with frontages to Aberdeen Street and Churchill Avenue (comprising a U plan), angled corner dwellings, low chain mesh fencing, grassed and treed nature strips, concrete footpaths and driveways, and concrete kerbs and channels were the key Garden City features that were to be employed in numerous provincial Housing Commission Estates across Victoria from the 1940s. The original, purpose-built design concept is discernible in the roadway and subdivision layouts, surviving predominantly intact houses (being contextually few in number) and remnant landscaping elements (Churchill Park, grassed nature strips and four surviving original steel post and rail and chain mesh fences at 24, 31, 39 and 41 Churchill Avenue).

Map of the Surviving Newtown Housing Commission Estate



Newtown Housing Commission Estate. Source: Interactive Map at Land Channel
<http://services.land.vic.gov.au/maps/interactive.jsp>

DESCRIPTION:

Estate Boundaries

The Newtown Housing Commission Estate comprises the properties on the south side of Aberdeen Street (between 185 and 209 Aberdeen Street), and the properties at 1-49 Churchill Avenue, Newtown.

Subdivision Layout & Urban Design

The Newtown Housing Commission Heritage Precinct is largely identified by a purposely laid out subdivision of rectangular allotments, with triangular allotments comprising the corner properties. Properties are accessed by Aberdeen Street and Churchill Avenue, the latter forming a U layout with generous cul-de-sacs at the east and west ends. Centrally located within the estate is a playground known as Churchill Park.

All of the original dwellings have equivalent front setbacks, substantial side setbacks and modest rear yards. The more recent houses have smaller setbacks and are more densely comprised with limited or no side setbacks, limited rear yards, and side and/or front concrete driveways.



Photo 2: Aerial view of Newtown Housing Commission Estate. Source: NearMap, 29 October 2015, City of Greater Geelong.

Building Fabric

Dwellings

The Newtown Housing Commission precinct is predominantly defined by single storey, face brick, gabled, semi-detached pairs of dwellings with terra cotta tiled roofs, broad eaves, simple brick rectangular chimneys, front verandahs (formed as extensions of the main roofs), timber framed four paned double hung windows (arranged in banks of three, singularly or in pairs), timber framed doorways, plain timber bargeboards, ventilators in the gable ends and steel verandah posts. There are two types of brick used in the construction of the dwellings, being either red or cream brickwork. All of the single storey pairs of dwellings are based on original, standard design types as follows:

- Type G.1: It comprises a principal elongated gabled roof form that traverses the properties, the front having recessed verandahs at either end, with paired windows under the verandah and banks of three windows on the exposed front walls. There are centrally located chimneys. The dwellings of this type are at 3-5 and 35-37 Churchill Avenue.



Photo 3: G.1 type semi-detached dwellings, 35-37 Churchill Avenue, November 2015.

- Type G.2: It comprises a principal gabled roof form that traverses the properties, with minor gabled wings projecting at the front at each end. There are side chimneys. A central verandah extends between the two gabled wings. The dwellings of this type are at 185, 187 and 193-195 Aberdeen Street, and 1, 2, 7-9, 19-21, 24-26, 31-33 and 43-45 Churchill Avenue.



Photo 4: G.2 type semi-detached dwellings, 24-26 Churchill Avenue, November 2015.

- Type G.3: Is a larger (longer) version of the G.1 Type. It comprises a principal elongated gabled roof form that traverses the properties, with slightly projecting post-supported verandah (formed as extensions of the main roof) at each end. There are central chimneys. Under the verandah are two pairs of windows, the exposed front walls having windows arranged in banks of three. The dwellings of this type are at: 191-193 and 201-203 Aberdeen Street, 8-10 and 20-22 Churchill Avenue.

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Photo 5: G.3 type semi-detached dwellings, 20-22 Churchill Avenue, November 2015.

- Type G.3a: Is identical to Type G.3, but there are additional minor gabled wings at each end at the rear. The dwellings of this type are at 12-14 Churchill Avenue (the original rear minor gabled wing survives at 14 Churchill Avenue).



Photo 6: G.3a type semi-detached dwellings, 12-14 Churchill Avenue, November 2015.

On the south side of Churchill Avenue are also four pairs of two storey semi-detached maisonettes. These gabled dwellings feature the same design detail and construction as the single storey dwellings. They are characterised by two storey, traversing gabled roof forms, with slightly projecting central bays at the front formed as extensions of the main roof. These bays have banks of three ground and first floor windows. At each end at the front are post-supported skillion porches. There are central chimneys. The dwellings of this type are at 11-13, 23-25 and 27-29 Churchill Avenue.



Photo 7: 2/G.3 type semi-detached dwellings, 23-25 Churchill Avenue, November 2015.

Within the area are also introduced/recent dwellings that have replaced original houses. They are all constructed in brick, with corrugated colorbond or tiled roofs. Apart from the two storey hipped roofed dwelling at 209 Aberdeen Street, they are single storey in height. At 205 Aberdeen Street and 15 Churchill Avenue are hipped and gabled dwellings. At 207 Aberdeen Street and 47-49 Churchill Avenue are primarily hipped dwellings (the semi-detached dwellings at 47 Churchill Avenue having minor gabled verandah porches). The other recent dwellings feature skillion and flat-roof forms, with carports contained within the flat-roofed wings.



Photo 8: Introduced dwellings, 1/205, 2/205 & 3/205 Aberdeen Street, November 2015.



Photo 9: Introduced dwellings, 4, 1/6 & 2/6 Churchill Avenue, November 2015

Garages and Carports

The Newtown Housing Commission precinct was purposely designed without garages and carports, so no original car structures exist. Most existing garages and carports are recessive from the front and/or located at the sides of the dwellings. They range in forms from shallow-gabled to flat roofs. There are also a range of materials, with most having lightweight metal cladding.

Most of the more recent dwellings have carports integrated at the front.

Private Landscaping

The properties mainly have open grassed front and rear yards, with some perimeter garden beds. Many have concrete pedestrian paths. Trees in these front settings range in maturity and species.

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Front Fencing

The front fencing in the precinct is varied, with most being low-moderate in height (800-1300 mm) and visually permeable. Only three original hollow post and rail, and chain mesh front fences survive at 24, 31, 39 and 41 Churchill Avenue. Some original front dividing fences (of the same construction survive, at 189-191 Aberdeen Street, 3-5 and 36-41 Churchill Avenue. The low brick front fence at 191 Aberdeen Street may be early. At 189 and 203 Aberdeen Street and 22 Churchill Avenue are introduced (but early) front fences with expressed timber posts (having moulded cappings) and curved solid bays of vertical timber pickets. There are very similar fences (but without the curves in the bays) at 24 and 43 Churchill Avenue. Similar post details are identified on visually permeable timber picket fences (5, 10 and 35-37 Churchill Avenue), also suggesting that these fences replaced the original hollow steel post and rail and chain mesh fences at an early time.



Photo 10: Original steel post & rail & chain mesh front fence, 31 Churchill Avenue, November 2015.



Photo 11: Introduced (early) front fence with expressed timber posts (having moulded cappings) and arched, wide timber picketed bays.

Other front fencing has been introduced in more recent times. They include metal palisade, horizontal paling, capped timber picket and brick types. Some of these fences are high and visually intrusive.

Street Infrastructure

The precinct has concrete kerbs and channels and footpaths, with grassed nature strips. There is also original, squat, bluestone walling at the west end of Churchill Avenue, fronting the properties at 43-45 Churchill Avenue. The streetscape of Churchill Avenue is also mainly defined by Paperbark (*Melaleuca styphelioides*) trees in the nature strips (which are not an original part of the Estate). Other street trees have also been introduced in recent times, including Kanooka (*Tristaniopsis laurina*) trees.



Photo 12: Churchill Avenue, looking west, March 2016.



Photo 13: Churchill Avenue, looking east, March 2016.

Integrity

The Newtown Housing Commission Heritage Precinct includes 60 sites. Of this total, 33 dwellings contribute to the historical, architectural and/or aesthetic heritage values of the precinct. However, only 20 of the dwellings of contributory significance are predominantly intact. The integrity of the precinct – as a purpose-built late interwar Garden City housing subdivision with an homogenous grouping of specifically-designed rudimentary brick dwellings – has been compromised by a number of changes (most in more recent times). The original street trees have been replaced with the existing trees. The re-subdivision of some properties following the demolition of seven pairs of original dwellings, notable alterations and additions to original properties (as viewed from the front), replacement of original windows with aluminium framed windows, and the replacement of original front fencing to the majority of the properties have undermined the integrity of the place. Unlike privately-owned residential precincts where evolution of change may contribute to the significance of the place (as a measure of historical, architectural and social development), underlying the historical and architectural importance of the Newtown Estate is its original, purposely designed layout, housing stock, fencing and landscaping. Therefore, the precinct is rated as of low-moderate integrity.

HISTORY:

The following gives an historical overview of the Newtown Housing Commission Estate heritage area. Further brief overviews of individual properties are given as datasheets attached to this citation.

Establishment of the Housing Commission of Victoria

In 1913, the Victorian State Government created a Joint Select Committee to investigate and report on housing conditions in Melbourne as a consequence of growing concerns by many groups about slum housing and the detrimental effects it was having on residents.² The Committee recommended a Royal Commission be appointed to further investigate the problem. The recommendations of the Commission emphasised the need for improved health conditions and particularly greater control over the enforcement of regulations relating to buildings and health.³ An amendment of the Health Act and Local Government Act were considered the most appropriate ways of dealing with the issue.⁴ Although the need for further houses for low income earners was acknowledged, the Commission felt that the State Savings Bank 'could assist in the financing, construction and provision of additional housing.'⁵

The health and lifestyle problems faced by residents of slum areas in Melbourne and other parts of Victoria did not change markedly as a consequence of the Royal Commission. In 1923, Frederick Oswald Barnett (1883-1972), a public accountant, social reformer and active Methodist, visited an inner city slum, having been induced to speak to a group of 'slum children'.⁶ The squalid conditions he experienced were to propel him into action that was to see far-reaching and long-lasting changes to housing for those on low incomes across Victoria. Initially, he established the Methodist Babies' Home in South Yarra in 1929.⁷ However, Barnett soon realised that there 'was a great limitation to the saving of babies in the slums' as admittance to the Babies Home was, in his opinion,

2 Context Pty Ltd, 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012, p.4.

3 Ibid.

4 Ibid.

5 Ibid.

6 E.W. Russell, 'Barnett, Frederick Oswald (1883-1972)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, published first in hardcopy 1979, accessed online 24 February 2016 & F.O. Barnett (B. Blunden, trans.), 'I Remember by Oswald Barnett 1964-65, online autobiography prepared for his family at <http://www.ethicalpolitics.org/andy/betty/os-barnett/i-remember.htm>

7 Ibid.

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discriminatory.⁸ Barnett commenced considerable research into the slum problem and established a study group of forty people from different community organisations to discuss problems of housing reform.⁹ One of those organisations was the Young Men's Section of the Laymen's Methodist Missionary Movement, where Barnett was an active member.¹⁰ Especially supportive of Barnett's quest to improve housing conditions as part of what was dubbed 'The Barnett Slum Study Group' were Oswald Burt, Melbourne solicitor; Marcus Barlow, architect and neighbour in Temple Court offices, Melbourne; Rev. Palmer Phillips; Father Tucker, Superior of the Brotherhood of St. Laurence; and Saxil Tuxen, Surveyor.¹¹

In 1936, lobbying by the 'Barnett Slum Study Group' led to the appointment by the Dunstan Government of a Housing Investigation and Slum Abolition Board.¹² It comprised the Hon. H. Pye, M.L.C. (Chairman), F.O. Barnett, M. Barlow, W.O. Burt, H. Crosbie and T. Forrestal.¹³ The Board undertook strenuous investigations and gathered data and it concluded that:

slum conditions not only existed in the metropolitan area but cited country towns where shack and humpy dwellings had converted areas into slums of the worst description.¹⁴

In 1937, following the results of the Housing Investigation and Slum Abolition Board, the Victorian State Government constituted the Housing Act. Section 4 of the Act included the following objects:

- (a) The improvement of existing housing conditions and
- (b) The provision of adequate and suitable housing accommodation for persons of limited means.¹⁵

The following year, on 1 March 1938, the Housing Commission of Victoria was constituted under the Housing Act 1937. The main principles governing the operations of the Commission were:

- (a) Improvement of existing housing conditions.
- (b) Determination of minimum standards with which new houses must comply.
- (c) Reclamation of unsanitary areas.
- (d) Provision of houses for persons of limited means.
- (e) Zoning, i.e. the division of municipal districts into residential and other areas, and prescribing types of buildings which may be erected within those areas.¹⁶

The members of the Housing Commission were J.N. O'Connor (Chairman), Mr. F. Oswald Barnett, Miss Frances E. Penington and Mr W.O. Burt.¹⁷ The work of the Commission was largely based on the findings of the Housing Investigation and Slum Abolition Board.¹⁸

8 Barnett, op.cit.

9 Russell, op.cit.

10 Barnett, op.cit.

11 Ibid.

12 Ibid.

13 *First Annual Report of the Housing Commission of Victoria for the period 1st March, 1939, to 30th June, 1939*, Parliament of Victoria, 1939, p.3.

14 *Ibid. & Housing Commission, Victoria, first 25 years*, Housing Commission of Victoria, Melbourne, 1963, p.3.

15 *Ibid. & First Annual Report, op.cit.*

16 *Ibid.*

17 *Ibid.*

18 *Second Annual Report of the Housing Commission of Victoria for the period 1st July, 1939, to 30th June, 1940*, Parliament of Victoria, 1940, p.6.

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One of the first projects of the Commission was the establishment of a housing estate at Fishermen's Bend, Port Melbourne, in 1939.¹⁹ An area totalled 57 acres was acquired and an architectural competition held for the layout of the estate and design of 412 houses on 'modern town planning lines.'²⁰ The Commission received 103 design submissions for the new estate by architects, town planners, surveyors and engineers.²¹ The Commission was assisted by four architect-assessors: A.S. Eggleston, L.M. Perrot, P.E. Everett and F.G. Cook.²² First prize was awarded to E. Campbell Jackson; second prize to A.C. Leith and Bartlett; third prize to E.W. Andrew; and fourth prize to Frank Heath (whose office, coincidentally was at Temple Court in Collins Street).²³ Not one specific prize winning entry was to be realised in the design of the Fishermen's Bend estate. A new plan was developed from all the prize winning designs.²⁴

The Architectural Panel of the Housing Commission

Another purpose of the design competition for the Fishermen's Bend estate was the selection of a Panel of Architects from the entrants. The members of the Panel were required to:

- (a) Advise the Commission on such matters and questions relating to its operations as the Commission may require to be advised on;
- (b) In collaboration with the Commission, advise on plans for dwelling units; and
- (c) Individually undertake the preparation of plans and specifications under the Commission and such other architectural duties in relation to the erection of houses as the Commission may require.²⁵

The Housing Commission considered that the panel system avoided 'the employment of a large architectural and drafting staff' and ensured a 'variety of advice and assistance of professional men in private practice.'²⁶

On 1 June 1939, the following panel of four members was selected: Frank Heath, Arthur C. Leith, Best Overend and John F.D. Scarborough.²⁷ In January 1940, the Geelong architectural firm of Buchan Laird and Buchan sought a response from the Housing Commission in relation to 'the appointment of architects to control the Newtown & Chilwell housing scheme.'²⁸ This firm had prepared a scheme for the Newtown estate, and it was soon appointed to the Panel as the 'country architects' to develop layouts and designs of houses for the Commission's provincial housing schemes.²⁹ Buchan Laird and Buchan had entered the Fishermen's Bend competition following encouragement by Oswald Barnett.³⁰ A Methodist with an interest in low-income housing, Thomas Buchan had earlier

19 *Housing Commission, Victoria, op.cit.*, p.4 & *First Annual Report, op.cit.*, p.4.

20 *Ibid.*

21 *The Argus*, 14 April 1939, p.11.

22 *Ibid.*

23 *Ibid.*, 5 May 1939, p.3. For details on Frank Heath, see D. Nicholls, R. Freestone & Y. Putra, 'Frank Heath: transitions of an architect planner from the 1930s to the 1960s', in *The La Trobe Journal*, no. 93-94, September 2014, pp.125-139.

24 *The Argus.*, 24 June 1939, p.3.

25 *First Annual Report, op.cit.*, p.4.

26 *Ibid.*

27 *Ibid.*

28 Meeting Minutes of the Housing Commission of Victoria, 16 January 1940, VPRS 8212/P0 Book 2, Public Record Office Victoria.

29 *Second Annual Report, op.cit.*, p.26.

30 M. Page, *An Architectural Apex*, Buchan Laird International, South Yarra, 1990, p.56.

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been brought into contact with Barnett through his Church and community activities.³¹ However, it was probably T.J. Buchan's suggestion as a Councillor with the Newtown and Chilwell Town Council that the undeveloped Council-owned land at Newtown be gifted to the Housing Commission for a new housing estate that sealed both the firm's membership on the Commission's Architectural Panel and Commission's patronage for regional and rural housing developments throughout Victoria.³²

The Architectural Panel spent two half days or one full day a week on work for the Commission, the fee for each member being £400 per annum.³³ Oswald Barnett recalled the roles and contributions made by some of the members of the Architectural Panel as follows:

Best Overend was a most original architect, very knowledgeable and teachable. Tom Buchan of Geelong had a lot of experience on housing. He was the "doyen" of the Panel. His son John and I became very friendly he was out to learn. John Scarborough was the architect of Scotch College Chapel, Etc. Etc. Leith was an Engineer as well as an Architect, and was very helpful at Holmesglen, when we set up the concrete factory there.

Harold Bartlett was a partner of Leith and Bartlett, and Chairman of the panel. He was an enthusiast, and dedicated himself entirely to the task.³⁴

Although the Second World War curtailed the Panel's objectives, it was able to lay the foundations for more considerable housing schemes at the conclusion of the war between 1939 and 1943.³⁵ Revisions were made to laws, land selected for suitable housing estates and slum areas were surveyed and priorities made.³⁶ The Panel also commenced designs on some metropolitan estates as well as country schemes.

Evolution and Development of the Newtown Housing Commission Estate Before the Housing Commission Estate

In 1847, ten years after the founding of Geelong,³⁷ Crown land was sold on the west side of the Newtown Hill. Crown allotment 4 of Section 10 in the Parish of Moorpanyal, comprising 24 acres, 1 rood and 8 perches, was purchased by Alfred Woolley, English storekeeper, in 1849.³⁸

31 *Ibid.*

32 *Ibid.*, p.57 & Second Annual Report, op.cit.

33 Barnett, op.cit.

34 *Ibid.*

35 *Ibid.*

36 *Ibid.*

37 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.

38 Moorpanyal Parish Plan, VPRS 16171, Public Record Office Victoria, Land Application 31459, General Law Library, Land Information Centre, Laverton & 'Alfred Woolley' in Re-Member, database of Victorian Parliamentarians at <http://www.parliament.vic.gov.au/re-member/details/840-woolley-alfred>

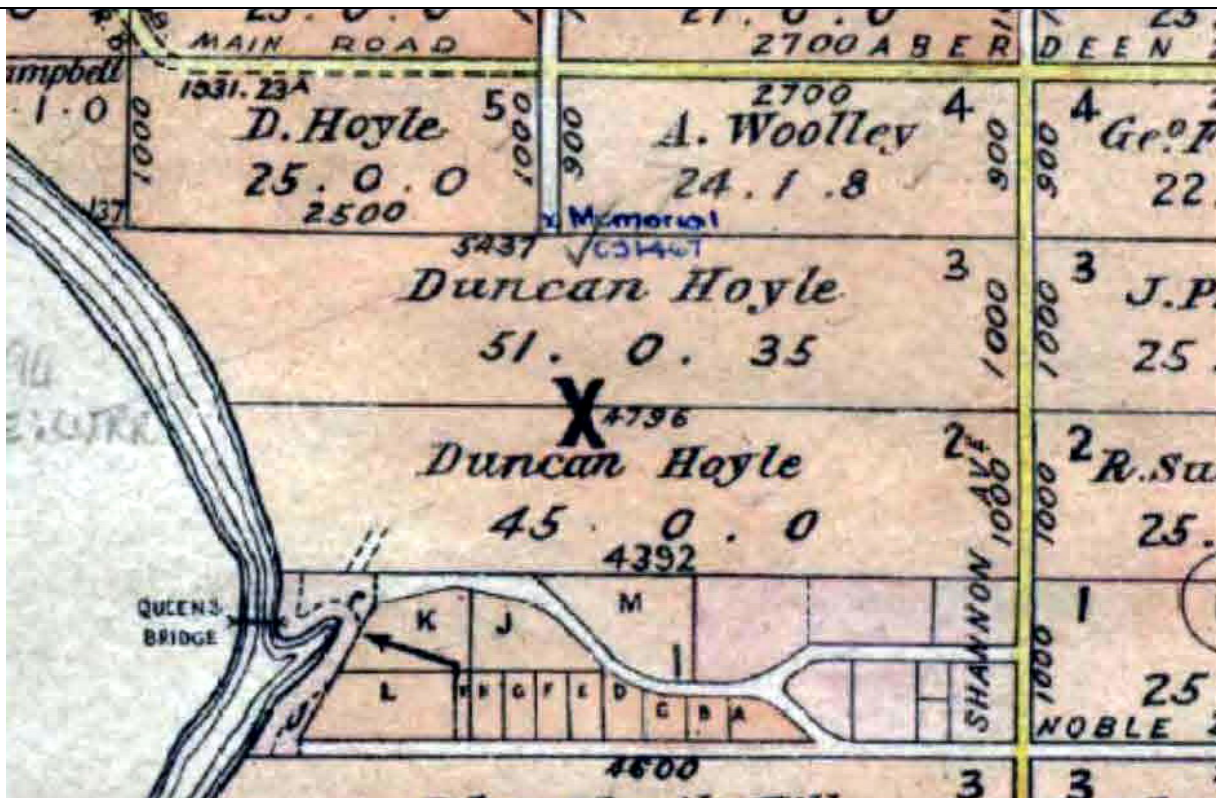


Figure 1: Portion of the Moorpanyal Parish Plan showing Crown allotments 2 & 3 of Section 10 first owned by Duncan Hoyle. Source: VPRS 16171, Public Record Office Victoria.

Woolley’s land acquisition precipitated multiple land subdivisions and sales in the following years. In February 1852, he sold the land to John Mason.³⁹ He subdivided it into two elongated rectangular allotments (Figure 2).

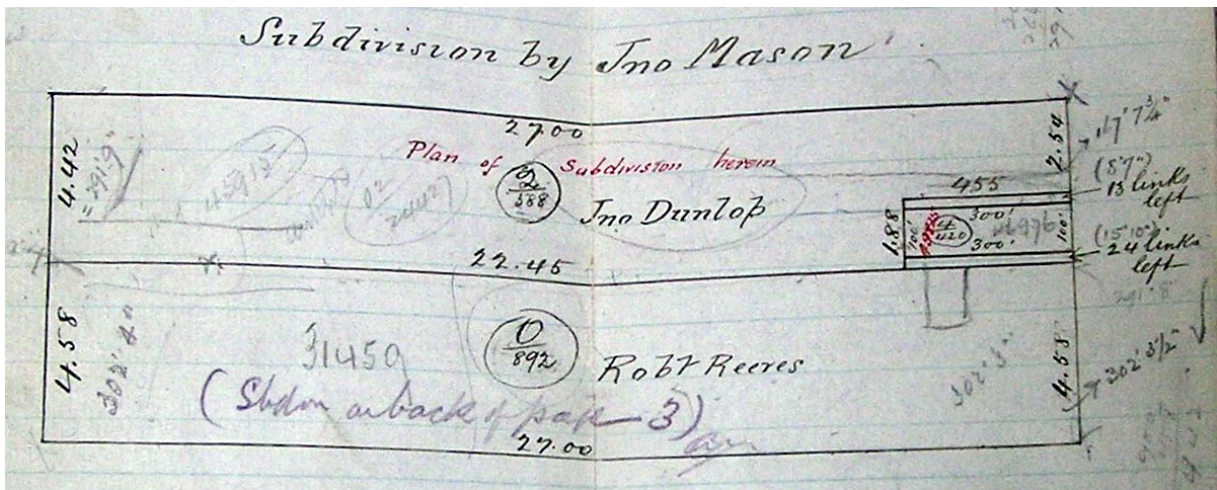


Figure 2: Subdivision of Crown allotment 4, Section 10, Parish of Moorpanyal, by John Mason, 1852. Source: Land Application 31459, General Law Library, Land Information Centre, Laverton.

The northern allotment was sold to John Mason in August 1852.⁴⁰ He subsequently sold it to John Dunlop who subdivided it into small rectangular allotments (accessed by new private roads) as the

³⁹ Land Application 31459, op.cit.
⁴⁰ Ibid.

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Newtown Estate⁴¹ (Figure 3). Allotments in this Estate were first advertised for sale on 5 August 1852.⁴² The *Geelong Advertiser and Intelligencer* described the subdivision as follows:

Its situation is second to none, commanding as it does – a view of our beautiful Bay, with a frontage of 1800 feet to the Great Western Road [Aberdeen Street], beside, two other Government Roads running parallel to each other at either end of the Land, as well as a Street running quite through from end to end [Fyansford Street], intersected by cross streets [Duke, Earl and Raven Streets].⁴³

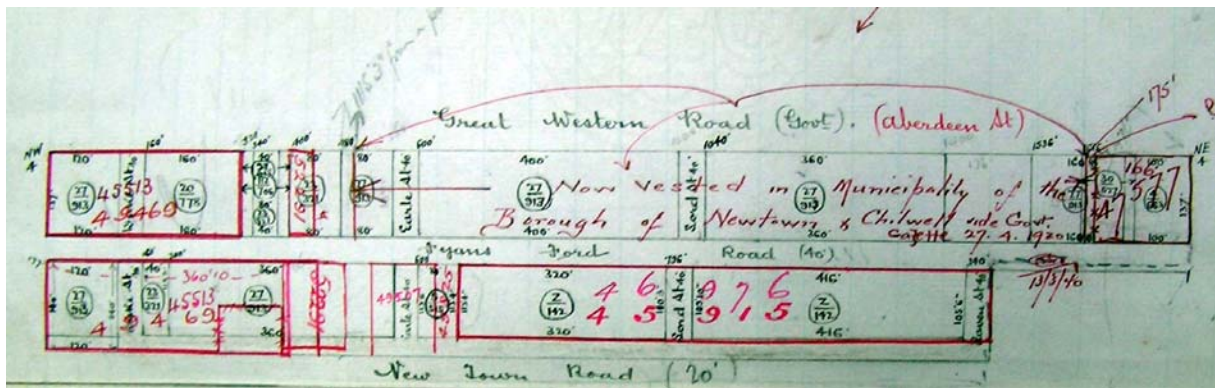


Figure 3: Subdivision of Crown allotment 4, Section 10, Parish of Moorpanyal, by John Mason, August 1852, to create the Newtown Estate. Source: Land Application 31459, General Law Library, Land Information Centre, Laverton.

Less than a month later, the proposed sale of the land was postponed 'to enable the Surveyor to make suitable plans, which he has not (from press of business) been able to accomplish in time for the inspection of the public.'⁴⁴ The sale took place on 20 September 1852.⁴⁵ The layout of the Estate was partly shown on the land conveyance and more particularly on Robert Balding's Map of Geelong and the Boroughs of South Barwon and Newtown and Chilwell in 1864 (Figure 4).

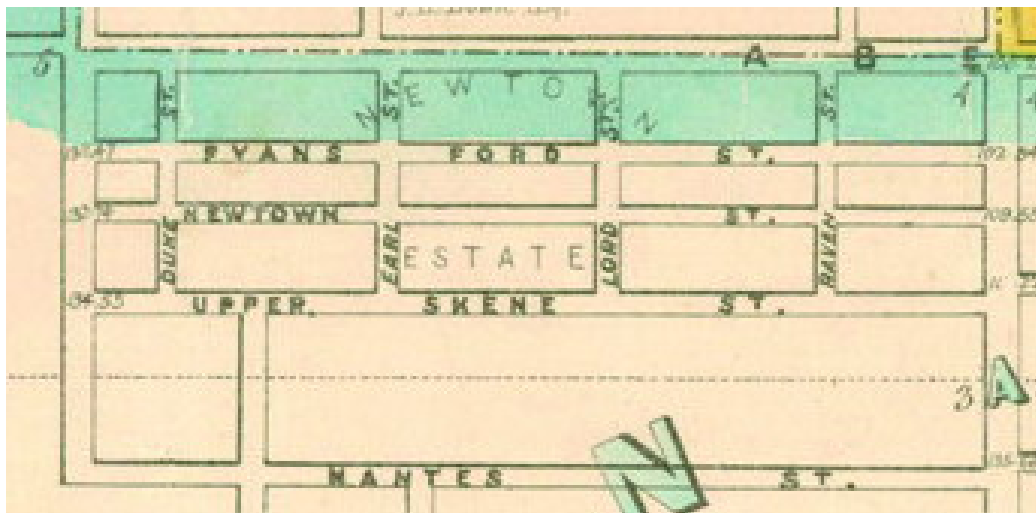


Figure 4: R. Balding, Map of Geelong and the Boroughs of South Barwon and Newtown and Chilwell, 1864, showing the proposed Newtown Estate. Source: Statutory Planning Department, City of Greater Geelong.

41 Land Application 31459, General Law Library, Laverton.

42 *Geelong Advertiser*, 5 August 1852, p.3.

43 *Ibid.*

44 *Geelong Advertiser & Intelligencer*, 1 September 1852, p.2.

45 *Ibid.*, 20 September 1852, p.3.

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The sale of the Estate as small allotment was not to be realised as several of the purchaser paid only a deposit and went off the gold diggings instead.⁴⁶ Lots were sold in larger parcels between 1854 and 1855, the potential for further sales as the Newtown Estate never being fulfilled.⁴⁷

From the mid 1870s, the land on the south side of Aberdeen Street, immediately west of the Great Western Hotel, was the home ground of the Newtown Football Club.⁴⁸ This appears to have continued until the early 20th century. On 27 April 1920, the land was vested in the Borough of Newtown and Chilwell.⁴⁹ The following year in 1921 there was agitation for the provision of more sports ovals west of Latrobe Terrace for the enjoyment of residents in Geelong West, Newtown and Herne Hill.⁵⁰ It seems that the *Geelong Advertiser* was not aware that the land had been acquired by the Council as it reported in October 1921 that:

During the past year many sportsmen have contended that the land in the rear of the Great Western Hotel could be acquired by the borough council for a public reserve or children's playground.⁵¹

Football continued to be played (or practised) on the original Newtown Football Club ground until 1927.⁵² It was also used for cricket matches, including matches for the newly-formed Industrial Cricket Association in August 1921.⁵³ In 1927, the Newtown and Chilwell Council called tenders for the lease of the land on a twelve monthly basis.⁵⁴ However, the land remained undeveloped (see Figure 5).

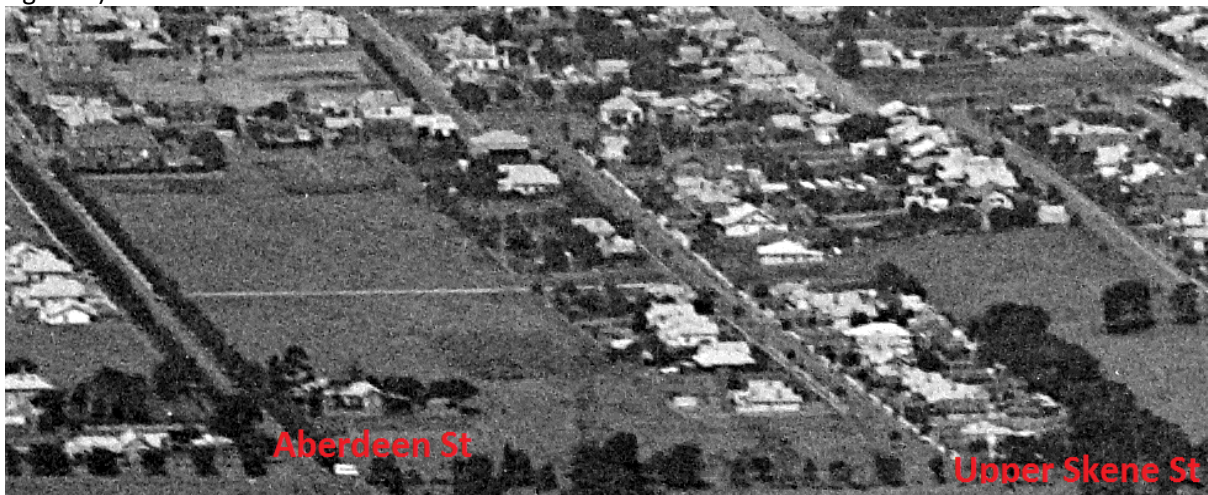


Figure 5: Aerial view looking south-east showing the large rectangular undeveloped land in the foreground, 1934.

Source: La Trobe Picture collection, State Library of Victoria, image H91.160/635.

46 J.H. Bottrell, 'Geelong Reminiscences: The Early Homes of Geelong', no.5, part 2, published in the *Geelong Advertiser*, 1930, p.30, manuscript, Geelong Family History Group Inc. collection.

47 See Land Application 31459, op.cit.

48 On 3 July 1875, the *Geelong Advertiser* reported that the Geelong Football Club was to play a match with the Newtown Club 'in the Argyle Ground' (being adjacent to the Argyle Hotel further east in Aberdeen Street). The earliest reference to the ground adjoining the Great Western Hotel being used for football matches by the Newtown Football Club was in 1876 – see *Geelong Advertiser*, 15 September 1876.

49 Land Application 31459, op.cit.

50 *Geelong Advertiser*, 15 February 1921, p.2.

51 *Ibid.*, 11 October 1921.

52 *Ibid.*, 9 May 1921.

53 *Ibid.*, 13 August 1921.

54 Newtown & Chilwell Town Council Minutes, 24 October 1926, GRS751, Geelong Library & Heritage Centre collection.

Development of the Newtown Housing Commission Estate**Acquisition of the Site**

In early February 1939, Mr Maltby, M.L.A. publicly declared his intention of inducing the Housing Commission to extend its operations to the Geelong district, 'especially as the Newtown and Chilwell Council has expressed its willingness to co-operate with the Government in the plan.'⁵⁵ Maltby's interest in a Housing Commission development in the area emanated from the increased unemployment and the growing number of families evicted from houses due to their inability to pay rent.⁵⁶ Impetus for the Council's hand over of the land fronting Aberdeen Street had come from Councillor Thomas Buchan.⁵⁷ By late March 1939, *The Argus* reported that the Housing Commission was investigating proposals 'for the rehousing of occupants of sub-standard houses in three major country centres', being Shepparton, Mildura and Newtown.⁵⁸ The original Housing Investigation and Slum Abolition Board had severely criticised these districts for the squalid conditions in which residents were forced to exist.⁵⁹ In April 1939, the Housing Commission requested the Newtown and Chilwell Council 'to conduct an investigation of housing conditions in the Town to obtain information required by the Commission before it could undertake a rehousing scheme in the Municipality.'⁶⁰ In return, the Newtown and Chilwell Council informed the Commission that:

1. The Council's land in Aberdeen Street will be transferred to the Commission on condition that –
 - (a) The necessary powers are obtained for the Council to transfer land to the Commission.
 - (b) The land will be rateable.
 - (c) Houses will be erected thereon by the Commission for housing persons of limited means.
 - (d) The Commission agrees to carry out a housing scheme within a reasonable time say two years.

2. The Council will cooperate with the Commission in connection with the choice of tenants, care of the properties and the collection of rents if desired.⁶¹

Further discussions took place in the ensuing months. In December 1939, the Housing Commission invited Thomas Buchan 'of Messrs. Buchan, Laird & Buchan, Architects of Geelong, who were competitors in the competition conducted by the Commission' to a meeting 'to discuss the lay-out of the land.'⁶² With agreement from both parties, the Newtown and Chilwell Council gifted the land in Aberdeen Street.⁶³

It was also in December 1939 when the Housing Commission's Chairman, J.N. O'Connor, accompanied by the Estate Officer, Mr. Withers, was interviewed by the Newtown and Chilwell Town Council Clerk, Council Engineer and Councillor Buchan, with information 'submitted relative to the transfer of the property and the difficulties involved in connection with the part owned by Mr G. McDonald.'⁶⁴ The outcome of the meeting was outlined in the Council Minutes on 20 December 1939:

55 *The Argus*, 6 February 1939.

56 *Geelong Advertiser*, 6 February 1939.

57 Page, *op.cit.*

58 *The Argus*, 27 March 1939.

59 *Ibid.*

60 Newtown & Chilwell Town Council Minutes, *op.cit.*, 26 April 1939.

61 *Ibid.*, 26 July 1939.

62 Minutes of the 176th Meeting of the Housing Commission of Victoria, 19 December 1939, VPRS 8212/P0 Book 2, Public Record Office Victoria.

63 *First Annual Report*, *op.cit.*

64 Newtown & Chilwell Town Council Minutes, *op.cit.*, 30 December 1939.

The Engineer referred to the preliminary work required on the Estate – the proposed drainage works in Minerva Road and Aberdeen Street from which there would be a large quantity of filling and the necessity for determining as soon as possible the lay out so that the Sewerage Trust might consider the plan to be adopted for water and sewerage mains.

The [Housing Commission] Chairman accepted an invitation to visit the site on Monday and subsequently expressed the opinion that it should be possible to commence operations soon after Easter 1940.⁶⁵

The proposed hand over of the land brought with it some interest by neighbouring ratepayers. They were invited to the Council meeting of 28 February 1940 where Cr Buchan reported on the Scheme:

Cr Buchan submitted a plan of the general layout showing streets and playground with trees, etc., contrasting it with an ordinary subdivision which might be carried out in Aberdeen and Fyansford Streets.

He showed also designs of the types of homes that were being considered by the Commission.

Questions were asked concerning the number of homes, the lane on the south of the site, the type of tenants and how they would be chosen, the rateability of the property, and satisfactory replies made.⁶⁶

Designing and Building the Estate

Buchan Laird and Buchan commenced work on the designs of the subdivision layout and the dwellings from the second half of 1939, prior to being appointed 'country architects' on the Housing Commission's Architectural Panel.⁶⁷ In January 1940, the scheme was presented to the Housing Commission and resolved that it be adopted in principle 'but that the areas be altered to provide for 4,000 square feet.'⁶⁸

Although the Buchan Laird and Buchan practice was responsible for the layout and design of the Newtown Estate, particular planning and design principles formed the basis of the concept. The layout of the Newtown Estate, while governed by the rectilinear plan of the site, was to be based 'on modern town planning lines.'⁶⁹ Like other contemporary Housing Commission Estates, the layout of the Newtown scheme was to be based on Garden City principles. These principles had emanated from pioneering schemes in Britain, including Letchworth, England, by Ebenezer Howard, in 1906.⁷⁰ The Garden City ideology at Letchworth was to ensure fresh air, sunlight, breathing space, with the provision of green belts of trees and gardens amongst predominantly uniform house designs.⁷¹ The emphasis on correct orientation, road layouts, public recreational spaces, and private gardens was

65 Ibid.

66 Ibid., 28 February 1940.

67 It had been finished by December 1939 as Buchan presented it to the ratepayers at the Council meeting at that time.

68 Meeting Minutes of the Housing Commission of Victoria, 23 January 1940, VPRS 8212/P9 Book 2, Public Record Office Victoria.

69 *Second Annual Report, op.cit.*, p.10.

70 E. Howard, *Garden Cities of To-Morrow*, Faber, London, 1902, reprinted edn., Faber & Faber, London, 1946, p.127.

71 R. Freestone, 'Planning Suburban Canberra in the 1920s', in P. Freeman (ed.), *The Early Canberra House, Living in Canberra 1911-1933*, The Federal Capital Press of Australia, Canberra, 1996, p.13.

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also promoted by the influential Garden City designers, Parker and Unwin for their Letchworth Garden City and Hampstead Garden Suburb Schemes in England.⁷²

Garden City town planning ideals were not new to the architects of Buchan Laird and Buchan. A.J. Laird was on the executive of the Geelong Town Planning Association in 1920s, the ambit of the Association being the 'creation of garden suburbs.'⁷³ The architects had also employed Garden City principles on a much smaller scale in the designs of the welfare homes for the aged as part of the Alexander Miller Estate in various locations in Geelong and other parts of rural Victoria since the early 20th century.⁷⁴ At McKillop Street (in 1919) and Park Street (in 1922-24), semi-detached gabled brick Bungalows were laid out on rectangular sites with large central grassed recreation areas. At Manifold Heights, Belmont and Newtown (Aphrasia Street), the semi-detached Bungalows were laid out in crescents on corner sites. The Buchan Laird and Buchan firm were also able to capitalise on the town planning knowledge of their architect-employee, Arthur C. Collins, a Gordon Technical College alumni who had experienced the latest in Garden City planning in England in the early 1930s while employed with the Middlesex County Council.⁷⁵

At the Newtown Housing Commission Estate, the Garden City ideology was expressed in the provision of a central park, semi-detached compositions (for economy of construction but also to allow for as much open space as possible), the provision of north light (for as many houses as possible), and the particular treatment of corners (Figure 6). Generous cul-de-sacs were laid out at the east and west ends of Churchill Avenue ('to lessen traffic dangers and provide quieter living conditions than those pertaining to through traffic streets',⁷⁶ street corners were curved and corner houses were angled to open up views along the streets and provide glimpses behind buildings and deflected views around corners as part of one larger setting.⁷⁷

72 'Watling Estate Conservation Area: Character Appraisal Statement', London Borough of Barnet Planning Services, London, United Kingdom, July 2007, online at https://www.barnet.gov.uk/.../watling_estate_ca_appraisal_jun2007.pdf

73 *Geelong Advertiser*, 7 April 1925. See also *Geelong Advertiser*, 14 May 1924.

74 K. Krastins, D. Rowe & T. Hellsten, City of Greater Geelong Report to Panel as part of Amendment C89 to the Greater Geelong Planning Scheme, 27 February 2006, pp.96-104.

75 See Page, *op.cit.*, p.57. Page claims that Collins was an English architect. In any case, Collins was resident at 2 Cumberland Street, East Geelong, in 1919 when aged 14. He served in the local military cadets – see National Archives of Australia, cadet training no. 876, 1919-1921. Collins trained in architecture at the Gordon Technical College – see *Geelong Advertiser*, 6 February 1923, p.5. He was elected an Associate of the Royal Victorian Institute of Architects on 8 July 1929, being at draftsman with the Department of Public Works. He had also worked with J. and H.G. Kirkpatrick, architects, Melbourne. It was also in 1929 when Collins won the Tite Prize of the Royal Institute of British Architects, comprising a course of architectural study in Italy. He left on his study tour in 1931 and he was subsequently employed by the Middlesex County Council where he specialised in hospital work. In 1937, he was appointed the Acting Government Architect at Dar-es-salaam, Tanganyika, Tanzania, eastern Africa, which was then under indirect British Rule. The onset of the Second World War probably caused Collins' return to Geelong, and his employment with Buchan Laird and Buchan. See *Royal Victorian Institute of Architects Journal*, July 1929, pp.61-62, November 1929, p.120, March 1930, p.14 & July 1937, p.130, *Geelong Advertiser*, 15 August 1930, *The Age*, 30 April 1935, p.13 & 'Dar es Salaam', Wikipedia at https://en.wikipedia.org/wiki/Dar_es_Salaam

76 *Second Annual Report*, *op.cit.*, p.10.

77 The treatment of corners in contemporary Garden City planning in England is given in 'Watling Estate Conservation Area', *op.cit.* It was a key principle in the town planning by Raymond Unwin. See R. Unwin, *Town Planning in Practice: An Introduction to the Art of Designing Cities and Suburbs*, T. Fisher Unwin, London, 1909.

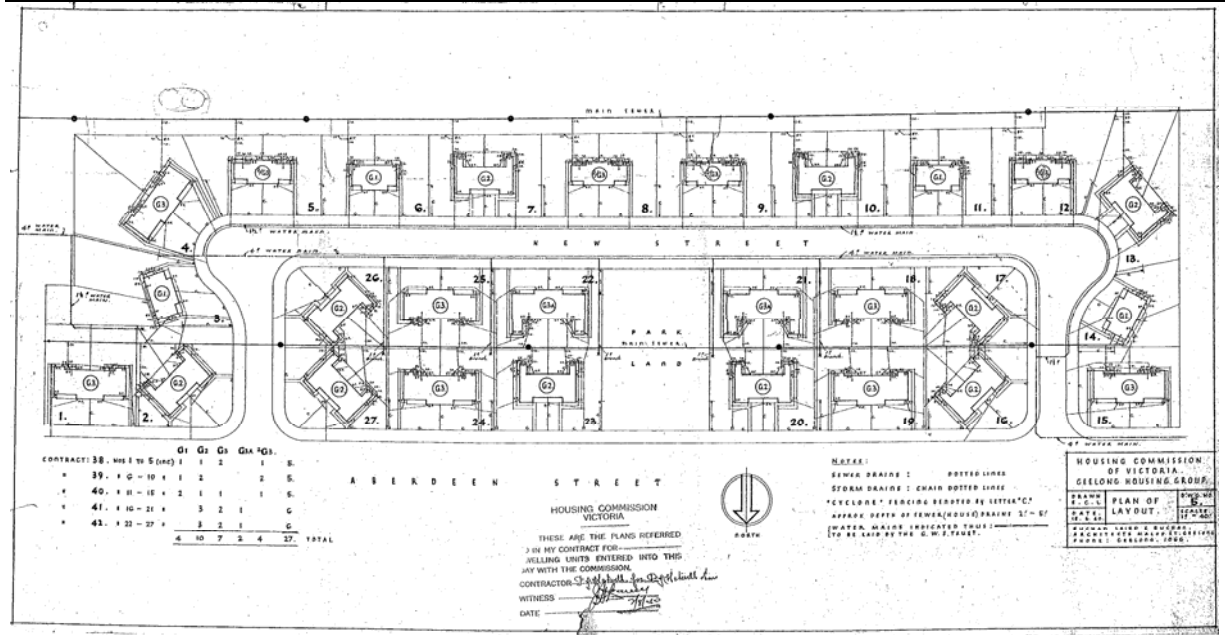


Figure 6: Buchan Laird & Buchan, Site Plan of the proposed Newtown Housing Commission Estate, 18 June 1940.
Source: Property & Asset Services Branch, Department of Health & Human Services.

Strict adherence to size, construction and economy was also given in the designs of the dwellings, with the following ‘Housing Commission’ principles influencing the design approach:

- (a) Forms of construction.
- (b) Building materials.
- (c) Building finishes.
- (d) Local building costs.
- (e) Accommodation.
- (f) Built-in equipment.⁷⁸

Five design types were created for the Newtown Estate. The scheme was presented to the Commission by John Buchan on 30 April 1940, the different types of dwellings being dependent on the number of bedrooms and there were variations in the external compositions. At the meeting, Buchan presented comparisons in the costs of the dwellings proposed for erection in different wall materials (with all proposed to be built with Marseilles tiled roofs):⁷⁹

| TYPE | Brick | Brick Veneer | Page Veneer | Timber | Fowler (concrete) |
|-----------|-------|--------------|-------------|--------|-------------------|
| G1 | £524 | £499 | £490 | £446 | £499 |
| G2 | £626 | £597 | £585 | £558 | - |
| G3 | £714 | £680 | £666 | £624 | - |
| 2G3 | - | £524 | - | - | - |
| Quartette | £513 | - | - | - | - |

Brick veneer construction was ultimately selected.⁸⁰

⁷⁸ *Second Annual Report, op.cit.*, p.6.

⁷⁹ Meeting Minutes of the Housing Commission of Victoria, *op.cit.*, 30 April 1940.

⁸⁰ *Second Annual Report, op.cit.*

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The five types of dwellings comprised 27 semi-detached house pairs (a total of 54 houses). They were to be constructed of face brick veneer (from two brick colours) with gabled, Marseilles tiled roofs, simple brick chimneys, broad eaves overhangs, timber framed double hung windows (two and four paned) and vertically boarded timber doors. Modest, projecting verandahs and porches supported by steel posts were also to be provided. They were to be set in under the main roof, as slight projections of the main roof or were separately roofed. Kitchens and bathrooms were to be standard components of the interiors, giving residents spaces they had never previously enjoyed. The layout and elevation of the dwellings varied depending on the number of bedrooms, each design given a type as follows:

- Type G.1 (Figure 7): each of the pair of single storey dwellings was to contain one bedroom, with a front living room (and corner fireplace), kitchen, laundry and bathroom. The gabled roof extended to form a porch at either end with a bank of three windows on the front façade of each dwelling. The water closets were to be detached at the rear of the dwellings. These dwellings were to cater for a childless couple or a single person.⁸¹

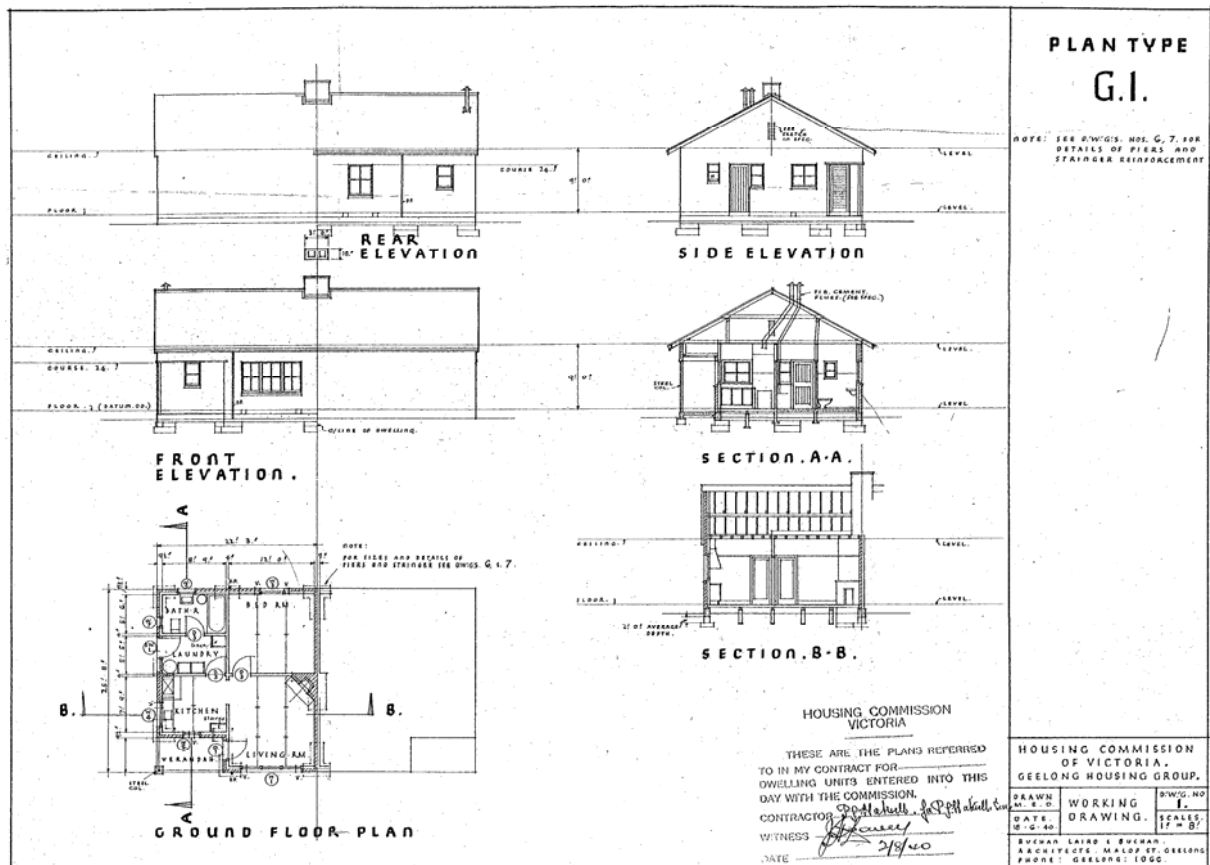


Figure 7: Buchan Laird & Buchan, Floor Plan, Elevations & Section drawings of proposed Type G.1 dwelling, 2 August 1940. Source: Property & Asset Services Branch, Department of Health & Human Services.

- Type G.2 (Figures 8-9): each of the pair of single storey dwellings was to contain two bedrooms, with a front living, corner fireplace, bathroom and kitchen, and rear laundry and water closet wing accessed from outside. They were to have traversing main gabled roof forms with minor gabled wings project at the front (defining the living rooms within) at each

⁸¹ F.O. Barnett & W.O. Burt, *Housing the Australian Nation*, Research Group of the Left Book Club of Victoria, Melbourne, 1942, p.17.

end. There were side chimneys. A central verandah was to extend between the two gabled wings. These dwellings were to cater for a couple and four children.⁸²

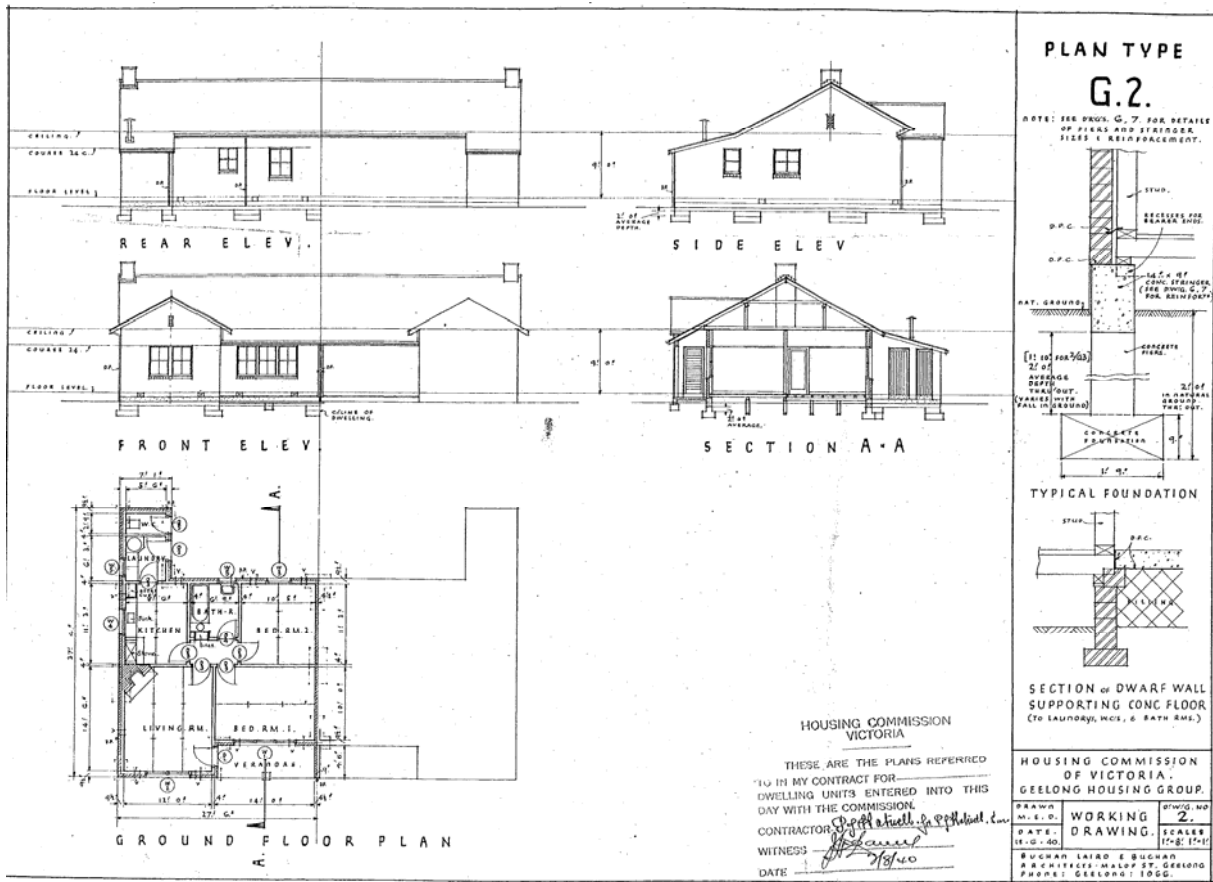


Figure 8: Buchan Laird & Buchan, Floor Plan, Elevations & Section drawings of proposed Type G.2 dwelling, 2 August 1940. Source: Property & Asset Services Branch, Department of Health & Human Services.

82 *Ibid.*

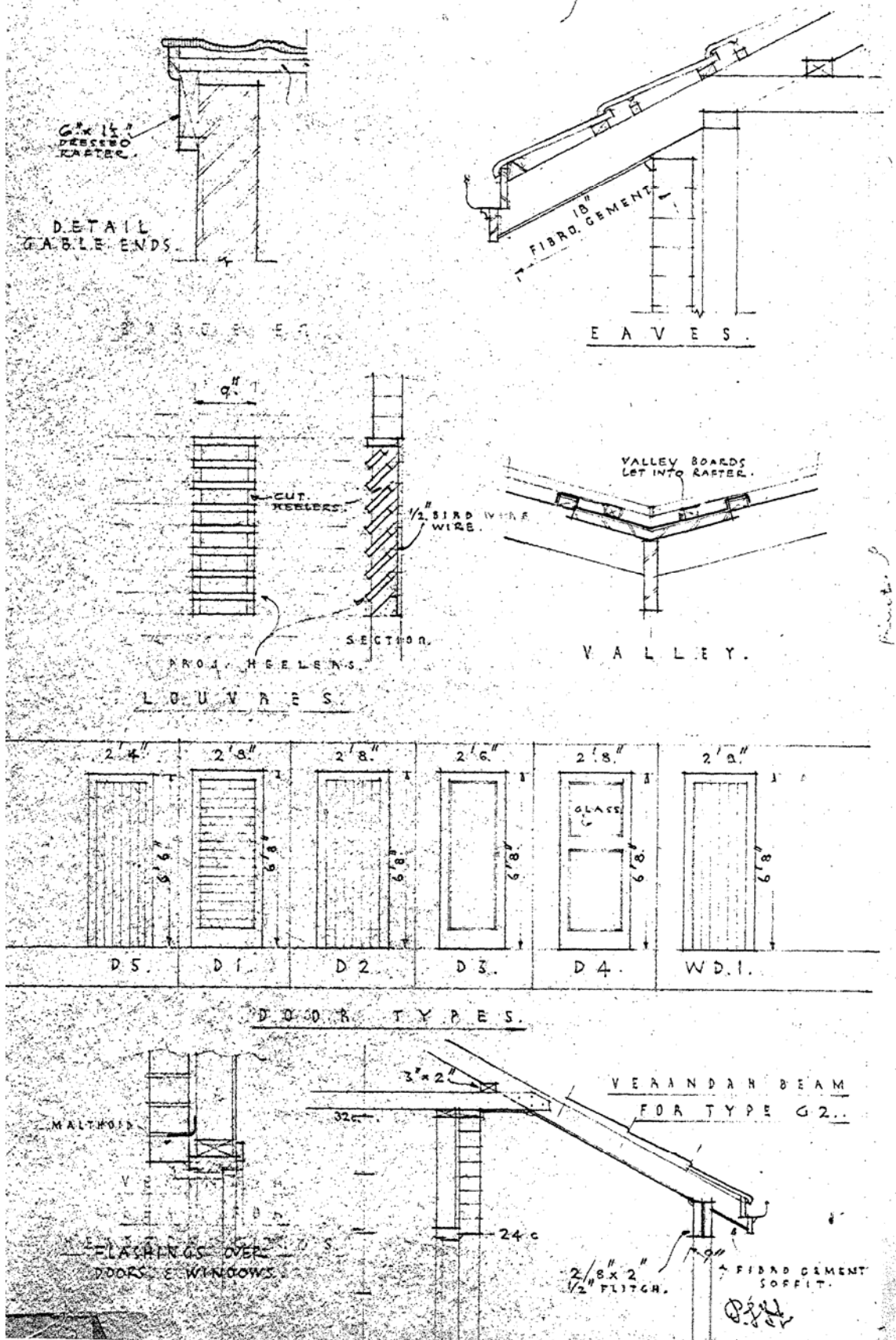


Figure 9: Buchan Laird & Buchan, Eaves, Door and Verandah Details for Type G.2 dwelling, 2 August 1940.

Source: Property & Asset Services Branch, Department of Health & Human Services.

- Type G.3 (Figure 10): each pair of single storey dwellings were to contain three bedrooms, with a main traversing gabled roof form, central chimneys and slightly projecting post-supported verandahs (formed as extensions of the main roof) at each end. There were to be paired of timber framed four paned double hung windows under the front verandah, and a bank of three similar windows at the front of each dwelling to light the living rooms. Internally, there were to be corner fire places, a kitchen and bathroom, with the laundry being accessible from the inside and outside, the water closet only accessible from the outside. These dwellings were to house a couple with multiple children.

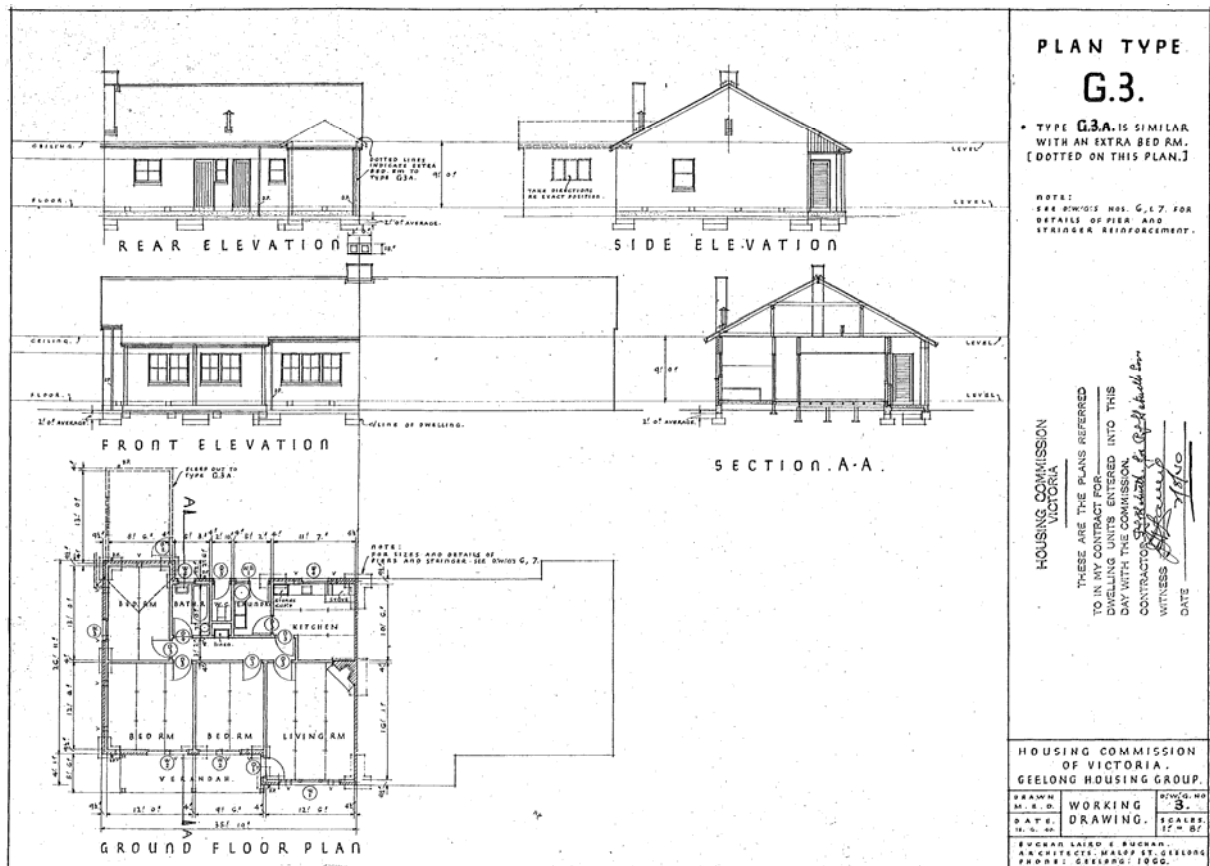


Figure 10: Buchanan Laird & Buchan, Floor Plan, Elevations & Section drawings of proposed Type G.3 dwelling, 2 August 1940. Source: Property & Asset Services Branch, Department of Health & Human Services.

- Type G.3a (Figure 10): these single storey dwellings were to be identical to Type G.3 but with the addition of rear sleep-outs of the ends of the main traversing gabled roof. These sleep-outs were to be built of the same materials and had minor gabled roof forms. These dwellings were to house a couple with multiple children.
- Type 2/G.3 (Figure 11): each pair of two storey dwellings were to have three upstairs bedrooms, the ground floor having a front living room (with the standard corner fireplace), rear kitchen, side stair well with laundry, bathroom and water closet behind (the latter being accessed externally only). Externally, the dwellings were to be characterised by a main traversing gabled roof, with slightly projecting central wings formed as extensions to the main roof. There were to be recessed, post-supported skillion porches at each end, the front identified by banks of timber framed double hung windows in the central projecting bays. These dwellings were to house a couple with many children.

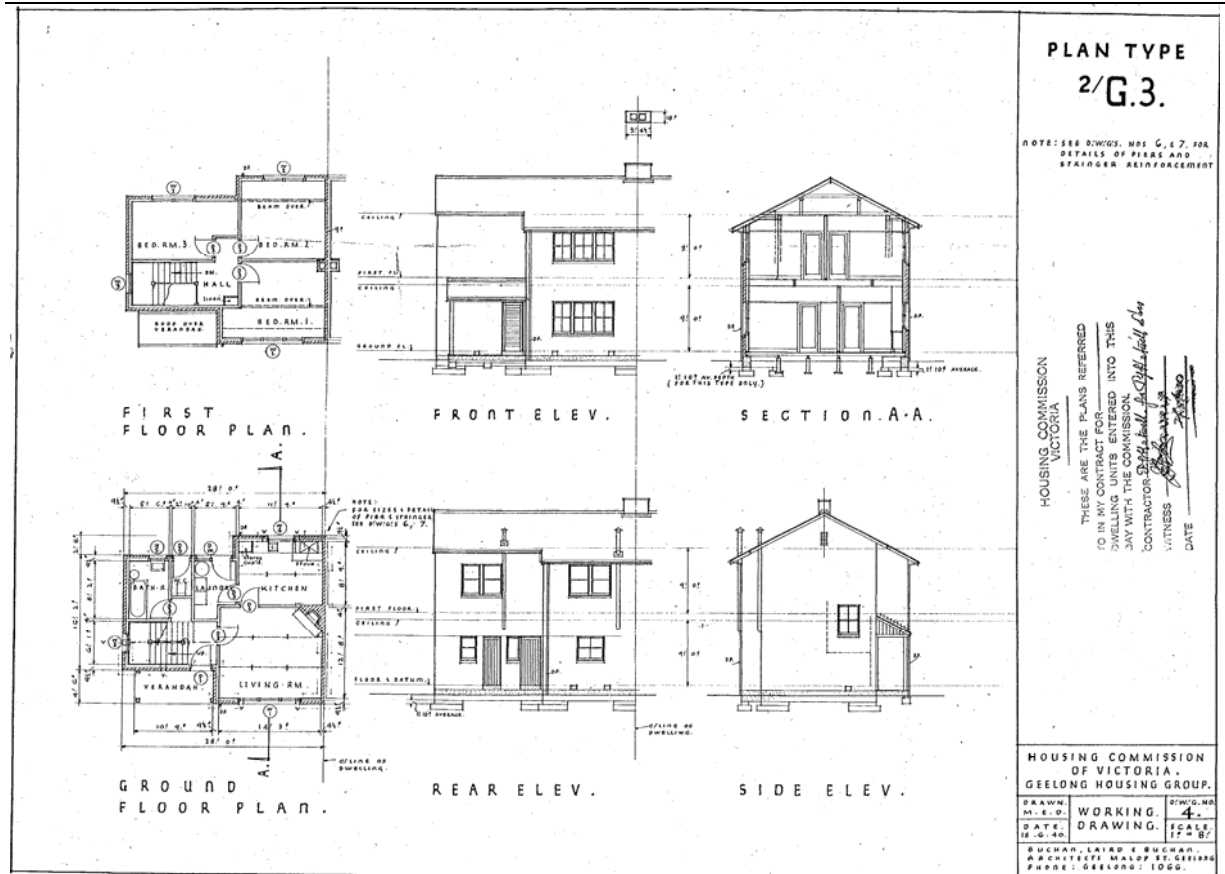


Figure 11: Buchan Laird & Buchan, Floor Plans, Elevations & Section drawings of proposed Type 2/G.3 dwelling, 2 August 1940. Source: Property & Asset Services Branch, Department of Health & Human Services.

In addition to the five house types, the Housing Commission also made provision of portable sleep-outs for additional sleeping accommodation. They were to be 'sturdily constructed of a steel frame with fibro cement panels.'⁸³ At Newtown, a sleep-out had been approved at 7 Churchill Avenue in 1942.⁸⁴

Overall, the different house design types were to be varied in location to avoid a monotonous streetscape character. The similarity in layouts, forms, materials and details was to create a Housing Commission vernacular, with the Newtown Estate being the earliest regional version. The two storey maisonette type at Fishermen's Bend (Figure 12)⁸⁵ provided a precursor to the Type 2/G.3 dwellings, while the interior detailing (Figure 13) and kitchen layouts (Figure 14) for all of these early dwellings were very similar. Minor changes were made to the kitchen designs at Newtown and elsewhere (Figure 15), with the provision of stove hoods 'in lieu of the more orthodox and expensive fully equipped stove recess.'⁸⁶ This change and the provision of front porches were also to be taken up for other Housing Commission Estates.⁸⁷

⁸³ Second Annual Report, op.cit., p.11.

⁸⁴ Meeting Minutes of the Housing Commission of Victoria, 24 July 1942, VPRS 8212/P0 Book 5, Public Record Office Victoria.

⁸⁵ See *The Argus*, 12 July 1939.

⁸⁶ *Third Annual Report of the Housing Commission of Victoria for the period 1st July 1940 to 30th June 1941*, Parliament of Victoria, 1941 p.10, 15.

⁸⁷ See for example, the Housing Commission Estate at Warrnambool.

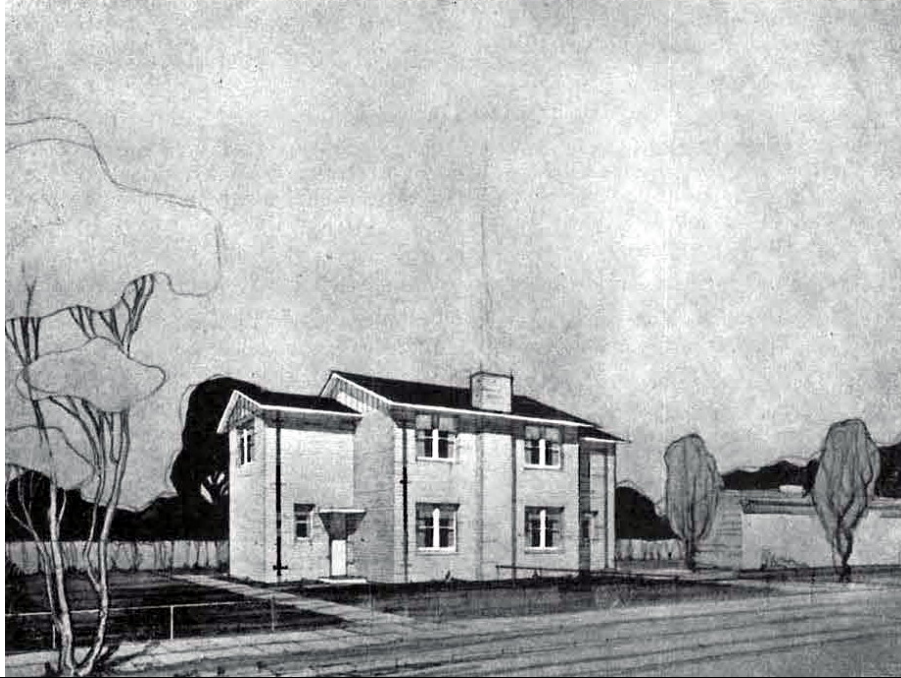


Figure 12: Proposed Two Storey Maisonettes, Fishermen's Bend, 1939-40. Source: *Second Annual Report of the Housing Commission of Victoria for the period 1st July, 1939, to 30th June, 1940*, Parliament of Victoria, 1940.

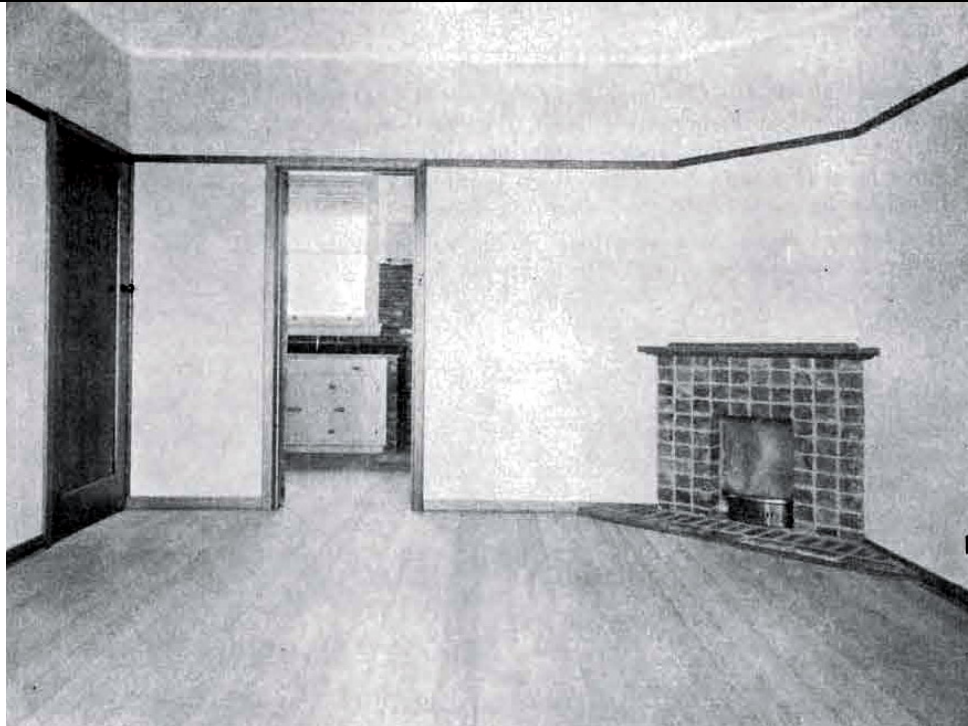


Figure 13: Completed Living Room (unknown location, presumably Fishermen's Bend), 1939-40 Source: *Second Annual Report of the Housing Commission of Victoria for the period 1st July, 1939, to 30th June, 1940*, Parliament of Victoria, 1940.



Figure 14: Completed Kitchen with Metal Stove hood (unknown location, presumably Melbourne), 1939-40
Source: *Second Annual Report of the Housing Commission of Victoria for the period 1st July, 1939, to 30th June, 1940*, Parliament of Victoria, 1940.

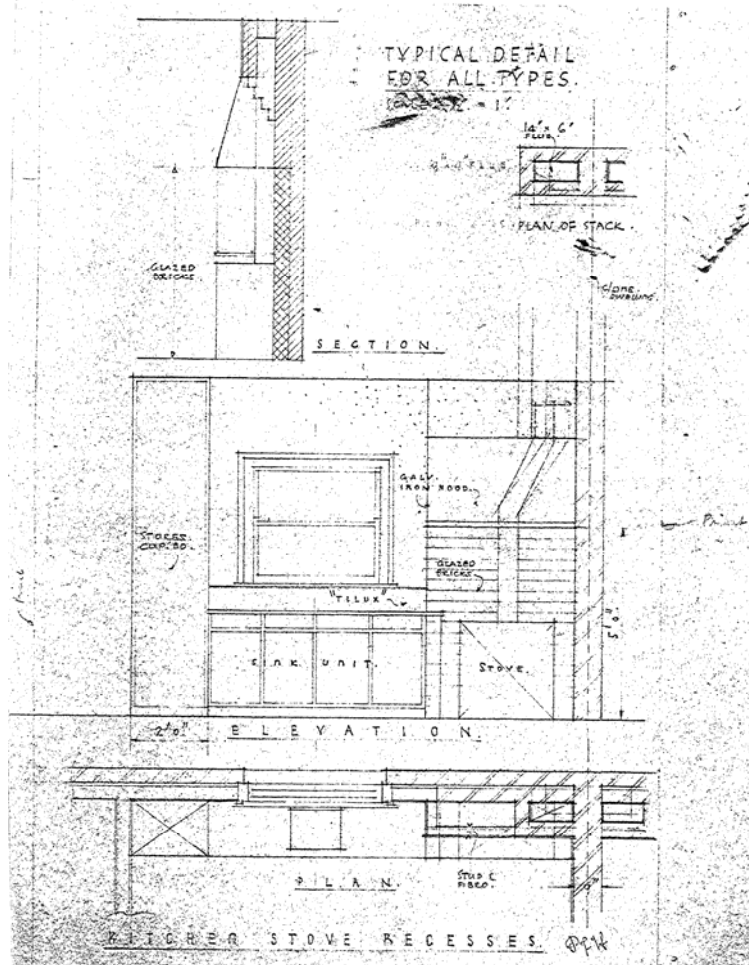


Figure 15: Buchan Laird & Buchan, Kitchen Detail drawing, 2 August 1940.
Source: Property & Asset Services Branch, Department of Health & Human Services.

On 1 July 1940, Buchan Laird and Buchan called tenders for the construction of '27 pairs of houses, together with fencing.'⁸⁸ One month later on 1 August 1940, a contract was signed with P. J. Hatwell and Sons, builders, for the construction of the dwellings at a cost of £33,495.10.0.⁸⁹ W.J. Adams was to supply and install plaster sheeting, with bricks to be supplied by Selkirk and Co., while the Geelong Gas Co. was to supply eight stoves and stove hoods.⁹⁰ Two days later on 3 August 1940, the scheme was published in the *Geelong Advertiser* (Figure 16):

The layout illustrated above has provided for the erection of fifty-four houses, in twenty-seven pairs. These will be erected on land having a large frontage to Aberdeen-street, provided for the Commission by the Newtown and Chilwell Town Council.

The site plan shows an attractive layout with the centre portion reserve for park and playing field, which will be planted, as well as the nature strips on the footpaths, with trees and shrubs.

A new road is being constructed through the centre of the estate, having outlets to Aberdeen Street.

... The first group of dwelling is to be completed in fourteen weeks, and it is anticipated that the whole undertaking will take six months to complete.⁹¹

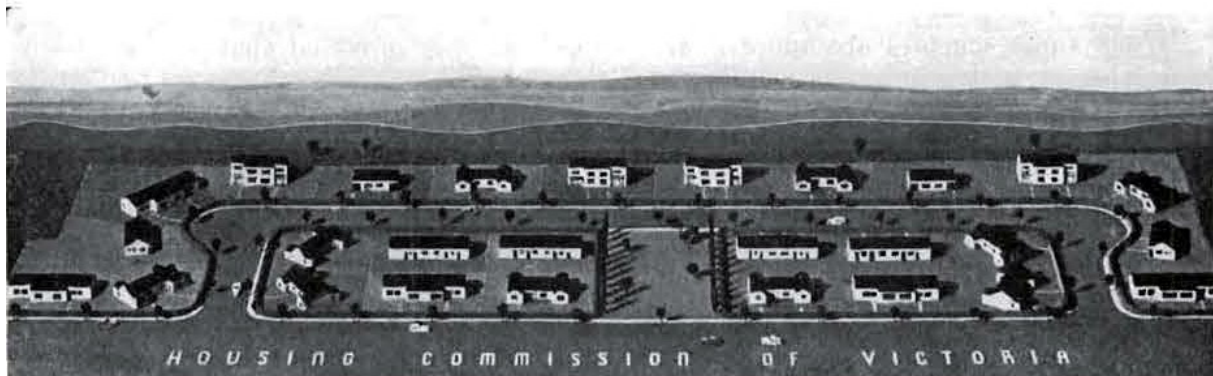


Figure 16: Buchan Laird & Buchan, Oblique Drawing of proposed Housing Commission Estate, Newtown, 1939.

Source: *Second Annual Report of the Housing Commission of Victoria for the period 1st July, 1939, to 30th June, 1940*, Parliament of Victoria, 1940.

The identical image was published in the Housing Commission's Second Annual Report, together with a perspective drawing of the proposed Type G.3 dwelling (Figure 17)

88 *The Argus*, 1 July 1940, p.2 & Buchan Laird & Buchan Contract Book, August 1940, GRS210, Geelong Library & Heritage Centre collection.

89 *Third Annual Report, op.cit.*, p.7.

90 Buchan Laird & Buchan Contract Book, op.cit.

91 *Geelong Advertiser*, 3 August 1940.

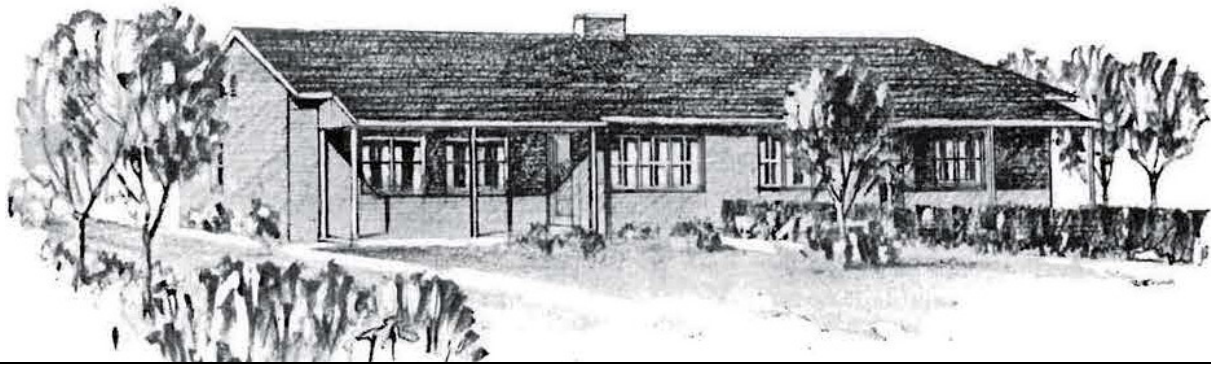


Figure 17: Buchan Laird & Buchan, Perspective drawing of proposed Type G.3 dwelling, Newtown, 1939.

Source: *Second Annual Report of the Housing Commission of Victoria for the period 1st July, 1939, to 30th June, 1940*, Parliament of Victoria, 1940.

As a complete ‘Garden City’ concept, Buchan Laird and Buchan’s involvement extended beyond the design of the subdivision and the dwellings to the fencing, landscaping and street infrastructure. In June 1940, the Commission gave suggestions for ‘minor alterations for the disposition of fences and paths on the layout plan’ prepared by the architects.⁹² Front fences and dividing fences in front yards were constructed according to the standard Housing Commission type, being ‘pipe and chain wire’ of low height.⁹³

‘Ornamental trees’ had also apparently ‘been planted in the house allotments’ with ‘an average of two being planted per house unit.’⁹⁴ In September 1940, the Newtown and Chilwell Town Council ‘had commenced the planting of trees in the new streets’, with loam and 300 trees supplied for public and private gardens.⁹⁵ It was also in September 1940 when concrete footpaths ‘with concrete curvings on the gutters’ were approved by the Housing Commission.⁹⁶ In the following month, two types of garden layouts were presented by the architects to the Commission, with the more expensive “proposal a” being adopted given the poor quality of the soil and the need for new soil following the advice of the Council’s Curator.⁹⁷ August 1941, the Council requested the Commission ‘provide the necessary seed’ for grass planting in each of the homes.⁹⁸ The Council also took over the management of the park and in late 1941 a chair swing and pair of chain swings were installed.⁹⁹

The Newtown and Chilwell Council also turned its attention to the naming of the new private road in the Estate. Initially, it had suggested it be named ‘Barnett Avenue’ in honour of F. Oswald Barnett, but he politely requested that another name be submitted.¹⁰⁰ Subsequently, Councillor Richardson

92 Meeting Minutes of the Housing Commission of Victoria, op.cit., Book 3, 20 June 1940.

93 *Third Annual Report, op.cit.* A low brick fence formed another very early type.

94 *Ibid.*, p.10.

95 Meeting Minutes of the Housing Commission of Victoria, 5 September 1940, VPRS 8212/P0 Book3, op.cit. The original street trees appear to have been replaced with the existing Paperbark (*Melaleuca styphelioides*) trees. According to Tim Osborne, Tree Planner, City of Greater Geelong, 7 March 2016, the replacement trees were possibly planted in the mid to late 1960s.

96 Meeting Minutes, op.cit., 27 September 1940.

97 *Ibid.*, 1 October 1940.

98 Newtown & Chilwell Town Council Minutes, op.cit., 27 August 1941.

99 *Ibid.*, 29 October 1941.

100 *Ibid.*, 26 February 1941.

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suggested that the road be named 'Churchill Avenue' (presumably after the then sitting British Prime Minister, Winston Churchill) and this was carried by the Council and approved by the Commission.¹⁰¹

On 1 January 1941, the first eight dwellings at 13-20 Churchill Avenue were handed over by the builders for occupation.¹⁰² This was followed by the dwelling at 12 Churchill Avenue on 8 May 1941 and the dwelling at 49 Churchill Avenue on 13 May 1941.¹⁰³ A few days later on 24 May 1941, the dwellings at 191-193 Aberdeen Street were available for occupation.¹⁰⁴ It was not until July when a larger number of houses had been finished, being those at 21-25 Churchill Avenue (on 12 July 1941) and 1-11 Churchill Avenue (on 19 July 1941).¹⁰⁵ On 2 August 1941, the dwellings at 185-189 Aberdeen Street had been completed, with the remaining dwellings ready for occupation in September and October of that year.¹⁰⁶

By 1942, the once undeveloped paddock used for football and cricket matches had been transformed into a small garden suburb. It was distinctive for its uniformity of house designs, homogenous chain mesh fencing with neatly laid out garden settings, and concrete footpaths with narrow nature strips punctuated by recently-planted trees (Figures 18-19).



Figure 18: View looking west along Churchill Avenue, 1942. Source: F.O. Barnett & W.O. Burt, *Housing the Australian Nation*, Research Group of the Left Book Club of Victoria, Melbourne, 1942.

101 Ibid.

102 Documentation kindly provided by Kim Roberts, Heritage Planner, Property & Asset Services Branch, Department of Health & Human Services, 29 February 2015.

103 Ibid.

104 Ibid.

105 Ibid.

106 Ibid.



Figure 19: Type G.2 Dwellings, 43-45 Churchill Avenue, 1942. Source: F.O. Barnett & W.O. Burt, *Housing the Australian Nation*, Research Group of the Left Book Club of Victoria, Melbourne, 1942.

Brief Social History of the Newtown Estate

Improvements in the Well-Being of Low Income Earners

One of the key aims of the Housing Commission was to improve the health of the occupants and to rehabilitate the 'slovenly habits' that were considered to be 'ingrained' as a consequence of families previously occupying hovels.¹⁰⁷ The aim for 'moral and physical salvation' through 'rehabilitation'¹⁰⁸ in a Garden City neighbourhood also formed the theoretical basis of Garden City planning. As outlined by John Sulman, Australia's 'father' of town planning in 1925:

Fresh air, sunlight, and the reduction of congestion would go far towards making towns healthy. To their lack is due the inferior physical, mental, and moral health of town dwellers. Working in a vitiated atmosphere arouses the craving for stimulants; the abuse of drink encourages immorality; immorality causes widespread disease; and there cannot be sound minds in unsound bodies ... Parks, trees, and gardens can do much to render life in a city healthful and agreeable; but, unless the buildings are pleasant to look upon, no city or town can be regarded as a satisfactory dwelling-place for its inhabitants.¹⁰⁹

In its *Third Annual Report* in mid 1941, the Housing Commission declared mixed success in raising the health, well-being and social standards of its tenants. Apart from health benefits, the moral overtones of the Commission's Report suggested that low-income earners had previously not held acceptable social standards and habits. While not specific to Newtown, the Commission's Report gave the following outline:

The most gratifying feature of rehousing has been the marked improvement in the health of these children. Housing Officers are advised that money previously spent in medicines and

¹⁰⁷ *Fourth Annual Report of the Housing Commission of Victoria for the period 1st July 1941 to 30th June 1942*, Parliament of Victoria, 1942, p.13.

¹⁰⁸ These were the terms used in the *Third Annual Report*, *op.cit.*, p.17.

¹⁰⁹ J. Sulman, *An Introduction to the study of Town Planning in Australia*, Government Printer of New South Wales, Sydney, 1921, p.40, 147.

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hospital expenses under former sub-standard housing conditions is now devoted to extra food for the children whose appetites have been stimulated by their new conditions.

The tenants generally have responded well to their new environment. Housewives, in the main, keep the new houses clean and tidy. The menfolk have also contributed to the improvement. In most cases substantial efforts to establish and maintain gardens and lawns have been made, and rockwork, fishponds and other works of a permanent ornamental nature in gardens have been carried out by the tenants.

... On the other hand, there are tenants whose response has been slow.

There are some families whose vicious and slovenly habits are so ingrained that persistent efforts of the Housing Officers to aid their rehabilitation have been fruitless. Very slight improvement in house management and not any in the control of children has been evidenced.

Some are far below the desired standard, and, although less than 5 per cent of the total families rehoused, are a very bad influence on the estates. These undesirable tenants were accepted only because the acute housing shortage made the provision of alternative housing accommodation impossible.¹¹⁰

Regulating the Housing Act & the First Housing Commission Tenants at Newtown

Another fundamental tenet of the Housing Commission was to fulfil the policy of the Housing Act in managing the abolition of slums as part of the resettlement of families and other low income earners.¹¹¹ Orders requiring compliance with regulations in the repair of privately-tenanted houses were also enacted.¹¹²

The Commission's principles in governing tenancy and rentals were documented in its Second Annual Report in June 1940:

The Commission may let or lease any of its houses to any "person of limited means" who, in the opinion of the Commission, is unable to secure suitable housing accommodation. The Commission must, however, have regard to –

- (a) The existing housing accommodation of such person;
- (b) The availability of other suitable accommodation at a rental within the means of such person;
- (c) The number of children living with such person and reasonable preference is to be given to persons displaced from sub-standard houses.

The Act does not define the term "person of limited means". It has been assumed that when the total family income of a man, his wife and three children amounts to £4 per week or less that he is a person of limited means.

As a general rule, the tenants of the Commission's houses are persons who because of the service of an order for demolition or extensive repair of a dwelling are required to vacate their houses and find other accommodation.

Special cases, which do not come within the category mentioned above, are dealt with according to their needs.

110 *Third Annual Report, op.cit.*

111 *Fourth Annual Report, op.cit.*, p.6.

112 *Ibid.*

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The Commission has made special provision for families who, because of the number of children in the family, are unable to obtain suitable housing accommodation.¹¹³

Housing Officers were appointed at Fishermen's Bend and other Commission Estates in Melbourne. Following a 'Suggested Plan of Management' of Housing Commissioner, Miss Frances Penington, these officers were women, employed to remove tenants from existing tenancies, resettle them into Housing Commission dwellings and collect rent.¹¹⁴ The latter task was to ensure that a personal relationship was established between the Officers and housewives, with visits made during the day, giving opportunity 'for a discussion of difficulties and for suggestion as to remedies.'¹¹⁵

At Newtown, the responsibilities for recommending demolition orders on sub-standard housing, re-settling tenants and collecting rents was divested to officers of the Newtown and Chilwell Council. In particular, Douglas John Stanley, Health Inspector (who commenced with the Council on 25 January 1939¹¹⁶) and Dr Alfred Sheppard Grimwade, Medical Officer, were appointed to act on behalf of the Housing Commission in late March 1940.¹¹⁷ Stanley was tasked with inspecting dwellings and reporting on their condition (including fabric, drainage, sanitation, ventilation, lighting, dampness, bathing and laundry facilities, cooking facilities, food storage facilities and vermin infestation), cleanliness, and whether they should be condemned.¹¹⁸ In these initial years, he also assisted in the selection of tenants for dwellings in the Newtown Housing Commission Estate, as outlined in the minutes of the Housing Commission's meeting of 8 April 1941:

The Secretary advised that he had conferred with the Health Inspector, Mr. Stanley, of the Newtown Council concerning the tenanting of houses in Geelong. An inspection had been made by the Commission's Housing Inspector of the various houses and the declarations would be issued in due course.

In the meantime, applications for tenancy and tenancy agreements had been handed to Mr. Stanley for the purpose of taking preliminary steps in connection with the selecting of tenants for these houses.¹¹⁹

Ultimately however, the Secretary of the Housing Commission checked and approved applications received from Douglas Stanley.¹²⁰ Yet, Stanley was responsible for the the day to day management of the Newtown Estate. The Commission had agreed to a gratuity of £52 per annum to Mr Stanley 'for carrying out duties in connection with the collection of rents and attending to maintenance items on the Commission's Estate in Aberdeen Street, Geelong.'¹²¹

113 *Second Annual Report, op.cit.*, p.19.

114 R. Howe, *New Houses for Old: Fifty Years of Public Housing in Victoria 1939-1988*, Ministry of Housing & Construction, 1988, pp.48-50. See also Barnett, *op.cit.*

115 Howe, *op.cit.*

116 Newtown & Chilwell Town Council Minutes, *op.cit.*, 25 January 1939.

117 *Ibid.*, 27 March 1940.

118 This was the information in Stanley's Reports of Inspections of Dwellings. See for example his report on the dwelling at 20 Virginia Street, 20 January 1941, GRS1222, Geelong Library & Heritage Centre collection.

119 Meeting Minutes of the Housing Commission of Victoria, *op.cit.*, 8 April 1941.

120 *Ibid.*, 1 May 1941.

121 *Ibid.*, 26 August 1941.

The First Tenants

Following the Housing Commission's policy of resettling tenants where their previous occupation had been condemned, the first 14 tenants of the Newtown Housing Commission Estate had been rehoused from earlier squalid conditions.¹²² They included Stephen Tanner, a labourer, and his wife, Stella and four children, who had been resettled from 37 Bond Street, Chilwell, to 181 Aberdeen Street (a type G.3 dwelling); Dugald McQueen, a linesman, and his recently-married wife, Ira Maie (nee Golden), from 68 Noble Street to 193 Aberdeen Street (a type G.2 dwelling); Thomas Bernard Johns, a textile worker, and his wife, Frances (nee Wootton) and their son, from 11 Fernleigh Street to 1 Churchill Avenue (a type G.2 dwelling); Mrs Alice Emond, a widow, and her three children, from Park Street, Newtown, to 4 Churchill Avenue (a type G.2 dwelling); Mrs Ruby Violet Shelley (nee Zimmer) and her husband, Joseph, from 5 Saffron Street to 5 Churchill Avenue (a type G.1 dwelling); Mrs Margaret Ellen Wells (nee King) and her soldier-husband, Sidney Joseph Wells, from 188 Skene Street to 6 Churchill Avenue (a type G.2 dwelling); Ernest Rupert Taylor, a railway employee and his wife, Martha Ellen (nee Wright) Taylor and their eight children, from 9 Camden Road to 7 Churchill Avenue (a type G.2 dwelling); Mrs Margery Fox and her five children, from 5 Pleasant Street to 9 Churchill Avenue (a type G.2 dwelling); Mrs Queenie Dalrymple and her husband, Robert Percival Dalrymple, and their six children, from 1010 Prospect Road to 11 Churchill Avenue (a type 2/G.3 dwelling); Henry Deppler, labourer, and his wife Lily May (nee Nightingale) and their four children, from 19 Fernleigh Avenue to 12 Churchill Avenue (a type G3a dwelling); Mrs Marion Goodwin and her six children, from 38 Bond Street to 16 Churchill Avenue (a type G3a dwelling); William J. Hussen and his wife, Rose Alice Hussen, from 287 Pakington Street to 17 Churchill Avenue (a type G.1 dwelling); Mrs Florence Beresford and her son, from 36 William Street to 19 Churchill Avenue (a type G.2 dwelling); and Mrs Bertha Johnson (nee Bulch) and her husband and two children, from 13 Union Street to 23 Churchill Avenue (a type 2/G.3 dwelling).¹²³

A notable number of the first lead tenants listed in the Newtown and Chilwell Rate Books for 1941-42 were female.¹²⁴ This might suggest that the 'Suggested Plan of Management' advocated by Commissioner Penington was implemented at Newtown, but carried out by the Health Officer or Council's Rate collector. Being war time, it was also a consequence of some husbands serving in the military forces. Margaret Wells' husband, Sidney, of 6 Churchill Avenue, was serving in the 2nd A.I.F., as was Leslie Victor Welsh, husband of Florrie Eva Welsh (nee Gould) at 27 Churchill Avenue. Henry Joseph Goodwin, husband of Marion Goodwin of 16 Churchill Avenue, was serving in the Navy.¹²⁵ None of the women tenants were formally employed, their occupations being listed as 'home duties'.¹²⁶ David H. Fyffe, a soldier at 203 Aberdeen Street was listed at the lead tenant that was also occupied by his wife, Myrtle Rose (nee Gainger) Fyffe and their five children.¹²⁷

The low-income earning social demographic of the first tenants was reflected in their occupations. There were nine labourers, including Alfred Charty of 183 Aberdeen Street; John Darlington Lean of 13 Churchill Avenue who lived there with his wife, Mary and four children; Gordon (Billy) Hargreaves of 14 Churchill Avenue, which was also occupied by his wife, Florence and their eleven children; Charles William Price of 20 Churchill Avenue; John William Lunn of 22 Churchill Avenue (his parents lived at 10 Churchill Avenue); and William Herman Kirby of 33 Churchill Avenue, who lived there with

122 See Reports of Inspections of Dwellings, 1941, GRS1222, Geelong Library & Heritage Centre collection. The occupants of the dwellings recommended for demolition were resettled in the Newtown Housing Commission Estate, suggesting that Stanley played a part in their resettlement.

123 Ibid.

124 See Newtown & Chilwell Town Council Rate Books, 1941-42, Geelong Library & Heritage Centre collection.

125 D.J. Stanley, Report of Inspection of Dwellings, op.cit.

126 Newtown & Chilwell Town Council Rate Books, op.cit.

127 Ibid. & Victorian Births, Deaths & Marriages Indexes online, Department of Justice.

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his wife, Jennie.¹²⁸ The dwelling at 185 Aberdeen Street was occupied by Percy Alford, a hairdresser, and wife, Annie; while Percy E. Williams of 189 Aberdeen Street (where he lived with his wife, Linda) was a tram employee; Frederick Thomas of 18 Churchill Avenue was a railway employee; Percival William McKay of 45 Churchill Avenue was a quarryman (the dwelling also being occupied by his wife, Wilhelmina); and Frederick James, a painter, occupied 49 Churchill Avenue.¹²⁹

The social vibrancy of the Newtown Housing Commission Estate in the earliest years from the 1940s was reflected in the notable number of young families. A glimpse of the social change to this part of Newtown was shown in a Housing Commission photograph of Churchill Avenue in 1945, where young children of varying ages were playing on the footpath (Figure 20).



Figure 20: Children outside 23-25 Churchill Avenue, 1945. Source: Department of Health & Human Services online, 2016.

Recent Changes to the Estate

A number of changes have been carried out in the Newtown Housing Commission Estate in recent times. Noticeable changes were made to the dwelling at 11 Churchill Avenue in the second half of the 20th century, including the rendering of the walls, replacement tiled roof cladding, construction of a balcony, installation of a circular first floor window and new windows. In 1991, the front gabled wing at 1 Churchill Avenue was extended and altered and the roof painted.¹³⁰ In 1992, a building permit was issued for two storey additions to the dwelling at 195 Aberdeen Street.¹³¹ At 187 Aberdeen Street, a building permit was issued in 2007 for alterations and additions, including a verandah.¹³² It was possibly at this time when the original windows were replaced and the walls were rendered. In 2010, the semi-detached dwellings at 7-9 Churchill Avenue were altered with the walls rendered, windows replaced and new tiles added to the roof.¹³³ The properties were subdivided and two storey dwellings constructed at the rear. Other changes in the area have

128 Ibid.

129 Ibid.

130 See Planning Permit 342/1992 & Building Permit 2877/1992, City of Greater Geelong.

131 Planning Permit 334/1992, City of Greater Geelong.

132 Building Permit 4671/2007, City of Greater Geelong.

133 Planning Permit 164/2010, City of Greater Geelong.

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included the replacement of original front windows with aluminium framed windows to a number of the dwellings, construction of carports or garages, and replacement front fencing.

Especially notable have been the demolition of seven pairs of dwellings at 181-183 Aberdeen Street, 197-199 Aberdeen, 205 Aberdeen Street, 207-209 Aberdeen Street and 15-17 Churchill Avenue. A carpark for the adjoining Great West Hotel was created at 181-183 Aberdeen Street. In 2007, three semi-detached dwellings were built at 15-17 Churchill Avenue.¹³⁴ Other dwellings at 197-199, 205, 207, 209 Aberdeen Street and 4-6, 16-18, and 47-49 Churchill Avenue were built in 2009-10 as part of social housing initiatives by the Department of Human Services.¹³⁵

The Architects: Buchan Laird and Buchan¹³⁶

The architectural firm of Buchan Laird and Buchan (originally known as Laird and Barlow) was prolific in Geelong and district in the late 19th and 20th centuries. John Angus Laird was born on 25 May 1862 at Eddington Station in the Western District of Victoria. He was the son of Mr John Laird who was one of Victoria's early pioneers, arriving in 1852. John Angus Laird was educated under a tutor until he was fifteen and on his parent's removal to South Australia, he was placed at a cost of 300 Golden Sovereigns with Joseph Watts, Geelong Architect, making rapid progress and he eventually became Watts's supervising architect.

Laird worked both in Geelong and Melbourne for a brief period and upon returning to the practice of Watts was on the understanding that he would eventually take it over. However, Laird commenced practice on his own account on 1 June 1891, with Watts taking as his business partner James Durran at this time. It was at this time when Laird took into partnership Fred J. Barlow of New Zealand.

Barlow was born in Christchurch, New Zealand on 24 January 1868, the son of John and Augusta Cecil Vere Barlow, formerly of Herefordshire and the Isle of Wight, England. He was first educated at the Papanui School before studying at Wiggin's Sumner College, and after completing his education he was articled to A.W. Simpson, architect of Christchurch in 1884.

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.

Barlow returned to New Zealand in 1893 although the practice continued under the name Laird and Barlow until 1908 when Laird made Thomas Johnston Buchan a partner in 1908. Born in Richmond on 27 October 1874, Buchan came to Geelong as a child following the appointment by the Education Department of his father, Thomas Johnston Buchan, as singing teacher to government primary schools in the area. Following his school education, arrangements had been made for Thomas Buchan junior to enter the architectural office of Watts, Tombs and Durran in 1890. However, he was articled to Laird and Barlow in 1891. Buchan was also a keen footballer, playing 41 games for the Geelong Football Club between 1899 and 1901. He was described as 'an adaptable small defender who was a useful goal-sneak when switched to the forward line.'

134 Planning Permit 904/2007, City of Greater Geelong.

135 Planning Permits 183/2010 & Social Housing Initiative Permits SH200901286, SH200912869 & SH20090012535, City of Greater Geelong.

136 See D. Rowe, 'Architecture of Geelong 1860-1900', B.Arch. thesis, Deakin University, 1991, Page, op.cit., Geelong Advertiser, 1 June 1891, J. Smith (ed.), *Cyclopedia of Victoria*, The Cyclopedica Co., Melbourne, 1903, pp.452-453, & 'Frederick John Barlow, 1868-1939', Christchurch City Libraries online, February 2016 at <http://my.christchurchcitylibraries.com/frederick-john-barlow/>

Newtown West Heritage Review 2015-16

PLACE NAME: Newtown Housing Commission Estate

Place No. PRECINCT 4

ADDRESS: 185-209 Aberdeen St & 1-49 Churchill Ave, Newtown

Assessment Date: May 2016

Known as Laird and Buchan, the practice continued to prosper in the early 20th century, which included a large number of Federation dwellings. Several commissions also provided the firm with sufficient work during the onset of the First World War from 1914, until war-time shortages later in the war almost brought building works to a halt. A steady flow of commissions for the domestic replanning required to connect Geelong homes to the new Geelong Waterworks and Sewerage Trust sewerage system helped the firm survive.

After the war, the architectural firm took advantage of the boom years of the 1920s, with a substantial variety of work in Geelong and the Western District. This continued in the 1930s. Projects included substantial interwar dwellings as well as commercial, industrial and recreational architecture. Also critical to the success of the firm was the enduring patronage of the Miller Estate and the Housing Commission of Victoria in the designs of welfare housing.

The 1930s witnessed another new era for the Laird and Buchan 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:

The Newtown Housing Commission Estate was the earliest of provincial estates designed by Buchan Laird and Buchan. The other earliest Housing Commission Estates by these architects in the early 1940s were at Warrnambool, Wangaratta, Shepparton, Redcliffs, Merbein and Swan Hill.¹³⁷ The most comparable precincts to the Newtown Estate are as follows:

- Warrnambool: Forty brick veneer dwellings with Marseille tiled roofs were designed as single and semi-detached pairs of similar designs as those at Newtown.¹³⁸ Unlike Newtown however, the verandah and entrance porch locations were varied to provide greater protection given that the front door opened directly onto the living room.¹³⁹ Constructed in June 1941 by P.J. Hatwell and Sons (builders of the homes in Newtown) at a cost of £29,8701.0.0, the homes were laid out around a crescent (comprising Ocean and Wattle Groves), having 'an exposed position facing the ocean.'¹⁴⁰ The layout of the Estate followed Garden City principles in the central park facing Nicholson Street, and standard nature strips, garden settings (with expansive side setbacks) and semi-detached dwelling compositions. Further Housing Commission dwellings were constructed in the Estate in 1960, 1961 and 1969.¹⁴¹ The Warrnambool Housing Commission Estate is more intact and has a more dynamic subdivision layout than the Newtown Estate. It has significance to the State of Victoria and the City of Warrnambool, being identified as HO305 in the Warrnambool Planning Scheme.
- Wangaratta: laid out and built in 1944,¹⁴² the central core of the Estate was Smith Crescent, with access to Vincent Road (where more properties were situated) was by Smith Street. The precinct has the typical Garden City planned character with generous private settings, public park (in the north-east corner of the Estate), grassed nature strips, concrete kerbs and

137 See *Second, Third and Fourth Annual Reports, op.cit.*

138 *Ibid.*

139 *Third Annual Report, op.cit.*, p.15.

140 *Ibid.*, p.7 & *Fourth Annual Report, op.cit.*, p.12.

141 'Precinct 5 – Ocean and Wattle Groves' in *Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance*, December 2012, p.37.

142 Context Pty Ltd, '1944 Housing Commission Precinct' in 'Rural City of Wangaratta Heritage Review (Part 1) and Heritage Precincts, prepared for the Rural City of Wangaratta, 2011.

Newtown West Heritage Review 2015-16

PLACE NAME: Newtown Housing Commission Estate

Place No. PRECINCT 4

ADDRESS: 185-209 Aberdeen St & 1-49 Churchill Ave, Newtown

Assessment Date: May 2016

channels, and concrete footpaths and driveways. The Estate originally comprised 60 dwellings,¹⁴³ being single storey and detached. There are a number of brick dwellings with gabled roof forms, verandahs and details similar to the semi-detached houses at Newtown. Differing from the Newtown subdivision are the timber and fibro-cement dwellings with hipped roofs. Known as the 1944 Housing Commission Precinct, the Estate at Wangaratta appears to be more intact than the Newtown Estate. It is included as HO18 in the Wangaratta Planning Scheme.

The Housing Commission Estates at Redcliffs (17 houses), Merbein (13 houses) and Swan Hill (11 houses) differed from the Newtown Estate in that the houses were detached and 'of timber construction, with fibro cement roofs and wide overhanging eaves to meet climatic conditions.'¹⁴⁴ The Shepparton Estate had a similar subdivisional layout to Newtown, being rectangular, the centrally-sited dwellings accessed by U shaped roadways. A park was laid out in the northern portion of the Estate. It accommodated 46 single houses with some designed with gabled roofs 'with wide eaves' to 'give pleasant form and appearance of coolness.'¹⁴⁵ Today, there is a range of Housing Commission dwelling types (of varying eras). Some gabled face brick dwellings in Balaclava Road have an affinity with the designs of the dwellings at Newtown.

143 *Ibid.*

144 *Fourth Annual Report, op.cit.*, p.12.

145 *Ibid.*

Place Name

Address No.

Street

Town

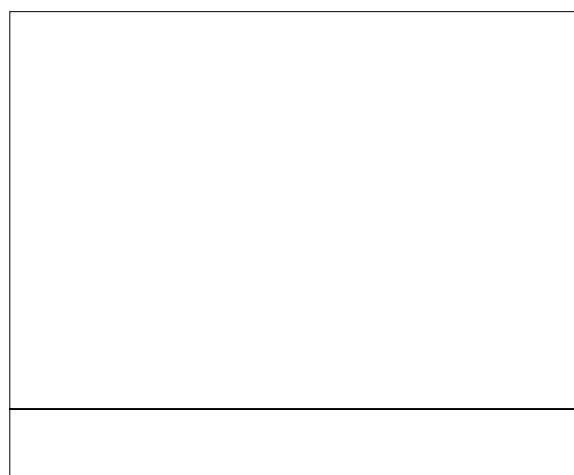
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Annie Alford was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. Mrs Alford first lived there with her husband, Percy Alford, a hairdresser.

There is an early (but introduced) timber picket front fence.

References:

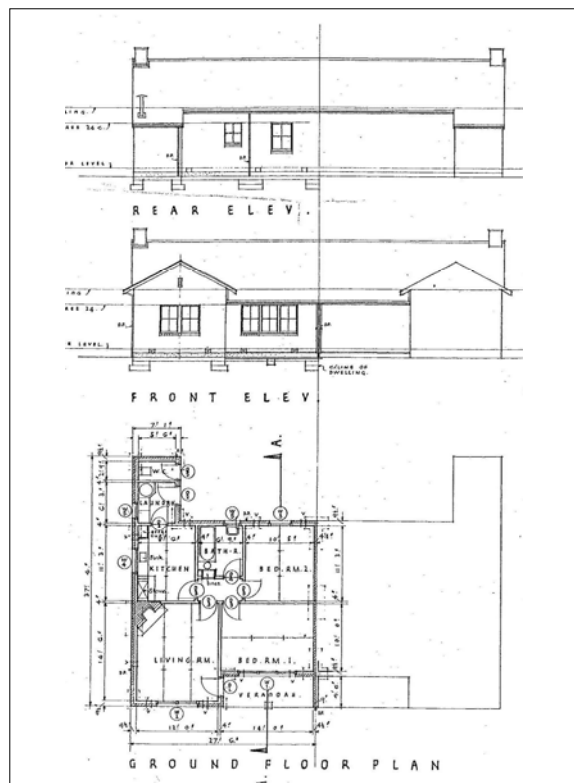
Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

P.W. Alford, Probate Administration files, 1955, VPRS 28/P4 Unit 977 Public Record Office Victoria.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

James Pitcher, a retired labourer from Mannerim, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Susan Pitcher (nee Wiffen), until his death at Mt Gambier in 1944. It appears that at least one of James and Susan Pitcher's 11 children also lived at 187 Churchill Avenue given that they occupied a G.2 type (two bedroom) dwelling.

In 2007, a building permit was issued for alterations and additions to the dwelling, including a verandah. It might have been at this time when the original windows were replaced with aluminium framed windows and the face brick walls were rendered.

There is an introduced high timber paling fence.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

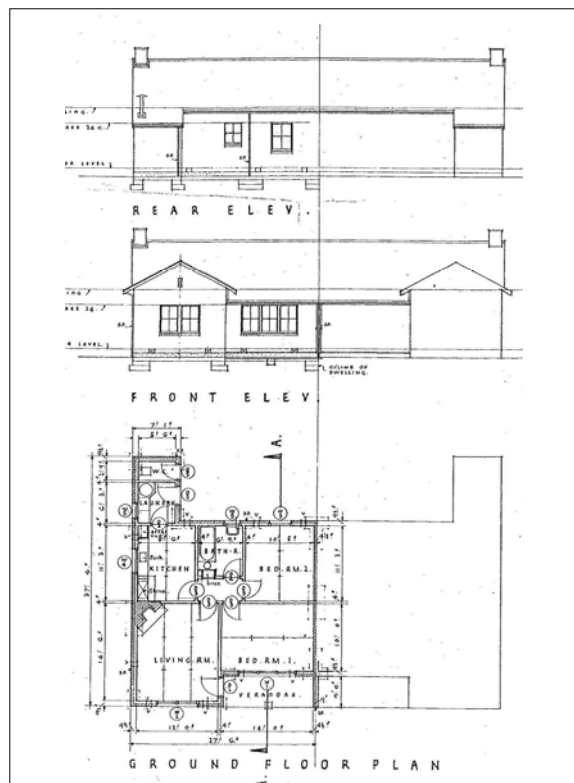
Bellarine Families Index, Bellarine Historical Society Inc.

Billion Graves online at <https://billiongraves.com/grave/James-Pitcher/2251101>

J. Pitcher, Probate Administration files, 1944, VPRS 28/P3 Unit 4058 Public Record Office Victoria.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Building permit, 4671/2007, City of Greater Geelong.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

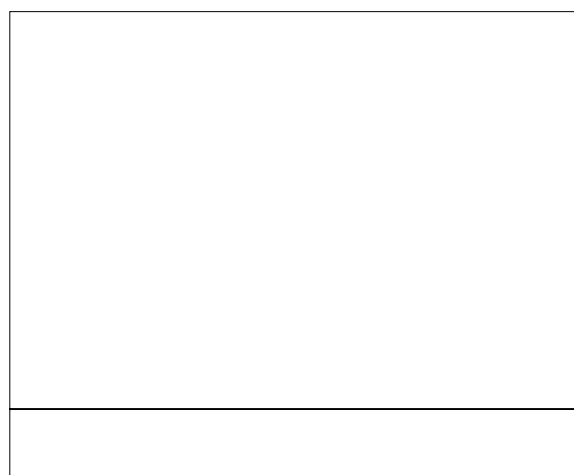
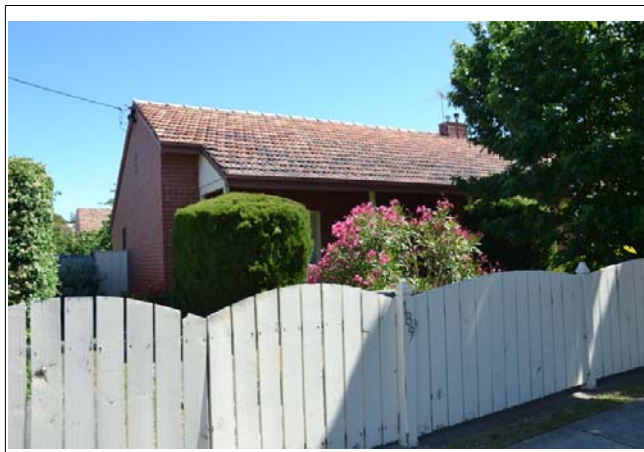
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Percy Edward Williams, a tram employee, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Linda (nee Boyack) Williams, and their four children. In 1944, Mrs Williams was listed as the lead tenant in the Rate Books.

There is an introduced (early) Housing Commission front fence with expressed timber posts (having moulded timber post caps) and arched, wide timber picketed bays.

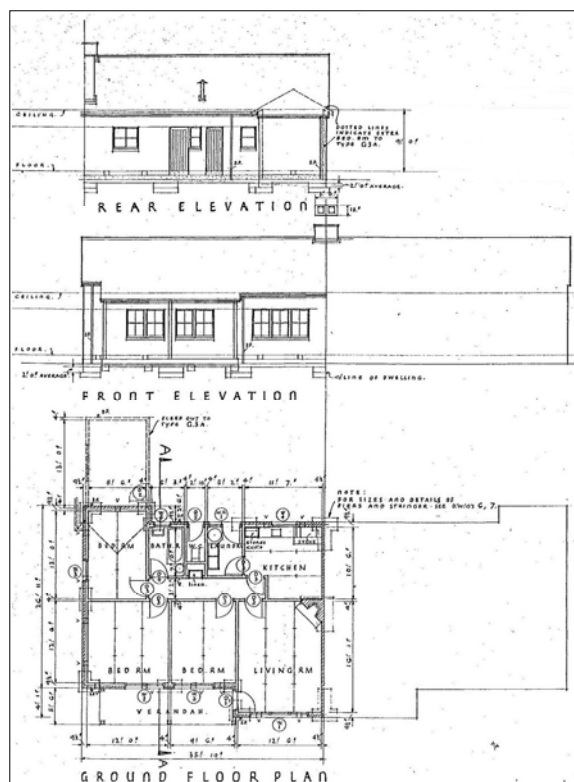
References:

Newtown & Chilwell Rate Books, 1940-44, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs May Frances (nee Batley) Allaway was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. Mrs Allaway was married to George Albert Allaway who was on active service in the Second World War at this time.

The front verandah has been infilled. The low front brick fence has replaced an original hollow steel and chain mesh fence.

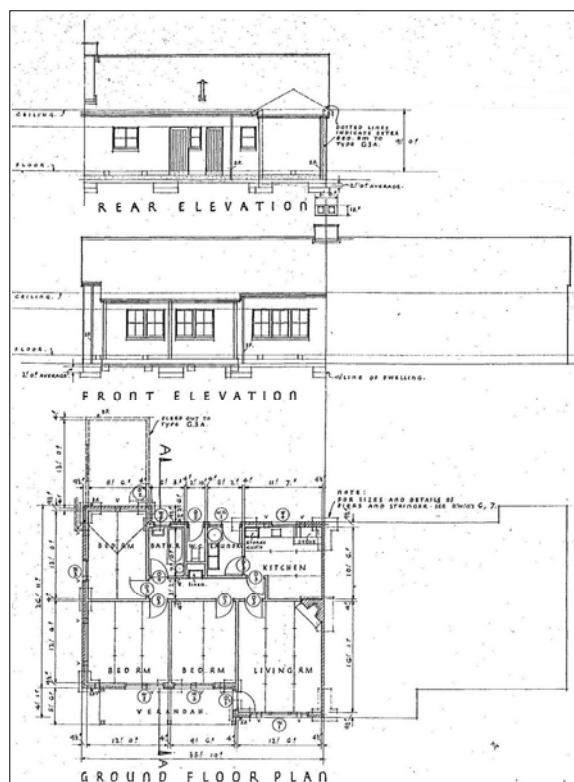
References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

G.A. Allaway, Service No. VX121880, National Archives of Australia online, March 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

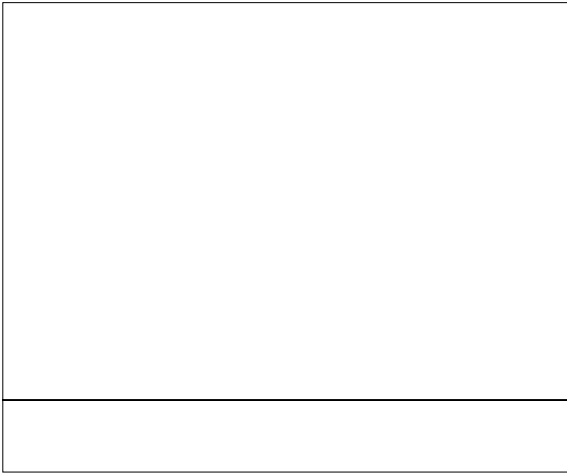
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

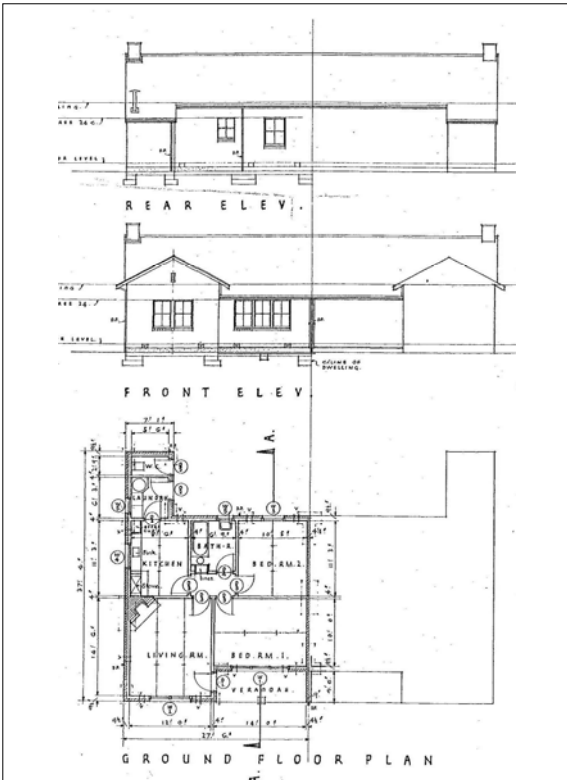
History/Notes

Dugald McQueen, linesman, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Ira Maie (nee Golden) McQueen. They had previously occupied the house at 68 Noble Street, Newtown until the Newtown & Chilwell Council Health Inspector issued an order for its demolition.

There is a bank of three windows in the front gable end and a pair of windows under the front verandah, which differs from the arrangement of windows originally intended. There is an introduced low block front fence.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes online, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- Health Inspector Inspection Report, 8 Fernleigh St, Newtown, 20 July 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

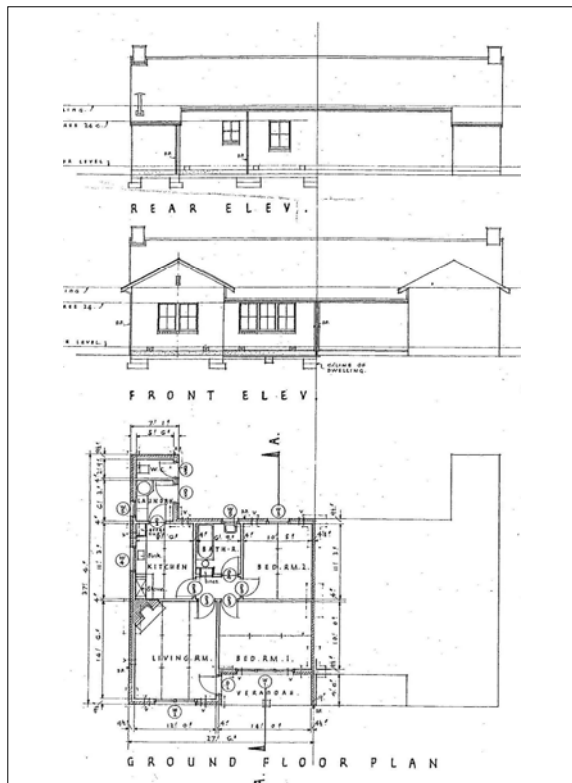
History/Notes

Mrs Mary Clarke (nee Shaw) was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. Mrs Clarke lived there with her husband, Victor John Clarke and presumably their two children for twelve months before relocating to 26 Churchill Avenue in 1942. This dwelling at 195 Aberdeen Street was occupied by Gladys McCarter at this time. Her occupation was given as home duties.

The two storey additions at the west end of the dwelling appear to have been constructed in 1992. Further works were carried out in 2014.

References:

- Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.
- Planning permit 334/1992, City of Greater Geelong.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Hannah (nee Gorrell) Faulkner was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She lived there with her husband, Roy Clifton Faulkner.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Social Housing Initiative, December 2009, SH200912869, City of Greater Geelong.

Demolition request & consent, PG971/2009, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Eileen Lillian (nee Estick) Patching was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She lived there with her husband, Allen Henry Patching and their child.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

Sands & McDougall's Directory, 1946, Geelong Library & Heritage Centre.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Social Housing Initiative, December 2009, SH200912869, City of Greater Geelong.

Demolition request & consent, PG971/2009, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

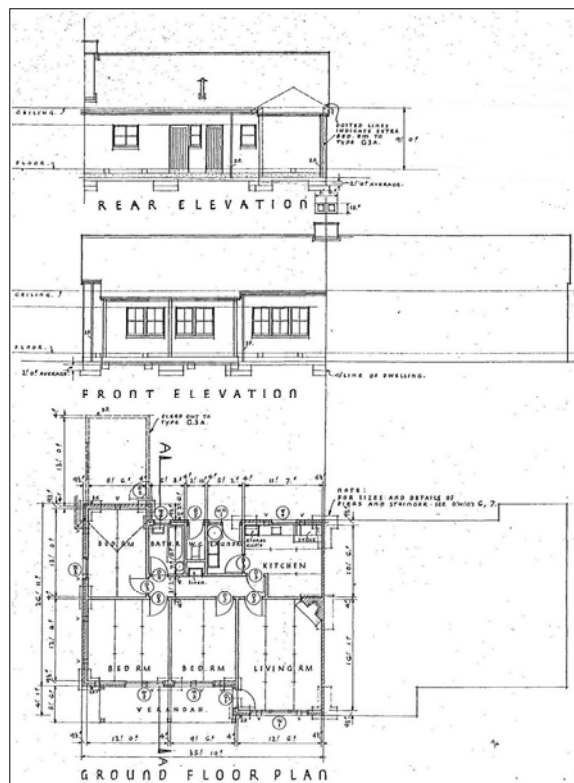
History/Notes

Mrs Catherine Gemmell McGowan was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She lived there with her four children, following the death of an illness in 1940 of her husband, Alexander Fairweather McGowan, while serving as a Leading Aircraftman in the Royal Australian Airforce in Darwin in the Second World War.

There is an introduced steel mesh front fence.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016. 'Catherine McGowan (obnr Gemmell)' at <https://www.myheritage.com/research/collection-10147/billiongraves?itemId=22982465&action=showRecord>
- Alexander Fairweather McGowan, Roll of Honour, Australian War Memorial online, service no. 59611.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

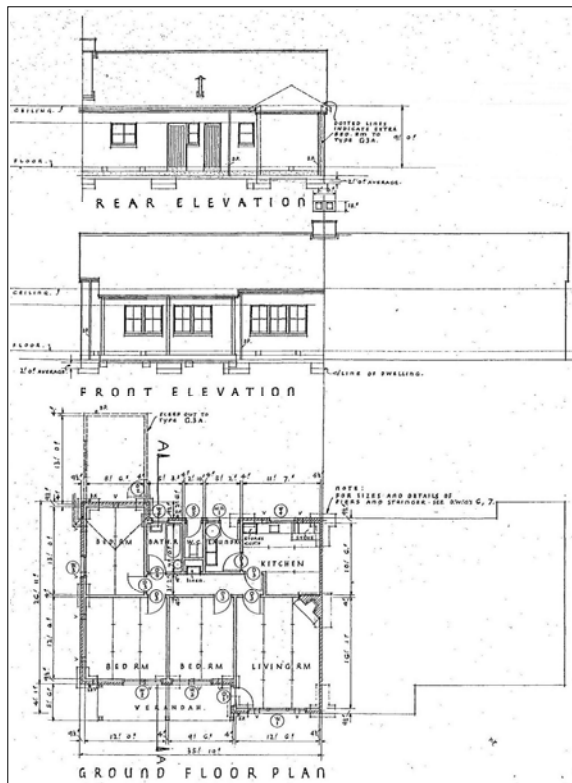
History/Notes

David Hopetoun Fyffe, soldier, who was about to serve in World War Two, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Myrtle Rose (nee Gainger) Fyffe, and their five children.

There is an introduced (early) Housing Commission front fence with expressed timber posts (having moulded timber post caps) and arched, wide timber picketed bays.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- David Hopetoun Fyffe, service no. V13988, National Archives of Australia online, March 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

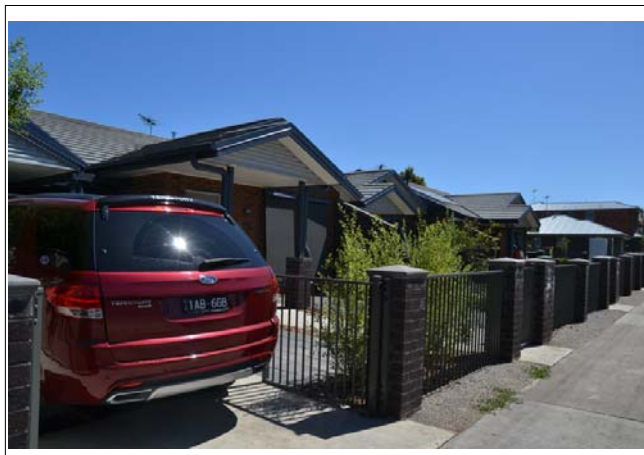
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Jessie Margaret (nee Keller) O'Brien was listed as the first occupier of a Type G.2 dwelling at 205 Aberdeen Street in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She lived there with her husband, William Joshua O'Brien, following their marriage in 1940.

The original semi-detached dwelling on this site was demolished in 2010 to make way for a 3 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Planning Permit 183/2010, City of Greater Geelong.

Demolition consent, PG650/2010, City of Greater Geelong.

Place Name

Address No.

Street

Town

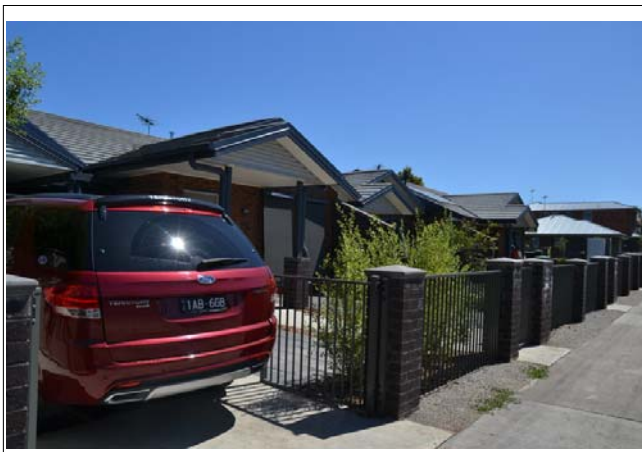
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

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- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes online, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.
- Planning Permit 183/2010, City of Greater Geelong.
- Demolition consent, PG650/2010, City of Greater Geelong.

Place Name

Address No.

Street

Town

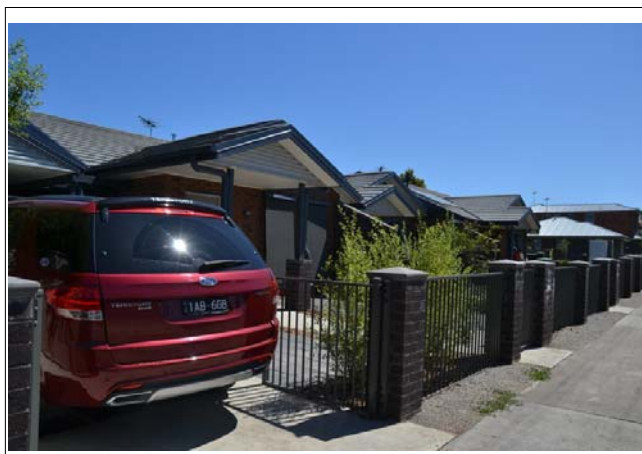
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

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The original semi-detached dwellings on this site were demolished in 2010 to make way for a 3 unit social housing development by the Department of Human Services.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes online, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.
- Planning Permit 183/2010, City of Greater Geelong.
- Demolition consent, PG650/2010, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Margaret Helen Welsh (nee Anderson) was listed as the first occupier a G.3 type dwelling at 207 Aberdeen Street in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She lived there with her husband, Harry Welsh and their eight children.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Social Housing Initiative, permit SH200901286, City of Greater Geelong.

Demolition request & consent, PG972/2009, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Emily (nee Splatt) Robinson) was listed as the first occupier a G.3 type dwelling at 209 Aberdeen Street in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She lived there with her husband, Frederick Robinson, and their seven children.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Social Housing Initiative, permit SH200901286, City of Greater Geelong.

Demolition request & consent, PG972/2009, City of Greater Geelong.

Place Name

Address No.

Street

Town

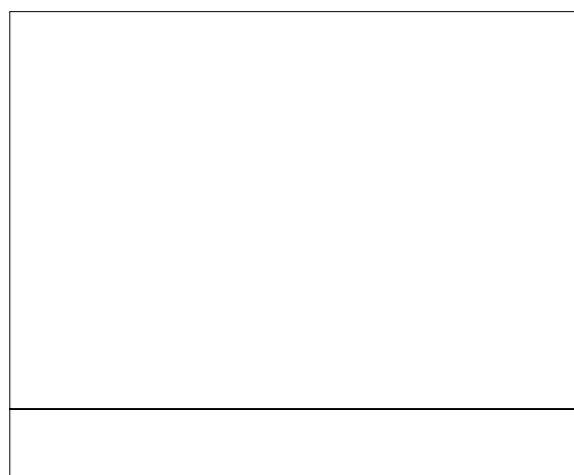
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Thomas Bernard Johns, a textile worker, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Frances Johns (nee Wootton). They had previously occupied a house at 11 Fernleigh Street, Newtown, until the Newtown & Chilwell Council Health Inspector issued an order for its demolition.

In 1991, the front gabled wing was extended and altered and presumably the roof was painted at this time. The pointed timber picket front fence appears to have been constructed in 1992.

References:

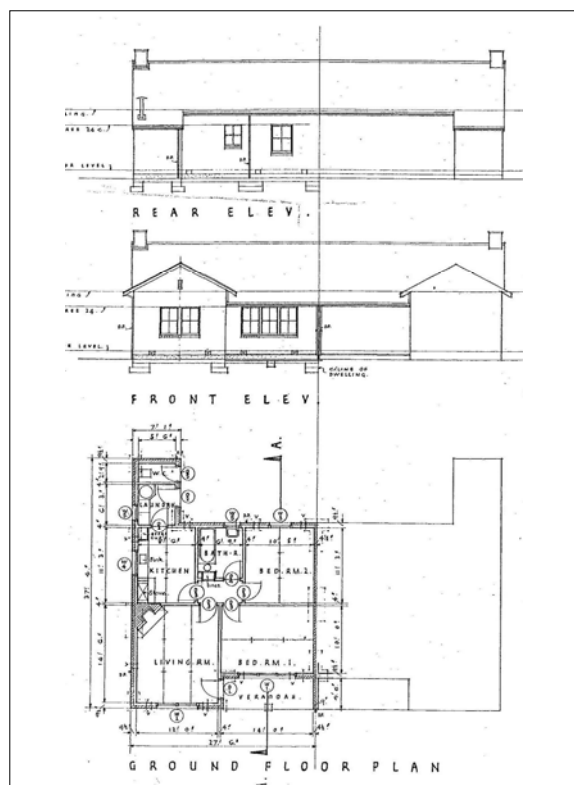
Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Health Inspector Inspection Report, 8 Fernleigh St, Newtown, 25 July 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.

Building permit 2877/1992, City of Greater Geelong.

Planning Permit 342/1992, City of Greater Geelong.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

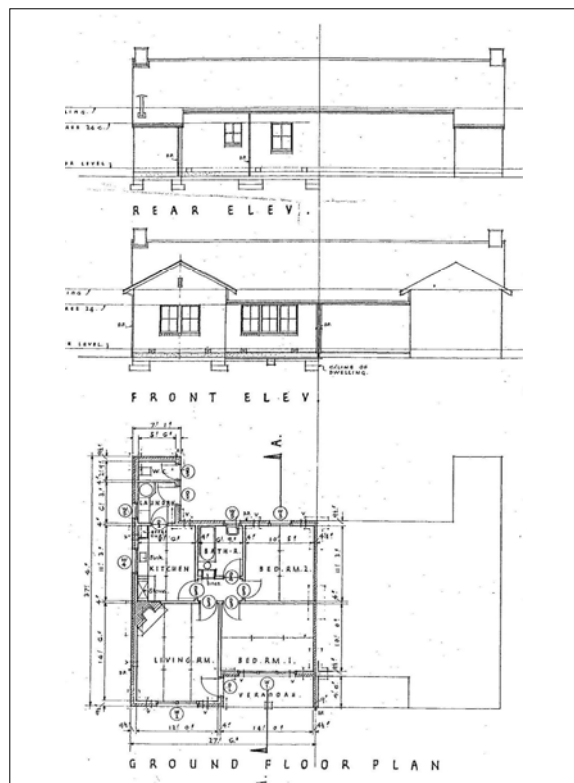
Richard Grattan, labourer, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He appears to have lived there with his wife, Mrs Ethel Powell (nee Jezard) Grattan.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

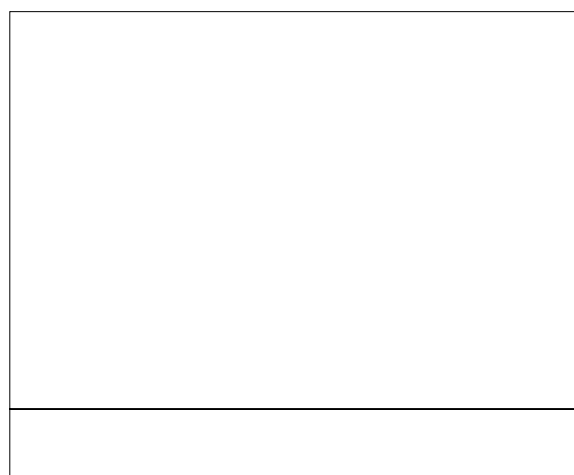
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Alexander M. Burgess, labourer, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Myrtle Dorothy (nee Emond) Burgess. Alexander Burgess died in 1967 at the neighbouring home of his mother in law, Mrs Alice Emond, 4 Churchill Avenue.

There is an original hollow steel post & rail, & chain mesh fence dividing front yard from neighbouring property.

The aluminium framed windows and the front vertical timber picket fence have been introduced.

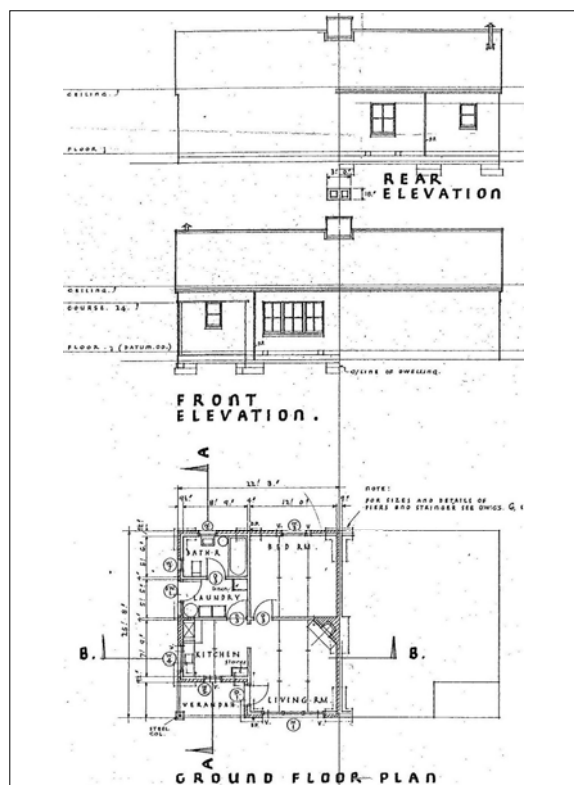
References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Alice Emond, widow, was listed as the first occupier of a Type G.2 dwelling at 4 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She appears to have lived there with three of her six children. The Emond family had previously occupied a house at 8 Park Street until an order for its demolition had been issued by the Health Inspector of the Newtown & Chilwell Council. Mrs Emond lived at 4 Churchill Avenue until her death in 1963.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 3 unit social housing development by the Department of Human Services.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice. Geelong Cemeteries Trust Online Database, February 2016.
- Health Inspector Inspection Report, 8 Park St, Newtown, 25 July 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.
- Social Housing Initiative, Ministerial permit SH20090012535, City of Greater Geelong.
- Demolition request & consent, PG463/2009, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

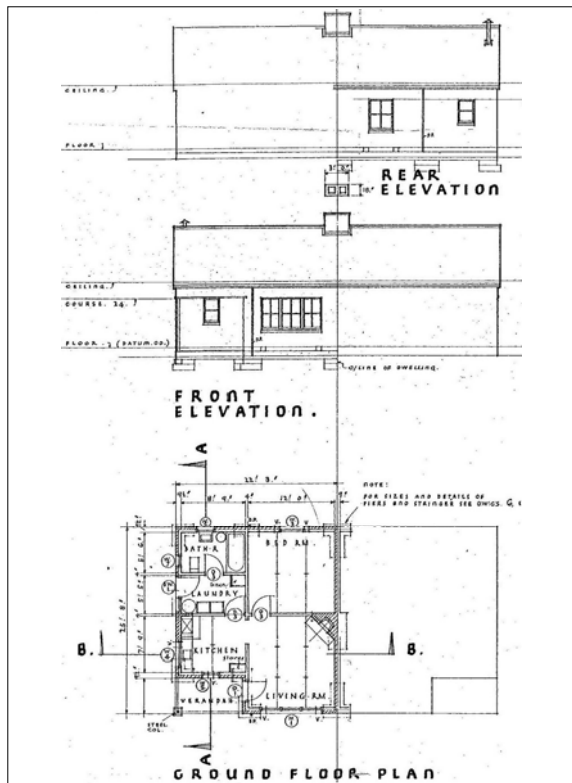
Mrs Ruby Violet (nee Zimmer) Shelley was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She lived there with her husband, Joseph Shelley. They had previously lived in a house at 5 Saffron Street, Newtown, until the Council Health Inspector issued an order for its demolition. Joseph Shelley lived at 5 Churchill Avenue until his death in 1961.

The aluminium framed windows have been introduced.

There is an introduced (early) Housing Commission front timber fence posts with moulded timber post caps & introduced picket fence fence.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- Health Inspector Inspection Report, 5 Saffron St, Newtown, 2 April 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

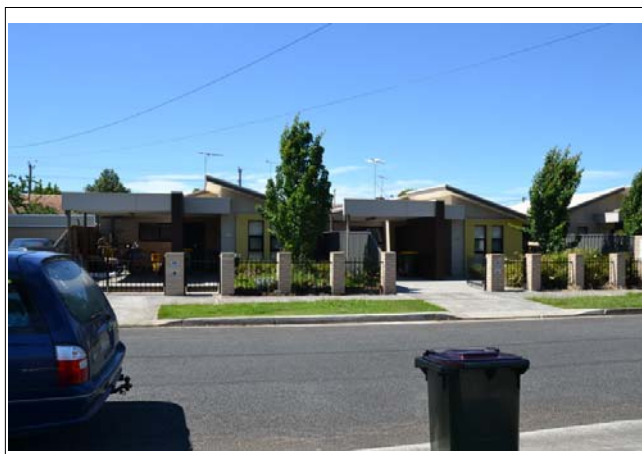
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Margaret Ellen Wells (nee King) was listed as the first occupier of a Type G.2 dwelling at 4 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She lived there with her husband, Arthur Wells. They had previously occupied a house at 177 Skene Street, Newtown, until the Council Health Inspector issued an order for its demolition.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 3 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

'Margaret Ellen Wells' at Billion Graves online, March 2016. Health Inspector Inspection Report, 177 Skene St, Newtown, 20 May 1941, GRS 1222 Unit 3, Geelong Library & Heritage Centre.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Social Housing Initiative, Ministerial permit SH20090012535, City of Greater Geelong.

Demolition request & consent, PG463/2009, City of Greater Geelong.

Place Name

Address No.

Street

Town

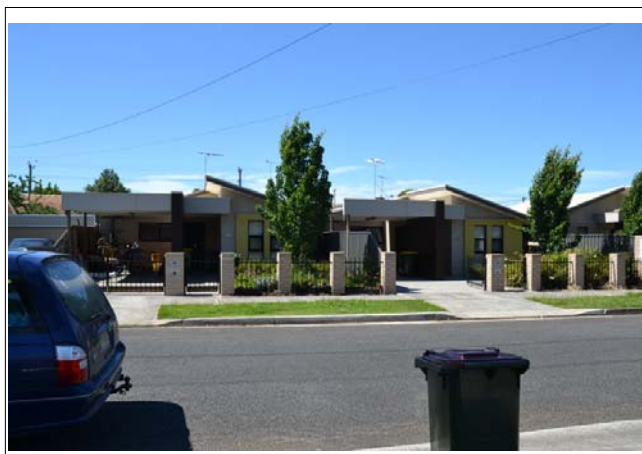
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Margaret Ellen (nee King) Wells was listed as the first occupier of a Type G.2 dwelling at 4 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She lived there with her husband, Arthur Wells.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 3 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

'Margaret Ellen Wells' at Billion Graves online, March 2016. Health Inspector Inspection Report, 177 Skene St, Newtown, 20 May 1941, GRS 1222 Unit 3, Geelong Library & Heritage Centre.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Social Housing Initiative, Ministerial permit SH20090012535, City of Greater Geelong.

Demolition request & consent, PG463/2009, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

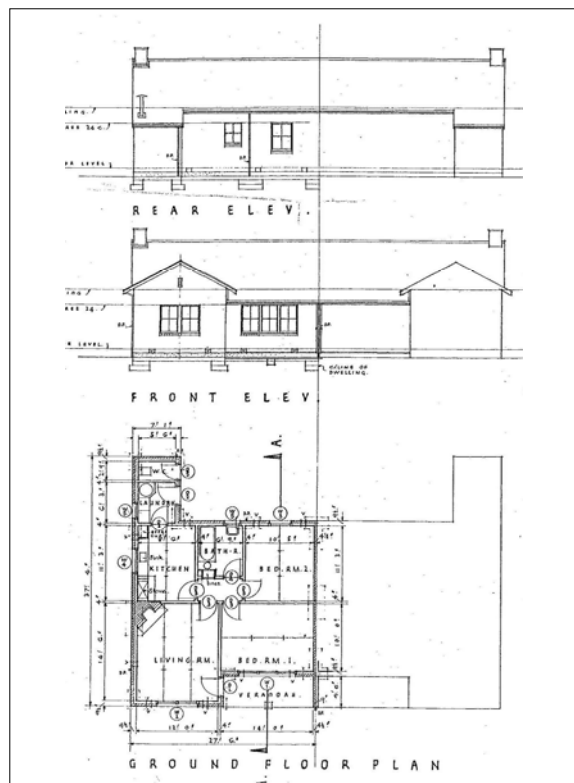
History/Notes

Ernest Rupert Taylor, railway employee, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Alice (nee Conn) Taylor and eight of their ten children. They had previously occupied a house at 9 Camden Road, Newtown, until the Newtown & Chilwell Council Health Inspector issued an order for its demolition. Ernest Taylor lived at 7 Churchill Avenue until his death in 1976.

In 2010, a 2 lot subdivision was created for this property. The existing dwelling was altered, with new roof tiles, rendered finish applied to the walls and aluminium framed windows installed.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- Health Inspector Inspection Report, 9 Camben Rd, Newtown, 15 July 1941, GRS 1222 Unit 3, Geelong Library & Heritage Centre.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.
- Planning permit 164/2010, City of Greater Geelong.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

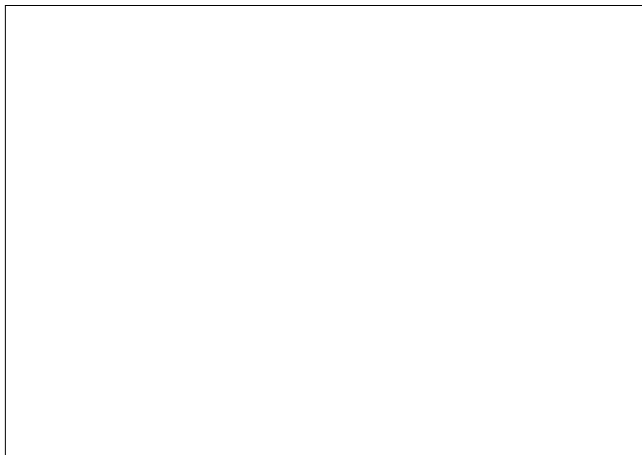
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

In 2010, a 2 lot subdivision was created for the property at 7 Churchill Avenue. This dwelling was constructed at this time.

References:

Planning permit 164/2010, City of Greater Geelong.



Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

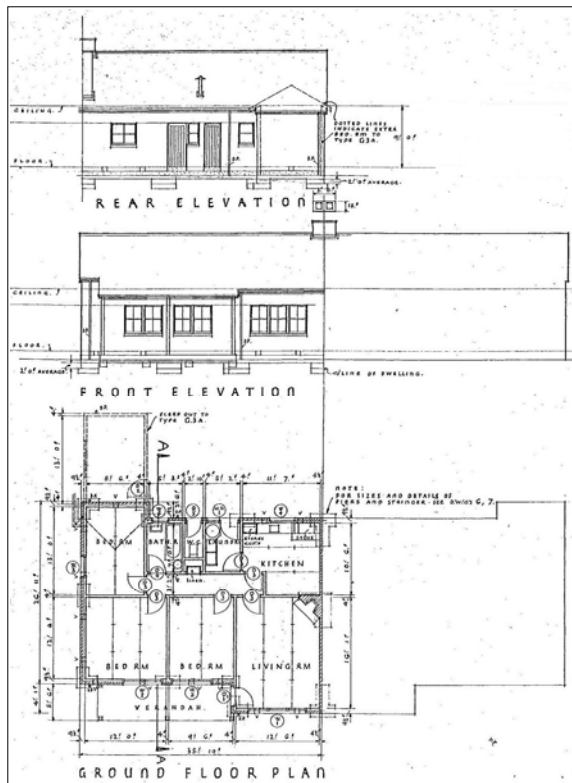
History/Notes

Mary E. Anderson (nee Kitchen) was listed as the first occupier of a Type G.2 dwelling at 4 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She lived there with her husband, Francis (Frank) Anderson and their children.

There is an introduced front timber picket fence.

References:

- Newtown & Chilwell Rate Books, 1940-41,1950, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Margery Fox (nee Kelley) was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She lived there with her husband, Raymond Fox and their five children.

In 2010, a 2 lot subdivision was created for this property. The existing dwelling was altered, with new roof tiles, rendered finish applied to the walls and aluminium framed windows installed.

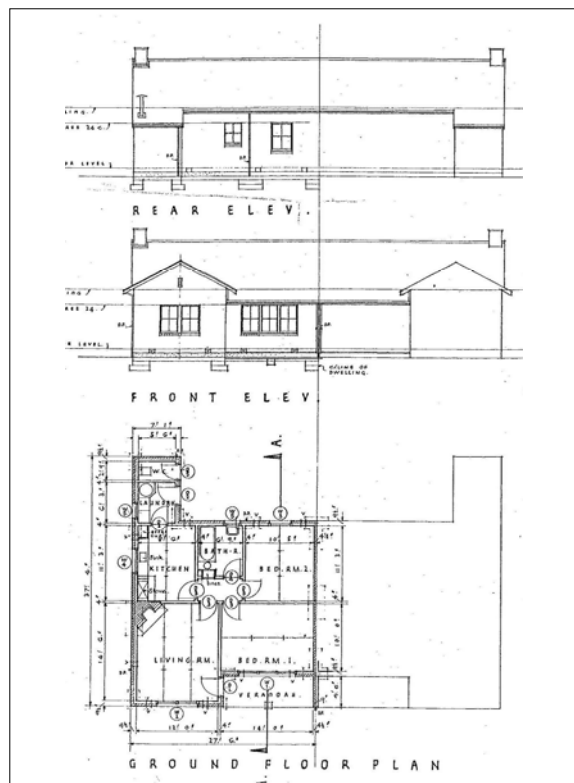
References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Planning permit 164/2010, City of Greater Geelong.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

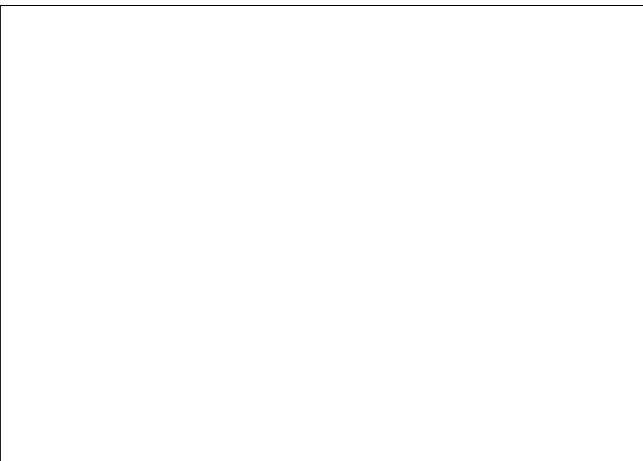
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

In 2010, the original lot at 9 Churchill Avenue was subdivided into two allotments. This two storey dwelling was constructed on the excised allotment at this time.

References:

Planning permit 164/2010, City of Greater Geelong.

Place Name

Address No.

Street

Town

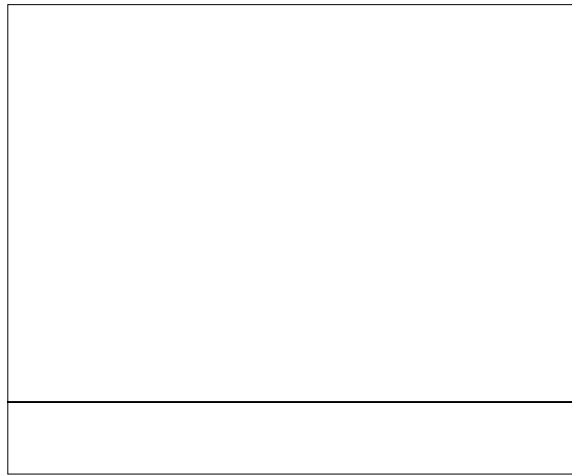
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

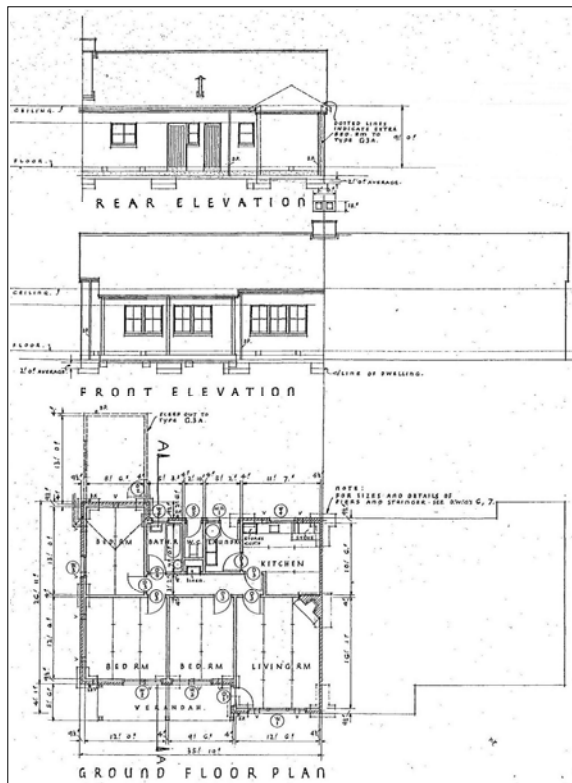
History/Notes

Albert Seaton Lunn, a steward, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. He lived there with his wife, Mrs Edith Lucy (nee Clarke) Lunn, and presumably some of their 10 children. Albert Lunn had served in the Australian Army and Flying Corps in World War 1, having enlisted in December 1915 at the age of 42 years and 11 months. Wounded in action, Lunn applied for a pension in 1917 following his return. In 1923, he was granted 105 acres of Soldier Settlement farmland at Doomburrim near Warragul. It seems that Lunn had limited success as a farmer, as he was reported in *The Argus* in 1925, claiming that: 'If my farm was cleared it would be the best in the district. The board allows me £3 per acre to clear. A wounded arm and weak heart affect my working capacity.'

The original windows have been replaced with aluminium framed windows and there is an introduced front timber picket fence.

References:

- Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice. Geelong Cemeteries Trust Online Database, February 2016.
- Lunn, A.S., War Service Record 5622, National Archives of Australia online, March 2016.
- Lunn, A.S., Soldier Settlement Records, VPRS 5714 P0 Unit 893 file 996/12, Public Record Office Victoria.
- The Argus*, 28 April 1925.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

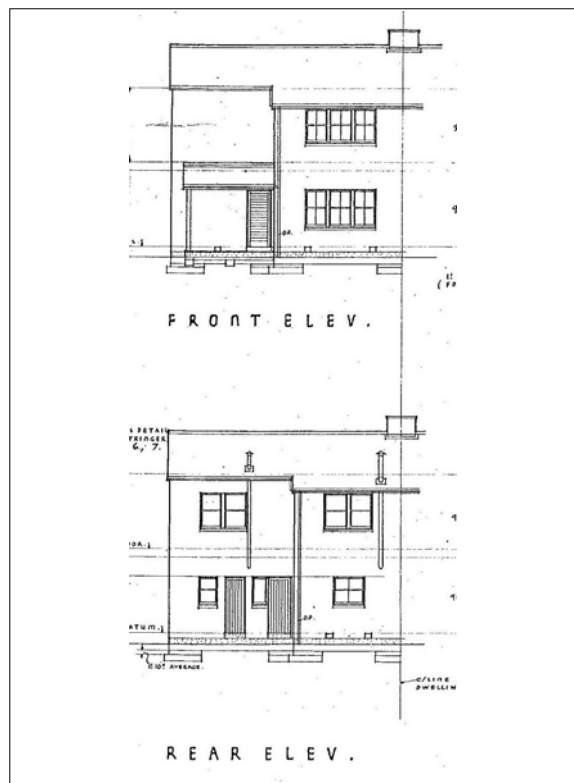
History/Notes

Mrs Queenie May Dalrymple (nee Bolton) was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She lived there with her husband, Robert Percival Dalrymple, and their six children. They had previously occupied a house at 101 Prospect Road, Newtown, until the Newtown & Chilwell Council Health Inspector issued an order for its demolition.

The original dwelling has been altered with the introduction of new roof tiles, infilled front porch, balcony, introduced first floor circular window, & aluminium framed windows & doors. There is also an introduced front fence.

References:

- Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.
- Health Inspector Inspection Report, 101 Prospect Road, Newtown, 13 June 1941, GRS 1222 Unit 3, Geelong Library & Heritage Centre.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

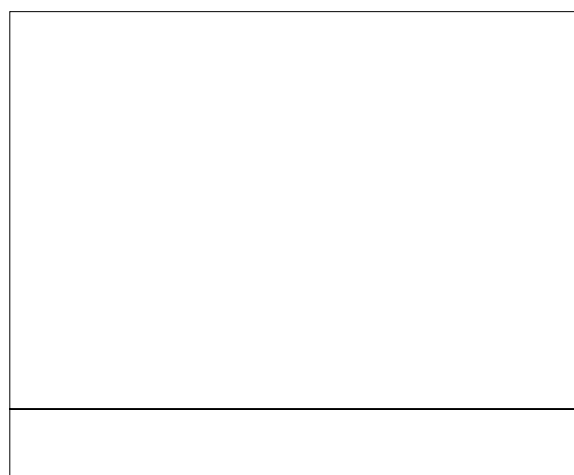
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Henry Deppler, labourer, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. He lived there with his wife, Mrs Lillian May Deppler (nee Nightingale) and possibly some of their six children. They had previously occupied a house at 196 Fernleigh Avenue, Newtown, until the Newtown & Chilwell Council Health Inspector issued an order for its demolition.

The first occupier of this dwelling in 1942 was Henry Deppler, labourer.

There are introduced aluminium framed windows, rear addition and side garage.

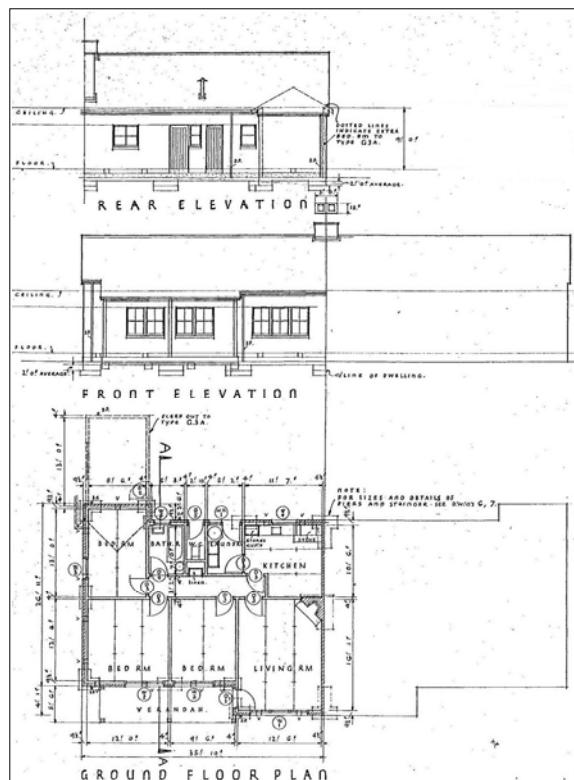
References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

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

Health Inspector Inspection Report, 19 Fernleigh Avenue, Newtown, 25 July 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

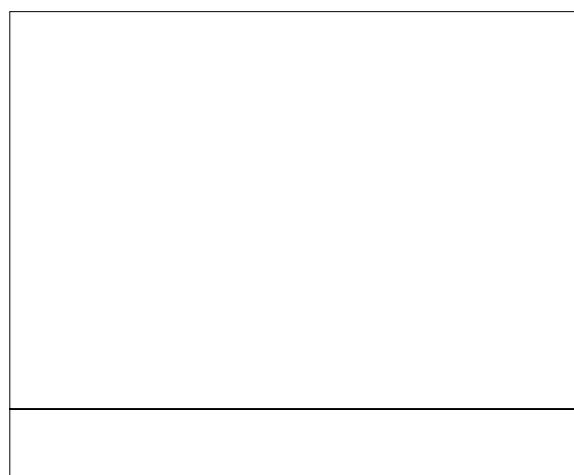
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

John Darlington Lean, labourer, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. He lived there with his wife, second wife, Mrs Patricia Lean and possibly some of his four children from his first marriage.

There is an introduced side carport.

The front hollow steel post & rail, & chain mesh front fence appears to be original.

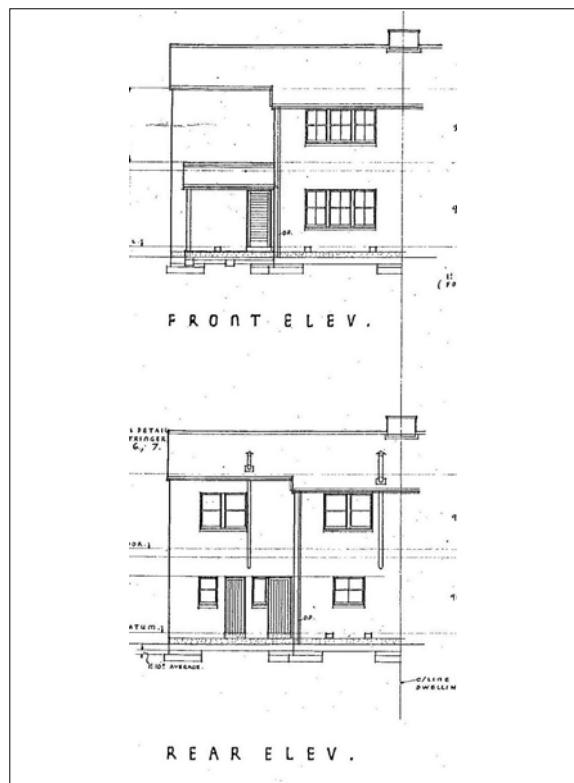
References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Churchill Park formed an integral part of the original subdivision layout of the estate.

References:

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

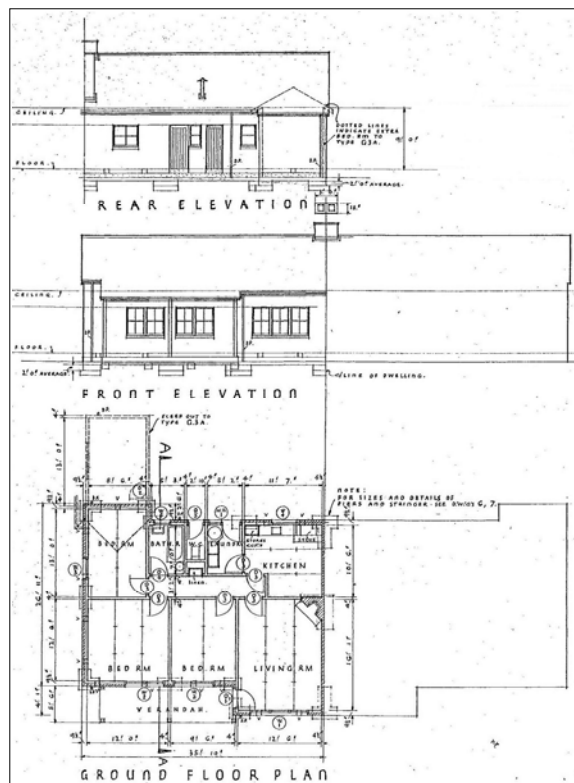
History/Notes

Gordon (Billy) Melville Hargreaves, labourer, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Florence (nee Hope) Hargreaves and it was from this location where they raised 11 children.

There is an introduced capped timber picket fence.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Maud Eileen Harding (nee Barwick) was listed as the first occupier of a Type G.1 dwelling at 15 Churchill Avenue in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She lived there with her husband, Clement Edmond Harding.

The original semi-detached dwelling on this site was demolished in 2007 and replaced with this dwelling at this time.

References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

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

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Planning permit 904/2007 City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Maud Eileen Harding (nee Barwick) was listed as the first occupier of a Type G.1 dwelling at 15 Churchill Avenue in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She lived there with her husband, Clement Edmond Harding.

The original semi-detached dwelling on this site was demolished in 2007 and replaced with this dwelling at this time.

References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

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

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

904/2007 City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Marion Goodwin was listed as the first occupier of a Type G.3a dwelling at 16 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She was married to Henry Joseph Goodwin, who, at the time of occupation of their dwelling at 16 Churchill Avenue, was serving in the Royal Australian Navy in World War 2. She lived there with six of her seven children. The Goodwin family had previously occupied a house at 38 Bond Street, Newtown, until the Newtown & Chilwell Council Health Inspector issued an order for its demolition.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes online, Dept of Justice.
- Health Inspector Inspection Report, 38 Bond St, Newtown, 20 January 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.
- H.J. Goodwin, Service Record PM2658, National Archives of Australia online, March 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.
- Social Housing Initiative, December 2009, SH200912869, City of Greater Geelong.

Place Name

Address No.

Street

Town

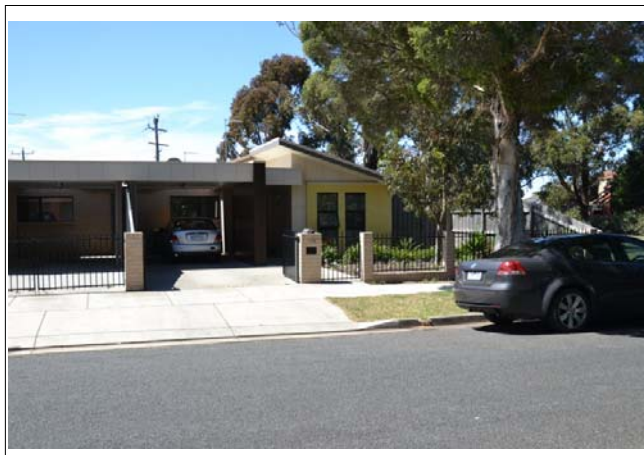
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Marion Goodwin was listed as the first occupier of a Type G.3a dwelling at 16 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She was married to Henry Joseph Goodwin, who, at the time of occupation of their dwelling at 16 Churchill Avenue, was serving in the Royal Australian Navy in World War 2. She lived there with six of her seven children. The Goodwin family had previously occupied a house at 38 Bond Street, Newtown, until the Newtown & Chilwell Council Health Inspector issued an order for its demolition.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

- Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Health Inspector Inspection Report, 38 Bond St, Newtown, 20 January 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.
- H.J. Goodwin, Service Record PM2658, National Archives of Australia online, March 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.
- Social Housing Initiative, December 2009, SH200912869, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

William J. Hussen, labourer, was listed as the first occupier of a Type G.1 dwelling at 17 Churchill Avenue in the Newtown & Chilwell Rate Book for 1942. He lived there with his wife, Rose Alice Hussen. They had previously occupied a house at 287 Pakington Street, Newtown, until the Newtown & Chilwell Council Health Inspector issued an order for its demolition.

The original semi-detached dwelling on this site was demolished in 2007 and replaced with this dwelling at this time.

References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, March 2016.

Health Inspector Inspection Report, 287 Pakington St, Newtown, 25 July 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

904/2007 City of Greater Geelong.

Place Name

Address No.

Street

Town

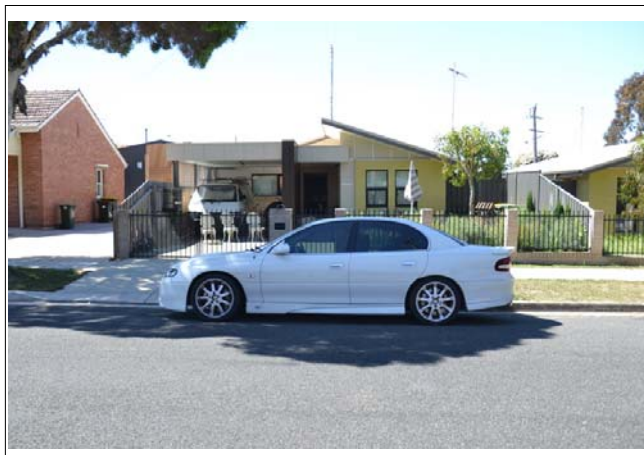
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Frederick (Francis) Thomas, railway employee, was listed as the first occupier of a Type G.3a dwelling at 18 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Elizabeth Eileen Thomas and their five children.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, March 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Social Housing Initiative, December 2009, SH200912869, City of Greater Geelong.

Demolition request & consent, PG971/2009, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Churchill Avenue, 1945, with 19 Churchill Avenue in the background (right). Source: Department of Health & Human Services online, February 2016.

Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Florence Beresford was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She appears to have lived there with an adult female. They had previously occupied a house at 36 William Street, Newtown, until the Newtown & Chilwell Council Health Inspector issued an order for its demolition. On her death in 1976, Mrs Beresford was buried with her son, David (c.1913-1950).

There are introduced aluminium framed windows and solar panels on the front roof face. The front metal palisade fence as also been introduced.

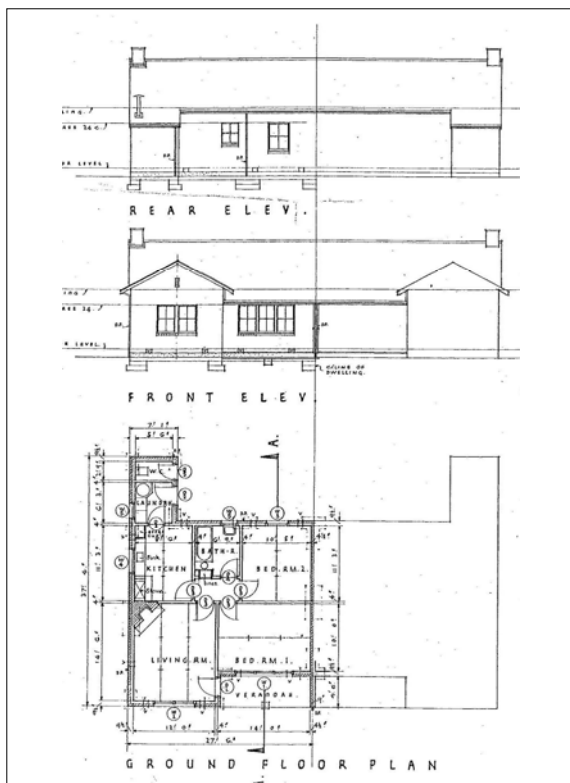
References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, March 2016.
Health Inspector Inspection Report, 36 William St, Newtown, 2 July 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

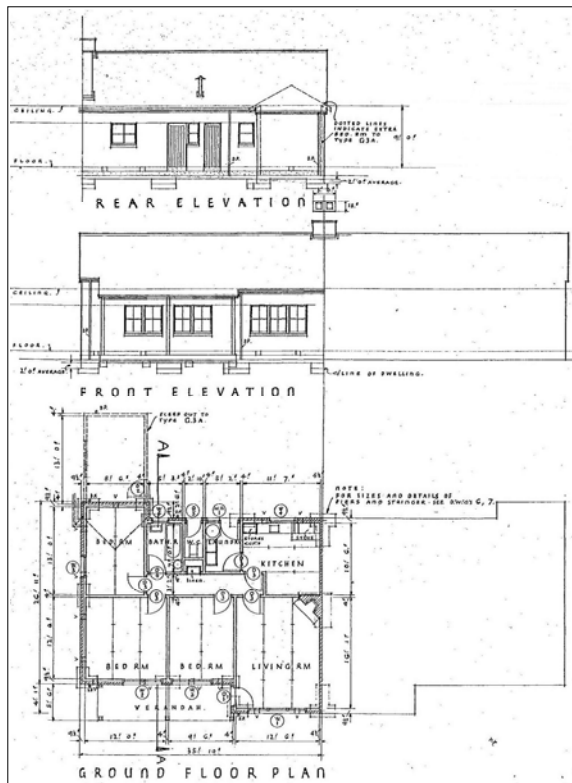
History/Notes

Charles William Price, labourer, was listed as the first occupier of a Type G.3a dwelling at 18 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, who appears to have been Clarice May Price (nee Gerrand) and their six children. In 1948, he seems to have died at the Heidelberg Repatriation Hospital.

There is an introduced high capped timber picket fence at the front.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, March 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Churchill Avenue, 1945, with 21 Churchill Avenue in the background (right). Source: Department of Health & Human Services online, February 2016.

Construction Date

Era/Style

Architect

Builder

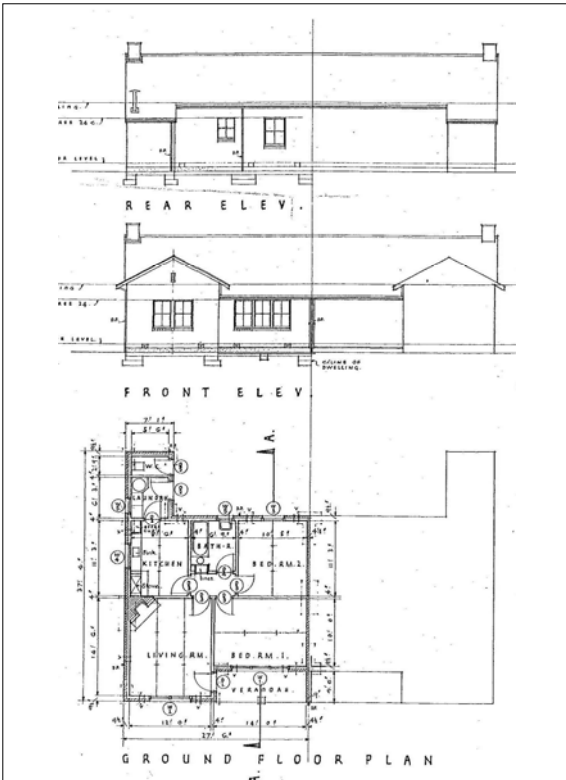
History/Notes

McDuff Robertson, labourer, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Edith Annie Robertson (nee Anderson).

There is an introduced verandah, gate structure & metal palisade front fence on a roughcast base.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

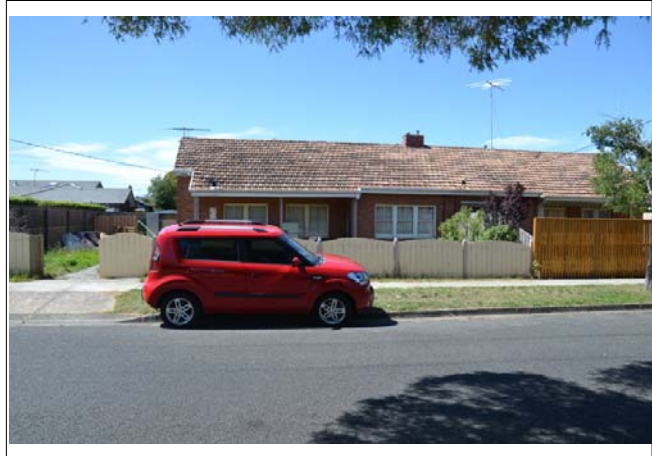
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

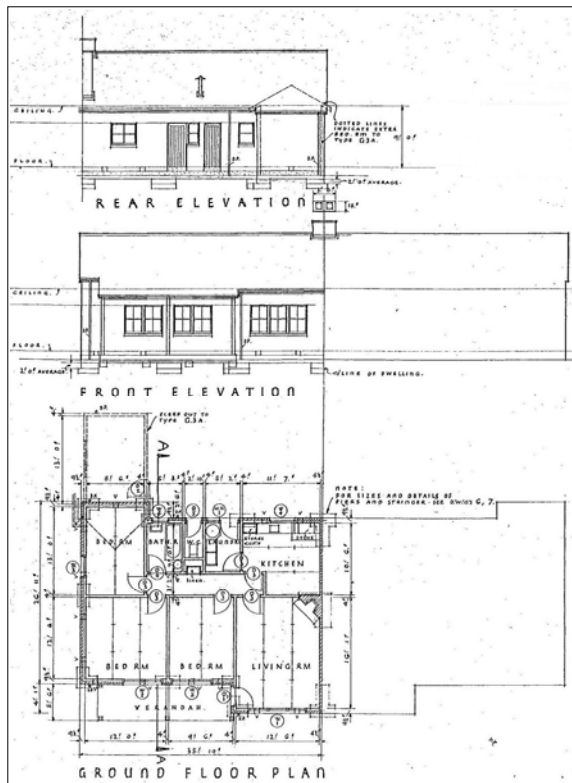
History/Notes

John William Lunn, labourer, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. He lived there with his wife, Mrs Margaret Lunn (nee O'Connor). J.W. Lunn was the son of Albert and Edith Lunn of nearby 10 Churchill Avenue.

There is an introduced (early) Housing Commission front fence with expressed timber posts (having moulded timber post caps) and arched, wide timber picketed bays.

References:

- Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Churchill Avenue, 1945, with a portion of 23 Churchill Avenue in the foreground (right). Source: Department of Health & Human Services online, February 2016.

Construction Date

Era/Style

Architect

Builder

History/Notes

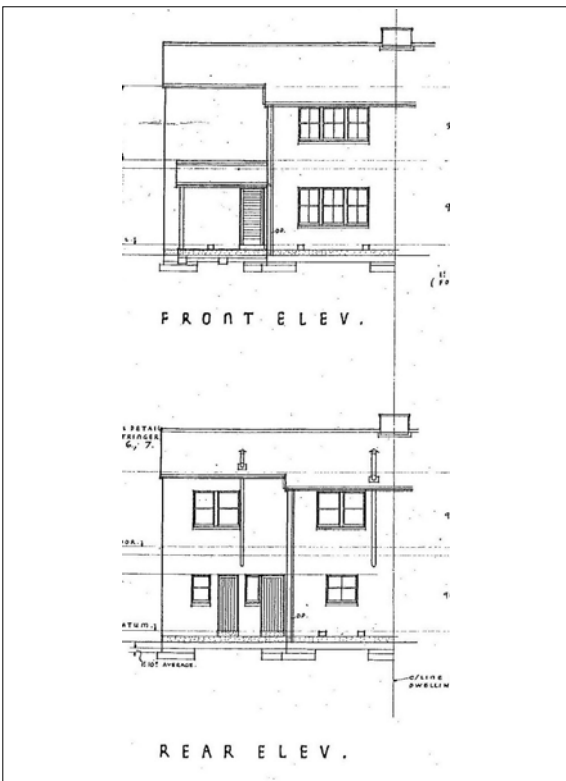
Mrs Bertha Johnsen (nee Gladman) was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She lived there with her husband, Christopher Rudolph Johnsen, and possibly one of their two children. They had previously occupied a house at 13 Union Street, Newtown, until the Newtown & Chilwell Council Health Inspector issued an order for its demolition.

There are diagonal wall cracks evident at the front, possibly front he adjacent Elder tree or blocked downpipe.

At the front is an introduced, horizontally-aligned timber front fence.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, March 2016.
- Sands & McDougall Directory*, 1946.
- Health Inspector Inspection Report, 13 Union St, Newtown, 15 July 1940, GRS 1222 Unit 3, Geelong Library & Heritage Centre.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Emily Maria Stewart (nee Webber), widow, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. Mrs Stewart's husband was the late Charles Francis Stewart.

There is an original hollow steel post & rail, & chain mesh front fence.

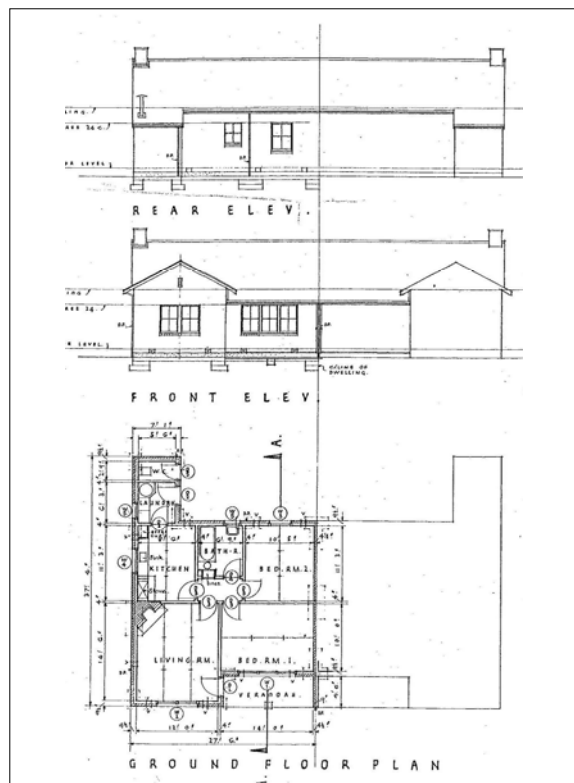
References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, March 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Churchill Avenue, 1945, with a portion of 25 Churchill Avenue in the foreground (right). Source: Department of Human Services online, February 2016.

Construction Date

Era/Style

Architect

Builder

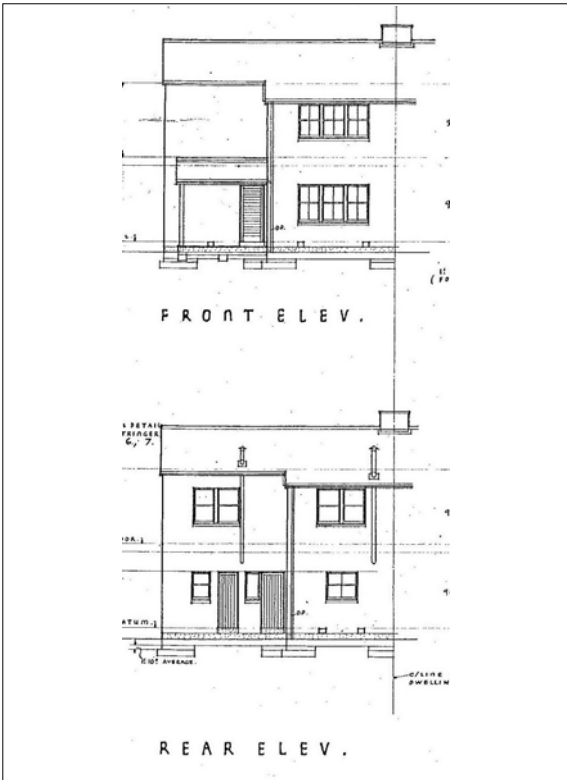
History/Notes

Cecil Augustine Grace, a driver, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. He lived there with his wife, Mrs Constance Anne Caroline Grace (nee Neal) and possibly some of their four children.

There is an introduced horizontally aligned timber front fence.

References:

- Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, March 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Mary Clarke (nee Shaw) was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She had previously occupied the dwelling at 195 Aberdeen Street in 1941. Mrs Clarke lived at 26 Churchill Avenue with her husband, Victor John Clarke and presumably their two children.

There are introduced aluminium framed windows.

There is also an introduced (early) Housing Commission wide timber flat timber picket front fence with expressed timber posts having moulded caps.

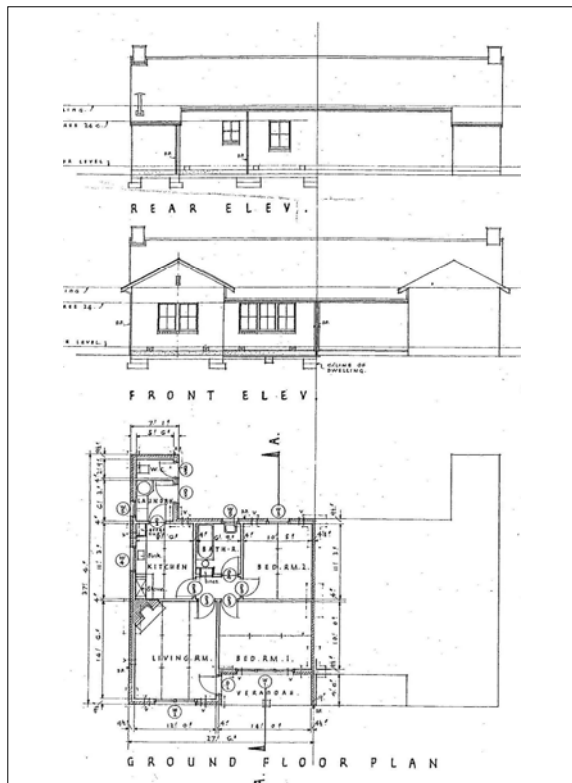
References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, March 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

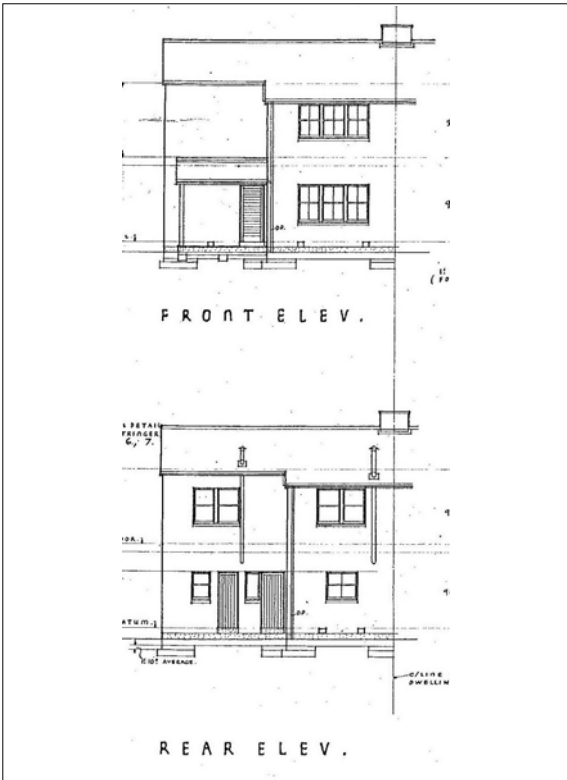
Integrity

Precinct Name

Existing Individual HO



Churchill Avenue, looking west, 1942, showing dwelling in background on left. Source: F. Oswald Barnett & W.O. Burt, *Housing the Australian Nation*, Ruckin Press at Victorian Places online <http://www.victorianplaces.com.au/node/65381>



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Construction Date

Era/Style

Architect

Builder

History/Notes

Mrs Florrie Eva Welsh (nee Gould) was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She was married to Leslie Victor Welsh, who, at the time of occupation of their dwelling at 27 Churchill Avenue, was serving in the Australian Imperial Force in World War 2. She lived there with six of her two children. Born in New Zealand, Leslie Welsh was a musician and had been a journalist with the Geelong Advertiser, and past President of the Southern Subdistrict Australian Journalists' Association.

There is introduced high timber paling front and side fencing.

References:

- Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, March 2016.
- L.V. Welsh, Attestation Form, service record WX8236, 16 August 1940, National Archives of Australia online.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Churchill Avenue, looking west, 1942, showing dwelling in background on left. Source: F. Oswald Barnett & W.O. Burt, Housing the Australian Nation, Ruckin Press at Victorian Places online <http://www.victorianplaces.com.au/node/65381>

Construction Date

Era/Style

Architect

Builder

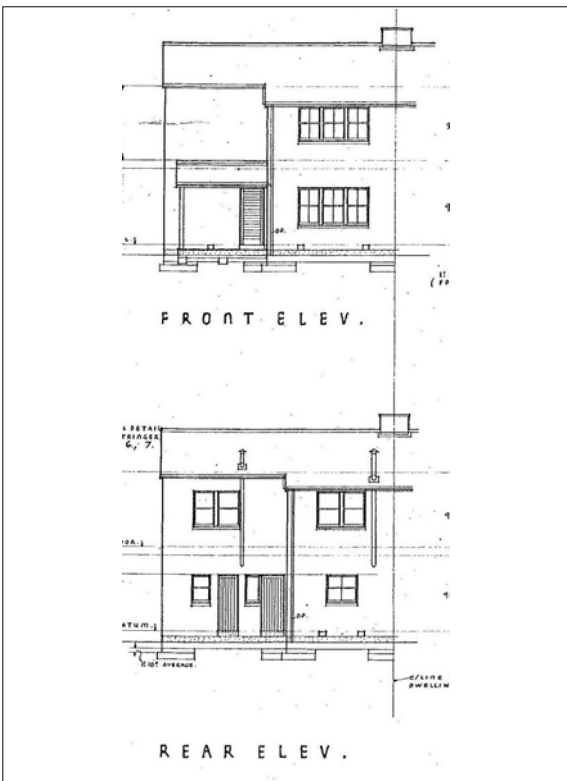
History/Notes

The first occupier of this dwelling in 1942 was Mrs Phyllis Myrtle McDonald. Her occupation was listed as home duties. She lived there with her husband, George Angus McDonald, and Raymond Ernest Nitchie, Mrs McDonald's son from her first marriage. Tragically, Raymond Nitchie died (as a result of drowning) at nearby Fyansford in 1943, aged 10 years.

There is an introduced side garage. The original front fence has been removed.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Geelong Cemeteries Trust Online Database, February 2016.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Sands & McDougall Directory, 1946.
- Raymond Nitchie, Inquest, 1943, VPRS 24/P0 Unit 1464 Public Record Office Victoria.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

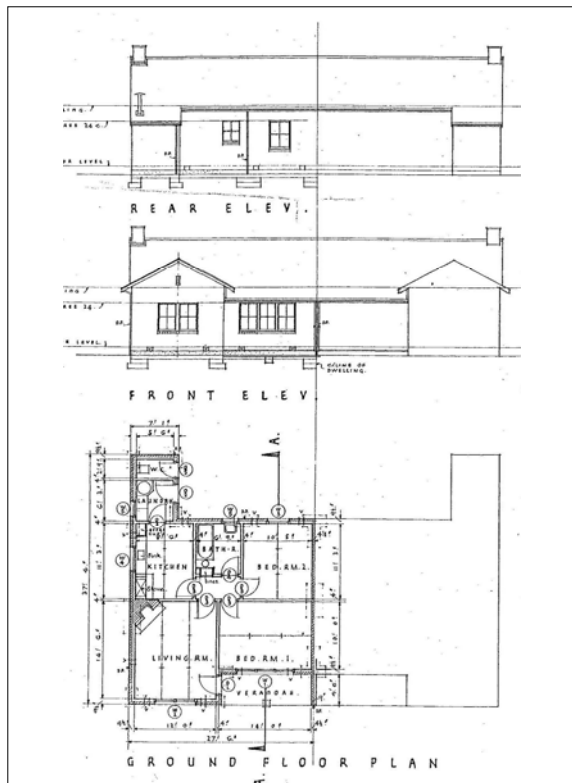
History/Notes

Jack Hynson, labourer, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Jessie Hynson (nee Ketchen), who he had married in 1940.

There is an original hollow steel post & rail, & chain mesh front fence. The high capped timber dividing fence in the front yard has been introduced.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Geelong Cemeteries Trust Online Database, February 2016.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

William Herman Kirby, labourer, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Jennie Kirby (nee Harvey).

There is an introduced garage and verandah at the side.

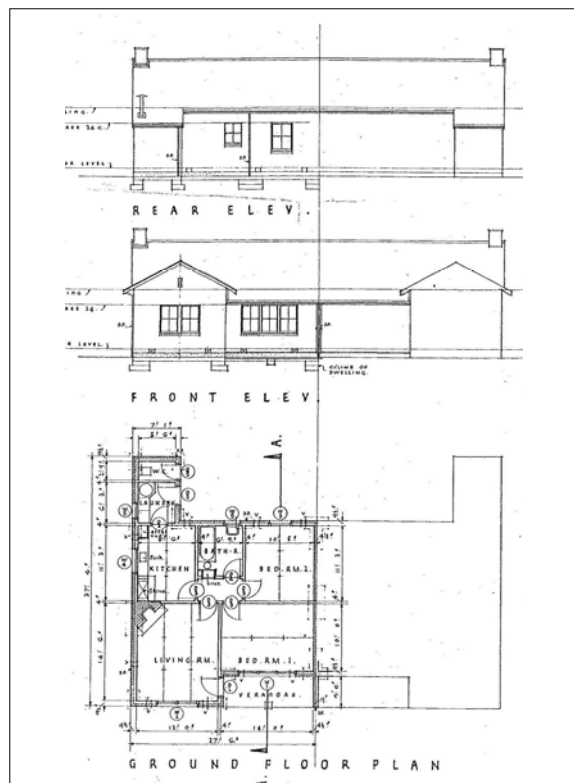
There is also introduced high capped timber front and side fencing.

References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

Geelong Cemeteries Trust Online Database, February 2016. Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

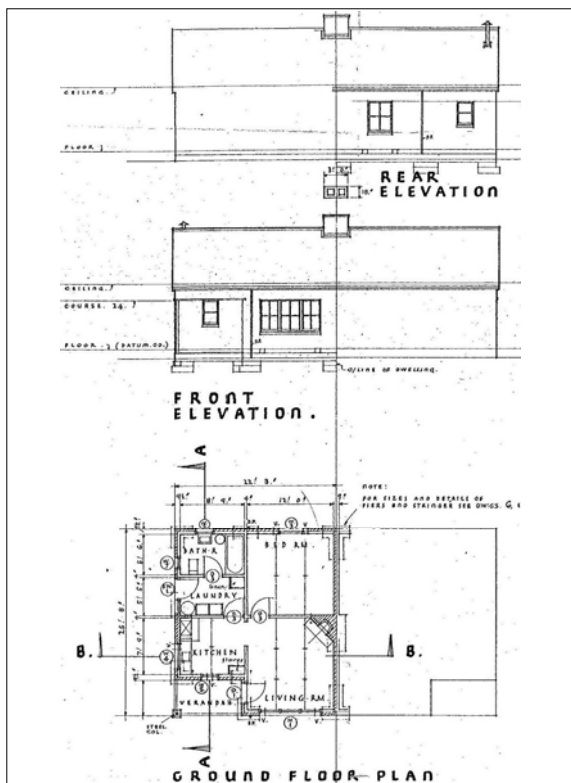
History/Notes

Mrs Margaret Nicol Campese (nee Gulli) was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She lived there with her husband, Leone Campese, who shed had married in 1941. Mr Campese had emigrated from Vincenza, Italy, in 1924.

There is an introduced (early) Housing Commission front timber fence posts with moulded caps, and introduced pointed timber picketed bays.

References:

- Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.
- Geelong Cemeteries Trust Online Database, February 2016.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- L. Campese, Passenger Arrivals Index, 22 July 1924, National Archives of Australia online.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Walter Frederick James Skeppter, textile worker, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. He lived there with his wife, Mrs Jean (Jennie) Florence Skeppter (nee Bell).

There is an introduced flat timber picket front fence.

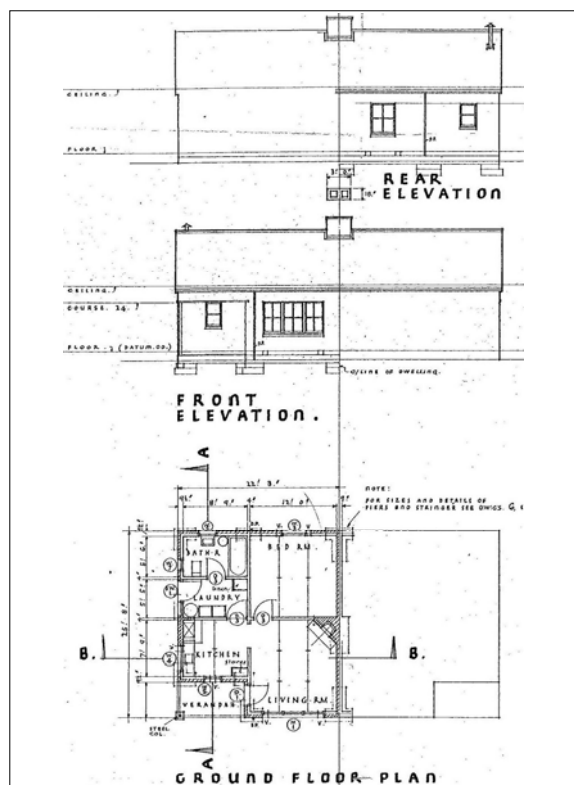
References:

Newtown & Chilwell Rate Books, 1940-42, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

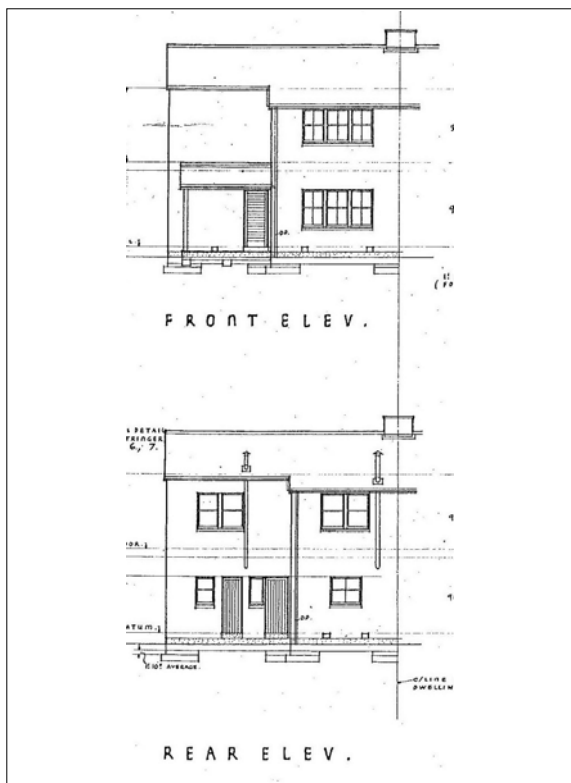
History/Notes

Mrs Freda Adeline Versari (nee Roberts) was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1942. Her occupation was given as home duties. She lived there with her husband, Frederick Versari, and presumably their four children. Tragically, their daughter, June Versari died at her family home in 1945, aged 10 years.

There is an original hollow steel post & rail, & chain mesh front fence.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

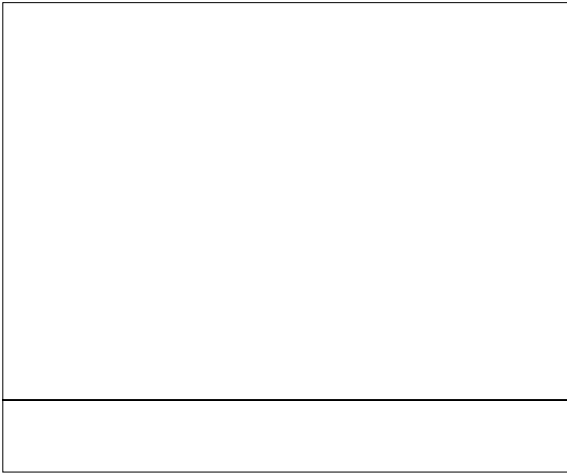
Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

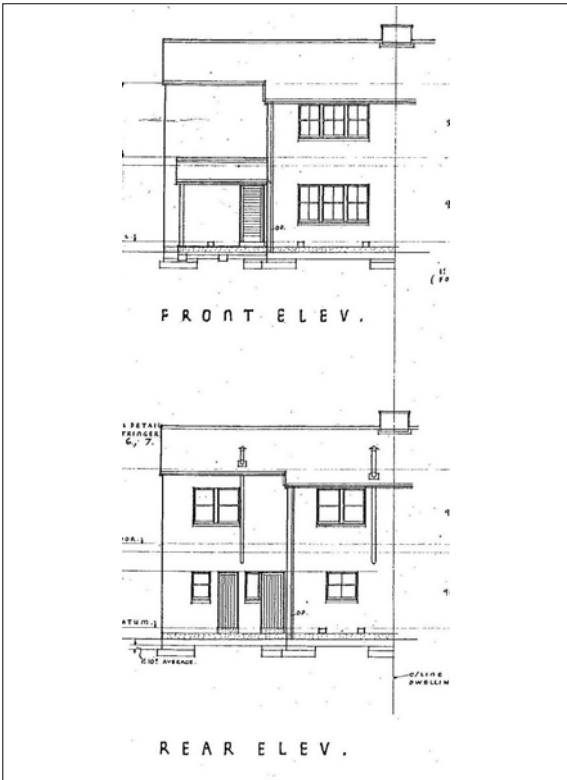
Mrs Violet Victoria Kee (nee Barclay) was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. Her occupation was given as home duties. She lived there with her husband, George Stanley Francis Kee until her untimely death in 1943. Mr Kee remarried and with his second wife, Marjorie, he lived there with five children.

There are introduced introduced timber window shutters.

There is an original hollow steel post & rail, & chain mesh fence.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, February 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

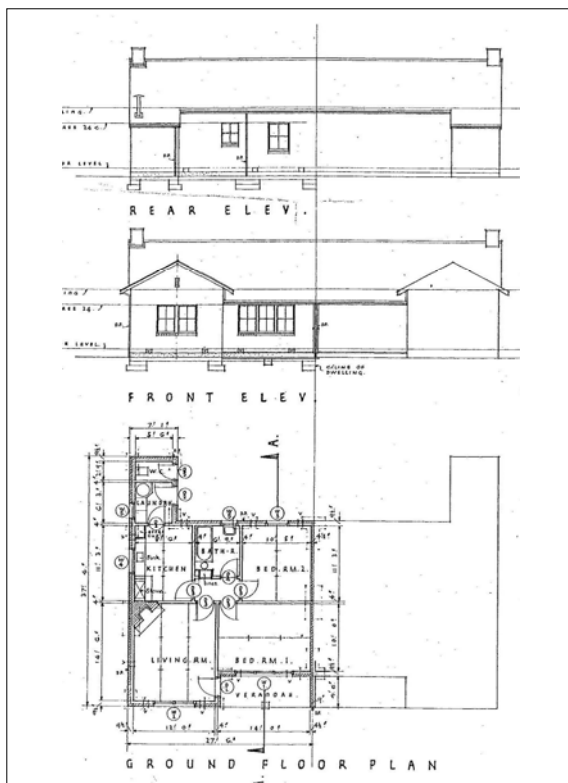
Integrity

Precinct Name

Existing Individual HO



Duplex, 43-45 Churchill Avenue, 1942. Source: F. Oswald Barnett & W.O. Burt, Housing the Australian Nation, Ruckin Press at Victorian Places online <http://www.victorianplaces.com.au/node/65381>



Original drawing of dwelling. Source: Property & Asset Services Branch, Department of Health & Human Services.

Construction Date

Era/Style

Architect

Builder

History/Notes

Kenneth McCall, gardener, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Alice Mabel McCall (nee Smith) and some of their children.

There is an introduced (early) Housing Commission expressed timber fence posts with moulded caps, and wide timber picketed bays, on original, low, bluestone plinth.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Duplex, 43-45 Churchill Avenue, 1942. Source: F. Oswald Barnett & W.O. Burt, Housing the Australian Nation, Ruckin Press at Victorian Places online <http://www.victorianplaces.com.au/node/65381>

Construction Date

Era/Style

Architect

Builder

History/Notes

Percival William McKay, quarryman, was listed as the first occupier of this dwelling in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Vera McKay (nee Barclay) and their daughter, Maureen, until Mrs McKay's untimely death in 1944. Percival McKay later remarried, and he continued to live at 45 Churchill Avenue with Mrs Wihelmina McKay until his death in 1963.

There are introduced aluminium framed windows.

There is an introduced metal palisade front fence, and original, low, bluestone retaining wall.

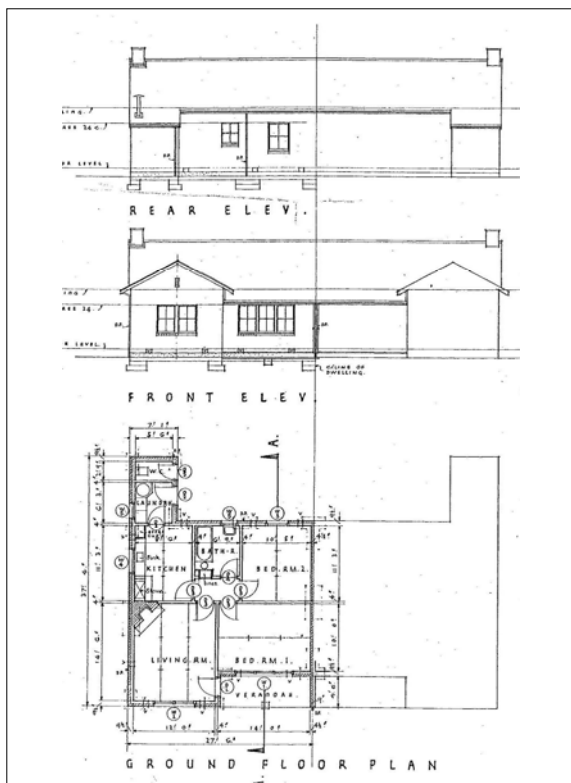
References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, February 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.



Original drawing of dwelling (mirror image). Source: Property & Asset Services Branch, Department of Health & Human Services.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Wallace (Wally) Milne, labourer, was listed as the first occupier of a Type G.1 dwelling at 47 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Helen (Nellie) Robertson Milne (nee Nisbet) until his death in 1964.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

- Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.
- Victorian Births, Deaths & Marriages Indexes, Dept. of Justice.
- Geelong Cemeteries Trust Online Database, March 2016.
- D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.
- Social Housing Initiative, permit SH200901286, City of Greater Geelong.
- Demolition request & consent, PG972/2009, City of Greater Geelong.

Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

Wallace (Wally) Milne, labourer, was listed as the first occupier of a Type G.1 dwelling at 47 Churchill Avenue in the Newtown & Chilwell Rate Book for 1941. He lived there with his wife, Mrs Helen (Nellie) Robertson Milne (nee Nisbet) until his death in 1964.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

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

Geelong Cemeteries Trust Online Database, March 2016.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

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Place Name

Address No.

Street

Town

Condition

Proposed Significance

Integrity

Precinct Name

Existing Individual HO



Construction Date

Era/Style

Architect

Builder

History/Notes

The first occupier of the original dwelling on this site in 1941 was Frederick James, painter.

The original semi-detached dwelling on this site was demolished in 2009-10 to make way for a 5 unit social housing development by the Department of Human Services.

References:

Newtown & Chilwell Rate Books, 1940-41, Geelong Library & Heritage Centre.

D. Helms, S. Rood, J. Briggs (Context Pty Ltd), 'Homeward: The Thematic History of Public Housing in Victoria', prepared for Department of Human Services, Division of Housing & Community Building, July 2012.

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