



City Fringe Heritage Area Review

PART 1

Findings & Recommendations
+ East Area Appendices

City of Greater Geelong

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1 INTRODUCTION

1.1 Overview

The City Fringe Heritage Area Review (the Review) has been prepared for the City of Greater Geelong (Council) by RBA Architects + Conservation Consultants. The City Fringe Heritage Area (HO1639) currently consists of three separate sections located at the northern, western and eastern edges (fringes) of the Geelong Central Activities Area.

The Review has been divided into two parts as follows:

- Part 1 – the report proper (findings and recommendations) and appendices related to the eastern section,
- Part 2 – appendices related to the western and northern sections.

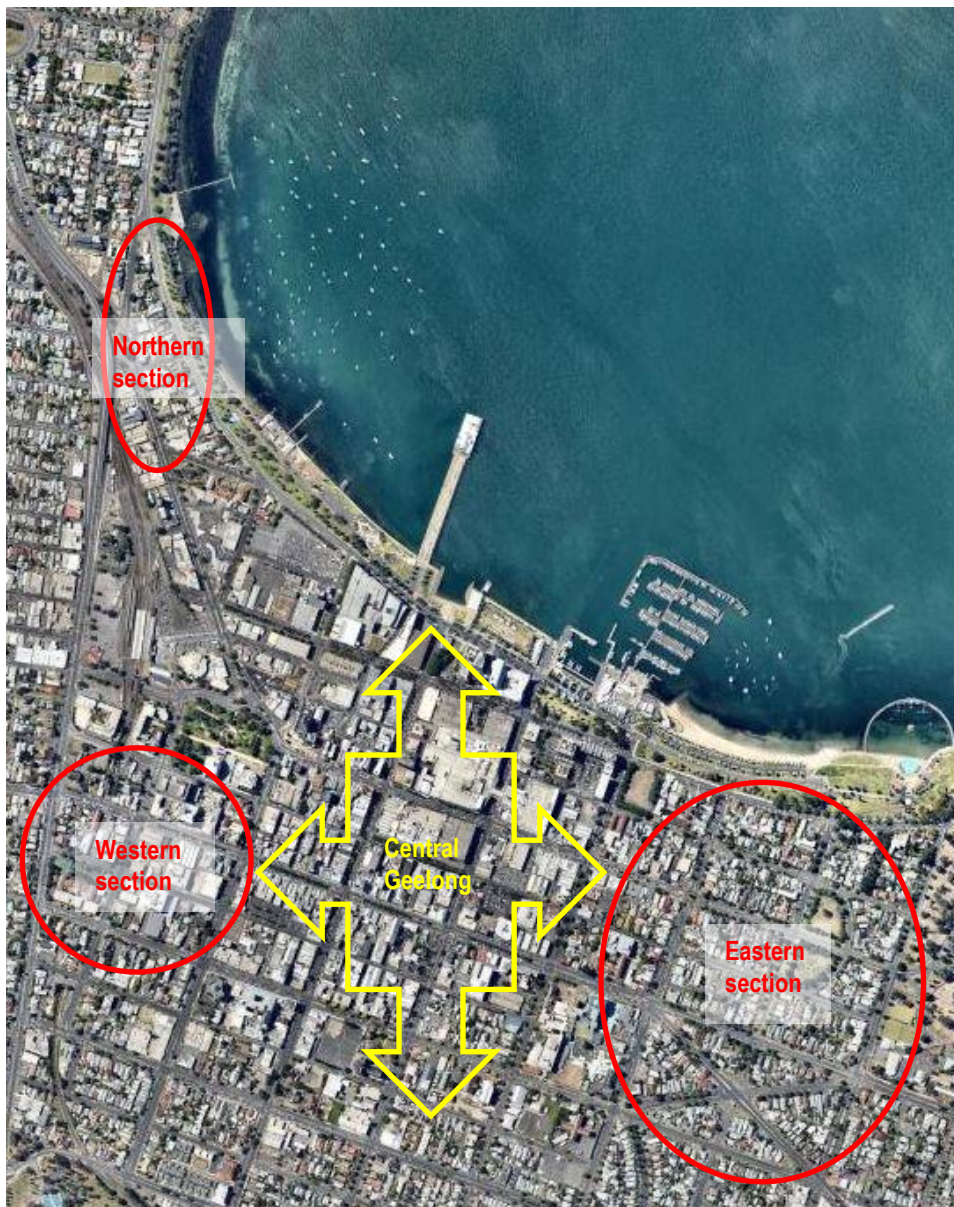


Figure 1: Aerial indicating three board sections - eastern, northern, western - of the Review (red) and their relationship to Central Geelong (yellow)

(Source: Nearmap 28 January 2017)

1.2 Brief

The purpose of this study is to review the existing extent of HO1639, the City Fringe Heritage Area, its statement of significance and the related policy at Clause 22.30.

The need for the Review was outlined in the Consultancy Brief as follows:¹

After 16 years operation of the new format planning scheme, and with the dynamic nature of the three distinct areas within the Heritage Overlay, concerns have been raised from Council's Statutory Planning Unit and Heritage Adviser about the ongoing implementation of the City Fringe Heritage Area and its local planning policy basis. Decisions from VCAT have commented upon the age of the heritage study that underpins the Local Planning Policy Framework and the extent of areas included in the schedule to the Heritage Overlay, querying why there has been no update of the Study. As a Study that was prepared many years before the new format planning schemes, the terminology used in the 1991 Study does not readily translate to that understood in today's Planning Scheme. This has detracted from the efficacy of the Scheme and Study in the City Fringe Heritage Area.

Council's Statutory Planning Unit is seeking a stronger foundational document that will provide a solid basis for planning permit application decision making.

There are some excellent parts of the area, such as the Pevensey Crescent and Garden Street environs; parts such as Corio Street which has the earliest surviving inner City dwellings in Geelong; and other parts where it is becoming increasingly difficult to manage as a heritage precinct. Indeed, the three separate areas within the same heritage overlay are all quite distinct locations and retaining all in a common overlay may not necessarily be an ongoing outcome of this project.

There have been no updates to the Study since 1991. Many changes to the area and to the planning regime have occurred in the intervening years and it is time for an update. This could be said of all the heritage areas identified in the 1991 Study. Further projects and budget will need to be sought and obtained to progress with this broader work. It is on the back of VCAT determinations and Statutory Planning advice that Council is proceeding with the review of just this discreet area now.

With transition to digital mapping, there are inconsistencies with the street numbering and cadastral capture of the heritage places based on the 1991 Study. This has caused problems with demolition cases and also needs to be addressed by this project.

The Local Planning Policy Framework of the Planning Scheme is silent on the interwar bungalows which were identified and discussed in the 1991 Study but which have not been translated into the policy basis at clause 22.30. A 2001 VCAT decision determined that whilst they were mentioned in the Study, as there was no reference in the Planning Scheme; Council shouldn't refuse a demolition application on this basis. Council could discourage demolitions of these buildings but not oppose them on these grounds. The translation oversight needs to be rectified if these interwar bungalows are still a feature of the significance of the area.

Inter-relationship of the City Fringe Heritage Area with surrounding or adjoining heritage precincts may be an issue and needs to be considered in this project. Although not included in the requirements and deliverables of this project, any recommendations for changes on the periphery of the City Fringe Heritage Area that would affect other heritage areas should be identified for further action by Council if and when budget funds become available.

¹ 'City Fringe Heritage Area Review 2016, Consultancy Brief', pp3-4

Existing Extent of HO1639

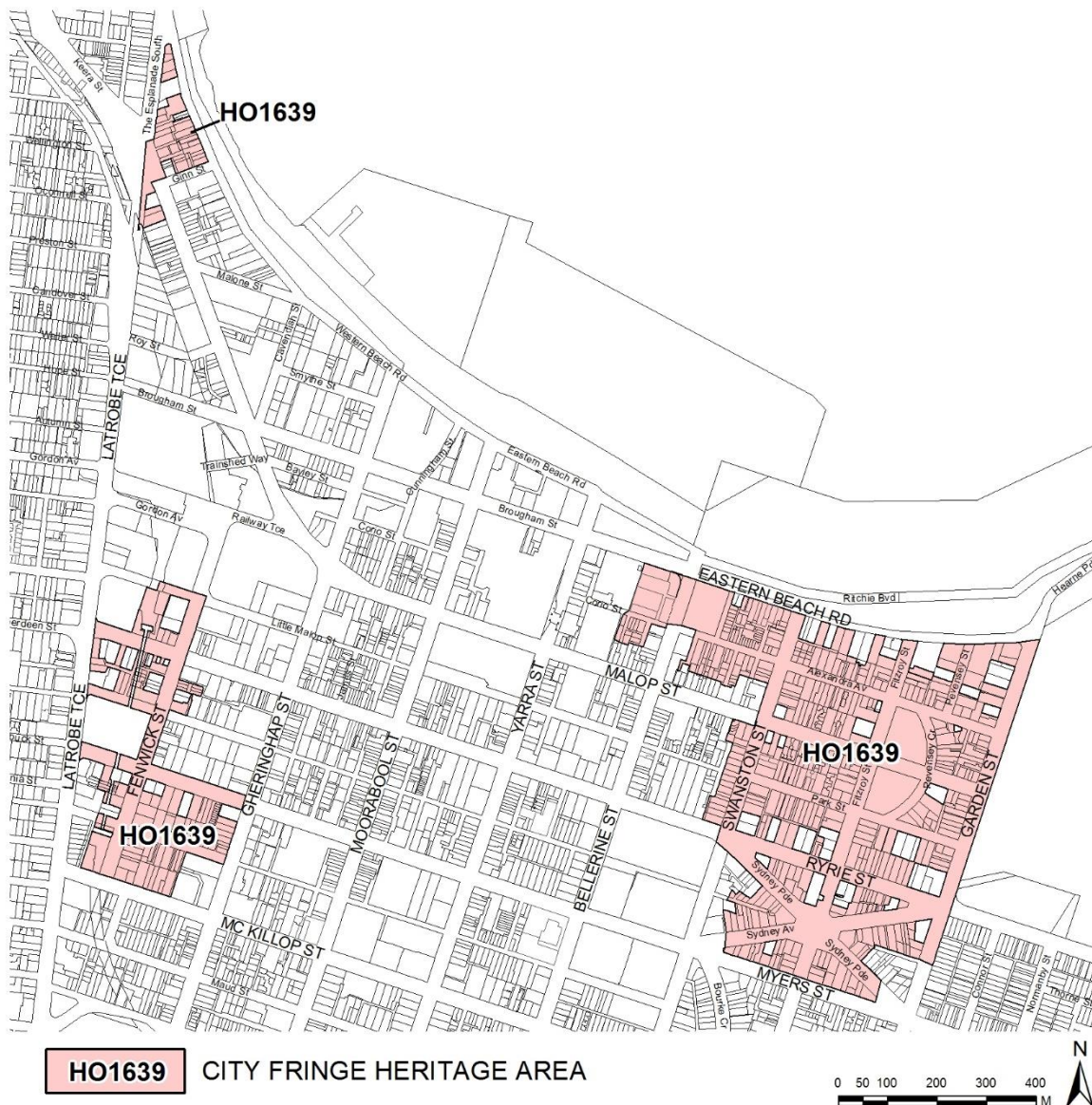


Figure 2: Existing extent of HO1639
 (Source: 'City Fringe Heritage Area Review 2016, Consultancy Brief', p2)

Existing Statement of Significance

The following statement of significance is outlined under the policy basis section of Clause 22.30, HO1639 – City Fringe Heritage Area

This precinct is distinguished by historically elite residential areas and associated religious institutions, situated on the fringe of the City’s commercial centre and responding to the topography. It is significant for its diversity of nineteenth and twentieth century architectural styles and buildings of consistently high quality, reflecting Geelong’s regional importance and prosperity. Many of the residences, churches and schools have historical associations with prominent Geelong identities and the area includes some of Geelong’s earliest development.

The area has a high retention of original housing stock, with excellent representative examples from the early and late Victorian and Edwardian periods, and many substantially intact streetscapes of buildings of high integrity. Typically, the houses are substantial and include the following characteristics; single or double storey buildings of either brick or timber,

located on wide, tree-lined streets on sizeable blocks with generous proportions and street and boundary setbacks. The houses have complex building forms and rich ornamental detail.

The area includes some distinctive elements and precincts including the formal street planning of Pevensey Crescent and Sydney Place East and West, the narrow streets and subdivisions and single storey housing within Little Myers and England Streets and grouped church buildings, particularly in Fenwick Street near Ryrie Street.

1.3 Earlier Report and Amendments

The heritage value of sites within study area was first assessed as part of the *Geelong City Urban Conservation Study* (Graeme Butler, 1991). In this study, the heritage overlay/precinct now known as the City Fringe Heritage Area, was comprised of 11 separate urban conservation precincts. In this study, a three tiered precinct system was established as outlined in the following table, with only the upper two levels having heritage significance.

Precinct Level	Definition
Level One and Two Precincts	have heritage significance as representing well particular growth periods in the city's history, whether commercial or residential, and/or architecturally important groupings. ²
Level Three Precincts	have been altered but still have some perceivable urban character which is not strictly to do with heritage but more that of similarity of form, siting, scale and materials. These areas could be enhanced by controlled development which built on, rather than contrasted with, their general character. This is amenity, rather than heritage, preservation. ³

These 11 precincts were included in a heritage overlay in the old format planning scheme in 1994. The 11 precincts were combined in preparation for the new format planning scheme (in operation from July 2000) to form the current City Fringe Heritage Area, with no differentiation between levels of heritage significance.⁴

² The difference between level one and two precincts was not articulated but level one precincts were presumably more intact/distinctive than level two precincts.

³ G Butler, *Geelong City Urban Conservation Study, vol. 3* (significant areas), 1991, p2

⁴ 'City Fringe Heritage Area Review 2016, Consultancy Brief', pp2-3

Geelong Urban Conservation Study- Urban & Landscape Areas



3 - 31

Figure 3: Map showing the location of the various precincts identified in central Geelong including the aforementioned 11 which constitute the existing City Fringe Heritage Area. They were 1-1, 1-2, 1-3, 3-1, 3-3, 3-4, 3-6, 3-7, 6-1, 6-2 and 6-3. (Source: G Butler, *Geelong City Urban Conservation Study*, vol. 3 (significant areas), p3-31)

1.4 Summary Findings

About 550 places were assessed as part of the City Fringe Heritage Area Review, which are documented in the schedules attached to this report.

As was expected from the Review, there was a lack of cohesion in heritage terms across the three separate sections (northern, western and eastern) such that there was no sound basis to recommend retention of HO1639 in the existing format. The three separate areas had varying characteristics in terms of building type – residential, commercial, and public. In some areas, there had been considerable replacement of earlier building stock such that any heritage value had been lost.

Preliminary findings and recommendations were provided to Council in November 2016. In regards to each section the findings were as follows:

Section	General	Individual Sites
Eastern	<p>Retain a smaller precinct and rename it City East Heritage Area (HO1639)</p> <p>Add a few properties on Sydney Pde (nos 56-60, 65A, 69-75)</p> <p>Excise Austin Park and Environs Heritage Area (Cogens Pl, Corio St, England St, Fyfe Pl Sth, McCann Pl, Veitch Pl)</p> <p>Remove several non-contributory houses at the edges: Admiral Place (nos 3-7, 8), Bellarine St (nos 6-8), Brougham St (nos 110-120), Corio St (nos 109-113, 118-126, 153-165), Fyfe Pl Nth (nos 1-7), Malop St (no. 238), Myers St (no. 221), Swanston St (nos 14-24), Sydney Ave (nos 3, 2-6B), Sydney Pde (nos 86-88)</p> <p>Hays Pl (nos 1-3) add to HO1637</p>	Retain existing individual HOs
Northern	<p>Remove this section from HO1639</p> <p>Create a new residential precinct, Western Beach Road Heritage Area, including existing properties (nos 1-28) and extending the precinct southwards to no. 58.</p> <p>Remove the commercial properties to Mercer Street.</p>	<p>Create new HO for 11 Mercer Street – shop & residence.</p> <p>Retain existing individual HOs to Mercer Street: 110, 238, 1041</p>
Western	<p>Remove this section from HO1639</p> <p>Create a Myers Street Residential Heritage Area (south side, nos 12-40)</p> <p>Add commercial premises to Ryrie, Wesley and Little Ryrie streets to the Geelong Commercial Heritage Area (HO1637)</p> <p>Add houses to Fenwick, Gheringhap, Little Myers, and Mckillop, streets to the City South Heritage Area (HO1641) but not including some properties at the south-west corner of this section.</p> <p>Loss of heritage protection to one contributory property (253 La Trobe Tce).</p>	<p>Create new HO for:</p> <ul style="list-style-type: none"> • 3 Little Ryrie Street – residence • 36-44 Ryrie Street – former Trans Otway Building <p>Remove HO121: building demolished</p> <p>Retain existing HOs (external to proposed precinct): 135, 139, 144, 183, 187, 195, 223, 251, 916, 917, 918, 919, 920, 921, 922, 923, 924, 963, 973, 1108.</p> <p>Retain existing HOs (part of proposed Myers Street Heritage Area): 1076, 1077, 1078, 1079</p> <p>Retain existing HOs (part of HO1637): 188, 1109, 1110, 1111</p>

1.5 Study Team

The RBA consultant team for this project is consisted primarily of Anthony Hemingway (architectural historian), Katrina Keller (heritage consultant) and Roger Beeston (director, architect).

1.6 Acknowledgements

The authors are grateful for the assistance provided by the following individuals and organisations.

- Dr David Rowe (Heritage advisor to the City of Greater Geelong),
- Geelong Heritage Centre.

2 METHODOLOGY

2.1 Introduction

The methodology adopted in undertaking the City Fringe Heritage Area Review was in accordance with the processes and criteria outlined in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*, known as the *Burra Charter* (Australia ICOMOS, 2013)

- Undertake site inspections.
- Undertake historical research and analyse the extant fabric in relation to documentary evidence where applicable.
- Prepare a physical description (a brief entry in a schedule for each property, and broader description for each precinct).
- Assess the significance of each site in regards to the precinct based on the research and the extant fabric.
- Prepare a citation (statement of significance, history and description) for those places and precincts warranting heritage protection, with reference to the relevant HERCON criteria.
- Prepare a schedule for each site within the precincts, with a summary description and grading (significant, contributory, non-contributory).⁵

2.2 Site Inspections

Some 550 sites within the boundaries of the existing HO1639 and some nearby sites currently outside the precinct boundaries were assessed.

Initially a preliminary survey was taken in a vehicle in order to gain a general understanding of the three sections and how they might relate to each other as well as adjoining precincts.

Subsequently a detailed survey was undertaken over the course of several days from September to November 2016 on foot in which every building/site in the study area was inspected from the perimeter, including the lane way if possible. Each building/site, was recorded (photographed), given a preliminary grading (significant, contributory, non-contributory), and details noted (intactness, alterations, distinguishing features, etc.).

2.3 Research

In regards to the potential heritage overlays, the sources consulted have been a combination of primary and secondary sources. The primary sources have included several items held by the Geelong Heritage Centre.

Primary sources consulted have included:

- Township Plan,
- Drainage plans from the Geelong Waterworks & Sewerage Trust (now Barwon Water),
- Other historical plans held at the GHC: Sale notices, subdivision plans, etc.,
- Documents held at the SLV: J H Taylor plan (Surveyor Generals Office, 1853-54), Airspy aerials (C Pratt, 1920s onwards), etc..
- Directories: Geelong-based from the 19th century (Commercial, Stevensens, etc), and Sands & McDougall's (20th century),
- Certificates of title and/or application files.

⁵ In the schedules, sites are grouped according to the side of the street (odds and evens) rather than listing continuously (e.g. not 1, 2, 3, 4 etc.)

2.4 Physical Description

A physical description has been provided based on the site inspections. The description includes a determination of the period and where applicable, the architectural style of the building, details of what elements are original or not, and any distinguishing features.

Levels of Intactness

Six different levels of intactness (that is relating to the amount of original fabric that is evident) were used in assessing each place identified in the Review, which are outlined in the table below. To meet the threshold for a contributory grading places had to be considered at least partly intact.

Level of integrity	Details
Intact	No apparent alterations.
Largely intact	Form, materials and nearly all original details remain.
Mostly intact	Form, materials and most original details, including windows, doors and verandahs, remain.
Fairly intact	Form, some materials and some original detailing remain. Places in this category have often had their windows or verandah changed.
Partly intact	Form, some material and at least some original detailing remain. Places in this category have undergone a greater degree of change, though enough original fabric/details generally remains such that its period is readily identifiable and there would often be opportunity for reconstructing missing elements.
Altered/much altered	Though form and some original material remain, no original details are evident

2.5 Assessment of Significance

As for heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the *Burra Charter* underpins the approach to heritage assessment and conservation adopted by the authors of this report.

Burra Charter

The methodology adopted in the assessment of the significance (or heritage values) has been in accordance with the process outlined in the *Burra Charter* (or The Australia ICOMOS Charter for Places of Cultural Significance). As outlined in the *Burra Charter*, the criteria considered include aesthetic (including architectural), historical, scientific (or technical), social and spiritual values. These values have been translated into the HERCON Criteria, discussed below.

Thresholds

Establishing the threshold for contributory or significant gradings has evolved as the detailed assessment of the precinct has been undertaken. Benchmarks for these levels were established through comparative assessment of similar buildings within the precinct.

In the Review, a place has been attributed a contributory grading if the following apply:

- It contributes to the character of the streetscape/precinct, and
- It was constructed during the period of significance, and
- It is a sufficiently intact example or a place which though altered, remains largely identifiable as an example of its type/period, and
- It typically retains its form, most original materials, and at least some original detailing, which might include openings [windows + doors], verandah or porch, chimney/s, decorative elements (such as to cornices, gable ends or verandahs), etc.,

- Generally any changes that have occurred are reversible, allowing for accurate reconstruction in accordance with the *Burra Charter*,⁶
- If it forms part of a similar group, then it could be more altered if other examples in the group are intact,
- If there are visible additions, they are sufficiently setback such that the original section is not overwhelmed and the original roof form remains legible.

2.6 Gradings

In the *Geelong City Urban Conservation Study*, an A to D grading system was applied to places in a heritage precinct. It is however stated in 'Applying the Heritage Overlay' (Victoria Planning Provisions, Practice Note 1, July 2015) that the letter grading system should not be used. Instead, in this review the currently accepted best practice which has become the standard grading system - of significant, contributory, and non-contributory - has been applied. This system is employed across most jurisdictions as new heritage studies are undertaken and has been recommended by various Planning Panels. As such, the existing gradings for each place were reviewed, taking into account any changes that had occurred since the existing grading was determined during the 1990s, and converted to the proposed system.

The definitions of the existing gradings (A to D) are provided in the following table as well as the conversion to the proposed system (significant and contributory).

Level of significance	Definition ⁷	Conversion
A	Significant in the State context	Significant
B	Significant in the Regional context	Significant
C	Significant in the Local context	Usually significant
D	Significant if contributory to a streetscape or precinct	Usually contributory
No level	-	No significance ⁸

Definitions

There are no definitions for the proposed grading system (significant, contributory, and non-contributory) in the Geelong Planning Scheme as yet. Definitions are however provided in the planning schemes of other municipalities with many precinct heritage overlays such as Boroondara, Moreland, Port Phillip, and Yarra (and Melbourne is currently in the process of switching to this system). Definitions for these terms are fairly consistent across the noted municipalities and as a guide those from the Boroondara Planning Scheme are provided:⁹

- 'Significant' heritage places are places of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. 'Significant' graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.
- 'Contributory' heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.
- Non-contributory places – ungraded places within heritage precincts. 'Non-contributory' places are places within a heritage precinct that have no identifiable cultural heritage significance. They are included within a

⁶ In the *Burra Charter* 'reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material'.

⁷ G Butler, *Geelong City Urban Conservation Study*, vol. 5 (site schedules), p3-31

⁸ An explanation on the levels of significance is provided on the City of Greater Geelong webpage 'Heritage Places'

⁹ Boroondara Planning Scheme, Clause 22.05 - Heritage Policy, p32

Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

Individual Overlays

Currently places that are subject to individual overlays and are located within the boundary of the heritage precinct are excluded from the precinct overlay (according to the heritage overlay maps), despite making a contribution to the precinct.¹⁰ These places are however included in the attached schedules for each area and a recommended grading is provided.

2.7 Applying the Heritage Overlay

'Applying the Heritage Overlay' July 2015 (Planning Practice Note 1) is a practice note which provides guidance about the use of the Heritage Overlay, including the following:

- What places should be included in the Heritage Overlay?
- What are the recognised heritage criteria?
- Writing statements of significance

The practice note indicates that the HERCON criteria are to be employed when assessing the heritage significance.

HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that 'The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

Reference to the relevant HERCON criteria is defined in brackets within the statements of significance. The criteria are outlined in the following table.

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history.
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history.
C	Potential to yield information that will contribute to an understanding of our cultural or natural history.
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
E	Importance in exhibiting particular aesthetic characteristics.
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
H	Special association with the life or works of a person, or group of persons, of importance in our history.

¹⁰ There also can be instances where an individual heritage overlay maybe outside the period of significance of the surrounding precinct and so not contribute to it, e.g., a notable 1960s house might be located within a precinct that mainly consists of Victorian period houses.

2.8 Thematic Context

In each citation, a preliminary theme from the *Victorian Framework of Historical Themes*, prepared for the Heritage Council of Victoria in 2009, has been provided. However, as a dedicated Thematic History for the City of Greater Geelong has not been prepared as yet, these themes should be considered preliminary.

3 FINDINGS + RECOMMENDATIONS – Eastern Section

3.1 Existing Eastern Section

The eastern section of HO1639 generally includes places bound by Eastern Beach Road (north), Garden Street (east), Myers Street (south) and Swanston Street (west) for the most part, but also near Bellerine Street in the vicinity of Austin Park.

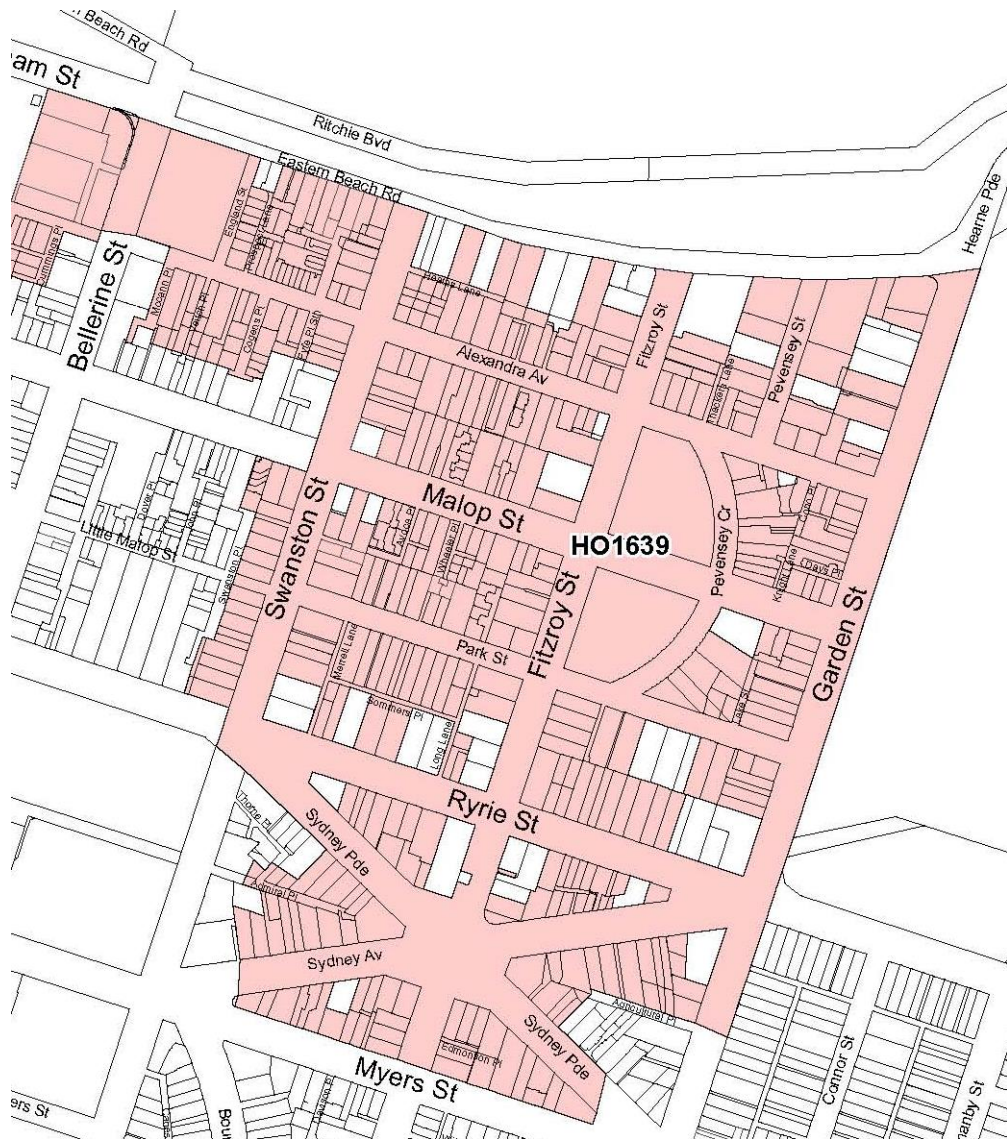


Fig. 4: Map showing current extent of Eastern Section of HO1639
 NB the smaller white areas within the broader pink area relate to individual overlays
 (Source: City of Greater Geelong)

Geelong City Urban Conservation Study

In the earlier *Geelong City Urban Conservation Study* (G Butler, 1991), what is currently the eastern section of HO1639 related to six smaller conservation precincts as follows (refer to fig. 3):

- 3.1 Corio Street central and east early Victorian era residential precinct with the Edwardian Harding and Austin Parks.
- 3.2 Corio Street central early but altered Victorian era residential precinct formerly intermixed with the town's early commercial and industrial development.

- 3.3 Eastern Beach and Swanston Street north – Victorian and Edwardian residential.
- 3.4 Eastern Beach East early 20th century residential.
- 3.6 Malop, Park and Swanston (north) Street Victorian & Edwardian era residential properties.
- 3.7 Eastern Beach (east), Alexandra Avenue, Pevensey Crescent, Sydney Place, Garden (west), Park, Ryrie (east) and Myers Streets, Victorian & Edwardian era residential properties.

3.2 Review Area

The review included all properties within the eastern section of HO1639 in addition to properties in the vicinity of the western and southern boundaries. This included a broad overview of the nearby section of the City South-East Heritage Precinct (HO1644) to determine the appropriateness of the existing boundary between the two precincts.

3.3 Findings

General

The eastern section of HO1639 (City Fringe Heritage Area) consists almost entirely of residential buildings, a few of which are now used for commercial purposes, as well as few dedicated commercial and public buildings.

The eastern section of HO1639 retains a high proportion of intact buildings from the Victorian, Federation and Interwar periods forming consistent streetscapes. There are many good, commodious examples from each of those periods, especially to the wider tree-lined streets on the higher ground, as well as some fine examples from the mid-20th century to Eastern Beach Road or nearby. Whilst there has been some infill throughout the precinct, the heritage character of the streetscapes has survived.

There is a part however with a distinct character, in the vicinity of Austin Park, some neighbouring sites which are similar to those in the precinct, and some areas of change.

Vicinity of Austin Park

The north-west corner, in the vicinity of Austin Park, has a distinct character defined by smaller allotments with many modest cottages, including some of Geelong's earliest houses. They generally have limited, if any, front setbacks and several are located on narrow lanes.

This section was defined as a separate area (3.1) in the earlier *Geelong City Urban Conservation Study*. Since that time however the section west of Bellarine has been redeveloped, as has the adjacent section in Corio Street defined as precinct 3.2.

Whilst there is some similar development in the remainder of the eastern section, it is limited and not concentrated. As such, a separate citation for a new precinct heritage overlay is being prepared for the buildings in the vicinity of Austin Park (Part 2).

Changes to Boundary

It is evident that there are some intact places currently located just outside the existing boundaries of the eastern section which relate to the period of significance of the proposed City East Heritage Precinct. They were part of the land associated with 1854 Eastern Extension of Geelong at either end of Sydney Parade (nos 56, 58, 60 and 65a, 69, 71, 73, 75). Given that most of these places are not currently protected and that they are relatively intact, it is recommended that they be included in HO1639.

It was also observed that two adjacent houses - 2a Swanston Place and 219 Little Malop Street - directly to the west of Swanston Street dated to the period of significance, being early 20th century, and were relatively intact. They however are disconnected from the bulk of the precinct and are relatively modest examples so that have not been recommended for inclusion.

In addition, there were some sections of the existing boundary of the precinct where considerable change/redevelopment has occurred in recent years and so it is appropriate for these properties to be removed.

- Places west of Bellerine Street,
- 153-165 Corio Street,
- 1-17 Fyfe Place North,
- 18-24 Swanston Street,
- 61-63 and 2-6 Sydney Avenue,
- 86-88 Sydney Parade.

Distinction with HO1644

Nearby sections of the adjacent City South-East Heritage Precinct (HO1644) were compared to the eastern section of HO1639.

Having reviewed these areas, it is evident that HO1644 contains more modest houses dating from the late-Victorian period and generally lacks the more substantial houses which characterises HO1639. As such, it is appropriate for it to remain as a separate precinct.

3.4 Recommendations

In summary, the recommendations and outcomes of the Review in relation to the eastern section are as follows:

- A smaller precinct renamed City East Heritage Precinct (HO1639).¹¹
- Expanding and updating the existing statement of significance so that it makes note of each relevant phase (not just Victorian and Federation).
- Excising an Austin Park and Environs Heritage Precinct (Cogens Place, Corio Street, England Street, Fyfe Place South, McCann Place, Veitch Place) – to be addressed in Part 2.
- Addition of a few properties on Sydney Parade (nos 56-60, 65A, 69-75).
- Remove several non-contributory houses at the edges:
 - Admiral Place (nos 3-7, 8),
 - Bellarine St (nos 6-8),
 - Brougham Street (nos 110-120),
 - Corio Street (nos 109-113, 118-126, 153-165),
 - Fyfe Pl Nth (nos 1-7),
 - Malop Street (no. 238),
 - Myers Street (no. 221),
 - Swanston Street (nos 14-24),
 - Sydney Avenue (nos 3, 2-6B),
 - Sydney Parade (nos 86-88)
- Add Hays Place (nos 1-3) to HO1637.

The changes are outlined on the following map.

Refer to:

¹¹ The proposed City East Precinct broadly relates to the smaller, adjacent precincts of 3.3, 3.4, 3.6 and 3.7 defined in the *Geelong City Urban Conservation Study*.

- Appendix A: places recommended for removal from HO1639.
- Appendix B: citations for the proposed City East Heritage Area, and Austin Park and Environs Heritage Area, including statements of significance.
- Appendix C: schedules for places recommended to be included the recommended City East Heritage Area, and Austin Park and Environs Heritage Area.
- Appendix D: revised heritage policy at Clause 22.30 for the City east Heritage Area as well as the proposed heritage policy at Clause 22.XX for an Austin Park and Environs Heritage Area.

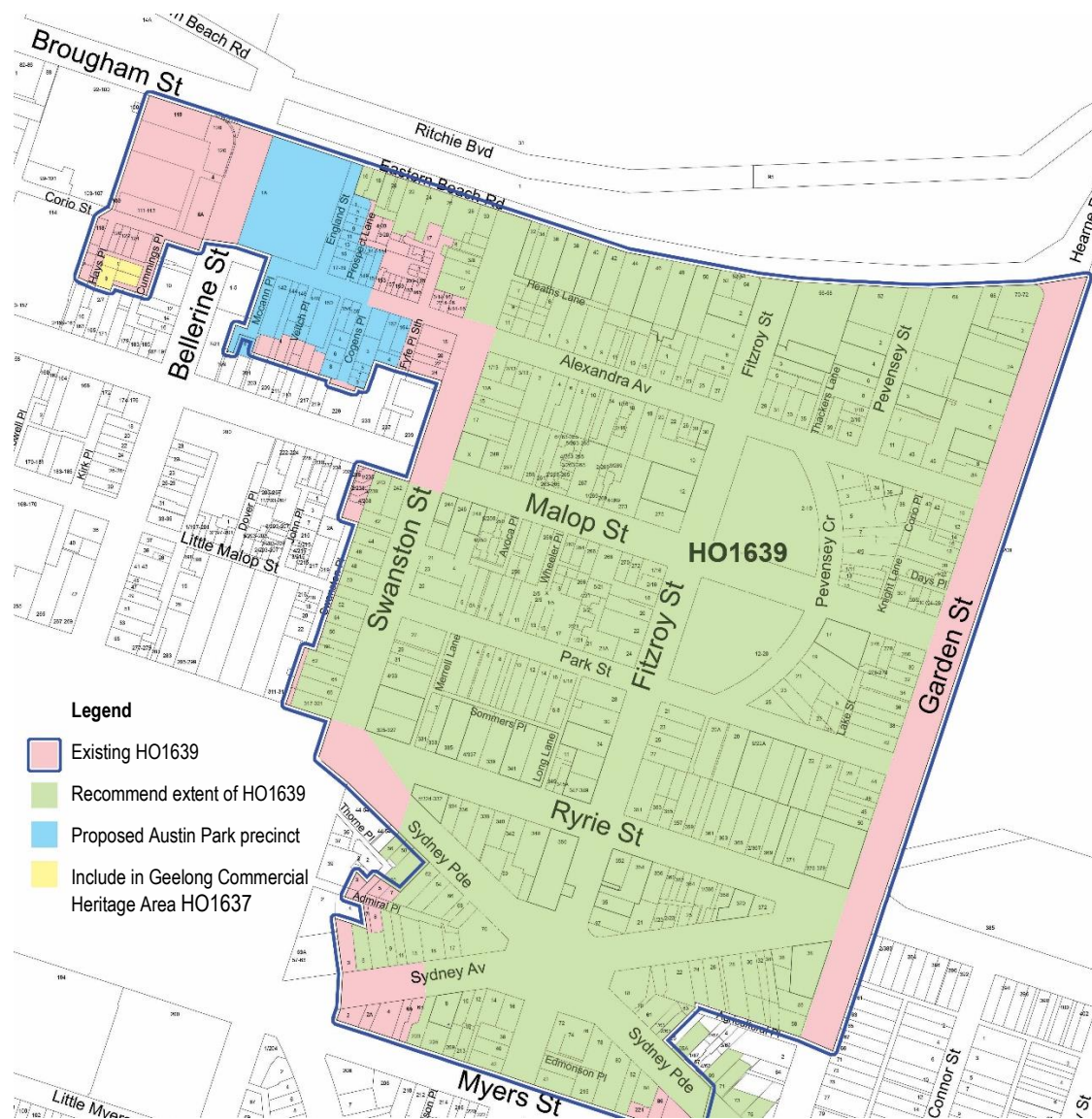


Fig. 5: Map showing parts of precinct at the eastern end to be removed (pink)

Further Work

Some additional information on places is included in the schedules prepared for the City East Heritage Area (Appendix C). This includes historical information for 9, 11, 13, & 15 Pevensy Crescent. It is recommended that any changes resulting from this study and any planning scheme amendment are reflected in HERMES.

4 FINDINGS + RECOMMENDATIONS – Western Section

4.1 Existing Western Section

The western section of HO1639 generally includes a diverse array of building types including residences, commercial, ecclesiastical and light industrial buildings. It is generally bound by Little Malop Street (north), Latrobe Terrace (west), McKillop Street (south) and Fenwick Street (east) though also includes additional land extending east to Gheringhap Street (between Myers and McKillop streets).

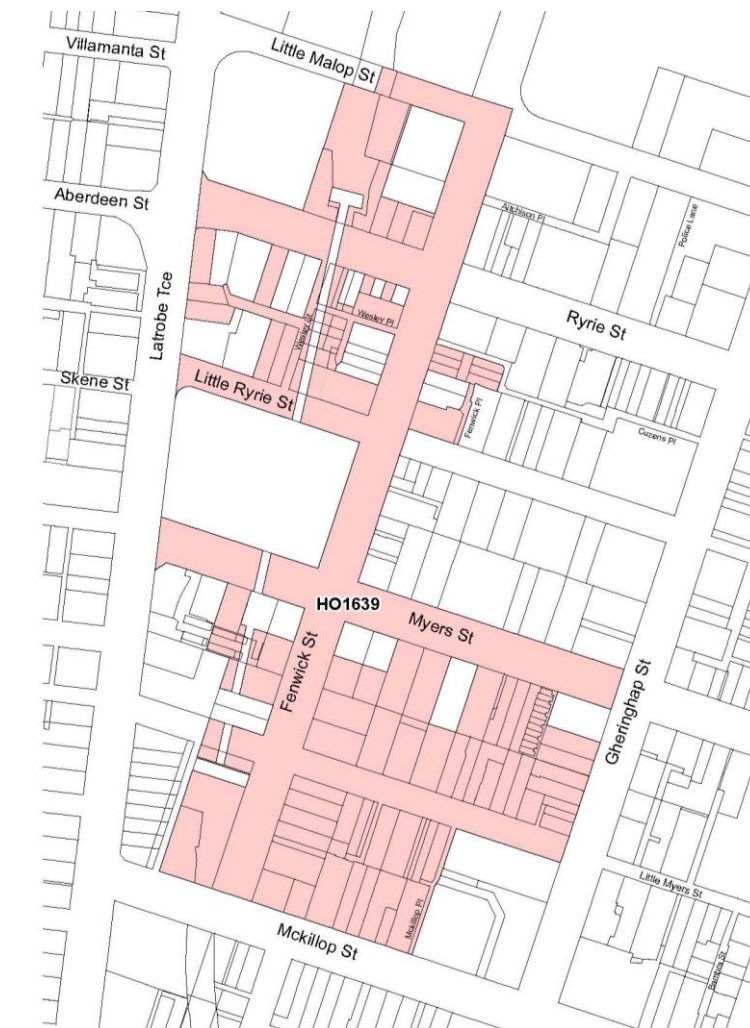


Fig. 6: Map showing current extent of Western Section of HO1639
NB the smaller white areas within the broader pink area relate to individual overlays
(Source: City of Greater Geelong)

Geelong City Urban Conservation Study

In the earlier *Geelong City Urban Conservation Study* (G Butler, 1991), what is currently the western section of HO1639 related to three smaller conservation precincts as follows (refer to fig. 3), though most was included in a single conservation precinct (6.1) with the boundaries largely correlating with that of the current overlay.

- 6.1 Most of Geelong's ecclesiastical reserves including the Presbyterian Church, Reformed Presbyterian (Crown Section 55), Wesleyan (Crown Section 46) and Gaelic (Crown Section 50), together with the former National School reserve (Crown Section 47). To the east, along Myers Street, are sites related to the Presbyterian faith (33, 32) and a major Catholic complex (St. Mary's Girls' College) which presumably was located close to other denominational schools. Between, at the west end of Myers Street, are large private residences such as the

Queen Anne style house of Henry Dann (Harvey Dann & Co) at 18 Myers Street. Other residences are linked with the Presbyterian and Wesleyan faiths.

Smaller sections at the southern and the northern ends were included in adjacent conservation precincts (6.2 and 6.4 respectively). These precincts were described as:

6.2 Located west of Gheringhap Street, the area is mainly Victorian and Edwardian residential, made more visually contained by the topography which slopes away from Gheringhap Street and the large J. C. Taylor & Sons couples on the east. A small timber house group at the east end of Little Myers is a minority in an otherwise redeveloped street; the streetscapes in Fenwick and Malop Street [sic] setting the character of the area. Linked, as a land-use, with the northern part of the precinct, the Seventh Day Adventist Church once occupied a large site in Little Myers, now redeveloped.

Concentrated near the west end of McKillop are Edwardian timber villas, particularly on the south side (10-30 McKillop Street). Further south are important Victorian and Edwardian era residential streetscapes.

6.4 The main elements of this precinct are the highly significant Gordon Technical College complex; and [...] the Geelong Railway Station. [...] These two important complexes are linked by a landscape forecourt to Gordon Avenue.

4.2 Review Area

The review included all properties within the western section of HO1639. This included all places with an individual heritage overlay that are within the defined area of the precinct but are not covered by the precinct overlay. A broad review of the areas adjacent to HO1639 was also undertaken, including nearby sections of Ryrie Street.

4.3 Findings

General

The western part of The City Fringe Heritage Area has a diverse range of buildings types – residential, commercial, educational and religious. In addition, the considerable amount of development that dates from the late 20th/early 21st centuries has resulted in a lack of overall cohesiveness within the western part of the HO1639. Nonetheless, there are some areas that have retained a consistent commercial or residential character.

Southern end

The southern end of the western section - being McKillop, Little Myers, Fenwick and Gheringhap streets - is predominantly residential (though many houses are now used for commercial purposes). This area largely consists of Victorian and Federation period residences as well as some Interwar homes, which are relatively modest when compared to the more substantial houses on Ryrie and Myers streets. The area is similar to the adjacent City South Heritage Area, which also consists primarily of Victorian and Federation period residences with some Interwar bungalows. Given this, it is recommended that houses to McKillop, Little Myers, Fenwick and Gheringhap streets be included in an extended City South Heritage Area. This would reflect the arrangement in the 1991 study where these house were included in a single conservation precinct that extended from Little Myers Street south to Kilgour Street.

Myers Street

There is a unified group of intact and generally substantial, distinctive and intact buildings on the south side of Myers Street between Latrobe Terrace (west) and Gheringhap Street (east). Some already have an individual heritage overlay. This group, nos 12-40, predominantly consists of former houses, in addition to a school, and date to the Victorian, Federation and Interwar periods. It is recommended that a separate Myers Street Heritage Area be created and a citation has been prepared to that end.

Other Residences

Throughout the remainder of the western area there are about 25 other residences, many of which are located in diverse streetscapes and are isolated from similar development. Most of these house are currently covered by individual overlays so that it is recommended that the current precinct overlay be removed for these properties.

In regards to the Victorian residence at 3 Little Ryrie Street, which currently is graded C (local significance) and previously a citation had been prepared in the 1991 study. Given that this house is largely intact and is relatively

distinctive (suggesting it is architect designed), a revised citation has been prepared so that it be included in an individual overlay.

Public Buildings - Religious & Educational

All current and former religious buildings in the western area are located on the edge of the precinct and are subject to individual heritage overlays. Given that these buildings are dispersed and in diverse streetscapes, no precinct overlay is recommended that would incorporate them, though the individual heritage overlays should be retained.

The Mathew Flinders Girls College is also subject to an existing individual heritage overlay and part of a diverse streetscape, such that it is recommended that it is not included in a precinct overlay.

Commercial Buildings

Most commercial buildings of significance are located on Ryrie Street, close to the intersection with Fenwick Street. Additional commercial buildings are located nearby within the same city block - the former skating rink at 2 Wesley Place and the circa 1928 W G Hearne & Co. Ltd. building (manufacturing chemists) at 5 Little Ryrie Street. Together these buildings form a group of largely intact commercial and light industrial buildings which date from the Victorian period through to the Post-war period. It is recommended that these commercial properties be added to an extended Geelong Commercial Heritage Area (HO1637) as this precinct already contains a diverse range of 19th and 20th century buildings, including places developed during the Post-war period.

In addition to those commercial buildings located in the exiting HO1639, the former Trans Otway building (1949) located just outside the precinct boundary at 36-44 Ryrie Street is of heritage value. This building is distinctive with its prominent semi-circular roof forms and meets the threshold for an individual overlay. A citation had previously been prepared in the 1991 study for this site, which has been updated as part of this review. It is also recommended that this building be added to an extended Geelong Commercial Heritage Area (HO1637).

Another building of potential heritage value is the commercial building at 5a Little Ryrie Street. Although this Post-war building is somewhat isolated, it is largely intact and is a good example of the International style. Further consideration of its heritage value could be undertaken as part of a late 20th century gap study.

Apart from the commercial buildings discussed above, other late 20th century examples located in the HO1639 are of limited heritage value.

4.4 Recommendations

In summary, the recommendations and outcomes of the Review in relation to the western section are as follows:

- Remove this section from HO1639.
- Remove HO121 as the building has been demolished.
- Create a smaller precinct renamed Myers Street Heritage Area, nos 12-40 on the south side (HO16XX). Retain existing individual HOs (part of proposed Myers St Precinct): 1076, 1077, 1078, 1079.
- Add commercial premises to Ryrie, Wesley and Little Ryrie streets to an extended Geelong Commercial Heritage Area (HO1637). Retain existing HOs (part of HO1637): 188, 1109, 1110, 1111.
- Add houses to Fenwick, Gheringhap, Little Myers, and Mckillop, streets to the City South Heritage Area (HO1641) but not including some properties at the south-west corner of this section.
- Create two new individual heritage overlays:
 - 3 Little Ryrie Street – Residence
 - 36-44 Ryrie Street – Trans Otway Building (former)
- Retain existing HOs (external to proposed precinct/s): nos 135, 139, 144, 183, 187, 195, 223, 251, 916, 917, 918, 919, 920, 921, 922, 923, 924, 963, 973, 1108.

- Remove one contributory place:
 - 253 Latrobe Terrace.
- Remove several non-contributory sites:
 - Fenwick Street (nos 5-7, 24, 40, 70),
 - Latrobe Terrace (nos 251, 257),
 - Little Malop (nos 18, 20),
 - Little Myers (nos 2-4, 6-8, 10, 11-13, 12),
 - Little Ryrie (no. 5a),
 - Mckillop (no. 1),
 - Myers Street (nos 8-10, 44),
 - Ryrie Street (nos 2, 12, 15-23).

The changes are outlined on the following map.

Refer to:

- Appendix A: places recommended for removal from HO1639.
- Appendix E: citations for the proposed Myers Street Heritage Area, Residence at 3 Little Ryrie Street and Trans Otway Building (former), including statements of significance.
- Appendix F: schedules for places recommended to be included in a Myers Street Heritage Area as well as places to be added to the City South Heritage Area and the Geelong Commercial Heritage Area.
- Appendix G: the proposed heritage policy at Clause 22.XX for a Myers Street Heritage Area and revised policy Clause 22.32 (City South Heritage Area) and Clause 22.278 (Geelong Commercial Heritage Area).



Fig 7: Map showing recommended changes to western section of HO1639

Geelong City Urban Conservation Study

In the earlier *Geelong City Urban Conservation Study* (G Butler, 1991), what is currently the northern section of HO1639 related to two smaller conservation precincts as follows (refer to fig. 3):

- 1.1 Western Beach north mixed one and two-storey Victorian, Edwardian and Bungalow era residential.
- 1.3 Mercer Street north: early mainly two-storey Victorian era commercial area, arising mostly from gold rush prosperity and some buildings of individual significance.

5.2 Review Area

The review included all properties within the northern section of HO1639. In addition the surrounding area was surveyed including:

- Residences to Western Beach Road,
- Residences to The Esplanade,
- Commercial buildings to Mercer Street.

5.3 Findings

General

Having reviewed the northern part of HO1639, it is evident that it consists of two distinct areas each with a different character: the residential area to Western Beach Road and the commercial area to Mercer Street. This is consistent with the 1991 study which had separate precincts for residential properties to Western Beach Road and commercial places to Mercer Street.

Given the distinct difference between these streets, the residential area has been separated from the commercial properties to create a more focused precinct that is well defined in the statement of significance.

Commercial Places

Having undertaken a review of the commercial properties included in the northern part of HO1639, it is evident that most significant commercial buildings are subject to an individual heritage overlay. The only early building to this area which is not subject to an individual overlay is the Victorian period shop at 11 Mercer Street which was attributed a C grading in the *Geelong City Urban Conservation Study*, indicating that it was deemed to be of local significance.¹² Given that this is a good example of a Victorian shop and residence which appears to be largely intact (above the awning), it has been recommended that it be included in the Schedule to the Heritage Overlay on an individual basis.

Most of the ungraded commercial properties in the existing precinct date from the mid-20th century. These buildings, together with other commercial places located outside the current precinct boundary, form a group of mid-20th century showrooms/workshops to Mercer Street which are generally associated with the automotive industry. Whilst there is generally less acceptance of the heritage value of more recent/Post-war places, this relatively intact group may warrant further investigation in a future 20th century gap study.

Residential Places

Having undertaken a detailed survey of residences to the northern part of HO1639, it is evident that there are several substantial mid-20th century houses of high quality design that make a contribution to this prestigious area. As such, it has is recommended that the period of significance for a new separate precinct overlay covering places to Western Beach Road extend up to the mid-1960s.

From an onsite review of the adjacent part of Western Beach Road (south of Ginn Street), it is evident that the southern part, like the northern part already included in HO1639, consists of a mix of substantial one and two storey Victorian, Federation, Interwar and Post-war houses. Whilst the southern part of Western Beach Road was covered by a separate amenity/lesser conservation area (1.2) in the 1991 study, this area is not currently covered by a heritage precinct, though many places are subject to an individual heritage overlay.

¹² 11 Mercer Street is currently noted as a private residence and 'not significant' on the Victorian Heritage Database.

As both the northern part of Western Beach Road (covered by the Heritage Overlay) and the southern part form a consist streetscape and include substantial houses, which are good examples of their type and are reflective of the affluent waterside location, it has been recommended that a new single precinct heritage overlay applying to both areas be established.

It is noted the Western Beach Road and some adjacent land to the west is included within a Design and Development Overlay (DDO Schedule 17). The proposed extension of heritage protection southwards, from Ginn Street to near Malone Street, would result in this precinct being consistently subject to a preferred height limit of 9 metres (part of precinct 2/Western Beach).

5.4 Recommendations

In summary, the recommendations and outcomes of the Review in relation to the northern section are as follows:

- Remove this section from HO1639.
- Create a new residential precinct, Western Beach Road Heritage Area, including existing properties (nos 1-28) and extending the precinct southwards to no. 58.
- Create new HO for 11 Mercer Street – Shop & Residence
- Retain existing individual HOs to Mercer Street: nos 110, 238, 1041
- Remove several non-contributory commercial properties to:
 - Ginn Street (no. 2-6)
 - Mercer Street (nos 1, 5, 6, 8-10 and 13)
 - Saddlers Lane (no. 4)

The changes are outlined on the following map.

Refer to:

- Appendix A: places recommended for removal from HO1639.
- Appendix H: citations for the proposed Western Beach Road Heritage Area as well as the shop and residence at 11 Mercer Street, including statements of significance.
- Appendix I: schedules for places recommended to be included in a Western Beach Road Heritage Area.
- Appendix J: the proposed heritage policy at Clause 22.XX for a Western Beach Road Heritage Area.

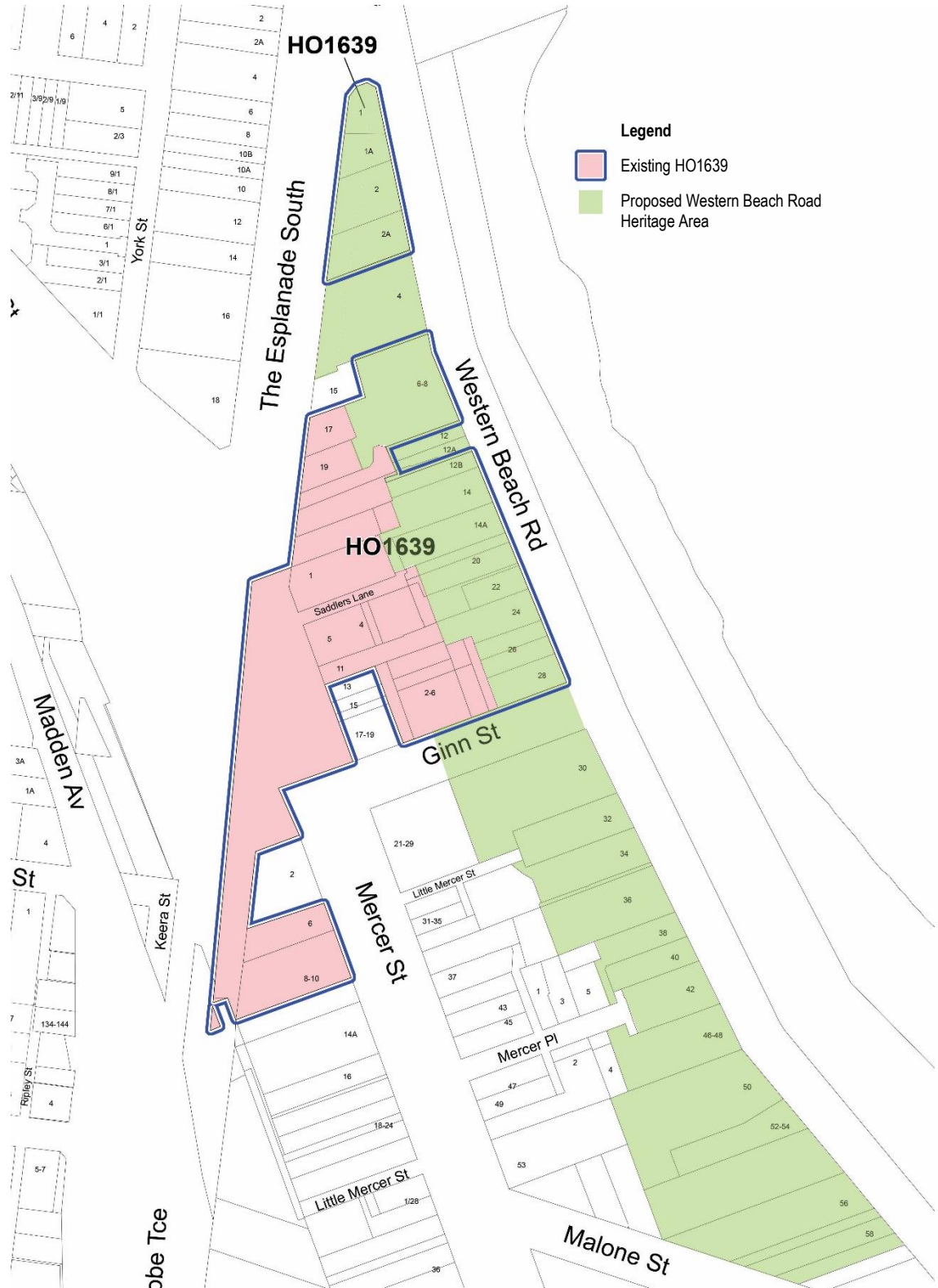


Fig. 9: Map showing recommended changes to northern section of HO1639

Further Work

As a part of the review of the northern part of HO1639, consideration was given to combining the heritage precinct to Western Beach Road with The Esplanade Heritage Area. After reviewing this precinct however, it became evident that Western Beach Road and The Esplanade have a different character and that they should therefore remain as separate precincts.¹³

During the review, it also became evident that there were additional properties to The Esplanade that are not covered by a heritage overlay but that may warrant protection. These places are separated from both the overlay to Western Beach Road and The Esplanade, but may meet the threshold for individual overlays.

¹³ Whilst both streets are elite residential areas located on the waterfront, The Esplanade has a much more consistent character as it is made up of predominantly early 20th century houses (Federation and Interwar).


APPENDIX A - Places Recommended for Removal from HO1639


Places Recommended for Removal from HO1639


1. East Area

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 3 Admiral Place	2016	2 storey brick building, replaced single storey Victorian era house.		D	Remove from HO1639
Paired houses 5, 7 Admiral Place	Late 20 th century	2storey, brick and render, hipped roofs clad in corrugated metal sheeting.		D	Remove from HO1639
House 8 Admiral Place	Circa 2003	Two storey, brick & render, hipped & gable roof clad in corrugated metal sheeting.		-	Remove from HO1639
Apartments 6-8 Bellarine Street	2012	5 storeys.		-	Remove from HO1639
Apartments 110,120 Brougham Street	Early 21 st century	Up to 9 storeys.		-	Remove from HO1639
Car park 111-113 Corio Street, 4 Bellarine Street		Asphalt		-	Remove from HO1639




Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Row of 7 houses 153, 155, 157, 159, 161,163, 165 Corio Street	Late 20 th century	Two storey, brick, gable roof clad in concrete tiles.		-	Remove from HO1639
Car park 118 Corio Street, 2 Hays Place		Asphalt		-	Remove from HO1639
Paired House 120, 122 Corio Street	Late 20 th century	Previously there was an 1840-50 cottage at no. 122. 2 storey, terrace format, brick, gable roof clad in corrugated metal sheeting.		C (122) - (120)	Remove from HO1639
House 124 Corio Street	Late 20 th century	2 storey, cuboid form, upper level terrace.		-	Remove from HO1639
House 126 Corio Street	Mid-20 th century	Salmon brick with glazed brown brick plinth, hipped roof clad in concrete tiles, brick chimney, timber windows with brown tile sills, tiled deck. Original fence with metal gate.		-	Remove from HO1639
Paired house 1,3 Fyfe Place North	Late 20 th century	2 storey, brick, hipped roof clad in concrete Roman tiles.		-	Remove from HO1639

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paired house 5, 7 Fyfe Place North	Late 20 th century	2 storey, now rendered, hipped roof clad in concrete tiles.		-	Remove from HO163
Garage 17 Fyfe Place North	2017	2 storey, concrete block & metal cladding, cuboid form with low pitch roof.		-	Remove from HO1639
Salvation Army Hall 239, 241 Malop Street	1970s	Brick hall and offices. Low pitch/flat roofs, aluminium openings with stained glass panes.		?	Remove from HO1639
House 221 Myers Street	Early 21 st century	Brick, weatherboard & render, hipped & gable roof clad in corrugated metal sheeting, timber sash windows.		-	Remove from HO1639
Units 3, 3a Sydney Avenue	Circa 1980	Tan brick, gable & skillion form roof clad in concrete tiles, aluminium windows.		-	Remove from HO1639
Houses 2, 2a Sydney Avenue	Late 20 th century	Two storey, rendered, hipped roof clad in concrete tiles.		D (2) - (2a)	Remove from HO1639




Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 4 Sydney Avenue	Late 20 th century	Two storey, rendered, hipped roof clad in corrugated metal sheeting.		D	Remove from HO1639
Paired houses 6a, 6b Sydney Avenue	Late 20 th century	Two storey, rendered, hipped roof clad in concrete tiles.		- (6 D in Study)	Remove from HO1639
House 65 Sydney Parade	2004	Rendered, cuboid residence.		Outside precinct	Remove from HO1639
Units 67 Sydney Parade	Circa 2009	Brick & render, flat & gable roof forms clad in corrugated metal sheeting.		Outside precinct	Remove from HO1639
House 86 Sydney Parade	Post WWII	Largely intact, bungalow, weatherboard, low pitch gable roofs clad in corrugated metal sheeting, squat cream brick chimney, battened sheeting to gable ends, broad timber sash windows, side entry.		-	Remove from HO1639
Commercial building 88 Sydney Parade	Late 20 th century	Brick building, now painted, with flat roofs concealed behind 'mansard like' parapets with large shingles, large windows with reflective glass/film.		-	Remove from HO1639


Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Car park 4 Veitch Place				-	Remove from HO1639

2. West Area

Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Reformed Presbyterian Manse & Church 12 Fenwick Street	1862 (Church) Circa late 1860s (manse)	Church: largely intact Gothic style, basalt with sandstone quoining (now rendered), gable roof clad in slate with metal vents, pointed arched windows with diamond quarrels, framed timber door, pointed arched vent to front. Manse: largely intact, symmetrical Victorian house, weatherboard, hipped roof clad in slate, timber brackets to eaves, concave verandah with timber valance, timber sash windows, 4 panelled timber door with highlight and sidelights, rendered chimneys. Later brick building to rear.	 	C (HO919)	Retain as indiv. HO
Baptist Church & Hall 14 Fenwick Street	Victorian	Church: mostly intact, Gothic style, basalt with sandstone dressings including quoining, gable roof clad in slate with ventilating dormers, pointed arched openings, original windows have diamond quarrels, timber framed door (vertical boards), Hall: partly obscured, polychrome brick (entry now painted), basalt plinth, gable roof clad in corrugated metal sheeting, quatrefoil motif to gable end, crenulated entry porch, pointed arched windows Late 20 th century brick building to front of hall.		B (HO920)	Retain as indiv. HO

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Commercial building 24 Fenwick Street	Late 20 th century	Terrace style shops, concrete block and render, roof concealed behind slate clad parapets, multi-pane timber openings, recessed entry.		-	Remove from HO1639
Shops and residence 28 Fenwick Street	Circa 1854	Mid-Victorian shop and residence with Federation style balcony. Rendered (ashlar to side), hipped roof clad in corrugated metal sheeting, stepped parapet, to front with rendered cornice and brackets, rendered chimneys with terracotta pots. Timber sash windows including arched window with coloured glass to side, faceted bay to side, early panelled door with highlight to residence, timber French door with highlights to balcony, modern aluminium openings to shops. Balcony with timber frieze and pressed sheet metal skirt (fish-scale), supported on curved brackets.		C (HO921)	Retain as indiv. HO
Olrig House 32 Fenwick Street	1855-56	Partly intact, Victorian with Interwar period alterations. Hipped roof clad in slate behind plain parapet and cornice, truncated chimneys. Rendered façade with brick detailing to openings (now painted), altered openings including wide timber sash windows, recessed porch with clinker brick stair.		C (HO922)	Retain as indiv. HO

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
'Eudoxus' 34 Fenwick Street	Circa 1854-55	Erected as 2 iron cottages & converted to a house by 1858. Façade clad in battened sheeting, corrugated iron to side, brick chimneys, 2 storey Federation style verandah with curved parapet clad in pressed metal sheeting, timber frieze & balustrade. Timber French doors to upper level, panelled timber door with leadlight highlight to entry, timber sash windows (multi-paned to upper level). Cast iron palisade fence with basalt plinth.		A (HO135)	Retain as indiv. HO
House 'Gredeen' 40 Fenwick Street	Victorian	Partly intact with Interwar period alterations to the façade - porch and windows. Weatherboard, hipped roof clad in corrugated metal sheeting, brick chimneys (now painted), timber brackets to eaves, basalt stairs. Central gabled porch with battened sheeting and boards to gable end, fluted columns with capitals. Wide timber sash windows with flat hoods, door with textured glass sidelights and highlight.		-	Remove from HO1639
House 42 Fenwick Street	Interwar 1929	Largely intact, Spanish Mission style, textured render, hipped and gable roof clad in variegated tiles with some Roman tiles to the front, tapered rendered chimney, timber boards to soffit, entry porch with arched openings and tiled deck, metal balustrade to projecting deck, boxed framed sash windows with brick corbels, arched multi-paned timber door. Early rendered garage to rear, original rendered fence with tapestry brick capping.		C (HO923)	Retain as indiv. HO





Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 44 Fenwick Street	Interwar 1929	Largely intact, Spanish Mission style, textured render, hipped and gable roof clad in variegated tiles, tapered rendered chimneys, timber boards to soffit, curved projecting parapet to front, round entry porch with low rendered walls and timber windows, timber sash windows with leadlight and concrete hood to front, boxed framed windows with brick corbels to side, arched entry with framed timber door. Early garage to rear, original rendered fence with metal rail and gate.		C (HO924)	Retain as indiv. HO
Residences 5-7 Fenwick Street	Early 21 st century	2 storey brick units, cuboid form with upper level balconies. Earlier building demolished.		D	Remove from HO1639
Former house 9 Fenwick Street	Fed. 1905	Largely intact, was one of a pair of semi-detached houses. Weatherboard, gable roof clad in corrugated metal sheeting, bi-chrome brick chimneys, cornice to eaves, decorative timber bargeboard to gable end with later timber screen. Bullnose verandah with cast iron frieze, plain columns with capitals and timber deck, timber sash windows (tripartite to projecting part), 4 panelled timber door with highlight, recent canvas blind to front.		C (HO916)	Retain as indiv. HO
Former house 11 Fenwick Street	1905	Largely intact, weatherboard with symmetrical façade, hipped roof clad in corrugated metal sheeting, chimneys removed, timber brackets to soffits. Bullnose verandah with cast iron frieze, turned timber posts & gabled portico with timber frieze. Timber bay windows (sash), 4 panelled timber door with highlight & sidelights.		C (HO918)	Retain as indiv. HO

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Row of 6 houses 82-92 Gheringhap Street	Late Victorian 1887	Largely intact, 2 storey terraces, polychrome brick with basalt plinth, transverse gable roofs clad in corrugated metal sheeting, paired rendered chimneys, rendered wing walls with lion's heads on console brackets, brackets to eaves. 2 storey verandahs with timber framed cast iron frieze, brackets and balustrades, timber deck, dentillated band and basalt steps. Timber sash windows, 4 panelled timber doors with highlight. Original cast iron palisade fence with basalt plinth.		B HO251	Retain as indiv. HO
House 253 Latrobe Terrace	Interwar/ 1920s	Fairly intact bungalow. The front chimney has been added, porches have been enclosed & the windows have been altered. Possibly altered chimney. Red brick, gable roof clad in terracotta tiles. Gable ends with roughcast render, shingles & timber brackets. Original chimney to side, timber sash windows replaced with modern types.		D	Remove from HO1639
House 257 Latrobe Terrace	Victorian	Much altered weatherboard house with mid-20 th century cream brick additions to front. Paired gable roofs clad in corrugated sheet metal, though had been slate/tiled.		-	Remove from HO1639




Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
<p>'Carlyon' 259 Latrobe Terrace</p>	<p>Early Interwar</p>	<p>Largely intact, 2 storey, substantial red brick bungalow, hipped & gable roof clad in terracotta tiles with terracotta finials, flat roofed sections to lower level, rendered chimneys with brick banding & terracotta pots, flat roofed dormer window. Horizontal boards & timber brackets to gable ends, rendered piers with brick courses to porches, windows to west side of 'sleep out' replaced with weatherboards, mix of timber windows with multi-paned upper sashes and casement windows with leadlight to top part. Retains original brick stairs & brick fence both with rendered capping, fence has wire mesh panels & metal gate.</p>		<p>B (HO963)</p>	<p>Retain as indiv. HO</p>
<p>Former Gaelic Church & Schoolhouse 271 Latrobe Terrace Architect: John Long</p>	<p>1854</p>	<p>Sandstone church with brick label moulding (rendered), gable roof clad in slate, timber boards to eaves, timber multi-paned sash windows, circular window to gable end with rendered brick moulding, late 20th century glazed entry addition to front.</p>		<p>HO159</p>	<p>Retain as indiv. HO</p>
<p>Church of Christ (former Free Church of England-Trinity Church) 275-279 Latrobe Terrace Architects: Backhouse & Reynolds</p>	<p>1858</p>	<p>Basalt, Gothic style church with steeply pitched gable roof clad in slate, distinctive secondary gables to side, squat tower to north with steeple. Timber brackets to eaves and basalt buttresses. Pointed arched openings, coloured diamond quarrels to windows. Mid-20th century building to rear of site. 1911 hall demolished in 2013.</p>		<p>A (HO121)</p>	<p>Retain as indiv. HO</p>
<p>Vacant 18 Little Malop Street</p>		<p>Vacant</p>		<p>-</p>	<p>Remove from HO1639</p>

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Car park 20 Little Malop Street		Paved Had been tennis courts during mid-20 th century.		-	Remove from HO1639
Car park over railway line 2-4 Little Myers Street, 70 Fenwick Street		Gravel		- (2)	Remove from HO1639
Seventh Day Adventist Church 6-8 Little Myers Street	Late 20 th century	Brick and render, mansard like roof clad in metal sheeting, aluminium openings.		-	Remove from HO1639
Car park 10 Little Myers Street		Asphalt		-	Remove from HO1639
House 12 Little Myers Street	Victorian	Much altered though broadly retains symmetrical format, weatherboard cladding, hipped roof clad in corrugated metal sheeting, chimney removed, string moulding to eaves, panelled timber door with highlight & sidelights (glass replaced). Altered windows (large awning), original full width verandah replaced with a truncated version during late 20 th century.		-	Remove from HO1639

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Units 11-13 Little Myers Street	Late 20 th century	Brick, hipped roof clad in corrugated metal sheeting.		-	Remove from HO1639
Wesleyan Minister's Residence 1 Little Ryrie Street	Pre-1854	Originally square in plan with late 1850s addition to front. Brick (addition rendered), hipped roof clad in corrugated metal sheeting, rendered chimneys with tall pots, return concave verandah with paired timber posts and cast iron brackets and paved deck, multi-paned timber sash windows, side entry, 2 storey additions to rear.		A (HO973)	Retain as indiv. HO
House 3 Little Ryrie Street	Victorian	Largely intact, symmetrical façade with rebated boards, hipped roof clad corrugated metal sheeting (replaced slate in 2015), rendered chimneys. Recessed entry with cast iron brackets, 4 panelled timber door with later glass to highlight. Faceted bays with timber sash windows.		C	Rec. indiv. HO Remove from HO1639
Commercial building 5a Little Ryrie Street	Post-WWII, circa 1960	Largely intact, 2 storey, good example of International style with concrete frame infilled with a mix of brick bays and glazed bays with aluminium windows (some new windows to original openings) including coloured glass to lower part of each level, flat roof, recessed altered entry.		-	Remove from HO1639
Mathew Flinders Girls Secondary College Original architects: Backhouse & Reynolds 2 Little Ryrie Street (?15 Myers Street)	1856-57, additions 1880, 1915-16, 1974	Early Italianate National School, symmetrical, rendered with basalt plinth, hipped roof clad in terracotta tiles, prominent central tower with bell cast roof and timber brackets to eaves, arched rendered loggia. According to VHR citation, 1880s additions involved increasing the height of the central section, including tower, which incorporated a platform with iron balustrading. Flanking wings added in 1956. Three storey building to rear constructed in		HO195	Retain as indiv. HO




Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
		1974.			
Commercial building 1 Mckillop Street	Later 20 th century	Concrete block, gable roof clad in corrugated metal sheeting.		-	Remove from HO1639
Former Free Presbyterian Church Architect: Christopher Porter 2-6 Myers Street	Victorian 1858-59	Largely intact broad gabled church, with (some) Regency styling. Walls are a combination of render with tooled lines, now faint (incl. façade, quoining, buttresses) and basalt. Arched openings with voussoirs, circular windows to the front. Central porch with modern timber doors in original opening with timber panel above, basalt stair to front (partly altered). Gable roof clad in slate, hexagonal ventilating lantern with metal wind rose.		B (HO139)	Retain as indiv. HO
Health centre (former house?) 8-10 Myers Street	Late 20 th century	Brick, hipped roof clad in corrugated metal sheeting, large, large multi-paned timber windows.		-	Remove from HO1639
Apartments & shop 44 Myers Street	Early 21 st century	2 storey apartments with undercroft parking and single storey commercial section to street, cuboid form clad in a mixture of lightweight materials.		-	Remove from HO1639
Commercial building 2 Ryrie Street, 251 Latrobe Terrace	1960s	2 storey, cuboid form, concrete brick, cement sheeting and concrete panels with pebbles/aggregate, horizontal strip of aluminium windows to upper level. Timber framed openings to ground level.		-	Remove from HO1639

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Glendining House Architects: Davidson & Henderson 6 Ryrie Street	Victorian 1877	<p>Largely intact 2 storey, late Victorian mansion with possible early 20th century gable alterations/additions to front & west (first floor).</p> <p>Bi-chrome brick with basalt plinth & stone dressings including quoining, cornice & window surrounds. Hipped roof clad in slate with metal finial, brick chimney with rendered capping. 2 storey faceted bay to projecting part with panels of herringbone red brick, timber sash windows, recessed entry with tiled deck, basalt stair, panelled door with etched highlight & sidelights. Retains original basalt plinth to front fence & early brick fence to east side.</p>		A (HO183)	Retain as indiv. HO
'Chipchase' 8-10 Ryrie Street Architect: Frederick Purnell	Interwar By 1930	<p>Largely intact, 2 storey Arts & Crafts style mansion, brick and render, gable roof clad in variegated tiles, roughcast & weatherboards to gable end, faceted attic dormer, roughcast render to top of octagonal bay, tapered brick & render chimneys with terracotta pot. 2 storey rendered verandah (part of upper level now enclosed) with Tudor arches to upper level & basket arches to ground level, terrazzo verandah deck & stair. Timber sash windows some with leadlight to uppers sash and/or highlight, paired doors to entry, multi-paned timber door to upper level verandah. Early brick fence.</p>		C (HO110 8)	Retain as indiv. HO
House 12 Ryrie Street	Early 21 st century	<p>Rendered, hipped roof clad in corrugated metal sheeting, Victorian style details including sash windows & metal valance to verandah. Possibly Interwar period fence.</p>		-	Remove from HO1639

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
<p>Gosberton House (Architect: poss. Alexander Davidson) 14 Ryrie Street</p>	<p>Victorian Circa 1878-1880</p>	<p>Largely intact late Victorian villa, bi-chrome brick with diaper quoining & basalt plinth, hipped roof clad in slate, timber brackets above brick string moulding (façade), bi-chrome brick chimneys with tall pots. Concave verandah with timber framed cast iron frieze & balustrade, fluted columns with capitals, basalt stair. Timber sash window to faceted bay with stone surrounds, later timber bay window to verandah, 4 panelled timber door with textured glass highlight & sidelights. Original cast iron palisade fence with basalt plinth.</p>		<p>B (HO187)</p>	<p>Retain as indiv. HO</p>
<p>St George's Presbyterian Church & Manse 13 Ryrie Street, 10 Little Malop Street, 245 Latrobe Terrace</p>	<p>Church – 1861 Manse - 1864</p>	<p>Metal gate with basalt piers to Ryrie Street & Latrobe Terrace. Church (corner): Substantial Gothic style church constructed of basalt with sandstone dressings, steeply pitched gable roof clad in slate & large stone steeple to west end. Pointed arched windows with tracery & leadlight. Manse (Ryrie St): 2 storey, basalt with sandstone dressings, steep gable roofs clad in slate, timber bargeboards with finials, squat red brick chimneys. Timber sash windows including group of 3 to front (facing away from north), 4 panel timber door with highlight. Early brick fence to Ryrie Street with rendered capping. Brick hall (Fenwick St): brick crenulated parapet, gable roof clad in slate, mix of timber windows including sash & hopper types, framed timber doors (later flush doors to west).</p>		<p>B HO223 - (10 Lt Malop)</p>	<p>Retain as indiv. HO</p>
<p>Shop 15-23 Ryrie Street</p>	<p>Late 20th century</p>	<p>Cuboid building with brick façade (now painted), rendered plinth & concrete block sides. Profiled metal fascia, large aluminium framed windows, recessed entry.</p>		<p>-</p>	<p>Remove from HO1639</p>

3. North Area

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Car park 2-6 Ginn Street		Largely vacant site with metal shed and car inspection pit.		-	Remove from HO1639
Light industrial building 1 Mercer Street	1950s	Timber-framed window wall (showroom) to two sides of building front, now with extensive signage. Brick (now painted), early skillion section to rear, steel framed windows with wire reinforced glass and concrete lintels.		-	Remove from HO1639
Car yard and light industrial building (now gym) 5 Mercer Street, 4 Saddlers Lane	1950s	Industrial building (rear of site): salmon brick (mostly painted) with stepped parapet, retains steel framed windows. Altered door with sidelight (now sheeted over), metal roller door to chamfered corner. Car yard: small brick building with skillion roof, early timber framed windows and glazed door to front.		-	Remove from HO1639
Shop 11 Mercer Street	Victorian	Largely intact above awning, rendered with rendered details including quoining, window surrounds & keystones. Timber sash windows, hipped roof clad in slate, brick chimneys with decorative pot. Later cantilevered awning, mid-20 th century tiled shopfront with metal framed windows (possibly bronze/copper alloy), timber framed glass door with letter slot, flush timber door with basalt threshold. Cream brick workshop at rear.		- (C in study)	Rec. Indiv. HO Remove from HO1639

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Shop 13 Mercer Street	Recent	Rendered, stepped parapet (referencing typical IW type), plain verandah with timber posts, recessed entry with timber framed glass doors.		-	Remove from HO1639
Shop and residence 15 Mercer Street	c.1864	Partly altered, uncertain degree of intactness. Mid-Victorian, restrained detailing. 2 storey rendered building (though with some odd detailing, e.g. lack of pilaster on north side), roof concealed behind flat parapet (possibly altered) with plain cornice, non-original timber sash windows with rendered surround and plain cornice above. Later cantilevered awning, much altered shopfront with timber framed windows, recessed entry with later door (possibly original configuration). Rear of building now rendered, timber sash windows (citation indicated was partly basalt).		C HO1041	Retain as indiv. HO
Former Brown Bros. Iron Store & brick shop 17 Mercer Street	1854 (Iron Store)	Two storey, iron framed, the lower part of the timber façade has been reconstructed whilst the upper segmental arched part is more intact. Vaulted roof, side and rear walls clad in corrugated metal sheeting, multi-paned timber sash window and 4 panelled door to side, multi-paned windows to rear. Refurbished brick shop: 2 storey face brick building, straight parapet, recessed central entry with timber framed windows and doors, blind arched niches, paired timber sash windows to upper level.		A HO238	Retain indiv. HO

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
<p>Former Bay View Hotel 2,4 Mercer Street John Young</p>	<p>1853-54</p>	<p>Mostly intact, prominent early Victorian building with additions to rear, side and roof (commercial and residential). Original part: 3 storey plus cellar, rendered ashlar to lower level with picked sandstone (now painted) and rendered quoining to upper 2 levels), curved corner, brick chimneys (now painted). Upper part of 3rd level appears to have been altered, rendered balustraded parapet possibly later. Arched openings to ground level including timber sash windows & later glazed doors to original openings (with original transom mouldings), later door introduced to north side, timber sash windows to middle level (some with vertical glazing bars) with rendered aedicules, timber casement windows to upper level with panels between.</p>		<p>HO110</p>	<p>Retain indiv. HO</p>
<p>Industrial building 6 Mercer Street</p>	<p>Mid-20th century</p>	<p>Altered, probably Moderne style face brick, now largely rendered. Flat roof to front cuboid section with dogtooth course to parapet, narrow concrete hood and non-original aluminium openings. Gable roof section to rear clad in corrugated metal sheeting.</p>		<p>-</p>	<p>Remove from HO1639</p>
<p>Car wash 8-10 Mercer Street</p>	<p>Mid-20th century</p>	<p>Shed: located at rear of site, brick (now partly painted), gable parapet with rendered coping, gable roof clad in corrugated asbestos sheeting, concrete lintels, addition to side. Commercial building: 2 storey, brick and render, large areas of glazing, flat roof with metal sheeting to fascia, aluminium openings, shade sails over large paved area.</p>		<p>-</p>	<p>Remove from HO1639</p>

APPENDIX B – East Area Citations

City East Heritage Area, Geelong

Address	Alexandra Avenue, Eastern Beach Road, Fitzroy Street, Garden Street, Heath Lane, Lake Street, Long Lane, Malop Street, Merrell Lane, Myers Street, Park Street, Penang Place, Pevensey Crescent, Pevensey Street, Ryrie Street, Swanston Street, Sydney Avenue, Sydney Parade, Wheeler Place, Geelong.
Significance	Local
Significant Dates	Circa 1850-1940s as well as circa 1950-60s to Eastern Beach Road
Period/s	Victorian, Federation, Interwar & Post-war
Building Types	Residential
Previous Assessment	Included most of Urban Conservation Areas 3.3, 3.4, 3.6 and 3.7 (G Butler, Geelong Conservation Study, 3-4)



347-349 Ryrie Street



244 Malop Street



249 Malop Street



40 Eastern Beach Road

Statement of Significance

What is Significant?

The City East Heritage Area including residential buildings and a few public and commercial properties dating from the Victorian, Federation and Interwar periods as well as mature street plantings and early street infrastructure including basalt kerbing and channelling. High quality residences constructed in the 1950s and circa 1960s to Eastern Beach Road (or adjacent) are also significant.

How is it Significant?

The City East Heritage Area is of local historic and aesthetic significance to the City of Greater Geelong.

Why is it Significant?

Historically, the City East Heritage Area is significant as a mostly residential area that was largely developed during the Victorian, Federation and Interwar periods when many buildings were erected on the fringe of the commercial centre of Geelong. It is significant for the large percentage of high quality housing which reflects its premier location on the hill overlooking both Corio Bay and the Botanic Gardens and in close proximity to the commercial centre. Most of the precinct is located in the Eastern Extension of the town which was surveyed in 1854, five years after the first land sales in Geelong. Substantial houses from this period, including *Corio Villa* and *Merchiston Hall*, are indicative of the wealth in the Geelong area at this time. Remaining early cottages from this period are also significant though most of these have been lost (several remain in the nearby Austin Park and Environs Heritage Precinct).

Following a period of slow development during the 1860-70s, many houses were erected in the Late Victorian, Federation and Interwar periods, reflecting the growth in Geelong during this time. Development from each of these periods included substantial houses built in premier locations such as Eastern Beach Road, Garden Street, Ryrie Street and Pevensy Crescent. By the mid-1920s much of the precinct had been developed, though large holdings including substantial gardens remained to the north overlooking Corio Bay. As these larger allotments were subdivided, other high quality housing was erected on Eastern Beach Road, with some land not developed until the mid-20th century.

The City East Heritage Area also includes two church complexes which have buildings surviving from the key periods of development. The Shenton Methodist Church complex includes an early Victorian period hall, a Federation period house and an Interwar period church whilst the St Andrew's Uniting Church is a Federation period building with later limestone cladding. Also located in the precinct are two Victorian era commercial premises (shop and former hotel) that bookend Malop Street, a key thoroughfare in the area. The former hotel on the corner of Swanston Street was established in the first phase of development that occurred in the precinct during the 1850s and the late Victorian shop on the corner of Garden Street was constructed when the population of the City East Heritage Area quickly increased. (Criterion A)

The City East Heritage Area is of aesthetic significance for the largely intact residences constructed from the 1850s to the 1940s within streetscapes unified by grassed verges, groups of mature trees and early infrastructure including sections of basalt kerbing and channelling. The precinct has a distinctive mid-19th century street layout which includes the curved street Pevensy Crescent and the St Andrew's Cross formed by Sydney Avenue and Sydney Parade.

There are fine residences from the Victorian, Federation and Interwar periods with some good examples from the mid-20th century to Eastern Beach Road. Houses in the precinct range from small timber cottages to substantial two and three storey masonry residences. As a whole, the precinct includes a large percentage of commodious residences when compared to other nearby residential precincts and includes many architect designed homes. Some houses, particularly those dating from the Interwar period, retain original fences to the street boundary.

The two church complexes within the City East Heritage Area are of note and are located at key corner sites. Both churches were designed by noted architects of the period – St Andrew's by Laird and Buchan Architects and the former Shenton Methodist Church by Frederick Purnell. (Criterion E)

Gradings

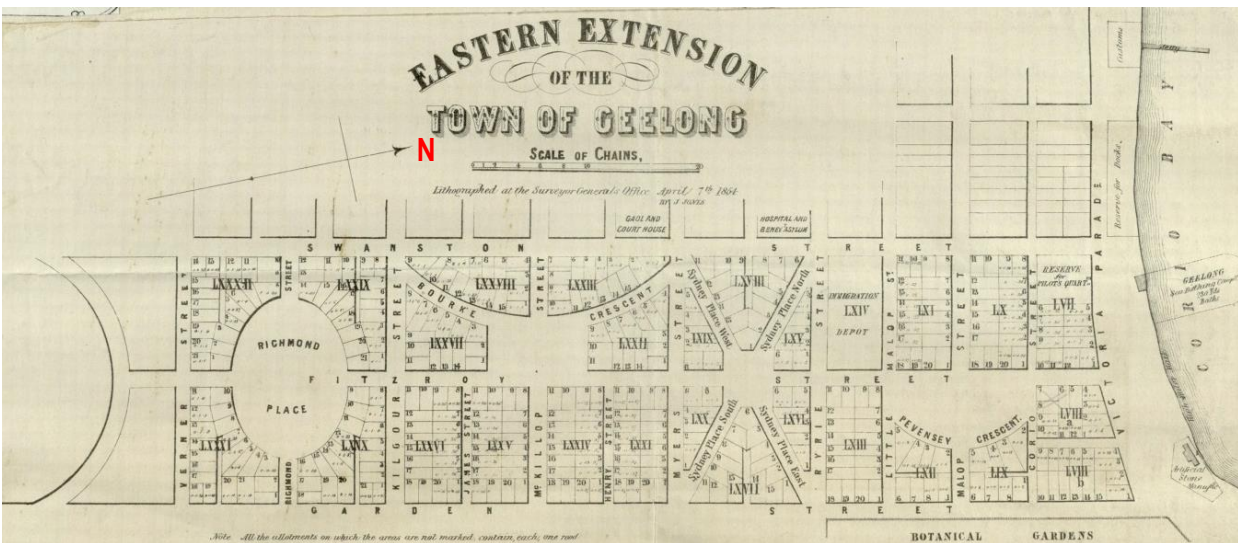
Street		Significant	Contributory	Non-contributory
Alexandra Avenue	Odds		1, 3, 5, 9, 11, 21, 27, 29, 31, 45	13, 15, 17, 23, 25, 33, 35, 37, 39, 43
	Evens	30, 36, 38,	4, 6, 8, 14, 18, 22, 26, 28, 34, 40	2, 10, 16, 20, 42
Eastern Beach Road	Evens	16, 18, 28, 32, 34, 36, 38, 40, 44, 46, 48, 56-58,	20 (fence only), 22, 26, 42, 52 & 54 (gate only), 70-72	24, 30, 50, 60, 61, 62, 63, 64-66, 68,
Fitzroy Street	Odds		23, 25, 37, 39, 41	1, 3, 5, 21, 27, 35
	Evens	2, 12, 34,	8, 28, 30, 40	4, 6, 10, 16, 18, 20, 22, 24, 38, 42
Garden Street	Evens	2a, 6, 8, 24-26,	2, 4, 10, 12, 14, 16, 18, 34, 36, 38, 42, 44, 46, 48, 50, 56, 58	8a, 20, 22, 30, 32
Heaths Lane	Evens			6
Lake Street	Odds		5	
Long Lane	Odds			11
	Evens			6-8
Malop Street	Odds	245 & 247, 249, 297	2/257, 259, 261, 267, 273, 275, 301, 307	1/257, 263-265, 269, 299, 305
	Evens	240, 242, 244, 248	246, 256, 258, 262, 266, 268	238, 250, 260, 264, 270, 272, 276, 278, 280
Merrell Lane	Odds			7
Myers Street	Odds		203, 205, 209, 213	215
Park Street	Odds		9, 11, 15, 17, 23	5, 5a, 7, 13, 21, 21a, 25
	Evens	14, 20a, 22a	4, 8, 10, 12, 16, 20, 22, 24	2, 6, 18
Penang Place				1, 3
Pevensey Crescent	Odds	1, 9, 11, 13, 15, 17, 19	5, 7, 23 25	3, 21
	Evens	2-10 & 12-20 (park)		
Pevensey Street	Odds	3	11	1, 7
	Evens	4		2, 6, 8, 10, 12
Ryrie Street	Odds	317-321, 325-327, 333, 335, 341, 343, 347-349, 371, 375-379	331, 337, 339, 351, 355, 357, 359, 361, 365, 369	345, 345a, 353, 363, 367
	Evens	324-332, 334, 348, 350, 354, 360, 364, 370	338, 342, 356, 362, 366, 368, 372	336, 340, 352
Swanston Street	Odds	11, 15, 17,	7, post box near no.11, 13a, 23, 27,	9, 13, 21, 25, 29, 31, 33
	Evens	44, 46, 48, 50, 56,	8, 10, 12, 42, 52, 54, 60, 62, 64, 66	6, 14-16, 18, 20, 22, 24,

Street		Significant	Contributory	Non-contributory
Sydney Avenue	Odds		5, 7, 9, 11, 13, 15, 17, 25	21, 23
	Evens	8, 20, 28, 38	12, 14, 18 & 18a, 22, 24, 26, 30,30, 32, 34, 36	10, 16
Sydney Parade	Odds	75	59, 65a, 69, 71, 73	59a, 61, 63,
	Evens	64, 70, 72, 84	56, 58, 60, 62, 74, 78,	66, 68, 76, 80, 82
Wheeler Place	Odds		1	3, 5

History

In 1838, the town of Geelong was surveyed. This survey originally consisted of eleven blocks, eight located near the fresh water supply on the Barwon River (South Geelong) and three near Corio Bay.¹ Subsequently, land between the allotments on the Barwon and those on Corio bay was surveyed to create a total of 36 blocks and a town reserve arranged in a regular grid. This area was mostly located to the east of the City East Heritage Area with Swanston Street being its eastern most boundary.² Prior to this survey and the arrival of Police Magistrate Captain Foster Fyans in 1837, buildings had already been erected in the area, though some had to be demolished or relocated following the sale of the land.³

Following the discovery of gold in 1851 in the nearby goldfields around Ballarat, the population of Geelong grew rapidly (after an initial decline). With the port strategically located to take advantage of the movement of people to the goldfields and as wealth flowed from the mines, much development occurred in the town, including the construction of major buildings and infrastructure.⁴ In 1854 when the population of Geelong was rapidly increasing, the Eastern Extension of the town, between Corio Bay (east) and the Barwon River (west), was surveyed.⁵ The City East Heritage area is mostly located within this extension, covering the northern half of the 1854 plan.



Plan of the Eastern Extension of the Town of Geelong (J Jones, 7 April 1854)
 (Source: State Library of Victoria)

1 Sketch by Robert Hoddles of first phase of surveying in Geelong, circa early 1838, M Cannon & I MacFarlane, *Surveyors Problems and Achievements 1836-1839*, p170
 2 Houghton, Norman. *Geelong: A Short History*, p5
 3 Wynd, Ian. *Geelong, The Pivot: A Short History of Geelong and District* .pp13-14
 4 Houghton, Norman. *Geelong: A Short History*, p8
 5 Plan of the Eastern Extension of the Town of Geelong, J Jones, 7 April 1854, State Library of Victoria

The Eastern Extension is reported to have been surveyed by Sir Andrew Clarke and is shown on the above plan prepared by District Surveyor A J Skene. This extension was of a similar area to that of the earlier 36 block town survey.⁶ The grid of the earlier town survey was continued by extending the east-west streets which consisted of wider primary streets (e.g. Ryrie and Malop streets) and narrower intermediate streets (such as Corio and Little Malop streets). In the extension, the narrower streets were widened, though not to the full extent of the main streets.⁷ The Eastern Extension was further distinguished from the earlier town survey by inclusion of the curved Pevensey Crescent, and the St Andrews Cross formed by Sydney Avenue and Sydney Parade (originally known as Sydney Place).

In the 1854 Eastern Extension, two allotments were assigned for government use: the Pilots' Reserve opposite the Bay and on the east side of Swanston Street, and the Immigration Depot which was bound by Swanston, Ryrie, Fitzroy and Malop streets. A plan from that year shows some limited development had occurred in the new Eastern Extension. Whilst buildings had been erected by this time on the two government reserves, other development was mostly limited to several buildings that had been erected on the block bound by Sydney Place North (north part of Sydney Parade), Sydney Place West (south part of Sydney Avenue) and Swanston Street, as well as several houses in the vicinity of Garden Street.⁸



Geelong, County of Grant (J H Taylor, Surveyor Generals Office, 1853-54)
(Source: State Library of Victoria)

During the latter half of the 1850s, a few substantial houses were constructed in the City East Heritage Area. These included *Corio Villa* and *Merchiston Hall* which were situated on premier allotments on the hill overlooking Corio Bay. By 1862, several cottages had been erected in Alexandra Avenue and nearby sections of Swanston Street. These small cottages were mostly clad in weatherboards with roofs clad in shingles and had no verandah (refer to image below).

⁶ *Geelong Advertiser*, 16 February 1914, p2.

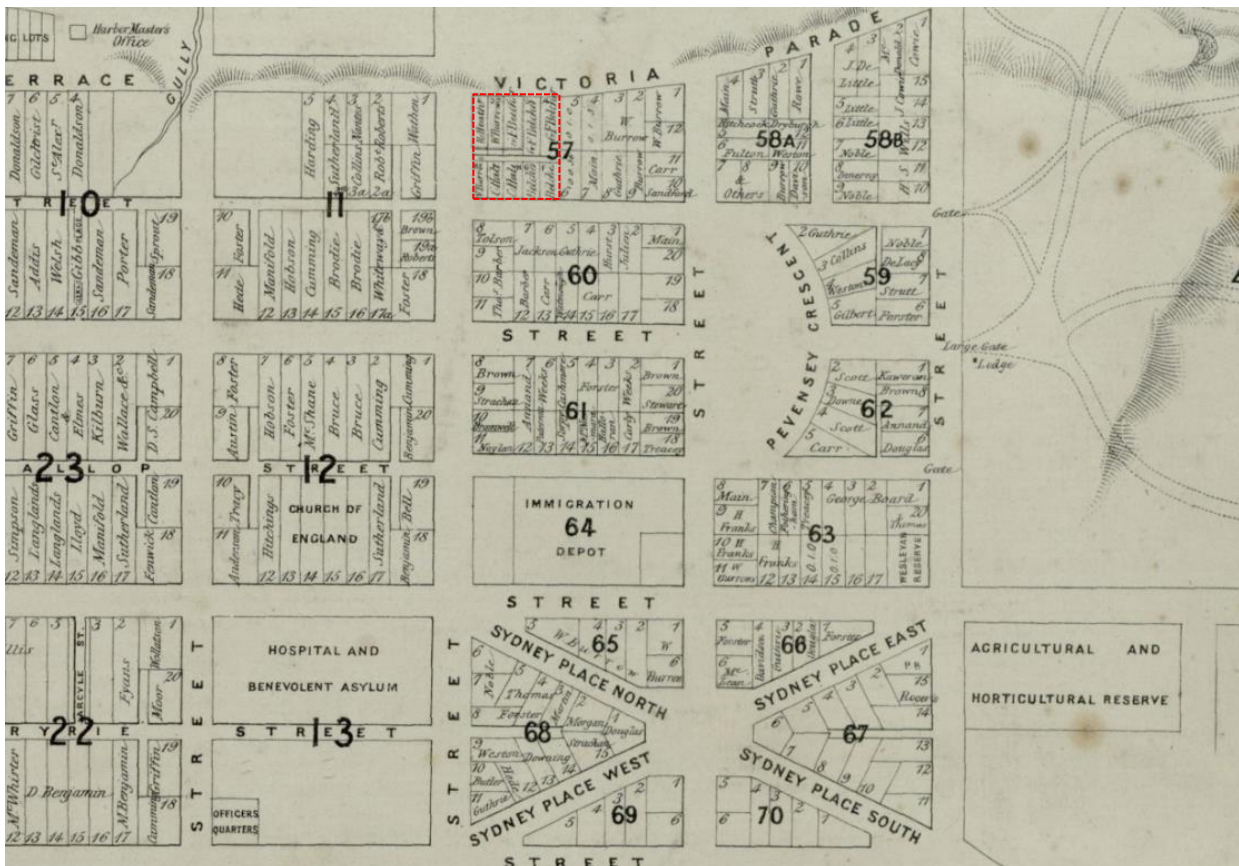
⁷ *Geelong Urban Conservation Study – Urban and Landscape Areas*, 5

⁸ Geelong, County of Grant, J H Taylor, Sveyor Generals Office, 1854, State Library of Victoria



View from north end of Fitzroy Street – southward Geelong (circa 1861)
 (Source: State Library of Victoria, H2170)

The rapid development that occurred in Geelong during the 1850s slowed during the 1860s with little development occurring in the Eastern Extension at this time.⁹ An 1864 plan of Geelong shows that about 28 lots within the City East Heritage Area had not yet been sold, including almost half of the allotments between Ryrie and Myers streets and a few on Fitzroy Street opposite Pevensy Crescent. By this time, the land that had been reserved for the pilots' quarters had been subdivided into ten lots and sold.¹⁰



The Town of Geelong (Department of Lands & Survey 10 October 1865). The former Pilots' Reserve (red) had been subdivided by this time.
 (Source: State Library of Victoria)

⁹ Houghton, Norton. *The Story of Geelong: 1800-1990*, 1992, p9

¹⁰ The Town of Geelong, Department of Lands & Survey, 10 October 1865, State Library of Victoria

Development in the City East Heritage Area was slow until the economic boom of the 1880s. By 1882-83 much of the City East Heritage Area remained mostly undeveloped though houses had been erected on both sides of Alexandra Avenue east of Swanston Street and on Ryrie Street. During the 1880s, more rapid residential development occurred in the area.¹¹ By 1889 it was noted that considerable improvements in the town had occurred:

Stretching away towards the town boundary to the east there has been a wonderful improvement in the way of buildings, and these have been gradually taking possession of what was only a few years since waste or crown lands, or rather the town common. [...] Steady progress had been made in the improvement of Sydney Place which a few years since presented to the eye a blank spot at the east end of town.¹²

In the early 1880s, the Immigration Depot was subdivided into 27 allotments. These allotments were smaller than the typical lot of the Eastern Extension which were approximately a quarter of an acre. Those to the main streets of the Immigration Depot subdivision were about 20% smaller than the typical 1854 lot, whilst those to Park Street were half the size at about an eighth of an acre.¹³

Development during the 1880s included the construction of several substantial residences, many located on premier allotments to Fitzroy Street, Ryrie Street, Pevensy Crescent and the northern end of Garden Street. Houses constructed at this time include 2 Fitzroy Street (1883-84), 347-349 Ryrie Street (1885) and *Bells Terrace* (1888) located on Pevensy Crescent.

Considerable development occurred in the precinct from around the turn of the century up until the mid-1920s, by which time most of the land had been built on.¹⁴ In 1910, three large allotments that were part of the Merchiston Hall estate were advertised for sale, though these do not appear to have been developed until the mid-20th century.¹⁵ In 1922, as the population of Geelong continued to increase, the precinct was connected to central Geelong via an extension of the Geelong tramway system which ran along Ryrie Street from the main junction at Moorabool Street.¹⁶



Geelong harbour and waterfront (C D Pratt, 12 January 1926). Garden Street is at the bottom of the image with Pevensy Park in the centre (Source: State Library of Victoria, H91.160/661)

¹¹ Manning and Bishop's *Geelong & Western District Directory*, 1882-83

¹² 'New Geelong', *Geelong Advertiser*, 11 May 1889, p3

¹³ Parish Plan, G29(10) and Schedule 5311-3

¹⁴ Aerial photographs of Geelong harbour and waterfront (1926) and Geelong from Eastern Gardens (circa 1925-30), C D Pratt State Library of Victoria, H91.160/661 and H91.160/789.

¹⁵ *Geelong Advertiser*, 5 December 1910, p6. Aerial photograph of Geelong showing foreshore and port area, C D Pratt, March 1936, State Library of Victoria, H91.160/829

¹⁶ 'Trolley Wire', No. 276, Feb 1999, p6

During the latter part of the Interwar period, some additional allotments in the City East Heritage Area became available as larger holdings were further subdivided. In 1929, a further three lots from the *Woodlands* estate were advertised for sale.¹⁷ Aerial photographs from the 1920s show that there were vacant allotments/larger land holdings to some areas at this time, particularly Eastern Beach Road and Ryrie Street where larger Victorian period houses had been erected.¹⁸ Interwar period infill development occurred to much of these streets, mostly on vacant land, but some replacing an earlier Victorian house. Large holdings remained to Eastern Beach Road into the mid-20th century with high quality infill development continuing on this street into the mid-20th century.¹⁹

Description

The City East Heritage Area is a large residential precinct located to the east of the Geelong Central Business District and has two defined boundaries - Corio Bay/Eastern Beach Road to the north and the Botanic Gardens/Garden Street to the east. The Geelong commercial centre forms an effective boundary to the west in the vicinity of Swanston and England streets. The precinct slopes up towards the Botanic Gardens to the east and Sydney Parade/Sydney Avenue located close to the southern boundary. Most of the buildings are residential though there are two churches in the southern part and a shop and former hotel to Malop Street.

Within the precinct, there are areas which consist of a high percentage of graded building stock, including Ryrie Street, the south side of Park Street and the west side of the southern end of Swanston Street. The significant and contributory buildings date from the mid-19th century though to the mid-20th century, with a fairly consistent representation from the principal periods - the Victorian, Federation and Interwar. The majority of houses in the precinct are detached, though there are several examples of attached pairs, most of which were constructed during the Victorian period. Most of the original allotments shown on the Parish Plan have been subdivided into smaller lots, though a few of the mid-19th century holdings remain on Pevensy Crescent.

The houses range in scale from small single storey timber cottages to substantial two/three storey residences which were erected in premier locations close to the waterfront or on the higher land fronting Garden Street and overlooking the Botanic Gardens. The precinct is distinguished by the higher percentage of substantial houses, many of which are located on premier sites. On Eastern Beach Road there are substantial houses from each period including the 1850s *Corio Villa* at no. 56-58, the attached Victorian pair *Arlston & Jesmond House* at nos 32 and 34, a substantial Federation period residence at no.46 and the Interwar bungalow *Rosehaug* at no. 48. In addition, there are also a few good examples from the mid-20th century. Both the substantial 1856 *Merchiston Hall* at 2a Garden Street and the Victorian period *Longville House* at 2 Fitzroy Street also originally overlooked the Bay as they were initially located on large allotments which extended to Eastern Beach Road. These holdings have subsequently been subdivided and later residences constructed between the earlier houses and the waterfront.

Other substantial houses in the precinct are located on the main thoroughfare of Ryrie Street which is situated close to the ridge, and opposite the park on Pevensy Crescent. One of the most substantial houses to Ryrie Street is the two storey *Belleville* at 350 Ryrie Street which retains early outbuildings. Notable residences to Pevensy Crescent include the two storey *Bells Terrace* (nos 9, 11, 13 and 15) and *Toorong*a (no. 17). Some large houses are also located on Malop Street which is another main thoroughfare in the precinct. Many of those at the west end of Malop Street, in closer proximity to Geelong's commercial centre, have been adapted for use as professional suites or medical practices.

One of the earliest houses in the precinct, *Woodlands*, is located at 345 Ryrie Street, though its large holdings have progressively been subdivided. Another of the earliest houses in the precinct is the two storey 1854 residence at 8 Swanston Street which is constructed of Singapore Cedar and is possibly prefabricated.²⁰ A couple of early single storey cottages also remain in Wheeler Place.

The palate of materials in the precinct varies depending on the scale of the residence and the period of construction. Most houses are constructed of timber, though more substantial examples are often masonry (face brick and/or render). The roofs of more modest houses are mostly clad in corrugated metal sheeting, whilst more substantial Victorian period houses often have a

¹⁷ Sale Advertisement, 'Wednesday 4th December 1929 Important Auction Sale Choice Central Villa Sites, Ryrie St, Fitzroy St, Sydney Avenue', Geelong Heritage Centre.

¹⁸ Aerial photograph of South Geelong looking to Corio Bay, C D Pratt, circa late-1920s, State Library of Victoria, H91.160/844

¹⁹ Aerial photograph of Geelong showing foreshore and port area, C D Pratt, March 1936, State Library of Victoria, H91.160/829

²⁰ Dr David Rowe: Authentic Heritage Services Pty Ltd, Research notes on 8 Swanston Street, March 2017

slate roof. Houses from the Interwar period regularly have terracotta clad roofs and clinker brick walls. Original windows and doors from each period are timber-framed though in some instances they have been replaced with modern alternatives. The Victorian period houses tend to be symmetrical (though there are asymmetrical examples) with hipped roofs, a central doorway and a double-hung sash window to each side. Typically they have a verandah that extends the width of the façade and for some of the larger houses the verandah returns to one or both sides. Original verandahs have a timber or tiled deck and often have columns with capitals supporting a cast iron frieze. Places from the Victorian period tend to have timber brackets and panels to the eaves and many retain original chimneys that are either face brick or rendered. Fine, intact weatherboard houses include those at 6 and 8 Garden Street and 64 Sydney Parade as well as the unusual mirrored pair at 36 and 38 Alexandra Avenue. Intact masonry examples include residences at 347-349 & 371 Ryrie Street.

The Federation period houses often display Arts and Crafts influences in their asymmetrical format, frequently incorporating varied roof forms and timber details. Houses from this period often have an asymmetrical projecting bay and an offset or side verandah. The prominent roofs tend to be steeply pitched and include a gable end with timber battens, roughcast sheeting or timber shingles. The chimneys are tall, red brick and often have a band of rough cast render. The intact verandahs commonly have turned timber posts and possibly an ornate cast iron or geometric timber frieze. Several examples have complex roof forms which incorporate a projecting tower. This includes 244 and 248 Malop Street. Noteworthy Federation period examples include St Andrew's Presbyterian Manse at 343 Ryrie Street, the residence at 8 Sydney Avenue and the largely intact group of four timber houses at 44, 46, 48 & 50 Swanston Street with distinctive timber decoration. Also of note are the Alexander Miller Memorial Homes at 324-332 Ryrie Street designed by Laird and Buchan.

Houses from the Interwar period mostly date from the early 1920s and are usually bungalows with low pitch gable roofs often clad in terracotta tiles with exposed rafter ends. Houses from this period typically have grouped timber sash windows, many having leadlight. Gable ends often incorporate battened sheeting, timber shingles and/or timber vents. The bungalows usually have an offset porch with a combination of rendered piers and/or timber posts. Good examples of this type include the brick bungalow at 36 Eastern Beach Road and the timber bungalow at 69 Sydney Parade. Other styles represented in the precinct are typically constructed in the later part of the Interwar period and often have hipped roofs. These include the Tudor Revival style (341 Ryrie Street), Spanish Mission style (357 Ryrie Street) and Mediterranean style (359 Ryrie Street). Many houses from this period retain original brick fences to the street boundary.

Mid-20th century houses in the precinct are mostly located to Eastern Beach Road or nearby. Those to Eastern Beach Road are typically good examples of their type and are substantial buildings that are indicative of their premier location. Houses of this period are constructed of either clinker, cream or salmon coloured bricks and often have restrained detailing that incorporates horizontal and/or curved elements which reflect the growing interest in Modernism. Largely intact examples include 28 and 40 Eastern Beach Road and 2 Garden Street

The non-residential buildings in the precinct include two church complexes in the southern half of the precinct: the Shenton Methodist Church at 375-379 Ryrie Street and St Andrew's Uniting Church at 70 Sydney Parade. The Methodist Church complex includes a Victorian period weatherboard hall, a Federation period house and an Interwar clinker brick church with some Gothic detailing designed by Frederick Purnell.²¹ The Federation period St Andrew's Uniting Church was designed by Laird and Buchan Architects and has a steep pitched gable roof with mid-20th century limestone cladding to the exterior.

The precinct also includes two Victorian period commercial buildings to Malop Street: a two storey former hotel on the corner of Swanston Street and a shop and residence on the corner of Garden Street.

In part, the various streets located in the precinct are unified by grassed verges, groups of mature trees and sections of early infrastructure. This includes sections of basalt kerbing and channelling to most streets as well as the post box pillar located near 11 Swanston Street and the horse trough to Fitzroy Street (adjacent to 350 Ryrie Street). Tree lined streets in the precinct include, amongst others, Eastern Beach Road (Peppercorns), Pevensey Street and Sydney Avenue.

²¹ 'Geelong and District', *The Argus*, 22 November 1937, p12

Comparative Analysis

The City East Heritage Area is one of a few heritage areas in Geelong that are characterised by Victorian, Federation and Interwar residences constructed largely for the affluent classes. Nearby residential precincts include:

- The City South-East Heritage Area adjoins the southern end of the City East Heritage Area and is located on the Barwon River side of the Myers Street/Ryrie Street ridge. The precinct is bound by Myers Street (north), Garden Street (east), Swanston Street (west) and Kilgour and Richmond streets (south). This area, like the City East Heritage Area forms part of the 1854 Eastern Extension and also has a distinctive street layout which includes the curved Bourke Crescent. Both areas consist of houses from the Victorian, Federation and Interwar periods, though the City East Heritage Area also includes earlier development from the 1850s. When compared to the City East Heritage Area, the City South East Heritage Area consistently contains more modest houses and lacks the more substantial houses which overlook the Bay and early parks/gardens.
- The City South Heritage Area covers several residential areas located to the south of Little Myers Street. The largest of these areas adjoins the western side of the City South East Heritage Areas and includes houses to McKillop, Swanston, Maud, Kilgour, Bellarine and Yarra streets. This area also primarily consists of housing from the Victorian, Federation and Interwar periods though in comparison to the City East Heritage Area, these houses are consistently of a modest size with the City South Heritage Area lacking the substantial houses that are found closer to the Bay and the Botanic Gardens.
- The Early Twentieth Century Residential Heritage Area consists of three sections located to the south of Ryrie Street and east of Garden Street. This precinct consist predominantly of modest timber houses dating from the Federation and Interwar periods, having few Victorian buildings. Compared to the City East Heritage Area the Early Twentieth Century Residential Heritage Area is much more modest with smaller houses, narrower streets and reduced setbacks.

Thematic Context

Victorian Historical Themes

Theme 6.7 Making homes for Victorians: Homes for the wealthy, middle class homes.

Recommendations

Statutory protection

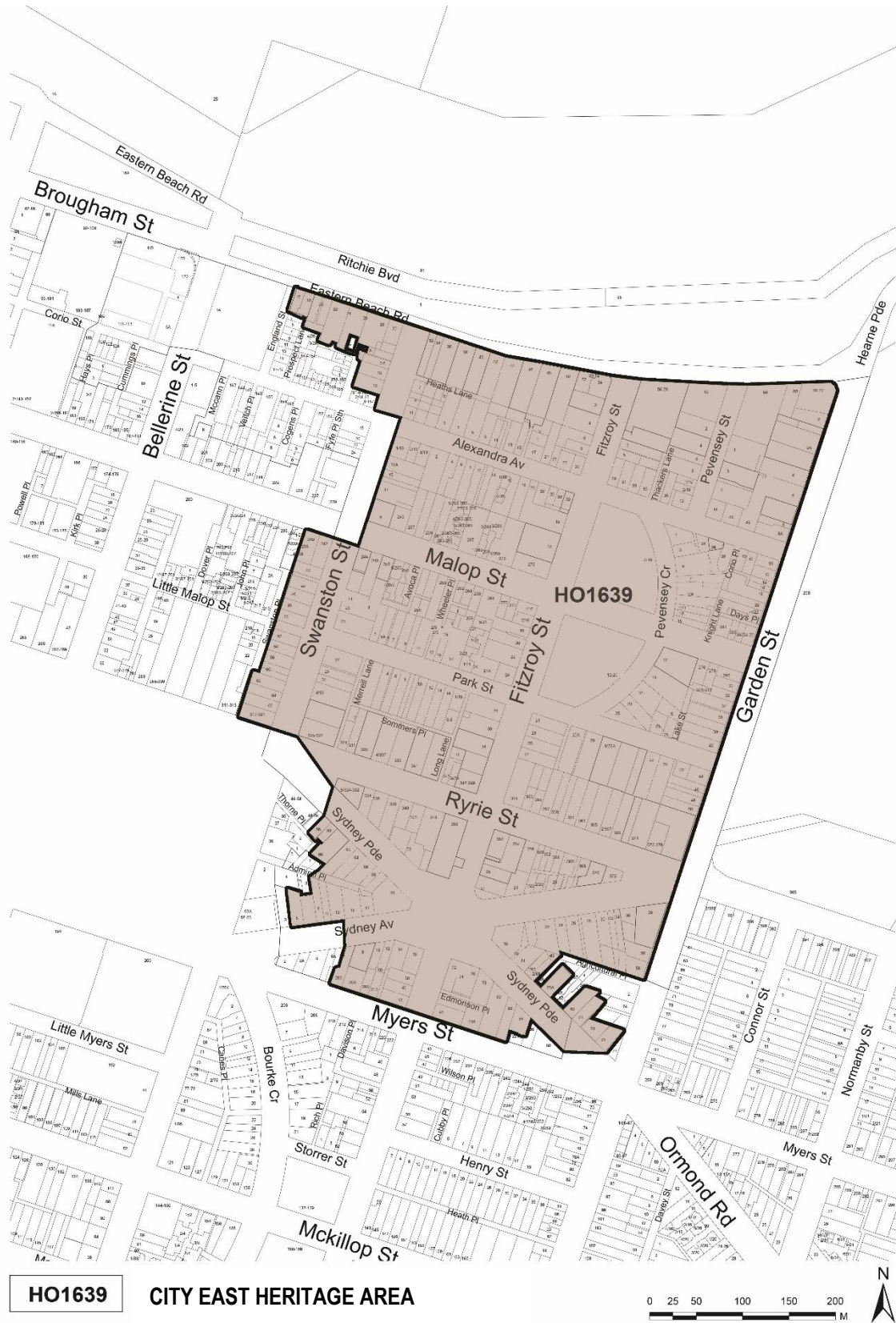
It is recommended that the City East Heritage Area be amended as outlined on the map below.

Management objectives

Refer to the relevant local heritage policy at Clause 22.09 Cultural Heritage and Clause 22.30 HO1639 City East Heritage Area of the Greater Geelong Planning Scheme.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No



Austin Park and Environs Heritage Area, Geelong

Address	Austin Park, Bellarine Street, Cogens Place, Corio Street, Eastern Beach Road, England Street, McCann Place, Prospect Lane, Veitch Place.
Significance	Local
Significant Dates	Circa 1850 - circa 1940
Period/s	Victorian, Federation & Interwar
Building Types	Residential
Previous Assessment	Part of Urban Conservation Area 3.1 (G Butler, Geelong Conservation Study, 3-4)



154-156 Corio Street



4-6 McCann Place



Austin Park, England Street in background



148-150 Corio Street

Statement of Significance

What is Significant?

The Austin Park and Environs Heritage Area including residences dating from the Victorian, Federation and Interwar periods. Austin Park with its mature elm trees and sloped form is also significant as is the early basalt kerbing and channelling to the streets.

How is it Significant?

The Austin Park and Environs Heritage Area is of local historic and aesthetic significance to the City of Greater Geelong.

Why is it Significant?

Historically, the Austin Park and Environs Heritage Area is significant as a residential area that consists mostly of Victorian period houses and includes several early examples of modest cottages that were once common but of which there are now relatively few within the Municipality. These cottages are representative of the modest housing that was erected in nearby areas of Geelong, close to the commercial centre during the mid-19th century.

The narrow lanes with small allotments were quickly developed in the mid-19th century following the initial land sales in the late 1840s and early 1950s. Corio Street, McCann Place and Fyfe Place were part of the original 1838 survey of Geelong, whilst other lanes, extending north and south from Corio Street, were laid out as land was further subdivided, providing access to the small residential allotments. The area had largely been developed by circa 1900, with a few infill houses constructed during the Federation and Interwar periods as the population of Geelong grew and the suburbs expanded.

Historically, the land now known as Austin Park is also significant as a site that remained undeveloped and was used in the early Victorian period for the grazing of residents animals and by local footballers. Austin Park was gazetted as a public park in 1885, a time when the Council was expanding the number of public parks and improving those already set aside as a way of beautifying the city. (Criterion A)

The Austin Park and Environs Heritage Area is of aesthetic significance as a cohesive area consisting mostly of Victorian residences, with a few later houses from the Federation and Interwar periods which have a similar character to the earlier dwellings. The significant and contributory buildings in the precinct are mostly modest, single storey cottages, with a mix of hipped and transverse gable roof types, all clad in corrugated metal sheeting. Houses are predominantly clad in weatherboards, though there are a couple of notable brick examples and one early rendered residence. The consistent scale, material palette and the limited (if any) setbacks, combined with the relatively narrow width of all streets creates a cohesive character that is distinct from other areas in Geelong. The remaining sections of early basalt kerbing and channelling also contribute to the character.

The precinct is enhanced by Austin Park which slopes down towards the bay, providing views of the harbour from Corio and England streets. Landscaped in the 1880s by John Raddenberry, the park has mature elm trees to its south, east and west boundaries. Unusually relatively modest houses surround the parkland. (Criterion E)

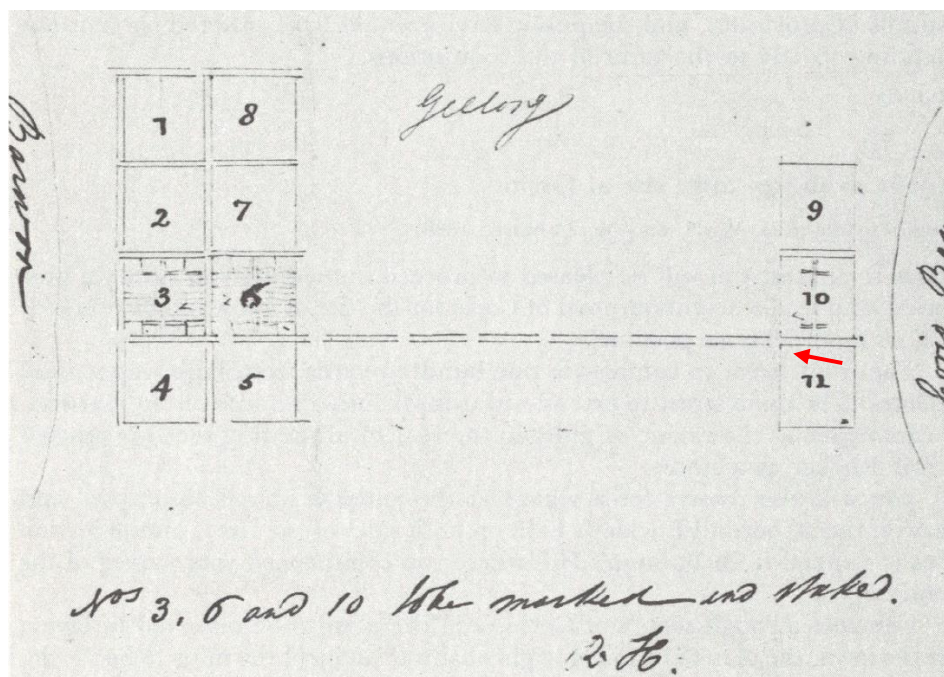
Gradings

Street		Significant	Contributory	Non-contributory
Cogens Place	Odds		3, 7	5, 9
	Evens		4, 6, 8	
Corio Street	Odds	147, 149, 151		
	Evens	148, 150, 158-160	144, 146, 154, 156, 164,	142, 162
Eastern Beach Road	Evens	14A (Austin Park)		
England Street	Odds	9	1, 5	7, 11, 13, 15, 17-19
Fyfe Place South	Evens		4	
McCann Place	Evens	4, 6		
Veitch Place	Odds		1	

History

The Austin Park and Environs Heritage Area is located within the original 1838 town survey area of Geelong which consisted of only eleven blocks. Land in the precinct area however was not made available for sale until 1848, ten years after the first sales, though the section at the western end (later Austin Park) was reserved from the outset.

According to the original survey of Geelong, the township was limited to a residential quarter of eight blocks near the fresh water supply on the Barwon River (South Geelong) that was separated from the port quarter of three blocks on Corio Bay (North Geelong). From late 1837, laying out a town reserve in the vicinity had been a matter of urgency for the NSW government however Robert Hoddle was not able to direct the contract surveyor H W H Smythe until March 1838 on where Geelong should be located.¹ A plan was finalised for the eleven sections, with allotments (20 in number) generally a half acre in area, during the middle of 1838. Although in June 1838 S A Perry, the deputy to the surveyor general in Sydney, stated that the 'symmetry of the building allotments has been somewhat deranged by the introduction of a small lane as a way of access to the rear of the corner allotments', the format was approved in September.² The NSW government decided to make land in three sections available (nos 3, 6 and 10) in October 1838, with the sales being held in February of the following year.³



Sketch by Robert Hoddle of first phase of surveying in Geelong, circa early 1838

Location of precinct highlighted

(Source: M Cannon & I MacFarlane, *Surveyors Problems and Achievements 1836-1839*, p170)

Land in the precinct area was sold in two phases over about a five year period with the first allotments being purchased during September 1848, nine years after the initial land sales in Geelong. The two phases relate to the size of the allotments. The original allotment size in Geelong was mostly 0.5 acre (2 roods or 80 perches) though there were generally four smaller allotments (60 perches) in each section due to the inclusion of a small, rear access lane to the main corner blocks.⁴

The original allotment sizes were retained for those parcels of land sold during the first sale. The first group were sold during 1848 and included allotments 11, 12, 13, 15 and 16, with allotments 14 and 5 selling during 1850 and 1851 respectively. The

¹ Michael Cannon & Ian MacFarlane, *Surveyors Problems and Achievements 1836-1839* (Historical Records of Victoria, vol. 5), Melbourne 1988, pp161, 169-171. There had been a push to locate the township at Point Henry but both Smythe and Hoddle found the location to be unsuitable, in part due to the lack of a reliable fresh water supply; Ian Wynd, *Geelong the Pivot: A Short History of Geelong and District*, (Cypress Historical Backgrounds No. 5), Melbourne 1971, p13

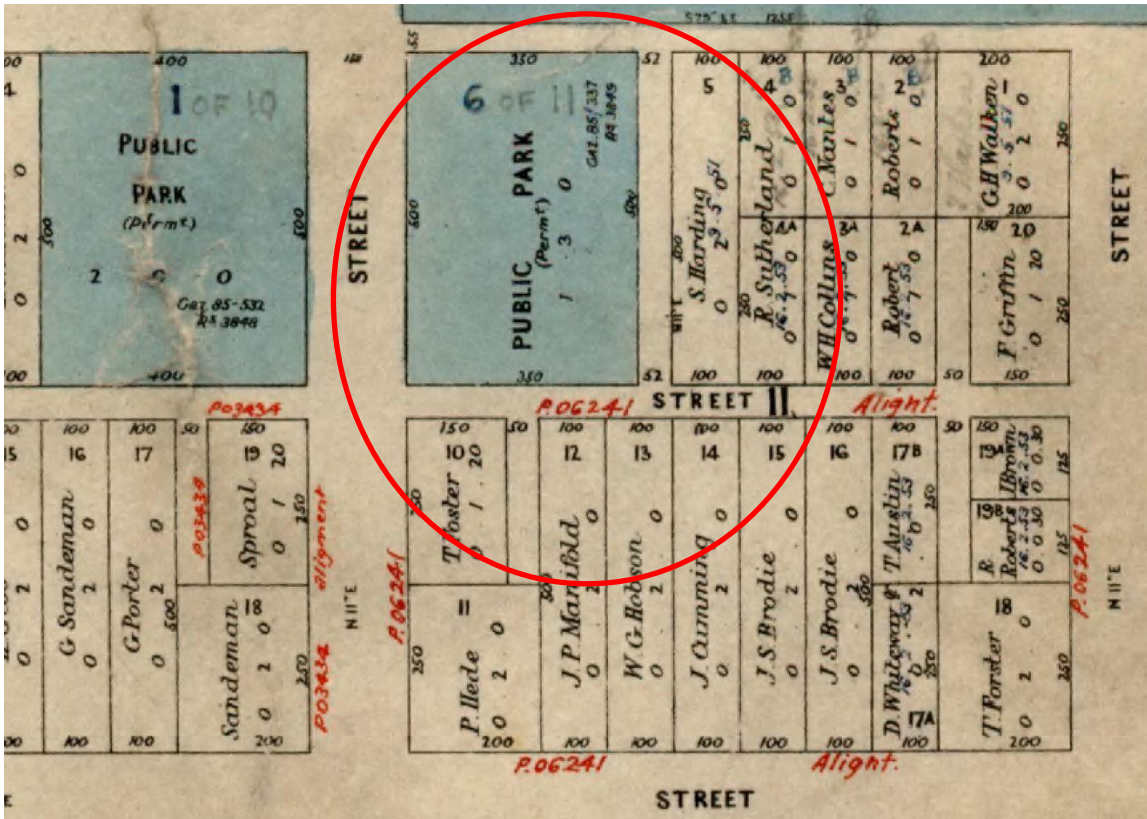
² M Cannon & I MacFarlane, *Surveyors Problems ...*, pp179+184

³ M Cannon & I MacFarlane, *Surveyors Problems ...*, pp185-187, 190-191

⁴ Ian Wynd, *Geelong the Pivot: A Short History of Geelong and District*, p12. Each section consisted of 20 allotments in two adjacent/mirrored blocks with a narrower street (such as Corio Street) separating the two blocks.

second phase of allotments were sold during June 1853 but were about half the size, mostly 0.25 acre (1 rood/40 perches), indicating that the government must have reduced their area as demand for land was increasing. Land at the east end of the section was divided as such, but only parts of allotments 4A and 17B form part of the precinct (refer image below).⁵ Geelong's population was rapidly increasing during the early 1850s due to the discovery of gold in the goldfields to the north around Ballarat.⁶

Early landowners in the precinct included prominent members of the Geelong community such as pastoralists John Manifold and J Cumming, as well as successful businessman Silas Harding.⁷

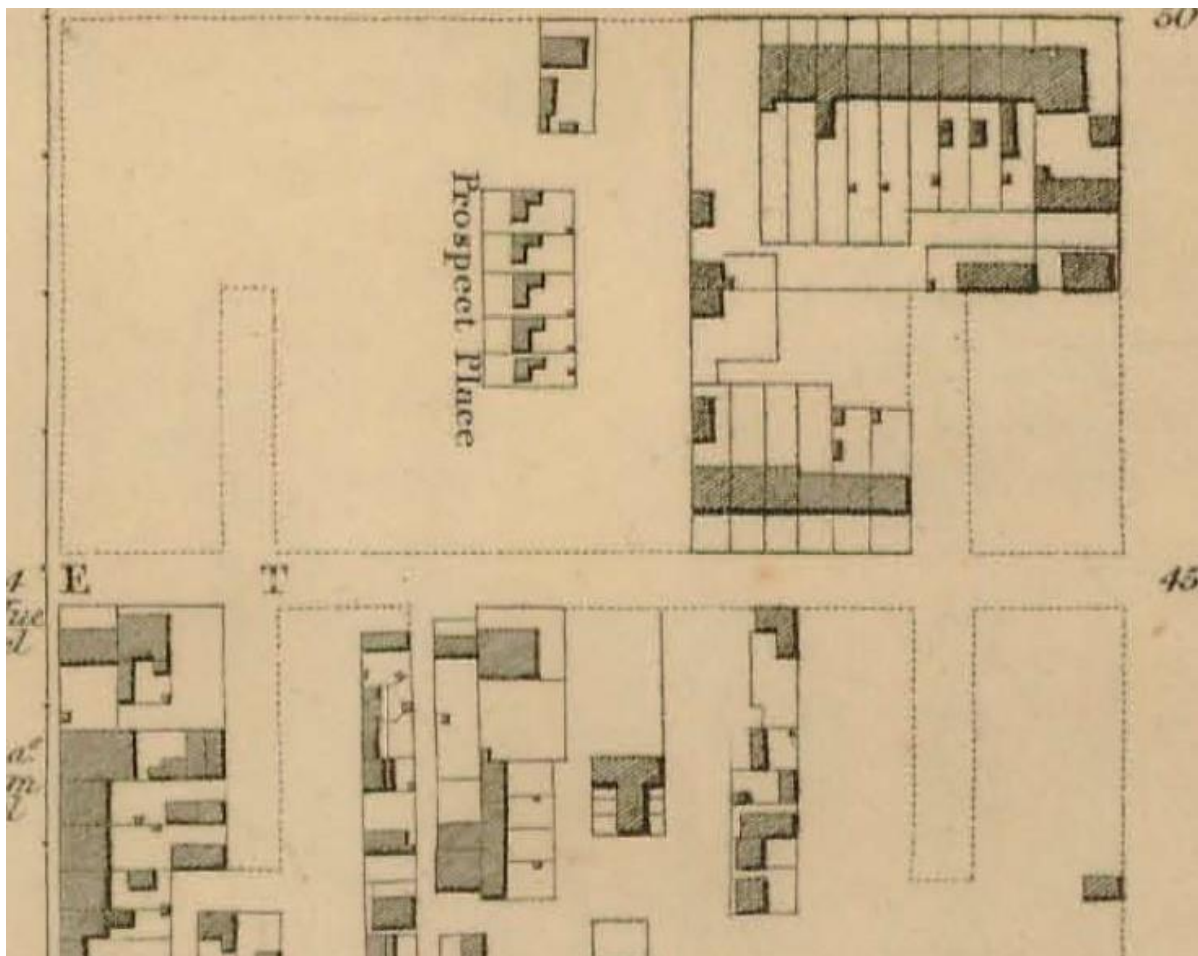


Parish Plan G29(10)
Detail, showing broad area of precinct
(Source: Landata)

The original crown allotments in the precinct were quickly subdivided within a few years of their sale. In addition, two narrower side streets were created on the south side of Corio Street: Veitch Place and Cogens Place. These were located between the original rear lanes at either end: McCann Place (originally Hotham Place) and Fyfe Place (North and South) which were located at the west and east ends respectively.

By 1854, four people were listed as living on the south side of Corio Street, including J Cumming.⁸ In addition, five residences had been constructed on allotment 5 (fronting Prospect Place, now England Street) which had been purchased by Harding four years earlier. One of these residences, 'Murphy House', remains at no. 9. The brick cottage at 6 McCann Place had also been constructed by this stage and both Veitch and Cogens places had been partly developed.⁹

⁵ Parish Plan, G29 (10) and Parish Plan Schedule 5311-3
⁶ Norman Houghton, *Geelong: A Short History*, Geelong 2003 [2005], p8
⁷ Graham Butler, *Geelong Urban Conservation Study*, 1991, 4-31
⁸ Geelong Commercial Directory and Almanac, 1854, p32
⁹ Geelong, County of Grant, J H Taylor, Surveyor Generals Office, 1853-54, State Library of Victoria



'Geelong, County of Grant, Victoria', J H Taylor (surveyor) 1853-54
(Source: State Library Victoria)

Development continued in the next few years so that for instance by 1859, there were eight residences in Prospect Place (England Street), five in Hotham Place (McCann Place) and ten in Cogens Place.¹⁰ About this time, the poor condition of the paving and/or roads in some of the side streets (Fyfe Place, Hotham Place and Prospect Lane) were the subject of a Council Order for appropriate repairs/works to be undertaken that local owners were obliged to resolve.¹¹

By 1900, the precinct had been largely developed according to the following image. At this time, there were several single storey cottages to England Street, four of which had transverse gable roofs and a verandah to the front. Corio Street was also lined with small cottages as were most of the north-south lanes extending from it.

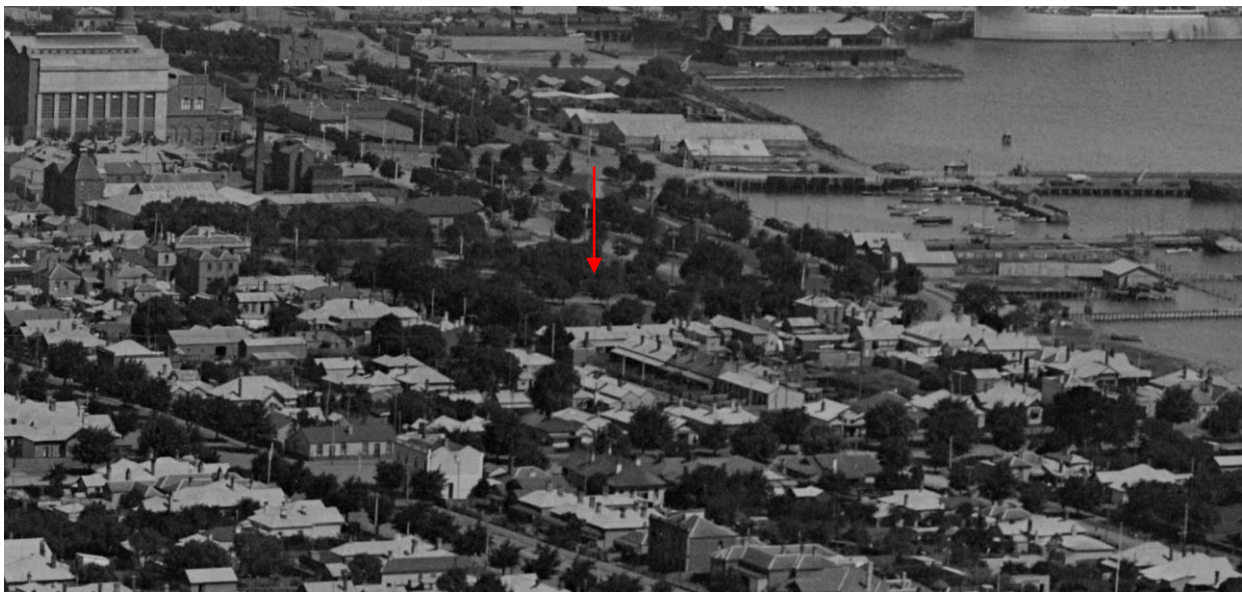
¹⁰ Geelong Directory 1859, pp47-48

¹¹ 'Notice – Town Council of Geelong', *Geelong Advertiser*, 24 October, 1861, p3



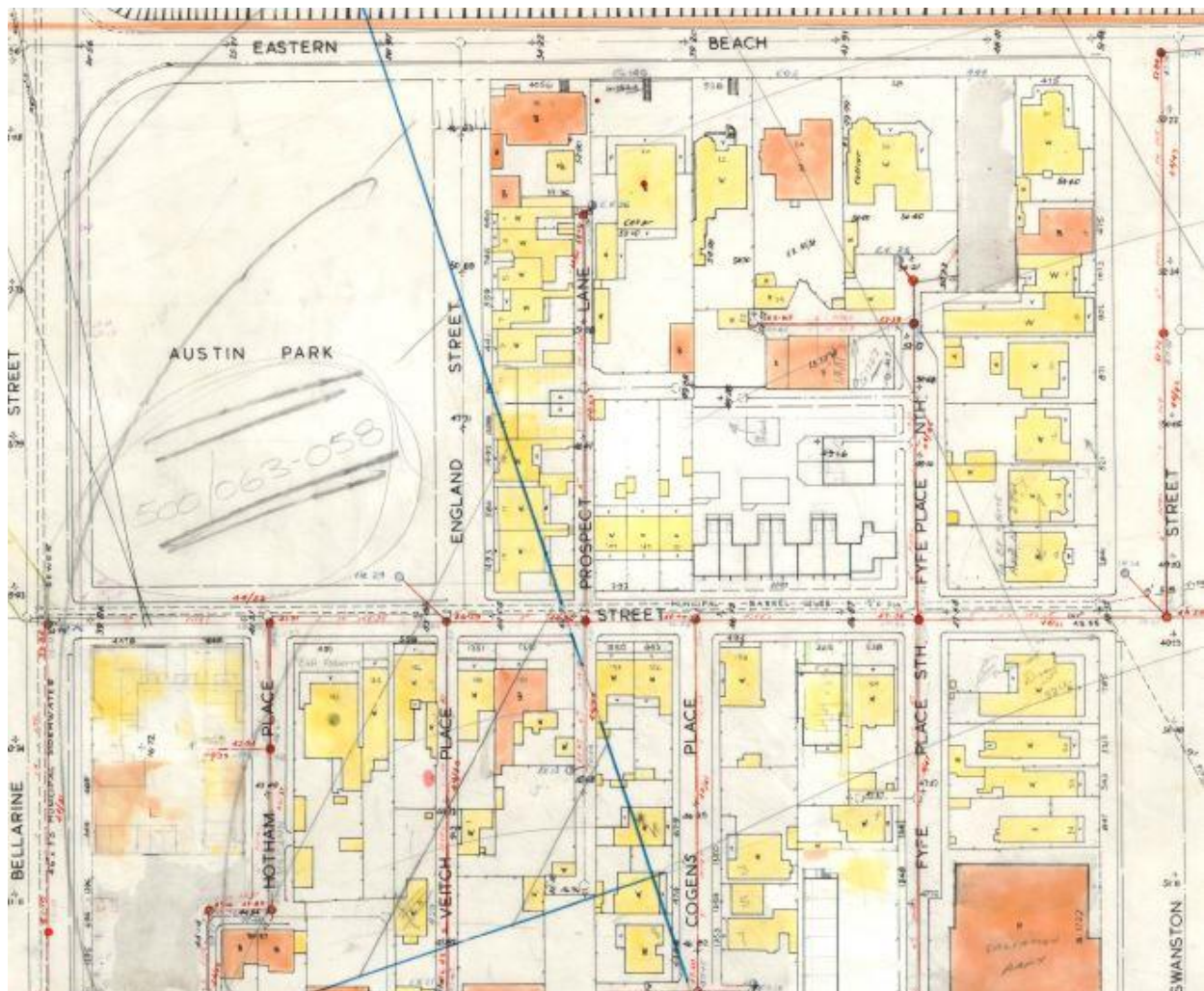
Geelong, Eastern Beach (circa 1900)
Showing Austin Park, England and Corio streets
(Source: State Library Victoria, H421)

During the Federation and Interwar periods, a few infill houses were constructed in the precinct including those at 5 England Street, 8 Cogens Place and 4 McCann Place.



Geelong harbour and waterfront (C D Pratt, 1926)
Looking north-west with Austin Park indicated
(Source: State Library of Victoria, H91.160/661)

There had been little change in the precinct during the mid-20th century, as by 1962, the houses were predominantly weatherboard (that is, presumably the original constructed on each lot), as there were only three brick examples at this time (4+6 McCann Place, and 150 Corio Street).



Barwon Water, sewer plan no. 15, 1962

Key - weatherboard (yellow) and brick (orange)

(Source: City of Geelong)

Later development (mostly during the late-20th century) within the precinct has involved the replacement of earlier single storey houses with larger two storey, usually brick/masonry residences.

Austin Park

The land that is now Austin Park represents a disruption of the original format of each city block and remained under-utilised for about half a century following the original town survey.

In an early letter dated 9 May 1838 from Robert Hoddle to the contract surveyor H W H Smythe this land was identified to be set aside as such, 'On No. 1 section, on the left side allotments Nos 6, 7, 8 and 9 to be reserved for Customs.'¹² This parcel was one of only two reserves initially identified in what was defined as North Geelong, with the other being on the opposite side of Bellarine Street, initially conceived to accommodate a Government House.¹³

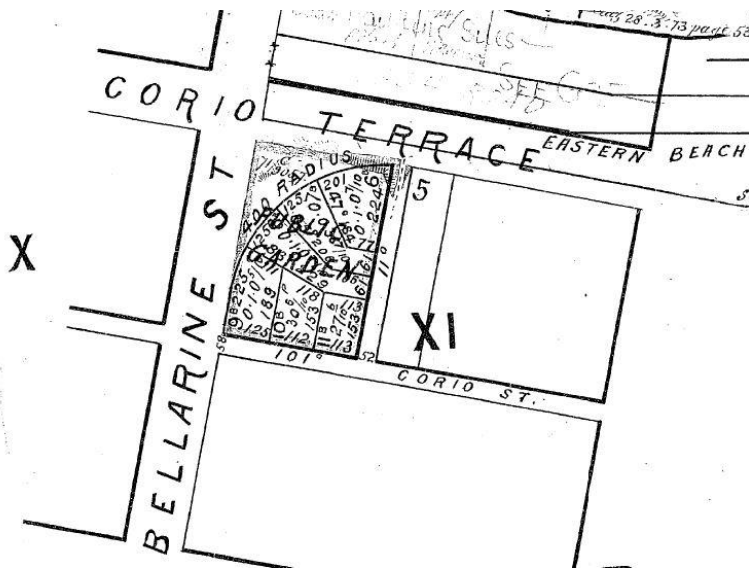
Although the land was defined from the outset nonetheless it is curious to note that a small lane (in line with McCann Place) was shown at the southern end on the 1854 plan J H Taylor plan of Geelong, as if the standard format for each section had been

¹² M Cannon & I MacFarlane, *Surveyors Problems and Achievements 1836-1839*, p178; p177. These allotments are darkened on a plan sent by Hoddle to Sydney on 8 May 1838.

¹³ This land was rezoned in 1999 and has since been developed with residential accommodation and car park

applied.¹⁴ The land however was defined as a public garden reserve on an 1856 township plan of Geelong.¹⁵ James Austin later recollected that he had fed his 'sheep on this very spot' and over the years, the land had been used for the grazing of animals and by local footballers.¹⁶

The fact that this land was not being well utilised is suggested by a subdivision plan which was prepared in 1871 by the contract surveyor W C Reeves. The plan shows that there had been a proposal for the higher land to be subdivided into six township lots, varying in size but generally about a ¼ acre in area.¹⁷ This plan was not acted upon.



Put away plan, G29F (1871)
(Source: Landata)

Eventually in 1885, the site bound by Bellarine Street, Corio Street, England Street and Corio Terrace (Eastern Beach Road) was officially gazetted as a public park, being one acre three roods in size.¹⁸

Four years later, in August 1889, a ceremony was held on the site to mark the planting of the first tree, a Moreton Bay pine (since removed) which was located in the centre of the park. The tree was planted by James Austin, the second mayor of Geelong and the park was officially named 'The James Austin Public Park'.¹⁹ Although James Austin had returned to England for 30 years, his efforts as a pioneering colonist and a supporter of the early development of Geelong (for instance, he had provided for the town clock, a local landmark that had been dominated the original Market Square in Geelong) was recognised by this naming and further validated at a public banquet held at the Geelong Town Hall on the same day.²⁰ James Austin, along with his brother Thomas established squatting runs in the Winchelsea district during 1837 but James later lived at Newtown at the 'Priory' before returning to Somerset, England in 1856.²¹

At this time, the slope of the ground was altered under the direction of John Raddenberry, who was the second curator of the Geelong Botanic Gardens (1872 to 1896). Raddenberry had 'high portions of the land reduced and sloped towards the footpaths' to better accommodate park-goers. A picket fence was also installed though it seems the only gate was introduced at the north-

¹⁴ J H Taylor, Surveyor Generals Office 'Geelong, County of Grant, Victoria', 1853-54, State Library of Victoria

¹⁵ Put away plan, G22 (Landata webpage). The north-west corner included a curved section.

¹⁶ 'The James Austin Public Park', *Geelong Advertiser*, 23 August 1889, p3

¹⁷ Put away plan, G29F (Landata webpage)

¹⁸ *Victorian Government Gazette*, 2 January 1885, p109

¹⁹ 'The James Austin Public Park', *Geelong Advertiser*, 23 August 1889, p3.

²⁰ 'Public Banquet to Mr James Austin', *Geelong Advertiser*, 23 August 1889, p3

²¹ P. L. Brown, 'Austin, James (1810-1896)', *Australian Dictionary of Biography*, <http://adb.anu.edu.au/biography/austin-james-1520/text1897>, 1966, accessed online 24 April 2017. The Austin family were prominent in the Geelong District – Thomas was responsible for the notable mansion Barwon Park at Winchelsea and his wife, Elizabeth Harding, founded the Austin Hospital in Melbourne.

east corner of the site.²² By October 1889, 'the loose crumbling earth which sloped towards Victoria Parade' (now Eastern Beach Road) was 'smoothed off and sowed with quick growing grasses and a number of trees planted over'.²³

The creation of Austin Park as a retreat for the public was part of a broader effort by the Council to beautify Geelong by expanding the number of parks and public spaces. In 1888-89, the Geelong Council was reported to have spent £2,205 maintaining the parks and reserves.²⁴



'Geelong from harbour Yarra Pier in foreground' (C D Pratt, circa 1936-37)
(Source: State Library Victoria, H91.160/821)

By 1927, the trees to the boundary were well-established but the Moreton Bay fig that had been planted to the centre had been removed, as had the picket fence to the boundary.²⁵ By the mid-1930s, there was a steep path at the north-east corner with a fenced off garden area and sections of retaining wall.²⁶

The park retains its original format, though the treatment at the northern end has been altered with a curved, more gently sloping pathway and a broad garden bed with rock edging.

Description

The Austin Park and Environs Heritage Area is a residential precinct located immediately to the east of the commercial centre of Geelong. It consists of Austin Park and the nearby streets to the south and east. The precinct has a distinctive character with relatively narrow streets and lanes to which there are modest cottages on relatively small allotments with limited setbacks. The precinct centres on the east-west road of Corio Street which was set out in the original town survey as a narrower intermediate street between Malop Street and Corio Terrace. McCann Place and Fyfe Place were also part of the original town survey, providing access from Corio Street to the rear of allotments fronting Yarra and Bellarine streets. Other lanes in the precinct appear to have been set out as the land was further subdivided.

Austin Park, located on the corner of Bellarine Street and Eastern Beach Road, slopes down towards the north-west and Geelong Harbour. Houses to England Street and a few to Corio Street are located opposite, having views of both the park and the bay beyond. There are mature Dutch elms (*Ulmus x hollandica 'Major'*) to the south, east and west sides of the park (6 to Corio Street, 9 to Bellarine Street and 4 to England Street with two young specimens in the south-east corner). There are also three palms and a peppercorn to the northern end of the garden.

²² *Geelong Advertiser*, 17 August 1889, p2

²³ 'Our Pleasant Places', *Geelong Advertiser*, 5 October 1889, p1

²⁴ 'Our Pleasant Places', *Geelong Advertiser*, 5 October 1889, p1

²⁵ 'Geelong Port Area', C Pratt, 27.09.1927 (SLV, H91.160/802)

²⁶ The Walbaringa flats had been built by this time at 16-18 Eastern Beach Road (HO906) and the new path and garden treatment at this corner may have been introduced at the same time.

A curved basalt retaining wall has been introduced in the north-west corner to one side of the asphalt pathway. Adjacent in the wide embankment that slopes down to Eastern Beach Road is low planting, including many succulents. The latter also features volcanic rock edging and other small groups of rocks. The roads surrounding the park retain sections of early basalt kerbing and channelling as does Corio Street.

The significant and contributory buildings largely date from the Victorian period, and include several early examples from the 1850s. Other contributory places include three Federation period houses and an Interwar residence. Most houses in the precinct are relatively modest, and have limited, if any setback from the street and side boundaries. All significant and contributory houses are single storey, except for the two storey residences at 1 and 5 England Street. A notable row of three houses at 147, 149 and 151 Corio Street have been altered at the rear to accommodate a second level but are mostly intact to the front.

Houses in the precinct are predominantly clad in weatherboards with exceptions being the brick residence at 1 England Street, the Irish Cottages to McCann Place and the rendered residence at 150 Corio Street. Roofs are usually hipped or have a transverse gable and all are clad in corrugated metal sheeting. The façades are mostly symmetrical and have a verandah to the front, typically extending the full width of the house. Verandahs usually have a concave or convex roof profile and often with cast iron or timber detailing, some of which has been altered/renewed. Victorian period residences typically have a central door with timber sash window to either side. Many houses in the precinct also retain at least one chimney, most of which are face brick. Unusually, the cottage at 148 Corio Street has four elaborate rendered chimneys with panels and brackets.

Houses from the Federation and Interwar periods are consistent with the earlier houses in the precinct in terms of their scale, setbacks and material palette. Both the Federation period house at 3 Cogens Place and the Interwar period residence at 8 Cogens Place have similar street setbacks to the nearby Victorian period cottages. Similarly, the Federation period cottage at 6 McCann Place is constructed to the street boundary like the adjacent Victorian house at no. 4. The house at no. 6 also has the same form as the earlier house and is similarly constructed of brick with a rendered plinth and windowsills.

There is some late 20th century, generally two storey housing in the area, with most being concentrated at the southern end of England Street.

Comparative Analysis

The City East Heritage Area is one of a couple of heritage areas in Geelong that includes several early Victorian cottages, which have become relatively scarce within the Municipality. The Austin Park and Environs Heritage Area has a high percentage of early cottages when compared to these other precincts and has a distinct character created which is highly consistent in terms of the scale and setbacks of graded buildings and is further unified by the narrowness of all streets. Other precincts in the Municipality that contain modest housing dating from the early Victorian period include:

- The Waterloo Heritage Area is one of the earliest surviving suburban areas in Geelong West with intensive development occurring in this precinct from the 1850s. Whilst about a dozen residences from the 1850s remain in the precinct, there is a much higher percentage of Federation and Interwar period residences when compared to the Austin Park and Environs Heritage Area. This Waterloo Heritage Area is a larger precinct with the early Victorian houses scattered throughout. This combined with the larger street setbacks and wider roadways gives the precinct a different character to that of the Austin Park and Environs Heritage Area.
- The City South Heritage Area covers several residential areas located to the south of Little Myers Street and includes a few early Victorian cottages in South Geelong on what was part of Geelong's earliest residential subdivision. Houses from this period are located on Balling, Foster and Yarra streets and also have limited, if any street setbacks. This area has a more mixed character than the Austin Park and Environs Heritage Area as it includes a higher percentage of larger Federation and Interwar period residences. Both areas do however have narrower north-south lanes that were formed as subdivision of the original allotments occurred, though unlike the lanes near Austin Park, houses to the lanes between Balling and Foster Street (City South Heritage Area) date from the late 20th century onwards.

Thematic Context

Victorian Historical Themes

Theme 6.7 Making homes for Victorians: middle class and working class homes.

Recommendations

Statutory protection

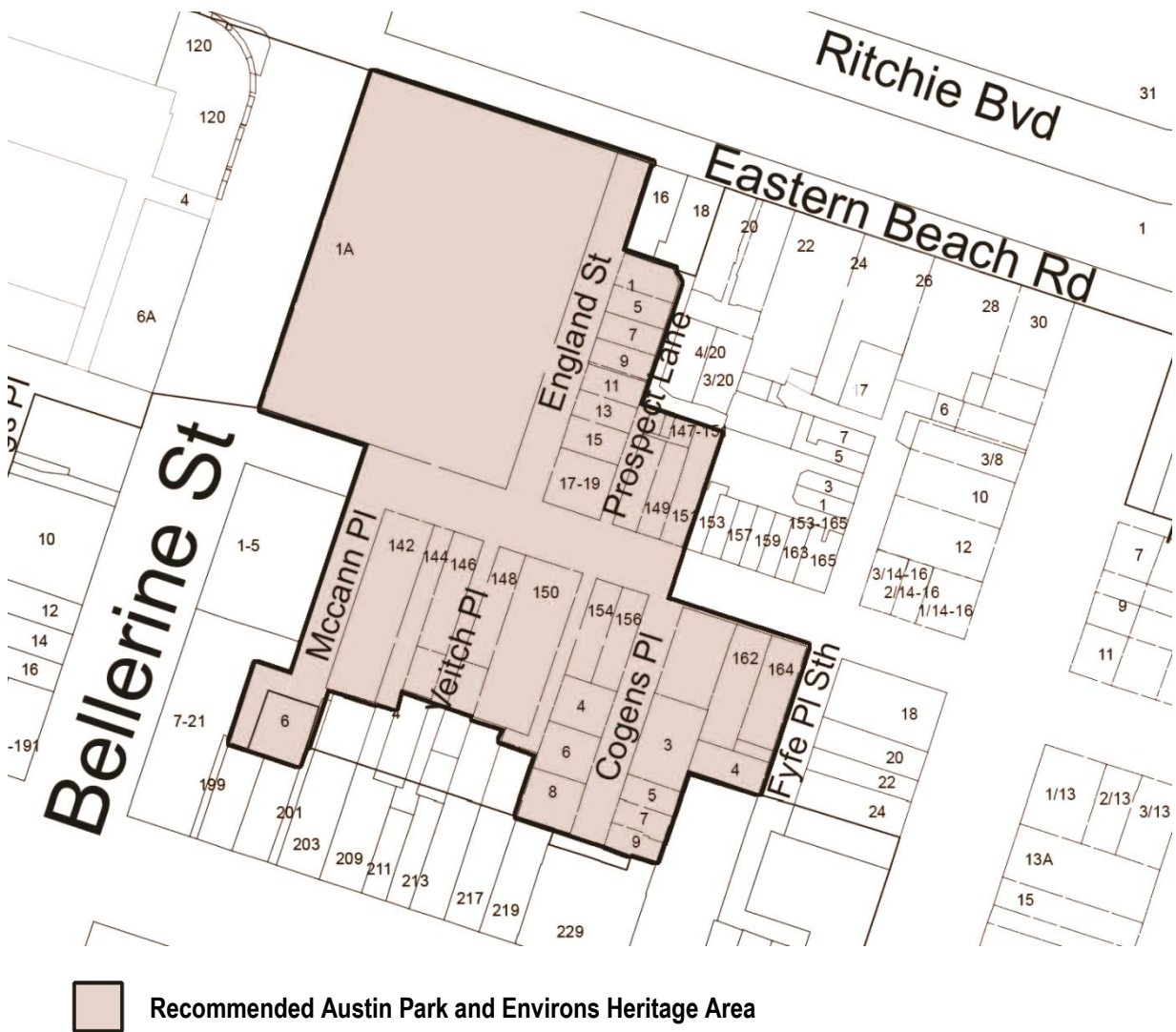
It is recommended that the Austin Park and Environs Heritage Area, as outlined on the map below, be removed from the existing City East Heritage Area (HO1639) and included in the Schedule to the Heritage Overlay in the Greater Geelong Planning Scheme as a separate heritage overlay.

Management objectives

Refer to the relevant local heritage policy at Clause 22.09 Cultural Heritage and Clause 22.68 Austin Park and Environs Heritage Area of the Greater Geelong Planning Scheme.

Heritage Overlay Schedule Controls




External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No








APPENDIX C - East Area Schedules





City East Heritage Area Schedule




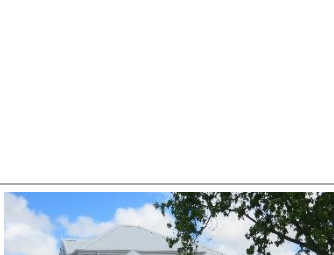

Places Recommended for Retention in HO 1639





Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 1 Alexandra Avenue	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, battened roughcast sheeting to gable end, brick chimney with terracotta pot. Verandah with timber frieze (including arched sections), timber deck & timber wing wall (vertical boards) with textured glass. Paired timber sash windows, original timber door with leadlight to upper part & leadlight highlight & sidelights.		D	Contrib.
House 3 Alexandra Avenue	Interwar 1930s	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, brick & render chimney (now painted). Central gabled porch with brick & rendered piers (now painted), corbelled arch, flanking walls to stair & later tiles to deck. Boxed framed windows with leadlight to upper sash & continuous window hood. Paired timber doors with textured glass, original rendered fence with metal panels & gate.		D	Contrib.
House 5 Alexandra Avenue	Interwar 1930s	Largely intact, weatherboard, hipped roof clad in pan tiles (now painted), brick chimney (now painted). Central hipped porch with rendered piers with niches, flanking stair wall & arched tapestry brick opening. Boxed frame windows with leadlight to upper sash & window hoods, leadlight picture windows to side, paired timber doors with leadlight, original rendered fence with metal gate & recent panels.		D	Contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 9 Alexandra Avenue	Interwar 1920s	Largely intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, exposed rafter ends, brick chimney, timber vent to gable end. Shingled skirt to verandah, paired timber posts, timber deck, timber casement windows with leadlight, door obscured though retains original architrave & leadlight sidelight.		D	Contrib.
House 11 Alexandra Avenue	Interwar 1920s	Partly intact, original full width verandah infilled during mid-20 th century (cream brick porch, corner windows with horizontal glazing bars). Weatherboard, gable roof clad in corrugated metal sheeting, brick chimney, exposed rafter ends, timber vent to gable end, original architrave to door & sidelight (glass replaced). Early clinker brick piers to fence.		D	Contrib.
House 13 Alexandra Avenue	2008	Brick & weatherboard, cuboid form.		D	Non-contrib.
House 15 Alexandra Avenue	Interwar	Much altered with 2 nd level additions. Weatherboard, gable roof clad in corrugated metal sheeting, Federation style frieze to verandah, recent timber sash windows to later front bay, door obscured.		-	Non-contrib.
Units 17 Alexandra Avenue, 1, 3 Penang Place	Late 20 th century	2 storey, brick, hipped roof clad in corrugated metal sheeting.		-	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 21 Alexandra Avenue	Interwar 1920s	Mostly intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, exposed rafter ends, brick chimney, battened roughcast sheeting & timber brackets to gable ends. Return verandah with paired timber posts & timber brackets, later timber balustrade. Timber casement windows with leadlight to upper part, door obscured, though retains original leadlight sidelight.		D	Contrib.
House 23 Alexandra Avenue	Late 20 th century	2 storey, brick, gable roof clad in metal sheeting.		-	Non-contrib.
House 25 Alexandra Avenue	Circa 1950	Mostly intact, clinker brick, gable roof clad in variegated tiles, brick chimney. Original timber sash windows with horizontal glazing bars & brown tile sill, later metal bay window to projecting part, side entry. Original clinker brick fence & planter.		D (though was – in Study)	Non-contrib.
House 27 Alexandra Avenue	Interwar	Mostly intact bungalow, weatherboard with dado rail, gable roof clad in corrugated metal sheeting, tapered rendered chimney with terracotta pots, exposed rafter ends, shingle boards to gable end. Corner porch with mid-20 th century metal pilaster (originally had a tapered column), timber sash windows (later hood), original timber panel door with glazed upper part. Early wire fence & gate.		D	Contrib.




Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 29 Alexandra Avenue	Circa 1890	Largely intact, symmetrical façade, weatherboard, hipped roof clad in corrugated metal sheeting, bi-chrome brick chimneys with dogtooth course, timber brackets and panels to eaves. Convex verandah with cast iron frieze, dentillated moulding, plain columns with capitals & timber deck. Full height timber sash windows with timber panels to base, 4 panelled timber door with highlight & sidelights.		D	Contrib.
House 31 Alexandra Avenue	Circa 1900	Largely intact, distinctive weatherboard, hipped & gable roof clad in corrugated metal sheeting, decorative timber bargeboard with gothic trefoil detailing, finial, decorative moulding to fascia, timber brackets & panels to eaves. Convex verandah, plain columns with capitals, cast iron frieze. Timber sash windows (tripartite to projecting part with cornice & dentillated band above), 4 panel timber door with leadlight highlight & sidelight.		D	Contrib.
House 33 Alexandra Avenue	Late 20 th century	2 storey Victorian terrace style house, gable roof clad in slate, 2 storey verandah.		-	Non-contrib.
House 35 Alexandra Avenue	Late 20 th century	2 storey, brick, gabled parapets.		D	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paired houses 37, 39 Alexandra Avenue	Late 20 th century	2 storey Victorian terrace style house, gable roof clad in slate, 2 storey verandah.		-	Non-contrib.
House 43 Alexandra Avenue	1970s	2 storey, white brick, hipped roof, cast iron detailing.		-	Non-contrib.
Flats 45 Alexandra Avenue	Late Interwar circa 1940	Intact flats, 2 storey, cream brick with recessed banding, Main hipped roof clad in glazed tiles with timber boards to eaves, single storey part has flat roof concealed behind a parapet. Continuous concrete hood to ground level, curved porch with curved concrete steps & brick planters, timber sash windows with horizontal glazing bars (including corner type). Early cream brick fence with metal gate.		-	Contrib.
Houses 2 Alexandra Avenue	2015	Replaced Victorian house with similar format.		D	Non-contrib.
House 'Newcrane' 4 Alexandra Avenue	Circa 1900	Fairly intact, ashlar boards to front, beaded weatherboards to side, hipped roof clad in slate. Verandah with concave roof, now has concrete deck, possible alterations include timber brackets. Timber sash windows, non-original door with highlight. Possibly had been a pair with no. 6.		D	Contrib.


Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 6 Alexandra Avenue	Circa 1900	Ashlar boards to front, beaded weatherboards to side, hipped roof clad in slate, brick chimney (now painted). Concave verandah with timber framed cast iron frieze & timber deck, timber sash windows. Panelled timber door with leadlight to upper part, indicative of Fed. period. Possibly had been a pair with no. 4.		D	Contrib.
House 8 Alexandra Avenue	Circa 1900	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimneys with projecting mouldings, timber cornice (bracket, panels & string moulding). Return verandah with square timber posts, timber deck & cast iron frieze. Original full height sash windows with timber panel to base & timber panelled door with highlight.		D	Contrib.
House 10 Alexandra Avenue	Victorian	Much altered, symmetrical façade now clad in faux brick sheeting (original weatherboard may remain beneath), hipped roof clad tile shaped sheeting, original brick chimney (now painted) with terracotta pots. Hipped verandah with later timber valance & now with concrete deck. Later large aluminium windows, retains original architrave to door & highlight.		-	Non-contrib.
House 14 Alexandra Avenue	Fed.	Mostly intact with verandah partly infilled. Weatherboard, hipped & gable roof clad in corrugated metal sheeting, battened roughcast to gable end. Verandah partly retains timber lattice including arched section, square timber posts & now with concrete deck. Timber casement windows, panelled timber door with highlight (glass replaced).		D	Contrib.


Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Units 16 Alexandra Avenue	Late 20 th century	Brick, gable roof clad in concrete tiles.		-	Non-contrib.
House 18, 18a Alexandra Avenue	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, battened corrugated sheeting to gable end, brick chimneys, timber brackets & panels to eaves. Bullnose verandah with turned timber posts, timber deck & timber frieze. Timber sash windows (with hood to projecting part), 4 panelled timber door with textured glass highlight & sidelights.		D (18)	Contrib.
House 20 Alexandra Avenue	Late 20 th century	2 storey, rendered, gable roof clad in corrugated metal sheeting.		-	Non-contrib.
House 22 Alexandra Avenue	Interwar 1920s	Largely intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, timber vents & roughcast to gable ends. Roughcast piers with tapered columns to verandah, timber casement windows with leadlight to upper part (including canted bay with flat hood), door retains original architrave & leadlight sidelight.		D	Contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paired house 26,28 Alexandra Avenue	Victorian	Largely intact semi-detached houses, weatherboard, hipped roof clad in corrugated metal sheeting, bi-chrome brick chimneys, timber brackets, panels & string course to eaves (also decorative moulding to fascia of no. 26). Convex verandah with cast iron frieze (also serrated timber moulding to verandah beam of no. 28), concrete deck to no.26, timber deck to no. 28. Brick wall separating pair. Timber sash windows, 4 panel timber doors with highlight & sidelights.		D (26) - (28)	Contrib.
Mason House 30 Alexandra Avenue	Early Victorian Circa 1857	Partly intact but early example. Previously had full width verandah to façade & no hoods above east openings, chimneys demolished. Rendered, hipped roof clad in slate, large multi-paned timber sash windows with deep reveals (possibly stone walls), later timber door. Non-original gabled portico with cast iron pilasters and frieze. Originally had shutters to east side, possibly sliding.		C (HO850)	Sig. .
House 34 Alexandra Avenue	Possibly Victorian	Partly intact, unusual format but altered, with additions to east side. Original two storey part retains gable form with attic level & brick chimney & appears to have been clad in slate with decorative bargeboards (a 1926 aerial). Weatherboard (replaced), timber multi-paned windows (all replaced, those to the faceted bay similar to earlier with margin panes). Porch shown in location of dormer window on 1967 drainage plan.		D	Contrib.




Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paired houses 36, 38 Alexandra Avenue	1886	Mostly intact, timber, unusual mirrored pair. Hipped roof clad in corrugated metal sheeting with metal finial to no. 38, rendered party wall, timber brackets & string moulding to eaves, rendered chimneys with projecting moulding. Central verandah with non-original timber brackets and shingles, timber deck to no. 36, later concrete deck to no. 38. Faceted bays with rebated boards beneath windows. Timber sash windows, including arched windows to bays with keystones to arch & capitals to springing point. Panelled timber doors with leadlight to upper part & highlight & sidelights. Original cast iron palisade fence with basalt plinth. Late 20 th century addition to side of no. 36		C (36) (HO851) 38 (-)	Sig. (both)
House 40 Alexandra Avenue	Interwar 1920s	Front part of bungalow is mostly intact, with prominent multi-level additions to rear. Original part is weatherboard, gable roof clad in corrugated metal sheeting, roughcast & timber vent to gable end, projecting timber bay window with flat hood (window appears to have been replaced). Corner porch with roughcast piers supporting a tapered column, timber deck, 4 panel timber door with highlight (recent).		D	Contrib.
House 42 Alexandra Avenue	2013	2 storey, rendered with low pitch gable roof.		D	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Walbaringa Flats 16,18 Eastern Beach Road	Interwar 1928	Mostly intact with upper level additions. 2 storey Spanish Mission style building, rendered, parapet with brick capping & brick vigas (appearing as exposed beam ends). Projecting 2 storey bay flanked by single storey entries both with Roman tiles, balconies infilled though retain arched openings & barley twist columns with capitals, metal railing. Timber windows with multi-paned upper sashes, leadlight picture window, panelled timber doors with glazed upper part to first floor, retains original timber beam with decorative brackets to porch.		C (HO906)	Sig.
3 houses 20 Eastern Beach Road	Victorian (fence) Late 20 th century (houses)	Retains 19 th century iron palisade fence with basalt plinth/retaining wall. Wall is rock faced with dressed capping. 2 storey, rendered houses with cuboid form/		-	Contrib. (fence only)
House 22 Eastern Beach Road	Victorian	Victorian with distinctive mid-20 th century alterations including recessed entry, curved bay clad in vertical metal sheeting, timber opening with horizontal glazing bars, timber hood, crazy paving retaining walls, metal gate. Later aluminium window to façade. Weatherboard, hipped roof clad in corrugated metal sheeting, brick chimney (now painted), previously had skillion verandah that extended full width of façade.		-	Contrib.
House 24 Eastern Beach Road	1950s	Had been intact but recently altered with introduction of larger openings (replacing original timber, remove steel pole to recessed porch) & sections of sheet cladding, new fascias and boxed eaves. Cream brick, skillion roofs, sheet lining to eaves, squat chimney.		-	Non-contrib.






Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 'Vailima' 26 Eastern Beach Road	Fed.	Largely intact with later dormer. Weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimneys (banded, now painted) with rendered capping & terracotta pots. Weatherboards, timber bargeboard & timber brackets to gable end. Return verandah with gable to corner, turned timber posts, timber deck. Timber sash windows, including to hipped bay, paired doors to front appear later, side entry with highlight & sidelights. Basalt fence, mid-20 th century concrete garage.		D	Contrib.
House 28 Eastern Beach Road	Circa 1960s	2 storey, with classicising facade, possibly architect designed. Brick, flat roof, 2 storey verandah with paired timber posts (at either end), tiled deck & metal balustrade. Large timber framed openings to façade (casement windows, sliding doors). Original brick fence, concrete stair with metal railing.		-	Sig.
House 30 Eastern Beach Road	Late 20 th century	2 storey, vaguely reproducing Victorian style, brick, gable roof clad in concrete tiles.		-	Non-contrib.






Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paired houses Arlston & Jesmond House 32,34 Eastern Beach Road	1880	Largely intact, substantial and distinctive pair. 2 storey, tuck pointed bi-chrome brick with basalt plinth, hipped roof clad in slate with metal cresting to no. 32, cast iron balcony, elaborate brick chimneys with terracotta pots, timber brackets to eaves. 2 storey verandah with timber framed cast iron frieze & balustrade, round columns with capitals, timber dentillated moulding, lower decks tiled with basalt edge, basalt stairs. Openings have rendered architraves, timber sash windows with leadlight highlights, French doors to upper level of no.34, 6 panelled timber doors to arched entry with leadlight highlight & sidelights. Original cast iron palisade fence (Humble & Nicholson, Geelong) with basalt plinth.		A (HO95)	Sig.
House 'Windlesham' 36 Eastern Beach Road	Interwar 1923-24	Largely intact brick bungalow, gable roof clad in terracotta tiles with terracotta finials, exposed rafter ends, brick chimney with tall terracotta pots, roughcast render & Romanesque arched opening to large gable, shingle boards & timber brackets to small gable. Return hipped verandah with low brick wall & Tuscan columns, timber sash windows with fixed leadlight windows to front bay, side entry. Retains original brick fence with distinctive detailing matching that to the verandah.		C (HO907)	Sig.




Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 38 Eastern Beach Road	Late Fed. circa 1920	Mostly intact, Arts and Crafts style, with verandah now partly enclosed. Weatherboard with brick plinth (in poor condition), hipped and gable roof clad in corrugated metal sheeting, including catslide to front, batted shingles & roughcast to main gable, roughcast to dormer, rendered chimney with tall terracotta pot. Return verandah with original weatherboard skirt/balustrade supported on projecting timber beams, concrete stair with brick walls, timber deck, open timber balustrade to western part. Corner window to front appears to have been altered (partly obscured) though has leadlight highlights, casement windows with leadlight highlights to side, original picture window. Leadlight highlight & sidelight to door.		D	Sig.
'Devon' 40 Eastern Beach Road	1950	Largely intact, 2 storey, cream clinker brick, hipped roof clad in variegated tiles, brick chimney. Curved entry porch with flat roof, curved terrazzo stair & metal railing. Curved 2 storey bay to front, timber sash windows with horizontal glazing bars, metal window grille to front. Original brick fence.		C (HO908)	Sig.
House 42 Eastern Beach Road	Post- WWII 1950s	Fairly intact, larger full width balcony installed to first level in 2016 along with larger full height openings to both levels. Original metal rails to cantilevered concrete stair removed. 2 storey, salmon brick & weatherboard with brown tiled sills, low pitch gable roof with exposed rafter ends, squat brick chimney.		-	Contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paringa 44 Eastern Beach Road	Late Fed. 1910s	Fine, mostly intact bungalow with partly enclosed verandah. Weatherboard, hipped and gable roof clad in corrugated metal sheeting, exposed rafter ends, brick chimney with rendered capping & terracotta pots. Roughcast with paired timber battens to front gable, roughcast balustrade to sleep-out. Return verandah with paired timber post, shingle boards, timber brackets & lattice arch. Paired timber sash windows, side entry.		C	Sig.
House 46 Eastern Beach Road	Fed. 1909, altered 1947	Mostly intact, 2 storey plus attic level with 3 level octagonal bay & 2 storey oblique, rectangular bay to front. Gable roof clad in corrugated metal sheeting, tall brick chimneys (now painted) with rendered capping & terracotta pots. 2 storey verandah with rendered piers (including panelling) & skirt-like balustrade, upper level now enclosed, arched openings to ground level. Altered balcony to 3 rd level (appears to have had a solid balustrade), later aluminium opening beneath. Timber sash windows, some with multi-paned upper sashes, concrete stair to side. Early rendered fence with metal gate.		C (HO910)	Sig.
'Rosehaug' 48 Eastern Beach Road	Interwar 1923	Largely intact, symmetrical bungalow with attic level, red brick with clinker brick panels, gable roof clad in terracotta tiles with finials, rendered brick chimneys with terracotta pots, shingles to gable ends. Central flat verandah with square columns & low brick wall, timber boxed framed windows with timber brackets below & flat hoods, later windows to sleep-out, paired doors with leadlight sidelights, early timber garage doors. Early brick fence.		C (HO911)	Sig.





Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Apartments 50 Eastern Beach Road	Late 20 th century	3 storey, cuboid form, now rendered, later aluminium doors.		-	Non-contrib.
Paired House 52, 54 Eastern Beach Road	Late 20 th century houses Victorian gate	Late Victorian cast iron palisade gate with dressed basalt pillars capped by orbs. Associated with adjacent residence at 2 Fitzroy Street. Brick units, painted, slate roof.		- C (Gate at no.52 HO912)	Contrib. (gates only)
Corio Villa 56-58 Eastern Beach Road	Erected 1856 (made 1855)	Rare, prefabricated cast iron house with circa 1900 timber addition to east side. Early basalt fence with cast iron gate and panels to west side.		A (HO8)	Sig.
Residences 60, 61, 62, 63 Eastern Beach Road	Late 20 th century	2 storey plus parking level, rendered, gable roofs clad in slate.		D (60, 62)	Non-contrib.
Units 64-66 Eastern Beach Road	Late 20 th century	Three storey terrace form, considerably concealed by planting, concrete block (painted), concrete balconies with glass balustrades.		-	Non-contrib.
House 68 Eastern Beach Road	Mid-20 th century	Fairly intact, brick (now painted), hipped roof clad in variegated tiles, sheet lining to eaves. Flat entry porch with steel pole & railing, large timber framed windows, framed timber pedestrian door to garage (with vertical boards).		-	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Flats 70-72 Eastern Beach Road	Mid-20 th century	Intact, salmon brick with dogtooth course to upper part (below eaves and parapet) & darker plinth, hipped roof clad variegated tiles, squat brick chimneys. Curved balconies with metal railings, timber sash windows (including corner type), timber framed glass doors, original brick planters flanking entry stair, original brick fence with glazed brick capping, early brick garages & crazy paving garden edges.		-	Contrib.
House 1 Fitzroy Street	Late 20 th century	Rendered, hipped roof clad in concrete tiles.		-	Non-contrib.
House 3 Fitzroy Street	Late 20 th century	2 storey, Victorian period format, bi-chrome brick, hipped roof clad in corrugated metal sheeting, 2 storey verandah with cast iron.		-	Non-contrib.
House 5 Fitzroy Street	Late 20 th century	2 storey, asymmetrical form (vaguely Victorian), rendered, 2 storey verandah, aluminium openings.		-	Non-contrib.
House 21 Fitzroy Street	Circa 1980	Brick, pitched roof forms.		-	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 23 Fitzroy Street	Fed.	Fairly intact, face brick (paint impacts on presentation, could be removed) with rendered banding, hipped and gable roof clad in corrugated metal sheeting, battened roughcast & timber brackets to gable end. Non-original verandah (replaced original), bay window to front with flat hood, retains original leadlight highlights, timber casement windows with leadlight highlights to verandah, altered entry. Mid-20 th century fence.		D	Contrib.
House 25 Fitzroy Street	Circa 1900	Largely intact, symmetrical façade, weatherboard, hipped roof clad in corrugated metal sheeting, brick chimneys, timber brackets to eaves. Bullnose verandah with cast iron frieze, round columns with capitals & timber deck. Tripartite timber sash windows, 4 panel timber door with highlight & sidelights (glass replaced).		D	Contrib.
House 27 Fitzroy Street	Late 20 th century	Part two storey, rendered in Georgian style.		D	Non-contrib.
House 35 Fitzroy Street	Circa 2007	Two storey, rendered (lower part) & weatherboard (upper part), hipped and gable roofs clad in corrugated metal sheeting.		-	Non-contrib.
House 37 Fitzroy Street	Interwar 1922-23	Largely intact weatherboard villa, with additions to rear. Hipped & gable roof clad in corrugated metal sheeting, timber vents to gable ends, timber verandah with timber brackets, timber casement windows to bays with leadlight highlights, timber door with leadlight to highlight & sidelight, brick chimneys with rendered capping and terracotta pots.		C	Contrib.




Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 39 Fitzroy Street	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimney with rendered capping. Roughcast sheeting to gable ends, with that to the larger gable being battened. Timber frieze to verandah, now with paved deck, timber casement windows with leadlight highlight, original timber door with leadlight, incl. highlight & sidelight.		D	Contrib.
House 41 Fitzroy Street	Early Fed.	Largely intact, Victorian/transitional, symmetrical façade, weatherboard (beaded to front), hipped roof clad in corrugated metal sheeting, brick chimneys (altered), cornice with brackets and arched motif (also to timber verandah frieze), bullnose verandah, original tripartite timber sash windows with brackets beneath, original 4 panelled timber door with highlight & sidelights.		-	Contrib.
Longville House 2 Fitzroy Street Architects: Watts & Jackson	1883-84	Substantial house, altered after subdivision of land to Eastern Beach Road. Original façade to north (now rendered, verandah removed). East elevation has been reconfigured to become new façade, included introduction of 2 storey verandah, & central openings to both levels. 2 storey, bi-chrome brick, hipped roof clad in slate, timber brackets to eaves, flat roof to verandah, cast iron columns with capitals, cast iron frieze & balustrades. Timber sash windows, 6 panelled door with dentillated band, sidelights & highlight, glazed French doors to upper level. Recent palisade fence.		C (H0925)	Sig.






Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Units 4 Fitzroy Street	1970s	3 storey with undercroft car parking, concrete frame, brown brick to ground level, tan brick to upper levels, aluminium windows. Good and largely intact example of its type but outside period of significance.		-	Non-contrib.
House 6 Fitzroy Street	1970s	Altered example, now rendered and with full height windows, hipped roof clad in concrete tiles.		-	Non-contrib.
House 8 Fitzroy Street	Interwar	Mostly intact bungalow with partly enclosed verandah. Weatherboard, gable roof now clad in tile profile sheeting, exposed rafter ends, brick chimneys (1 with brick capping). Shingles, battened (paired) roughcast sheeting, timber brackets & vent (vertical boards) to gable end. Original boxed frame sash windows (with leadlight to side). Verandah originally extended full width of house. Original brick fence with rendered capping & metal gate.		D	Contrib.
Flats 10 Fitzroy Street	Late 20 th century	2 storey plus part basement garages, rendered, cuboid form, aluminium-framed openings.		-	Non-contrib.






Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 12 Fitzroy Street	1924	<p>Largely intact, distinctive & substantial bungalow. Single storey with attic level & flat roof dormer with timber brackets & multi-pane windows.</p> <p>Weatherboard above dado, shiplap boards beneath.</p> <p>Transverse gable roof clad in terracotta tiles with finials, exposed rafter ends, squat brick & render chimneys with pots.</p> <p>Timber brackets, weatherboards, battened sheeting & circular vent to gable end. Tapered columns to recessed verandah (shiplap boards & brackets to base), curved bay windows to front.</p> <p>Timber windows with leadlight to upper sash, round portal window & segmental picture window with leadlight, timber door with leadlight sidelight.</p>		C (H0926)	Sig.
Paired houses 16 Fitzroy Street	Early 21 st century	2 storey, vaguely classicising, rendered with rusticated piers, hipped & gable roof clad in concrete tiles.		D	Non-contrib.
House 18, 20 Fitzroy Street		Vacant. Previously had been a Victorian house at no.18.		D (18) - (20)	Non-contrib.
House 22 Fitzroy Street	Late 20 th century	2 storey, variegated brown brick & timber, gable roof clad in concrete tiles.		-	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
<i>Czergm</i> 28 Fitzroy Street	Late Victorian, By 1882	Verandah enclosed in mid-20 th century, otherwise appears largely intact. Weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimneys with panels & projecting capping, timber brackets & string moulding to eaves. Concave return verandah, faceted bay to front, timber windows with leadlight to upper sash. Early gable section with timber bargeboard to side.		D	Contrib.
House 30 Fitzroy Street	Interwar 1930s	Mostly intact, weatherboard (bullnose), hipped roof now clad in profiled metal sheeting, brick chimney (now painted). Porch now partly enclosed (originally extended full width of projecting section – acc. to c.1940-54 aerial), retains 1 brick & render pier, tiled deck. Boxed framed sash windows with timber brackets, paired doors to entry. Early brick fence (now painted).		-	Contrib.
House 34 Fitzroy Street	1883-84	Largely intact, with early 20 th century gable addition to side including extension of verandah. Bi-chrome brick (tuck pointed) with rendered plinth, hipped roof clad in corrugated metal sheeting, rendered chimneys. Verandah with convex roof, round columns with capitals (later columns have plainer capitals), timber framed cast iron frieze, recent concrete deck. Timber sash windows, 4 panelled timber door, with highlight & sidelights. Gable addition has battened sheeting to gable end, faceted bay with shingle boards & Federation door with leadlight to upper part.		C	Sig.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 38 Fitzroy Street	Victorian (altered)	Single storey, with 2 storey mid-20 th century additions to front. Weatherboard, hipped roof now clad in tile profiled sheeting, large, non-original timber windows, original sidelight and highlight to door, mid-20 th century verandah with steel poles with deck above.		-	-
House 40 Fitzroy Street	Early Fed.	Largely intact, asymmetric façade, weatherboard, hipped and gable roof clad in corrugated metal sheeting, brick chimneys with corbelled caps, cast iron to gable end, timber verandah with cast iron frieze, original tripartite windows with engaged barley twist columns, timber door with highlight & sidelights.		D	Contrib.
House 42 Fitzroy Street	Late 20 th century	Brown brick, gable roof clad in corrugated metal sheeting, recessed entry.		-	Non-contrib.
Bundaleer 2 Garden Street	Late 1940s	Largely intact, clinker brick, gable roof clad in tiles with squat chimney, timber sash windows with horizontal glazing bars (including corner windows), leadlight to vertical windows, non-original door, tiled deck with original metal balustrades, cantilevered concrete awning to entry.		D (marked as – in study)	Contr.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Merchiston Hall 2a Garden Street	1856	Two storey, rendered with basalt plinth, hipped roof clad in slate, modillion brackets to eaves, quoining, large rendered chimneys with projecting capping. Verandah & upper level balcony with cast iron balustrade to north side, multi-pane timber sash windows, recessed entry with paired doors & arched highlight. The two levels are separated by an entablature and there are pilasters to the ground level façade with guilloche pattern to upper level windows & frieze. Front fence with cast iron palisading.		H0192	Sig.
House 4 Garden Street	Circa 1926	Largely intact weatherboard bungalow, gable roof clad in corrugated metal sheeting, red brick chimney, timber vent and shingles to gable end, verandah with timber frieze (indicative of Federation period) & recent tiles to deck, multi-pane timber windows & door.		D	Contrib.
House 6 Garden Street	1886	Largely intact Victorian villa, symmetrical façade, weatherboard, hipped roof clad in slate with ventilating dormers, paired timber brackets (separated by panels) to eaves. Concave verandah with central portico, timber-framed (partly serrated) frieze with cast iron panels, tiled deck (new?). Timber bay windows, 6 panelled door with highlight & sidelights, polychromatic brick chimneys.		C	Sig.





Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 8 Garden Street	1885	Largely intact Victorian villa with symmetrical façade, rebated boards, hipped roof clad in slate with metal finials, rendered chimneys, timber brackets to eaves. Concave verandah with cast iron frieze & timber balustrade, timber sash windows to faceted bays, 4 panelled door with highlight & sidelights.		C (H0937)	Sig.
House 8a Garden Street		Vacant A largely intact circa 1940s house was recently demolished.		Contributory (- study)	-
House 10 Garden Street	Circa 1921	Mostly intact bungalow, weatherboard, broad gable roof clad in corrugated metal sheeting, exposed rafter ends, shingled skirt over verandah with piers (roughcast base, battered timber post), timber deck, boxed frame windows (1 with hood). Originally had vertical battens to gable ends (refer 1925 aerial).		D	Contrib.
House 12 Garden Street	1922	Largely intact, weatherboard, gable roof clad in corrugated metal sheeting, shingled skirt and battened roughcast panels/sheeting to gable end, exposed rafter ends. Timber sash windows with hoods, rendered pier and timber deck to corner porch.		D	Contrib.
House 14 Garden Street	Victorian	Fairly intact Victorian cottage, with prominent second level additions. Weatherboard, hipped roof clad in corrugated metal sheeting, brackets to eaves Cast iron frieze & timber deck to verandah, 4 panelled timber door. Non-original chimney & wide timber window.		D	Contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 16 Garden Street	Victorian	Fairly intact, weatherboard, hipped roof clad in corrugated metal sheeting, decorative cornice to eaves. Verandah enclosed, original window replaced with large aluminium sliding door, non-original glazed door.		D	Contrib.
House 18 Garden Street	Circa 1900	Mostly intact, weatherboard, hipped roof clad in corrugated metal sheeting. Cast iron frieze to verandah (possibly recent), tall timber framed tripartite windows, 4 panelled timber door with leadlight highlight & sidelights, rendered chimneys. Possibly early bluestone plinth to fence. Gable section to verandah and metal ridge cresting to roof appears to be later, (refer 1925 aerial), verandah now has paved deck.		D	Contrib.
House 20 Garden Street		Vacant site		-	Non-contrib.
Paired house 22 Garden Street	Late 20 th century	Two storey, rendered, hipped and gable roofs clad in corrugated metal sheeting		D	Non-contrib.
Shop & residence 24-26 Garden Street	House – 1881 Shop - 1890	Mostly intact, weatherboard, hipped roofs clad in corrugated metal sheeting, prominent second level addition to northern part. Timber sash windows to residence, non-original timber windows to original shop openings, shop entry to chamfered corner. Brick chimney and timber verandah with cast iron frieze to central section, later signage to roof.		C (HO938)	Sig.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 30 Garden Street	Circa 2000	Part two storey, brick & horizontal boards, hipped & gable roof clad in corrugated metal sheeting, Federation style frieze to verandah.		-	Non-contrib.
House 32 Garden Street	2010	Rendered, hipped roof clad in corrugated metal sheeting, Federation style frieze to verandah. Form appears to have been influenced by earlier house on site (refer 1925-30 aerial).		D	Non-contrib.
House 34 Garden Street	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, battens to gable end, shingle boards to gablet, verandah with timber deck, frieze & brackets, turned timber posts, paired timber sash windows, non-original glazed door, red brick chimneys with terracotta pots.		D	Contrib.
House 36 Garden Street	Circa 1920 Late Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick & render chimneys (now painted) with terracotta pots, exposed rafter ends, vertical battens and shingles to gable end. Timber verandah with decorative timber frieze (incl. broad arched sections), paired sash windows with timber panels to verandah and multi-pane upper sash & hipped hood to projecting part, side entry with highlight & sidelights.		D	Contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 38 Garden Street	Fed.	Mostly intact with early upper level addition (pre-1926). Weatherboard, hipped & gable roof clad in corrugated metal sheeting, unusual paired timber elements & roughcast render to ground level gable ends. Timber verandah possibly has later brackets (refer to 1926 aerial), timber casement windows with leadlight & stained glass, flat faceted hood to bay window, timber panelled door with leadlight highlight, brick & render chimneys with terracotta pots.		D	Contrib.
House 'Kalimna' 42 Garden Street	Late Fed.	Mostly intact, shiplap boards to front, hipped & gable roof clad in corrugated metal sheeting, timber battens & corrugated sheeting to gable ends. Brick chimney with rendered capping & terracotta pot. Timber verandah now partly enclosed (frieze removed), decorative timber screen to projecting part, paired timber sash windows with timber panels to base, timber panelled door with leadlight to top panel, highlight & sidelights.		D	Contrib.
House 44 Garden Street	Victorian	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, decorative bargeboard with cast iron and timber finial, faceted bay to projecting part, verandah with cast iron frieze & timber deck, timber sash windows, 6 panelled timber door with highlight & sidelights, bi-chrome brick chimney with terracotta pots.		D	Contrib.
House 46 Garden Street	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated sheet metal, battened corrugated metal sheeting to gable end. Bi-chrome brick chimneys with terracotta pots. Elaborate timber frieze & turned timber posts to verandah, paired timber sash windows, highlight & sidelights to door.		D	Contrib.




Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 48 Garden Street		Mostly intact, weatherboard, hipped roof clad in corrugated metal sheeting, decorative timber valance to eaves, cast iron to verandah, now has concrete deck, timber sash windows (tripartite to projecting part), highlight to door.		D	Contrib.
House 50 Garden Street		Fairly intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, decorative frieze to eaves & bargeboard to gable end, rendered chimneys. Convex verandah with cast iron, timber deck & chamfered timber posts. Paired timber sash window to verandah, non-original wide windows to projecting part, 4 panelled timber door with highlight & sidelights.		D	Contrib.
House 56 Garden Street	1923	Largely intact, weatherboard, gable roof clad in corrugated metal sheeting, timber vent to gable end, timber boards to eaves, rendered pier to verandah with later Victorian style frieze, timber windows with lead comes to upper sash (1 with a hood), original door with leadlight, garage added to side.		D	Contrib.
House 58 Garden Street	1923	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, timber vent to gable end, timber boards to eaves. Porch partly enclosed and now with Victorian style frieze, timber windows with lead comes to upper sash, original architrave to door, addition with cream brick chimney to side.		-	Contrib.
Former garage 6 Heaths Lane	Mid-20 th century	Brick, gable roof clad in corrugated metal sheeting, recent openings to front (previously a metal roller door).		-	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 5 Lake Street	Victorian	Partly intact, from indicative of early construction date. Beaded weatherboards, hipped roof clad in corrugated metal sheeting, timber sash windows, highlight to door, altered hipped verandah with timber brackets, brick chimney (now painted).		C	Contrib.
Shop and residence 245, 247 Malop Street	Circa 1854 (est.)	Two storey, possibly built in stages, with splayed corner entry, cellar & slate clad roof concealed by balustraded parapet, rendered chimney, rendered walls (ashlar to base & roughcast to upper) with quoining, mix of early & later openings incl. timber sash windows & French doors to rear of upper level with metal balustrades to balconies (possibly c1930 alterations). Early outbuilding demolished 2011-12.		C (outbuildings) (HO996)	Sig.
House 249 Malop Street	1921	Distinctive, largely intact with symmetrical façade (appears to have Japanese influence), weatherboard, gable roofs clad in corrugated metal sheeting, battened screen to gable ends, with (patterned) shingles to central gable & curved porch wall. Roughcast render & paired timber posts with decorative timberwork between to porch, tripartite timber windows with multi-pane upper sashed & altered windows hoods with timber brackets, paired doors to recessed entry, brick chimneys (now painted) with terracotta pots. Garage to rear with vertical boarded timber doors, possibly original.		C	Sig.
House 1/257 Malop Street	Late 20 th century	Two storey brick, gable roofs clad in corrugated metal sheeting.		D (257)	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 2/257 Malop Street	Late Vic.	Fairly intact, weatherboard, hipped roof clad in corrugated metal sheeting, decorative timber brackets to eaves, non-original Federation style frieze to timber verandah, tripartite timber sash windows & timber door with highlight & sidelights (all possibly replaced – plain architraves), bi-chrome brick chimneys.		D (257)	Contrib.
House 259 Malop Street	Early Fed.	Mostly intact, shiplap boards to front, hipped & gable roof clad in corrugated metal sheeting, timber brackets to eaves (intermediate panels removed), decorative timberwork to gable end. Timber brackets to hipped verandah, tripartite timber sash windows, hood to projecting part, highlights & sidelights to door with dentillated transom, rendered chimneys with decorative capping.		D	Contrib.
House 261 Malop Street	Replaced Victorian house, post 1926	Largely intact, weatherboard, broad gable roof clad in corrugated metal sheeting, exposed rafter ends, roughcast & shingle boards to gable end. Porch with timber deck, brick walls, rendered capping & roughcast battered piers, timber sash windows with leadlight to upper sash, side entry, brick chimney & party wall.		D	Contrib.
Units 263-265 Malop Street	Late 20 th century	Two storey, brick, gable roof clad in concrete tiles, Victorian style detailing to verandah.		-	Non-contrib.


Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 267 Malop Street	Victorian	Fairly intact, with original verandah removed (refer to 1926 aerial), now with mid-20 th century brick porch & window hood. Bi-chrome brick (now partly painted) with diaper quoining & basalt plinth, hipped roof clad in slate with terracotta ridge capping, timber brackets to eaves, timber sash windows, timber door with highlight & sidelights, rendered chimneys.		D	Contrib.
Units 269 Malop Street	Late 20 th century	Two storey, brick & weatherboard, hipped and gable roofs clad in corrugated metal sheeting, Federation style balustrades & hoods.		D	Non-contrib.
Belvedere House 273 Malop Street	Victorian	Single storey house with Interwar alterations to façade, including verandah with decorative timber brackets, Tuscan columns & brick piers, central projecting gabled bay (possibly original) with circular window, large windows, paired glass doors & brick fence with metal panels, later garage addition. Brick, basalt plinth, hipped roof clad in slate, brick chimneys (now painted) with rendered capping.		D	Contrib.
House 275 Malop Street	Circa 1920/Late Fed.	Partly intact bungalow, weatherboard gable roof clad in terracotta tiles with terracotta finials, battened sheeting, timber vents and shingles to gable ends. Return verandah with altered posts & now with concrete deck, non-original timber windows, altered timber door with sidelights, mid-20 th century brick fence.		-	Contrib.






Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 299 Malop Street	Late 20 th century	Victorian style, two storey, brick (stretcher bond) with two level verandah & curved parapet.		-	Non-contrib.
House 301 Malop Street	Late Vic.	Mostly intact, weatherboard, symmetrical façade, hipped roof clad in corrugated metal sheeting, bi-chrome brick chimney. Timber verandah replaced - concave roof, timber deck, plain posts. Timber sash windows, timber panelled door with highlight.		D	Contrib.
House 305 Malop Street	Victorian	Much altered, two storey, horizontal boards, now has skillion roof, altered two storey verandah, altered openings including aluminium windows.		-	Non-contrib.
House 307 Malop Street	Victorian	Mostly intact cottage, weatherboard (rendered sides), hipped roof clad in corrugated metal sheeting, decorative brackets (unusually to side) & panels beneath eaves, return verandah with cast iron & fluted columns, modern concrete deck, tripartite timber sash window, 4 panelled timber door with highlight & sidelights.		D	Contrib.
Units 238 Malop Street	Late 20 th century	Two storey, brick (now painted) & horizontal boards, roof concealed behind parapet.		-	Non-contrib.


Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 240 Malop Street	1890-91	Largely intact, sandstone (now painted) with basalt plinth. Hipped & gable roof clad in corrugated metal sheeting, later gablet to ridge (relating to additions), rendered chimneys. Paired brackets to eaves, cast iron to gable end. Convex verandah with timber deck, timber framed cast iron frieze & fluted columns with capitals. Timber sash windows (some with keystones), 4 panelled timber door with highlight & sidelights. Similar to no. 238.		C (HO993)	Sig.
Former house 242 Malop Street	1890-91	Largely intact, sandstone with basalt plinth, hipped & gable roof clad in corrugated metal sheeting, rendered chimneys, paired brackets to eaves, cast iron to gable end, convex return verandah with timber deck & timber framed cast iron frieze, timber sash windows (some with keystones and leadlight), 4 panelled timber door with highlight & sidelights. Similar to no. 240.		C (HO994)	Sig.
Former house 244 Malop Street	Fed.	Mostly intact, rendered, hipped & gable roof clad in corrugated metal sheeting, cupola to front corner with octagonal drum, roughcast render to most gable ends, shingle boards. Decorative timber brackets & frieze to return verandah, timber balustrade appears recent. Projecting gable to south part of Swanston St façade (possibly infilled). Timber casement windows with leadlight to top part, non-original sash windows to north, timber door with highlight, rendered chimneys with corbelled brick capping & terracotta pots.		B (HO995)	Sig.






Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Former house 246 Malop Street	Victorian (altered)	Victorian villa with Interwar period alterations (extent unclear). Rendered walls (roughcast to upper part), hipped roof now clad in tiled shape sheeting (1926 aerial indicates originally slate), rendered chimneys (1 with terracotta pots). Frontage largely Interwar period detailing but with Victorian form & entry (prominent faceted bays either side of central entry - timber door with leadlight to upper part, highlight & sidelights), recessed verandah with Tuscan order columns, concrete deck, 20 th century timber sash windows.		D	Contrib.
Former house 248 Malop Street	1900	Mostly intact Federation period villa. Elaborate roof scape, hipped & gable clad in corrugated metal sheeting, brick & render chimney with terracotta pot (now painted), & projecting square tower to north-east corner. 2 tiered gable end with roughcast render & timber brackets & battens. Walls rendered, refurbished return verandah with timber deck & square timber posts, timber shingle boards to verandah & tower, tripartite timber window with casements & highlights, corner sash windows (appear recent), side entry with highlight.		C (HO997)	Sig.
Units 250 Malop Street	Late 20 th century	Brick with attic level, gable roof clad in corrugated metal sheeting.		-	Non-contrib.






Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paired house 256 Malop Street	Circa 1900	Altered, though part of a pair with no. 258. Now clad in horizontal cladding, mid-20 th century verandah with concrete deck & metal pilasters, non-original large aluminium windows & door. Retains rendered chimney, original eaves & hipped roof form with corrugated metal sheeting.		D	Contrib.
Paired house 258 Malop Street	Circa 1900	Mostly intact, weatherboard with string moulding, hipped roof clad in corrugated metal sheeting. Convex verandah with cast iron frieze & fluted columns with capitals, now has concrete deck, timbers sash windows (tripartite with hood to projecting part), non-original door with highlight & leadlight sidelights.		-	Contrib.
House 260 Malop Street	Late 20 th century	Part 2 storey, red brick with banding, hipped roof clad in concrete tiles, Federation style frieze to verandah.		-	Non-contrib.
House 262 Malop Street	Early Fed.	Identifiable as a Fed. period house with Interwar period alterations to the façade. Retains original hipped & gable roof clad in corrugated metal sheeting & chimney. The IW modifications include the enclosed verandah, boxed frame windows with leadlight to upper sash, recessed entry with paired doors & front fence. Recent, recessed 2 storey addition to rear.		-	Contrib.
House 264 Malop Street	1950s	Salmon brick, hipped roof clad in concrete tiles, wide boards to eaves, wide timber sash windows, recessed side entry.		-	Non-contrib.






Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 266 Malop Street	Fed.	Largely intact, weatherboard, hipped roof and gable roof clad in corrugated metal sheeting, brick chimneys (2 diff. types - 1 with terracotta pot, the other now partly rendered), decorative battens to gable end, some timber brackets remain to eaves (had been paired above verandah). Projecting bay to front with hood. Convex verandah with decorative detailing removed, renewed post, concrete deck. Paired timber sash windows, original architraves to door.		D	Contrib.
Paired house 268 Malop Street	Early 1940s	Intact, symmetrical with curved walls either side of central chimney with recessed banding. Clinker brick, hipped roof clad in variegated tiles, side porches with corbelled openings & tiled decks, timber windows with wide sashes, side entry. Garage constructed to each side, early clinker brick fence with metal gates.		-	Contrib.
House 270 Malop Street	Circa 2006	Two storey, rendered, hipped & gable roof clad in concrete tiles.		-	Non-contrib.
House 272 Malop Street	Circa 2006	Two storey, rendered, hipped & gable roof clad in concrete tiles		-	Non-contrib.
Paired houses 276, 278 Malop Street	Circa 2003	Part two storey, framed building with light weight cladding, hipped roof clad in corrugated metal sheeting.		-	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 280 Malop Street	Late 20 th century	Part two storey, brick, hipped & gable roof clad in corrugated metal sheeting, Federation style frieze.		-	Non-contrib.
Vacant 7 Merrell Lane				-	Non-contrib.
House 203 Myers Street	Circa 1926	Largely intact bungalow, weatherboard, broad gable roof clad in corrugated metal sheeting, timber boards to eaves, shingled to gable end and bay, side porch with brick pier (rendered coping) and timber deck, original timber sash windows & door with leadlight. Early brick fence with curved coping to west boundary.		D	Contrib.
House 205 Myers Street	Circa 1927	Largely intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, brick chimney with rendered capping & terracotta pot, exposed rafter ends. Gable end with shingles and timber vent, timber windows with leadlight to upper sash, timber console brackets below box-framed window, original sidelight to door. Porch with timber deck & brick piers with rendered capping & paired timber posts.		D	Contrib.
House 209 Myers Street	Circa 1920	Largely intact, modest bungalow, weatherboard, gable roof clad in corrugated metal sheeting, exposed rafter ends, brackets to gable end, corner recessed porch with brick pier & timber deck, original timber door & sidelight with leadlight, faceted bay with hood, timber casement windows with leadlight to highlights.		D	Contrib.





Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 213 Myers Street	Circa 1920	Mostly intact, modest bungalow, weatherboard with roughcast render above dado, gable roof now clad in tiles, exposed rafter ends, shingle boards to gable end, corner porch now infilled, faceted bay with hood, timber casement windows with leadlight to central highlight.		D	Contrib.
House 215 Myers Street	Post- WWII	Largely intact, cream clinker brick, hipped roof clad in corrugated metal sheeting, broad timber sash windows, glazed timber framed door with horizontal glazing bars, low brick wall to entry porch, original brick fence & metal gates.		-	Non-contrib.


Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Semi-detached pair 5, 5a Park Street	Circa 2003	Part two storey, bi-chrome brick to front, over-scaled hipped roof clad in corrugated metal sheeting, Faux Victorian style details in a disproportionate manner. A poor heritage outcome.		D	Non-contrib.
Semi-detached pair 7 Park Street	2015	Replaced Interwar bungalow Part two storey, brick (lower level) and horizontal boards (upper level), hipped roof clad in corrugated metal sheeting.		D	Non-contrib.
House 9 Park Street	Interwar/ 1920s	Bungalow, mostly intact though clad in faux brick sheeting & porch has been enclosed. Gable roofs clad in corrugated metal sheeting, red brick chimney with clinker brick soldier course, window hoods (timber brackets remain), timber windows with leadlight to upper sashes, panelled timber doors with textured glass to upper part & sidelights. Garage added to side.		D	Contrib.
House 11 Park Street	Late Fed.	Largely intact bungalow, weatherboard, hipped roof with gable ends clad in corrugated metal sheeting & extending over verandah, brick chimney exposed rafter ends, timber brackets to gable end. Return verandah with rendered wall & piers supporting timber posts, paired timber sash windows with leadlight quarrels, timber panelled door with glass to upper part, sidelight & highlight.		D	Contrib.
House 13 Park Street	Circa 1980s	Part two storey, brick & horizontal boards, flat & skillion roofs.		-	Non-contrib.





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 15 Park Street	Late Fed.	Largely intact, red brick with rendered banding and sills, gable roof clad in corrugated metal sheeting, brick chimneys with terracotta pots, roughcast to gable end. Corner verandah with timber frieze & now with paved deck, timber sash windows, side entry, 4 panelled door with highlight & sidelights, two storey addition to rear.		D	Contrib.
House 17 Park Street	Victorian	Partly intact original section with prominent additions employing similar details to front part. Weatherboard, hipped roof clad in corrugated metal sheeting, decorative cornice, return verandah with original frieze removed (refer 1926 aerial) tripartite sash windows, non-original door, rendered chimneys removed circa 2010.		D	Contrib.
Units 21 Park Street	Late 20 th century	Two storey, brick (lower level) & horizontal boards (upper level) gable roofs clad in corrugated metal sheeting.		-	Non-contrib.
Semi-detached pair 21a Park Street, 24 Fitzroy Street	1950s	Cream clinker brick (24 Fitzroy St now rendered), hipped roof clad in glazed terracotta tiles, wide timber sash with brown tiled sills, timber framed glass doors, porch with low brick wall, flat roof & glazed walls, original brick fence to 21A Park Street, garage alteration to 24 Fitzroy Street.	 	-	Non-contrib.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 23 Park Street	Victorian	Mostly intact, symmetrical façade, weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimneys, decorative cornice to eaves. Verandah with convex roof (being replaced), concrete deck, cast iron frieze & original columns recently removed (now turned timber posts), timber sash windows with brackets, 4 panelled timber door with highlight & sidelights.		D	Contrib.
House 25 Park Street	Late 20 th century	Brick in (modern construction stretcher bond), hipped & gable roof clad in corrugated metal sheeting. Replaced timber house.		D	Non-contrib.
Flats 2 Park Street	Circa 1960s	Two storey, now rendered, flat roof, enlarged aluminium windows, cantilevered balcony with steel balustrade.		-	Non-contrib.
House 4 Park Street	Victorian	Altered but original form evident. Weatherboard, hipped roof clad in corrugated metal sheeting, brick chimneys (now painted) with terracotta pots, highlight to door (with altered architraves). Original concave verandah replaced with mid-20 th century verandah (refer to 1927 aerial) & addition to part front.		D	Contrib.
House 6 Park Street	Fed.	Much altered, weatherboards to façade replaced mid-20 th century with cream & clinker brick (incl. front fence). Mid-20 th century verandah with metal pilasters, enlarged windows with tile sills & altered door. Retains hipped & gable roof clad in metal sheeting, exposed rafter ends, timber bargeboard, brown brick chimney with rendered capping & terracotta pot.		-	Non-contrib.




Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 8 Park Street	Victorian	Projecting bay of original asymmetrical form has been extended forward (indicated by original sections of scalloped fascia) with the extant façade, porch & fence added, probably during the 1920s. Weatherboard, hipped & gable roof clad in corrugated metal sheeting, shingles & vertical timber screen to gable end. Porch with low rendered wall (now partly enclosed) & timber deck, timber windows with diamond quarrels to upper sash (boxed frame to porch), 4 panelled timber door with highlight & sidelights. Original rendered chimneys with terracotta pots. Scalloped fence – concrete with brick piers, hooped wire & wire gate.		D	Contrib.
House 10 Park Street	Victorian	Fairly intact with central entry, weatherboard, hipped roof clad in corrugated metal sheeting, brick chimneys (now painted), paired timber brackets to front soffit. Altered verandah now partly infilled, timber sash windows partly concealed behind enclosed verandah, 4 panelled timber door with sidelights.		D	Contrib.
House 12 Park Street	Victorian	Largely intact, weatherboard (beaded to front), hipped roof clad in corrugated metal sheeting, rendered chimneys with moulded capping, decorative timber valance to eaves. Timber verandah with cast iron frieze, timber sash windows (tripartite with hood to projecting part), timber panelled door with highlight & sidelights.		D	Contrib.





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 14 Park Street	Early Fed.	Mostly intact, hipped roof clad in corrugated metal sheeting, unusual brick chimneys with elaborate rendered mouldings & terracotta pots, decorative timber brackets to eaves. Timber verandah with turned timber posts, decorative timber frieze & cast iron brackets, timber sash windows (1 full height with timber panel to base). Non-original door & sidelight to verandah, and front fence.		C	Sig.
Former house 16 Park Street	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, rendered chimneys with moulding, elaborate timber cornice & bargeboard. Verandah with decorative timber frieze, tripartite timber sash windows (with hood to projecting part), timber panelled door with later ribbed glass to upper part, highlight & sidelights.		D	Contrib.
Houses 18 Park Street, 6-8 Long Lane	Late 20 th century	Victorian period form, brick, hipped roof clad in corrugated metal sheeting.		D (study)	Non-contrib.
House 20a Park Street	Circa 1920(?)	Largely intact, distinctive bungalow, red brick (lower part) and roughcast render (upper part), gable roof clad in terracotta tiles with terracotta finials, tall tapered rendered chimney, exposed rafter ends, decorative timber brackets to gable ends. Corner porch with low brick wall & tapered roughcast piers, pagoda-like brackets, timber casement windows with leadlight (hood to bay window), arched picture window to porch. Early clinker brick fence with open grille.		D	Sig.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 20 Park Street	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimneys with rendered capping & terracotta pots, exposed rafter ends, elaborate gable end with shingle boards. Return verandah with decorative timber frieze including lattice sections, timber sash windows, hipped canopy to projecting bay, side entry with highlights & sidelight.		D	Contrib.
Alexander Miller Memorial Homes 22a Park Street Architects: Laird & Buchan	1922-24	Five pairs of semi-attached house arranged around central garden. Largely intact, red brick, gable roofs clad in terracotta tiles, exposed rafter ends, roughcast & shingles to gable ends, return verandahs with brick piers, tiled deck (with basalt edge). Paired timber sash windows with brackets, timber panelled doors with glazed upper part & highlight, rendered chimneys with terracotta pots, rendered fence. Skillion additions to sides.		HO1103	Sig.
House 22 Park Street	Interwar/ 1920s	Largely intact bungalow, weatherboard, gable roof clad in terracotta tiles, tapered roughcast chimney with terracotta pot exposed rafter ends, battened sheeting to gable ends. Timber boxed frame windows with leadlight to upper sash & timber console brackets below, side entry. Timber porch with low wall clad in weatherboards, timber posts with decorative timber brackets and altered flashing. 2 storey addition to rear.		D	Contrib.





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 24 Park Street	Interwar/ 1920s	Largely intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, rendered chimney. Gable ends with shingle boards, roughcast render/vertical boards & timber vent to porch gable). Porch has piers clad with shingles supporting tapered piers. Timber windows with geometric leadlight to upper sash, timber brackets & hood to main window, timber panelled door with glazed upper part. Early clinker brick fence with metal gate.		D	Contrib.
House 1 Pevensey Crescent	Late Vic.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, bi-chrome brick chimney (1 retains a terracotta pot), decorative timber bargeboard to gable end, paired timber brackets & panels to eaves. Return convex verandah with cast iron frieze, round columns with capitals & timber deck. Timber sash windows, side entry with leadlight highlight & sidelights.		D	Sig.
House 3 Pevensey Crescent	Late 20 th century	2 storey, brick, 2 storey Victorian style verandah.		-	Non-contrib.
House 5 Pevensey Crescent	Late Vic.	Partly intact villa with mid-20 th century alterations to façade - verandah (with steel poles & crazy paving) & larger openings. Weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimneys, timber brackets & panels to eaves, faceted bay to front.		D	Contrib.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Ingelbrae 7 Pevensey Crescent	Late Vic.	Partly intact, 2 storey, weatherboard, hipped roof clad in corrugated metal sheeting, central rendered chimney with projecting capping. 2 storey verandah with later lining boards to ceiling, timber framed cast iron frieze & balustrade (at least some parts appear recent) & now with concrete deck. Non-original openings to upper level verandah, tripartite timber sash window to ground level, non-original door.		D	Contrib.
Bells Terrace 9, 11, 13, 15 Pevensey Crescent, 297 Malop Street	Victorian 1890 (nos 11-15) Pre-1890 (no. 9)	No. 9 built first for Cr. Charles Shannon, possibly 1888, architect Charles D Figgis. No 11-15 replaced an earlier group of basalt cottages. Basalt may be reused. Designed by Joseph Watts for Mayor/Cr. William Bell. Largely intact except for no. 15 which is partly intact. Row consists of two symmetrical halves (single residence to west and 3 residences to east). Each half has a rendered parapet with projecting cornice, including dentillated band & central segmental arched section surmounted by orbs (parapet to no. 15 altered). The ground level façade is basalt, the upper level rendered and the party walls are brick with stone quoining. Hipped roof clad in slate, rendered chimneys, 2 storey verandah with timber framed cast iron frieze & balustrade, barley twist columns to lower level, tiled deck & path (all altered to no. 15). Timber sash windows with rendered surround, original doors to ground level are 6 panelled with etched highlight & sidelights, upper level doors have glazing (some with margin panes). Original cast iron palisade fence with basalt plinth (except no. 15)		B (HO127)	Sig.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
'Tooronga' 17 Pevensey Crescent	Late Victorian Circa 1891	Largely intact. Substantial 2 storey bi-chrome brick with string course moulded brick & basalt plinth, prominent octagonal tower to corner with 3 rd level lookout (now enclosed). Hipped roof clad in slate with terracotta ridge capping & finials, brick chimneys with projecting mouldings & terracotta pots. 2 storey verandahs to north & west sides with timber balustrades, also single storey section to west & gable entry porches to both sides. All verandahs have large turned timber posts, timber frieze & timber brackets & battened roughcast to gable ends. Tiled decks to ground level, basalt stair. Timber sash windows, most with multi-paned leadlight to upper part, original panelled door with leadlight to upper part & leadlight arched highlight & sidelights, arched leadlight window to stair.		A (HO110 4)	Sig.
'Eulo' 19 Pevensey Crescent	1898	Largely intact, weatherboard, hipped roof clad in lapped corrugated metal sheeting, timber brackets & string moulding to eaves, brick chimneys with banding & terracotta pots. Return verandah with convex roof, fluted columns with capitals, timber framed cast iron frieze, timber deck, basalt stair. Faceted bay window to front with large distinctive hood, tall timber windows with leadlight to upper sash, panelled timber door with leadlight to upper part & leadlight highlight & sidelights.		C	Sig.
Units 21 Pevensey Crescent	Circa 1970s	Brick, hipped roof clad in concrete Roman tiles, brown tile sills to windows.		-	Non- contrib.





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 'Gardernia' 23 Pevensey Crescent	Victorian	Largely intact, symmetrical façade with beaded weatherboards, hipped roof clad in corrugated metal sheeting, brick chimneys. Verandah with concave roof, timber framed cast iron frieze, chamfered timber posts & timber deck. Timber sash windows, 4 panel timber door with etched highlight.		D	Contrib.
House 25 Pevensey Crescent	Victorian	Largely intact with Federation period addition to front. Weatherboard (beaded to façade of Victorian part), hipped roof clad in corrugated metal sheeting, brick chimneys (now painted) with terracotta pots, scalloped timber moulding to eaves of original part, timber brackets to eaves of addition. Concave verandah with timber framed cast iron frieze, turned timber posts & timber deck. Timber sash windows (hood to projecting part), panelled timber door with highlight.		D	Contrib.
Park 2-10, 12-20 Pevensey Crescent		Plantings include mature peppercorn trees, elms & pines. Previously was enclosed by a timber picket fence (c1890 photo, Pevensey Crescent, Geelong Heritage Centre). Later 20 th century raised, rose garden beds with basalt edging.		-	Sig.
House 1 Pevensey Street	Circa 1970s	2 storey, brick with timber spandrels and verandah, gable roof, broad brick chimney. Good example of its type but outside period of significance.		-	Non-contrib.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 3 Pevensey Street	Victorian 1860-61	Mid-Victorian with Federation period (c1910s) alterations to façade - Arts and Crafts style verandah and leadlight to highlight. Two storey, rendered (ashlar to ground level façade) with quoining, hipped roof clad in slate, rendered chimneys with projecting moulding, straight parapet with cornice & dentillated band. Timber sash windows with rendered architrave, 4 panel door. 2 storey verandah with timber brackets, central gable, shingles to gable end & balustrade, paired timber posts with curved brackets to ground level.		C (HO1106)	Sig.
House 7 Pevensey Street	Late 20 th century	2 storey, symmetrical façade reminiscent of Interwar period Georgian Revival/Mediterranean style, rendered, hipped roof clad in slate, windows with metal railing.		-	Non-contrib.
11 Pevensey Street	Interwar Late 1930s	Partly intact and recently altered (unfortunately) including rendering of cream brick walls, replacement of some windows & entry door with modern type, removal of concrete hood. Tiled deck with metal poles replaced with timber deck & timber posts. 2 storey, hipped roof clad in variegated tiles. Original windows include timber sash type with horizontal glazing bars, porthole windows to west.		-	Contrib.
Flats 2 Pevensey Street	Mid-20 th century	2 storey, now rendered, flat roof, breeze blocks to side entry, large timber framed windows.		-	Non-contrib.




Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 4 Pevensey Street	Fed. 1901	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimneys with banding & terracotta pots. Early dormer with battened weatherboards & arched leadlight window, Early sleep-out to north. Return broken back verandah with turned timber posts, arched timber frieze & timber deck. Timber windows with multi-pane, coloured upper sashes, timber panels to base of front windows, side entry		C (HO1107)	Sig.
House 6 Pevensey Street	Late 20 th century	Unsympathetic infill. Bi-chrome brick, gable roof with vertical timber boards to gable end.		-	Non-contrib.
House? 8 Pevensey Street	2015	Unsympathetic infill. Rendered, cuboid forms with 2 hipped roofs clad in corrugated metal sheeting.		-	Non-contrib.
Paired house 10 Pevensey Street	1950s	Mostly intact, cream brick & battened sheeting, flat roof, large timber framed openings to front, timber sash windows to side, recent aluminium sliding door * garage door to ground level of no. 2/10. Timber stair to upper level timber deck, original cream brick fence (no. 2/10 now painted) with tapestry brick capping & later palisade section. Good example of its type, though southern half poorly presented. Outside period of significance.		-	Non-contrib.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 12 Pevensey Street	2008	2 storey, rendered (lower level) & concrete block (upper level), hipped and gable roof clad in concrete tiles, aluminium-framed windows.		-	Non-contrib.
Former house 317-321 Ryrie Street	Fed.	Largely intact Queen Anne style villa, with addition to western end and later flat roofed porches. Original part is bi-chrome brick (red with cream banding and lintels), hipped & gable roof clad in slate, red brick chimneys, gable ends with roughcast render & decorative timberwork, timber sash windows to segmental arched openings (some with leadlight), painted sills. Additions with stretcher bond brickwork.		D	Sig.
Former Neimke Row Houses 325-327 Ryrie Street	Victorian	Mostly intact, mirrored pair, polychrome brick with diaper quoining & basalt plinth, hipped roof clad in corrugated metal sheeting (appears to have previously been slate with roof vents – refer 1926 aerial), polychrome brick chimneys with rendered capping, decorative cornice beneath eaves (with later vents). Verandah with central barrel vaulted section, cast iron frieze, timber deck. Timber sash windows (tripartite to projecting end bays), 4 panelled timber doors with highlight & sidelights, Fence with distinctive cast iron sections.		B (HO113 5)	Sig.



Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 331 Ryrie Street	Fed.	Largely intact, asymmetric form with projecting bay with hood, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimneys with terracotta pots (now painted), decorative timber screen & bargeboard to gable end. Bullnose verandah with timber frieze, brackets & deck, timber sash window & highlight to door. Also timber casement windows (with coloured textured glass to highlight).		D	Contrib.
House 333 Ryrie Street	Victorian/ circa 1882	Largely intact, weatherboard (beaded to front), hipped & gable roof clad in corrugated metal sheeting, brick chimney with corbelled capping. Cornice with plain brackets and panelling, & decorative timber bargeboard to gable end. Convex roof to verandah with cast iron frieze (in timber frame) and brackets, timber deck. Timber sash windows (tripartite with hood to projecting part), 4 panelled timber door with highlight & sidelight.		C	Sig.
House 335 Ryrie Street	Late Victorian	Mostly intact but with Federation period addition/alteration to projecting bay. Weatherboard with brick plinth (to front only?), hipped roof with projecting gabled bay clad in lapped corrugated metal sheeting, rendered chimneys with rendered mouldings. Roughcast sheeting to gable end & shingled boards below with large windows, separated by console brackets. Verandah with convex roof, cast iron frieze (in timber frame) & brackets. Groups of 3 full height timber windows with leadlight to upper sash (below hood and verandah), 4 panelled timber door with highlight & sidelights.		C (HO113 7)	Sig.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 337 Ryrie Street	Victorian	Largely intact, symmetrical villa with return verandah infilled to each end of façade. Weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimneys, decorative cornice to eaves, convex verandah roof with cast iron frieze, timber deck & columns with capitals, tripartite timber sash windows, 4 panelled door with highlight & sidelights.		D	Contrib.
House 339 Ryrie Street	Victorian	Mostly intact symmetrical façade with bay windows (casement leadlight windows with shingles below) introduced during Interwar period. Bi-chrome brick, hipped roof clad in corrugate metal sheeting, red brick chimneys, timber brackets to eaves with string moulding beneath, bullnose return verandah with cast iron frieze, fluted columns with capitals & tiled deck, timber panelled door with highlight & sidelights.		D	Contrib.
House 341 Ryrie Street	1937	Intact, Tudor Revival style, clinker brick, steep transverse gable roof with attic level clad in terracotta tiles, also a projecting gable to façade, hipped dormers with timber shingles, prominent brick chimney to front with oblique shaft & pointed arched niche at the base, timber sash windows with diamond quarrels, side entry.		C (HO113 9)	Sig.
St Andrews Presbyterian Manse 343 Ryrie Street	Early Fed.	Largely intact, weatherboard with shingle boards, hipped & gable roof clad in corrugated metal sheeting, banded brick chimneys (now painted), octagonal corner tower with bell-cast roof, decorative cornice to eaves, roughcast & singles to gable end & tower, return bullnose verandah with turned timber posts & timber deck, timber sash windows (projecting part has multi-pane with coloured glass to upper sash), side entry with highlight.		C (HO114 0)	Sig.




Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paired house 345, 345a Ryrie Street, 11 Long Lane	Late 20 th century	Two storey, brick, hipped roof clad in corrugated metal sheeting.		-	Non-contrib.
House 347-349 Ryrie Street	Victorian, 1885	Largely intact villa to front part, elaborately detailed with polychrome brick (including chimneys & banding), hipped roof clad in slate. Symmetrical composition including two projecting gabled bays to front with decorative timber to gable ends, brackets to eaves. Return concave verandah with central portico, cast iron frieze, timber deck & fluted columns with capitals, timber sash windows with sandstone sills, panelled timber door with barley twist pilasters, sidelights & highlight.		C (listed as 349-349a)	Sig.
House 351 Ryrie Street	Victorian	House with Interwar frontage - alterations including timber bay windows with leadlight sashes & shingles beneath, return verandah with brick & roughcast piers & low walls, paired doors, & brick fence with metal gate. Victorian weatherboard house retains original hipped roof clad in corrugated metal sheeting with decorative cornice to eaves, rendered chimneys.		D	Contrib.
House 353 Ryrie Street	Fed.	Altered with prominent upper level additions, though may have been a pair with no.355. Weatherboard, hipped & gable roof clad in corrugated metal sheeting, now has plain gable end & timber verandah, timber sash windows & panelled timber door with highlight & sidelights (appear to be later).		D	Non-contrib.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 355 Ryrie Street	Fed.	Mostly intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting (recently replacing terracotta tiles), tall red brick chimneys with terracotta pots. Gable end had been weatherboard but has been overly decorated (brackets, shingle boards, roughcast). Timber verandah with decorative timber frieze & roughcast to spandrel (with part rising sun motif), timber sash windows (those to the projecting part have been altered), picture windows with leadlight to verandah.		D	Contrib.
House 'Jmina' 357 Ryrie Street	Interwar/ 1930s	Largely intact, Spanish Mission style, roughcast render with brick plinth, hipped roof clad in terracotta tiles, curved parapet to & tiled deck, paired glazed doors. Windows & hood to façade in Serliana like format with central arched window flanked by timber sash windows all with leadlight, hood supported on barley twist columns. Section of early rendered fence with brick capping & metal gate remains.		D	Contrib.
House 359 Ryrie Street	Interwar/ 1930s	Largely intact, Mediterranean style, rendered, hipped roof clad in terracotta tiles, loggia with Tuscan-like columns & tiled deck, flat parapet to part of façade. Timber sash windows (some arched), arched entry with timber panelled door, highlight & sidelights. Rendered chimneys with tiled gable top & arched openings. Two storey addition to rear, single storey addition to side.		D	Contrib.



Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 361 Ryrie Street	Interwar 1920s	Partly concealed, though appears largely intact. Arts & Crafts style with prominent attic level. Brick, gable roof clad in terracotta tiles with finial, brick chimneys with terracotta pots, later dormers to side. Gable end with shingles, battened sheeting, timber window & timber brackets. Porch with exposed rafter ends, flat roof, brick piers & curved timber brackets. Timber bay windows with leadlight to top sashes, paired multi-paned timber doors. Low, rendered fence.		D	Contrib.
House 363 Ryrie Street	1960s	Brick, gable roof clad in corrugated metal sheeting, aluminium windows with brown tiled sills.		-	Non-contrib.
House 365 Ryrie Street	Victorian	Obscured by prominent garage to front & tall fence, though appears to be partly intact. Hipped roof clad in slate, original rendered chimneys. Original verandah removed, now has small rendered porch, timber windows in original openings with shutters.		D	Contrib.
House 367 Ryrie Street	Circa 1970	Light grey brick, hipped roof clad in tiles, corner timber sash windows.		-	Non-contrib.
House 369 Ryrie Street	Interwar/ 1920s	Bungalow, partly altered, gable roof clad in terracotta tiles, rendered chimneys with tall terracotta pots, battened sheeting to gable ends (with shiplap boards to main gable). 1926 aerial indicates side walls were weatherboard (now clad in brick). Porch with low brick wall now enclosed, timber sash windows to front bay, side entry now with pointed arch. Early brick fence with metal gate.		D	Contrib.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
<p>'Wandsworth' 371 Ryrie Street</p>	<p>Victorian</p>	<p>Largely intact villa, rendered with tooled lines & quoining, hipped roof clad in slate, return concave verandah with Tuscan columns & tiled deck. Timber sash windows with rendered surround, timber panelled door with highlight & sidelights, rendered chimney with decorative capping, basalt plinth to front fence, early timber wall with Interwar period window to verandah.</p>		<p>C (HO114 4)</p>	<p>Sig.</p>
<p>Shenton Methodist Church, timber hall and manse (now part of Geelong High School) 375-379 Ryrie Street</p>	<p>Hall – Victorian 1863 with major additions 1903 (Fed.) Church – Interwar/ 1937</p>	<p>Church: largely intact with Gothic detailing, clinker brick with steeply pitched gable roof clad in glazed, terracotta tiles, prominent oblique brick piers extend above the eaves, curved apse to Garden Street, windows with pointed arches, diamond quarrels & coloured glass, framed timber doors, later cantilevered awning to front. Hall: Federation Gothic, beaded weatherboards, broken-back gable roof clad in corrugated metal sheeting, pointed arch timber windows, gabled entry with timber framed flèche. Earlier gable hall to rear with multi-paned sash windows. Another early weatherboard hall survives between the hall & the manse. Manse: largely intact, Federation period weatherboard, hipped & gable roof clad in corrugated metal sheeting with metal finials, return verandah with timber frieze & brackets, hipped hood with elaborate timber brackets to front. Timber sash windows & timber casement windows (to bay) with leadlight glass to top, timber panelled doors with highlight to south and east (east also has sidelights), banded red brick chimneys with terracotta pots.</p>		<p>C (HO114 5)</p>	<p>Sig.</p>

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Alexander Miller Memorial Homes 324-332 Ryrie Street	Late Fed. 1913-14	Unusual & intact row houses with <i>Art Nouveau</i> detailing. Red brick & render, gable roof clad in corrugated metal sheeting, prominent central tower, exposed rafter ends, shingles & decorative brackets to gable ends, brick verandah with tiled deck, basalt edge & foliate brackets. Timber boxed frame sash windows with brackets beneath, original timber doors with glazed top panel & highlight, rendered chimneys with terracotta pots.		A (HO1134)	Sig.
House 334 Ryrie Street	Circa 1920	Intact, red brick with black tuck-pointing, gable roof clad in terracotta tiles, brick & render chimney, timber vent & shingles to gable end. Brick & render porch with deep timber beams & exposed tapering rafter ends, timber windows with leadlight to upper sashes, original door opening.		D	Sig.
House – fire damaged 336 Ryrie Street	Fed. 1914	Dilapidated house damaged by fire in 2009. Weatherboard with attic level, timber sash windows with vertical glazing bars, originally had jerkin head roof.		C	Non-contrib.
House 338 Ryrie Street	Interwar/ 1920s	Largely intact bungalow, weatherboard, gable roof clad in terracotta tiles, exposed rafter ends, roughcast and decorative timber to gable end. Brick & rendered wall & piers with decorative timber posts to porch, eastern side of porch infilled. Original timber bay with leadlight highlights, timber brackets & later aluminium window, large glazed timber door introduced to front, timber & wire fence.		D	Contrib.


Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 340 Ryrie Street	Late 20 th century	Brick, hipped & gable roof clad in corrugated metal sheeting, double garage.		-	Non-contrib.
House 342 Ryrie Street	Interwar/ 1920s	Mostly intact bungalow, with porch partly infilled. Weatherboard, gable roof clad in corrugated metal sheeting, exposed rafter ends, timber shingles & vertical battens to gable end, brick (now painted) & rendered piers & low wall to porch with 3 tapered timber posts at each end (those to the east are covered), timber deck, timber sash windows.		D	Contrib.
Medical practice 348 Ryrie Street	Victorian	Largely intact, bi-chromatic brick with diaper quoining, gable roof clad in slate, decorative timber bargeboards & finials to gable ends, timber sash windows with rendered sills, recessed entry, original architrave to door and highlight. Similar detailing to no. 350.		D	Sig.
Belleville 350 Ryrie Street	Victorian 1870-71	Largely intact, 2 storey polychromatic brick with diaper quoining & limestone dressings, gable roof clad in slate with decorative timber bargeboards, two storey bay windows to front, recessed entry with original timber door, highlight and sidelight. Billiard room added 1874. Also includes timber and cast iron fence, a brick outbuilding & intact timber stables to Sydney Parade with gable roof clad in corrugated metal sheeting, decorative timber bargeboards & finials, & decorative rendered chimney.		A (HO112)	Sig.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 352 Ryrie Street	Early 21 st century	Brick, hipped roof clad in tiles, aluminium windows.		-	Non-contrib.
'Woodlands' 354 Ryrie Street	Victorian/ Pre-1855	Early house altered in late Victorian period (1878) with original verandah to front replaced by 2 projecting bays. Rendered with basalt plinth, hipped roof clad in slate, decorative bracket to eaves. Now has central recessed entry with tiled deck, cast iron frieze & balustrade in timber frames, timber concave verandah to each side with timber valance, arched sash windows to bays. 4 panelled timber door with highlight & sidelights, rendered chimneys with decorative brackets.		B (HO256)	Sig.
House 356 Ryrie Street	Interwar/ 1930s	Mostly intact, render with clinker brick plinth with other brick elements now painted over, hipped roof clad in glazed tiles, rendered chimney, timber boards to soffit, flat roofed porch with low brick wall, wide timber windows with sash openings.		D	Contrib.
House 360 Ryrie Street	Victorian	Fairly intact, early weatherboard cottage, transverse gable roof clad in corrugated metal sheeting, rendered party wall to east, skillion verandah with later timber frieze & timber deck, multi-paned timber sash windows, central 4 panelled door with highlight, later brick chimney.		C	Sig.
House 362 Ryrie Street	Victorian	Mostly intact, weatherboard (beaded to front), hipped roof clad in slate. Verandah with altered roof, cast iron frieze & columns with capitals. Now has modern tiled deck, timber sash windows, central 4 panelled timber door with highlight.		D	Contrib.


Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 364 Ryrie Street	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, red brick chimney with terracotta pot. Distinctive gable end with decorative framed element, bargeboard & timber screen. Timber verandah with brackets, paired timber sash windows (with hood to projecting bay), 4 panelled timber door with highlight & sidelights.		D	Sig.
Former house 366 Ryrie Street	Victorian	Rendered Victorian house (tooled lines to side) with Interwar alterations including stair to front & 2 storey porch with flat roof (upper level now enclosed) & arched loggia to ground level. Retains Victorian period symmetrical façade, hipped roof clad in slate, rendered chimneys, timber sash windows, arched door with fluted pilasters.		D	Contrib.
House 368 Ryrie Street	Circa 1920	Intact bungalow with symmetrical facade, weatherboard, gable roof clad in terracotta tiles, brick chimney with rendered capping & terracotta pots, early/original dormer (enclosed sleep-out) with shingles, timber vent, battened sheeting & later window. Porch with clinker brick wall, rendered capping & paired timber posts, timber bay windows to verandah with diamond quarrels to upper sash, paired timber doors.		D	Contrib.




Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 370 Ryrie Street	Victorian, altered 1917-18	Two storey Victorian, altered to single storey in 1917-18. Late Federation period elements include porch with scalloped rendered wall & paired timber posts, boxed framed timber windows with sash openings either side of door opening with half height sidelights, rendered fence with metal railing. Battered/tapered (& rendered) elements include piers to front fence & porch, & chimneys with terracotta pots. Retains Victorian bay windows to east side with dentillated cornice & timber sash windows, possibly hipped roof from clad in slate & symmetrical façade. The front verandah has been changed from a flat roof type evident in a 1926 aerial (SLV: H91.160/661).		C (HO114 3)	Sig.
House 372 Ryrie Street	Interwar/ c.1930	Intact with Georgian Revival style elements. Hipped roof (nearly pyramidal) clad in terracotta tiles, red brick chimney with clinker brick. Weatherboard, symmetrical façade, with recessed central entry with Tuscan like square columns & flat hood, boxed-frame windows with leadlight to upper sash, paired timber doors with leadlight.		D	Contrib.
House 7 Swanston Street	1920s	Largely intact bungalow with 2 nd level additions, including balcony. Weatherboard, gable roof clad in corrugated metal sheeting, slatted soffit. Battened sheeting and shingles to main gable, shingles to smaller gable, brick chimneys with terracotta pot. Verandahs with pagoda brackets, brick piers (with clinker brick soldier course) supporting Tuscan columns & low wall clad in shingles. Curved bay to front (with flat hood supported on pagoda brackets) & front verandah both with timber windows with diamond quarrels to lower sash, picture window to side verandah, paired doors.		D	Contrib.



Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 9 Swanston Street	Mid-20 th century	Now rendered with 2 nd level additions, hipped roof clad in corrugated metal sheeting, chamfered corner, brick porch, timber sash windows with horizontal glazing bars. Original fence with tapestry brick capping (now painted).		-	Non-contrib.
House 11 Swanston Street	Interwar c1930	Largely intact, red brick bungalow, gable roof clad in variegated tiles, exposed rafter ends, timber vents to all gable ends. Larger gable ends with vertical timber boards & small gable to front is brick. Timber windows with leadlight to upper sash, original brick fence with metal gate.		D	Sig.
Post Box Near 11 Swanston Street		Square shaped pillar box with large projecting cornice & recessed panels.		D	Contrib.
Units 13 Swanston Street	Late 20 th century	2 storey, rendered, cuboid form.		D (study)	Non-contrib.



Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 13a Swanston Street	Interwar	Mostly intact bungalow with 2 nd level additions. Weatherboard, gable roof clad in corrugated metal sheeting, exposed rafter ends, brick chimney (extended) with terracotta pot. Panels & trowelled finish to front gable (appear recent), timber vents with hoods to all gables. Verandah with plain paired timber posts & later timber brackets & paved deck. Timber windows with leadlight to upper sash, altered door (possibly original architrave).		- D (study)	Contrib.
Longrig House 15 Swanston Street	Fed.	Largely intact bungalow with unusual central squat tower to front. Weatherboard, hipped & gable roof clad in corrugated metal sheeting, rendered chimneys, battened sheeting, timber brackets & shingle boards to gable end. Return verandah with timber frieze (including arched sections), timber brackets & timber deck. Original timber casement windows to front bays with leadlight highlight, leadlight picture window to tower, side entry.		C	Sig.
Jacob's House 17 Swanston Street	Fed.	Largely intact with upper level addition & large, distinctive bowed gable end clad in shingles with return verandah beneath. Weatherboard, hipped & gable roof clad in corrugated metal sheeting, battened roughcast & timber brackets to gable end, red brick chimney with terracotta pots. Verandah has square timber posts with timber brackets, timber windows, including sash & picture type. Casements windows to bays with leadlight highlights & timber brackets. Side entry with leadlight highlight & sidelights.		C	Sig.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 21 Swanston Street	2015	Part 2 storey, weatherboard, brick & render, gable roof clad in corrugated metal sheeting.		-	Non-contrib.
House 'Somerset' 23 Swanston Street	Circa 1900	Fairly intact, with some Interwar period changes. Channelled boards, hipped and gable roof clad in corrugated metal sheeting, rendered chimney. Skillion bay to front with shingles beneath timber sash windows. Leadlight highlight & sidelights to door. The bargeboard, timber brackets & panels to eaves, frieze to skillion verandah & windows (box-framed) all appear to be recent/have been renewed.		D	Contrib.
Units 25 Swanston Street	1950s	Cream brick, flat roof, brown tile sills, timber-framed windows, original fence.		-	No-contrib.
House 27 Swanston Street Architect A.J. Derrick	Victorian 1888	Returned to Victorian format (unsure of basis) with removal of early 20 th century alterations including hipped verandah (as extension of main roof) & gable section to front - 1927 & 1934 aerials. Weatherboard, hipped roof clad in corrugated metal sheeting, retains original brick chimneys (now painted). Reinstated cornice to eaves, return bullnose verandah with turned timber posts & later timber frieze. Tripartite timber sash windows with brackets beneath, panelled timber door with leadlight to upper part & leadlight highlight & sidelights.		C	Contrib.




Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paired houses 29, 31 Swanston Street	Late 20 th century	2 storey, masonry, hipped & gable roof clad in corrugated metal sheeting.		-	Non-contrib.
Paired houses 33 Swanston Street	Early 20 th century	Concrete block, hipped & gable roof clad in corrugated metal sheeting.		-	Non-contrib.
House 6 Swanston Street	Early 21 st century	2 storey, rendered cuboid form with curved parapet to front.		-	Non-contrib.
House <i>Hexam</i> 8 Swanston Street	1854-55	<p>Partly intact. Previously appears to have had a cornice to the parapet & a slate roof (1926 aerial). Now clad in vertical metal sheeting (some corrugated to side), hipped roof clad in corrugated metal sheeting. Early 2 storey concave verandah with timber framed cast iron frieze & cast iron brackets, non-original balustrade & posts, now with concrete deck. Non-original aluminium windows & timber door to first level, mid-20th century door to ground level with early architrave & highlight (glass replaced).</p> <p>Dr D Rowe has found this house was constructed of Singapore cedar for Alexander Fyfe & is possibly prefabricated (would require internal investigation to confirm).</p>		D	Contrib. (Poss. Individ. sig. if prefab.)





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 10 Swanston Street	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, exposed rafter ends, brick chimney with terracotta pot, timber brackets to gable end. Return verandah with timber frieze, brackets & deck. Paired timber sash windows, 4 panel timber door with highlight & etched sidelights.		D	Contrib.
House 12 Swanston Street	Fed.	Largely intact with 2 nd level additions & single storey addition to south side. Weatherboard, hipped & gable roof clad in corrugated metal sheeting, battened roughcast to gable end. Return verandah with square timber posts, timber frieze, brackets & deck. Paired timber sash windows (with hood to projecting part), panelled timber door with glass to upper part & etched highlight & sidelights.		D	Contrib.
Units 14-16 Swanston Street	Late 20 th century	Part 2 storey, brick, hipped roof clad in corrugated metal sheeting.		-	Non-contrib.
Flats 18 Swanston Street	2013	2 storey, concrete block & vertical metal sheeting, cuboid form.		D	Non-contrib.
House 20 Swanston Street	Late 20 th century	2 storey, rendered, cuboid form with part curved parapet.		D	Non-contrib.






Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 22 Swanston Street	Late 20 th century	2 storey, rendered, cuboid form.		-	Non-contrib.
House 24 Swanston Street	Late 20 th century	2 storey, brick, gable roof clad in corrugated metal sheeting.		D	Non-contrib.
House 42 Swanston Street	Circa 1890	Largely intact with later verandah. Symmetrical façade, weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimneys with projecting capping, paired brackets & panels to eaves. Timber tripartite sash windows, 4 panel timber door with leadlight highlight & sidelights. Later skillion verandah has square timber posts, curved timber valance, shingle board balustrade & timber deck.		D	Contrib.
House 44 Swanston Street	Fed. 1902	Group of 4 largely intact transitional houses (with nos 46, 48, 50). Weatherboard (beaded to façade), faceted bay to front, hipped roof clad in clad in corrugated metal sheeting, rendered chimneys with projecting capping, paired timber brackets & panels to eaves. Bullnose verandah with gabled entry, turned timber posts, timber frieze, brackets, finial & deck. Timber sash windows, paired to verandah with timber panels to base, timber label mould to bay windows. Panelled timber door with leadlight to upper part & leadlight highlight & sidelights.		C (HO163 9)	Sig.





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 46 Swanston Street	Fed. 1902	Group of 4 largely intact transitional houses (with nos 44, 48, 50). Weatherboard (beaded to façade), faceted bay to front, hipped roof clad in clad in corrugated metal sheeting, rendered chimneys with projecting capping, paired timber brackets & panels to eaves. Bullnose verandah with gabled entry, turned timber posts, timber frieze, brackets, finial & deck. Timber sash windows, paired to verandah with timber panels to base, timber label mould to bay windows. Panelled timber door with leadlight to upper part & sidelights, textured glass highlight (possibly replaced original).		C	Sig.
House 48 Swanston Street	Fed. 1902	Group of 4 largely intact transitional houses (with nos 44, 46, 50). Weatherboard (beaded to façade), faceted bay to front, hipped roof clad in clad in corrugated metal sheeting, rendered chimneys with projecting capping, paired timber brackets & panels to eaves. Bullnose verandah with gabled entry, turned timber posts, timber frieze, brackets, finial & deck. Timber sash windows, paired to verandah with timber panels to base, timber label mould to bay windows. Panelled timber door with leadlight to upper part & leadlight highlight & sidelights.		C	Sig.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 50 Swanston Street	Fed. 1902	Group of 4 largely intact transitional houses (with nos 44, 46, 48). Weatherboard (beaded to façade), faceted bay to front, hipped roof clad in corrugated metal sheeting, rendered chimneys with projecting capping, paired timber brackets & panels to eaves. Bullnose verandah with gabled entry, round columns with capitals, cast iron frieze & brackets, timber finial & deck. Timber sash windows, paired to verandah with timber panels to base, timber label mould to bay windows. Panelled timber door with leadlight to upper part & leadlight highlight & sidelights.		C	Sig.
House 52 Swanston Street	Fed.	Mostly intact, with later faux brick cladding. Early window hoods to side removed. Part of group of Federation houses. Hipped & gable roof clad in corrugated metal sheeting, brick chimneys (now painted). Bullnose verandah with cast iron frieze, turned timber posts & now with concrete deck. Tripartite timber sash windows (with early skillion hood to projecting part), original leadlight highlight & sidelight to entry.		D	Contrib.
House 54 Swanston Street	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimneys (rendered), timber brackets & panels to eaves, bargeboard with square ends. Bullnose verandah with timber framed cast iron frieze & later tiles to deck. Tripartite timber sash windows, hipped hood with timber brackets & recent shingle boards to projecting part. Timber panelled door with glass to upper part & leadlight sidelight & highlight.		D	Contrib.





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 56 Swanston Street	Circa 1895	Largely intact, distinctive design, weatherboard, hipped & gable roof clad in corrugated metal sheeting, exposed rafter ends. Gable ends with shingles and additional battens & panelling to main gable, brick chimneys with terracotta pots. Return verandah with square timber posts & timber brackets & frieze (including arched component). Timber sash windows to projecting part with hipped hood supported on timber brackets, casement windows to verandah with leadlight highlight & shingles beneath. Panelled timber door with glass to upper part, & highlight & sidelight.		C	Sig.
House 60 Swanston Street	Fed.	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimney, battened roughcast to gable end with timber brackets beneath. Hipped verandah with timber frieze, brackets, deck & turned timber posts. Paired timber sash windows, hipped hood with timber brackets to projecting part. Panelled timber door with leadlight to upper part & leadlight highlight & sidelight.		D	Contrib.
House 62 Swanston Street	Victorian	Partly intact with mid-20 th century alterations to façade - openings & verandah. Earlier verandah was convex with (probably) timber frieze (curved to the central bay) –1926 aerial. Weatherboard (beaded to front), hipped roof clad in corrugated metal sheeting, paired timber brackets & panels to eaves, rendered chimney with projecting moulding.		D	Contrib.





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 64 Swanston Street	Victorian	Mostly intact, weatherboard (previously beaded – 1991 study) hipped roof clad in corrugated metal sheeting, rendered chimneys with projecting capping, paired timber brackets & panels to eaves. Bullnose verandah with cast iron frieze, fluted columns with capitals & timber deck (verandah appears to have been rebuilt – earlier verandah had central projecting gable – refer to 1926 aerial). Tripartite timber sash windows, panelled timber door with leadlight to upper part & leadlight highlight & sidelights.		D	Contrib.
House 66 Swanston Street	Late Victorian	Mostly intact, weatherboard (beaded to front), hipped roof clad in corrugated metal sheeting, clinker brick chimneys (poss. rebuilt) with terracotta pots, paired timber brackets to eaves. Altered verandah with concrete deck & mid-20 th century steel pilasters & cream brick plinth. Tripartite timber sash windows, 4 panel timber door with textured, coloured glass highlight & sidelights.		D	Contrib.
House 5 Sydney Avenue	Fed. By 1914	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimneys with rendered mouldings & base. Gable ends with timber bargeboard, vertical battens & roughcast sheeting. Timber verandah with geometric frieze, now enclosed, timber sash windows, hood to front bay, 4 panelled timber door with highlight & sidelight.		-	Contrib.
House 7 Sydney Avenue	Victorian	Largely intact, asymmetric façade, weatherboard with projecting bay, hipped roof clad in corrugated metal sheeting, decorative brackets to eaves, off-centre verandah with cast iron frieze & later concrete deck, timber sash windows, original highlights & sidelights to door, rendered chimneys.		D	Contrib.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 9 Sydney Avenue	Victorian	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimney, decorative cornice to eaves, verandah with cast iron frieze & later concrete deck, tripartite timber sash window, 4 panelled timber door with highlight & sidelights.		D	Contrib.
House 11 Sydney Avenue	Victorian	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, decorative cornice to eaves, verandah with cast iron frieze & later concrete deck, tripartite timber sash window, 4 panelled timber door with highlight & sidelights.		D	Contrib.
House 13 Sydney Avenue	Fed. By 1914	Largely intact with addition to side (below verandah). Weatherboard, hipped & gable roof clad in corrugated metal sheeting, rendered chimneys, brackets to eaves, gable end with decorative timber bargeboard & screen, concave verandah with timber frieze, timber sash windows, hood to front bay, 4 panelled timber door with highlight and sidelights.		D	Contrib.
House 15 Sydney Avenue	Victorian	Largely intact, bi-chromatic brick (evident to chimneys but quoining, etc. painted), hipped roof clad in slate, brackets to eaves, concave verandah with timber frieze, paired posts & later concrete deck, timber sash windows, 4 panelled door with highlight & sidelight, addition to side.		D	Contrib.
House 17 Sydney Avenue	Fed. By 1914	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, rendered chimneys, cast iron to gable end, timber brackets to eaves, verandah with cast iron frieze & timber deck, tripartite timber sash windows, 4 panelled door with highlight & sidelights.		D	Contrib.





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 'Sunnymede' 21 Sydney Avenue	c1950	Largely intact, cream clinker brick with darker brick details, hipped roof clad in concrete tiles, sheet lining to eaves, rendered lintels, porch with metal balustrades & piers, timber windows with leadlight to top sash, paired timber doors, original brick fence with metal gates.		-	Non-contrib.
Paired house 23 Sydney Avenue	Late 20 th century	Two storey, rendered, hipped roof clad in concrete tiles.		D	Non-contrib.
House 25 Sydney Avenue	Interwar/ Circa 1925	Mostly intact though with porch infilled. Weatherboard, gable roof clad in corrugated metal sheeting, brick chimney (painted), timber boards to soffits, shingles to gable ends, brick piers (now painted) to infilled porch, multi-pane timber sash windows, hood to front, multi-paned timber door.		D	Contrib.
House 8 Sydney Avenue	Fed. 1911-12	Intact, distinctive & substantial example, weatherboard, hipped roof clad in corrugated metal sheeting with metal cresting, red brick chimneys with rendered caps & terracotta pots. Gables with roughcast sheeting & vertical battens, timber console brackets to projecting sections. Wrap around verandah with Tuscan order columns & timber deck, timber bay windows with leadlight, hoods to 2 windows, shingles to curved bay, panelled timber door with leadlight top panel, sidelight and highlight.		C (HO1170)	Sig.
House 10 Sydney Avenue	By 1914	Earlier building probably reclad & much altered, now cream brick with large aluminium windows & mid-20 th century verandah with steel poles & concrete deck. Hipped roof clad in corrugated metal sheeting, glass to door highlight replaced.		-	Non-contrib.





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 12 Sydney Avenue	Late Fed. Circa 1919	Fairly intact, now clad in faux brick sheeting (original cladding may remain beneath), gable roof clad in corrugated metal sheeting, shingle boards to gable end, timber boards to eaves, corner porch with timber deck & original rendered pier, timber sash windows to front, picture window with lead comes to porch, timber door with sidelight.		-	Contrib.
House 14 Sydney Avenue	Victorian	Possibly former home of Charles Brownlow. Mostly intact, weatherboard, hipped roof clad in corrugated metal sheeting, brick chimneys, lack of cornice, return verandah with timber brackets, timber sash windows, 6 panelled timber door with highlight & sidelights.		D	Contrib.
House 16 Sydney Avenue	2004	Two storey, rendered, hipped & gable roof clad in concrete tiles.		-	Non-contrib.
House 18, 18a Sydney Avenue	Early Fed.	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, decorative brackets to eaves, concave verandah with timber frieze and balustrade, tripartite timber sash windows, timber door with highlights and sidelight (glass possibly replaced), rendered chimneys.		D	Contrib.
House 20 Sydney Avenue	C1900	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, shingles & decorative timberwork to gable end, timber verandah with decorative timber brackets & frieze, pressed metal sheeting above faceted bay, timber casement windows with leadlight to highlights, high waisted timber door with leadlight top panel, sidelight & highlight, red brick chimney with terracotta pots.		C	Sig.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 22 Sydney Avenue	Early Fed.	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimneys, decorative brackets to eaves, concave verandah with cast iron frieze & timber deck, tripartite timber sash windows, 4 panel timber door with highlight & sidelights (stained glass).		D	Contrib.
House 24 Sydney Avenue	Victorian	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, bi-chromatic brick chimney, decorative cornice to eaves. Original detailing to verandah has been removed & now has plain timber posts & concrete deck. There are timber sash windows, four panel timber door with highlight & sidelights.		D	Contrib.
House 26 Sydney Avenue	Fed. by 1914	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimneys (now painted) with terracotta pots, additions to side. Gable end with decorative timber brackets & bargeboard, squat tower with shingles, return verandah with geometric timber frieze, timber sash & casement windows, picture window with leadlight to verandah, timber door with leadlight highlight & sidelights.		D	Contrib.
House 28 Sydney Avenue	Interwar Circa 1930	Largely intact Arts and Crafts bungalow (replaced an earlier house). Alterations include later dormers and enclosure of porch. Red brick with dark clinker brick to arch & bay, gable roof clad in terracotta tiles, red brick chimney with terracotta pot, timber windows with diamond quarrels to upper sashes, possibly sandstone surround to attic level window, original brick fence with metal palisade panels.		D	Sig.



Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 30 Sydney Avenue	Late Victorian	Largely intact with projecting bay, weatherboard (with beaded edge to front), hipped roof clad in corrugated metal sheeting, rendered chimneys decorative cornice to eaves concave verandah with cast iron & later paved deck, tripartite timber sash windows, timber door with leadlight to top panel, highlight & sidelights.		D	Contrib.
House 32 Sydney Avenue	Victorian	Largely intact cottage, weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimneys, decorative cornice to eaves. Altered verandah with curved profile roof, paved deck. Tripartite timber sash window, timber door with highlight & sidelights.		D	Contrib.
House 34 Sydney Avenue	Victorian	Largely intact cottage, channelled boards to front, hipped roof clad in corrugated metal sheeting, rendered chimneys, decorative cornice to eaves. Altered verandah with 's' profile roof, timber brackets & posts, concrete deck. Tripartite timber sash window with brackets, timber door (possibly replaced) with highlight & sidelight.		D	Contrib.
House 36 Sydney Avenue	Interwar/ 1928	Largely intact, weatherboard, hipped roof clad in concrete tiles, timber boards to soffits, rendered chimney. Symmetrical façade with central projecting gabled porch with rendered piers, shingles & decorative timber bargeboard, later tiled deck, multi-paned timber door timber, flanking boxed frame windows with multi-pane upper sashes. Later fence and blinds.		D	Contrib.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 'Clifton' 38 Sydney Avenue	1892	Largely intact, substantial 2 storey Queen Anne style house, red brick, hipped & gable roof clad in slate with metal dormer vent, timber brackets to eaves, roughcast & decorative timber battens & finial to gable end, 2 storey verandah with decorative timber friezes & balustrade, timber sash windows with hood to gabled section & rendered swags & pediment above ground level windows, brick chimney with rendered details, later garage to side.		B (HO117 2)	Sig.
Former house 59 Sydney Parade	Interwar/ 1920s	Fairly intact with infilled verandah. Weatherboard, hipped & gable roof clad in tiles, timber brackets to gable end, timber boards to soffit, timber casement windows to faceted bay, timber door (now recessed) with glazed top panel & highlight.		-	Contrib.
Medical building 59a Sydney Parade	Late 20 th century	Brick, gable roof clad in corrugated metal sheeting, aluminium windows.		-	Non-contrib.
House 61 Sydney Parade	Circa 2008	Victorian era house replaced by 2 storey, rendered house with hipped roof clad in corrugated metal sheeting.		-	Non-contrib.
Paired house 63 Sydney Parade	Late 20 th century	Two storey, rendered, hipped roof clad in concrete tiles.		-	Non-contrib.



Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 62 Sydney Parade	Victorian	Partly obscured, though appears largely intact. Weatherboard, hipped roof now clad in corrugated metal sheeting (previously slate), rendered chimneys, decorative brackets to eaves. Hipped verandah roof with cast iron frieze (timber surround), timber sash windows, panelled door with highlight and sidelights.		D	Contrib.
House 64 Sydney Parade	Victorian 1885	Largely intact, symmetrical façade, weatherboard, hipped roof clad in slate (central band of imbrication/fish scale) elaborate timber cornice, rendered chimneys. Verandah with concave roof, cast iron frieze, circular posts with decorative capitals, decorative gabled portico (including finial) & later concrete deck. Tripartite timber sash windows with barley twists & brackets, 4 panelled door with highlights & sidelights as well as dentillated transom. Fence probably reproduction.		C	Sig.
Units 66 Sydney Parade	Mid-20 th century addition	2 storey part replaced front of Victorian era house. Rear of original weatherboard house remains with hipped roof clad in corrugated metal sheeting (previously slate) & rendered chimney. Front part is intact, cream brick with vertical cladding & has a flat roof, timber awning windows & metal balustrades to upper level deck.		-	Non-contrib.
House 68 Sydney Parade	Victorian	Partly intact cottage with symmetrical façade, weatherboard, hipped roof clad in corrugated metal sheeting (previously slate), chimneys removed. Altered verandah with turned timber posts (early frieze removed), later large timber windows, panelled door with highlight.		-	Non-contrib.


Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
St Andrew's Uniting (former Presbyterian) Church & Hall 70 Sydney Parade	Fed. 1912	<p>Gothic style church (internally intact) designed by Laird & Buchan architects, with mid-20th century external alterations – introduction of limestone cladding (probably over the original timber). Gable roofs clad in corrugated metal sheeting, exposed rafter ends, brick plinth. Vertical timber panelling, large window & cross to front of church (gable end), leadlight windows to sides of church, framed timber doors.</p> <p>Later addition to front of church & to north and west of hall as well as connecting the church & hall.</p> <p>Stone Memorial to north side.</p> <p>Mid-20th century hall at west end with low pitched roof, limestone on red brick base.</p>		-	Sign.
House 72 Sydney Parade	Fed.	<p>Largely intact transitional style with projecting bay, weatherboard, hipped & gable roof clad in corrugated metal sheeting, rendered chimneys, decorative timber cornice. Gable end with timber bargeboard (fretwork) with cast iron fringe. Verandah with cast iron frieze, timber (?) posts, & later tiled deck. Timber sash windows (tripartite to projecting bay with hood), 4 panelled door with highlights & sidelights. Sympathetic fence.</p>		D	Sig.
House 74 Sydney Parade	Victorian	<p>Mostly intact, hipped roof clad in corrugated metal sheeting, paired timber brackets to eaves. Altered verandah with timber posts. Timber sash windows, 4 panelled door with highlight & sidelights.</p>		D	Contrib.
House 76 Sydney Parade	Late 20 th century	<p>Recently altered. Flat roof with clerestory/lantern. Render & stone cladding to walls, timber windows.</p>		-	Non-contrib.



Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 78 Sydney Parade	Circa 1900	Partly obscured though appears largely intact. Weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimney (now painted) with rendered capping, decorative cornice below eaves, curved verandah with cast iron frieze, timber deck & decorative spandrel panel, tripartite timber sash window with hood, panelled door with highlight & sidelights.		D	Contrib.
House 80 Sydney Parade	1970s	Brown brick, triple-fronted, hipped roof clad in glazed tiles, large timber windows, bottle balustrade to deck.		-	Non-contrib.
House 82 Sydney Parade	Late 20 th century	Part two storey, rendered with weatherboards to upper level, hipped roof clad in corrugated metal sheeting.		-	Non-contrib.
House 84 Sydney Parade	Victorian	Largely intact with symmetrical façade, weatherboard, hipped roof clad in corrugated metal sheeting, rendered chimneys, decorative cornice. Verandah with concave roof, cast iron frieze, dentillated moulding, circular columns with capitals, central gable portico with cast iron to gable. Tripartite timber sash windows with barley twists & brackets, 4 panelled door with highlight & sidelights. Later garage to side.		D	Sig.
House 1 Wheeler Place	Victorian (probably early)	Partly intact, weatherboard, paired transverse gable roofs clad in corrugated metal sheeting, squat chimney to central valley, later timber windows (diff. types), entry to rear.		D	Contrib.

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 3 Wheeler Place	Part Victorian (brick wall only?)	Much altered former stable, weatherboard with brick party wall, pitched roof clad in corrugated metal sheeting, later openings obscured by shutters.		D	Non-contrib.
Units 5 Wheeler Place	2014	Three storey, cuboid building with lightweight cladding.		-	Non-contrib.

Places Recommended for Inclusion in the HO1639

Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 65a Sydney Parade	Fed.	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, exposed rafter ends, battened sheeting & shingles to gable end, timber sash windows to corner & bay window, side entry, verandah with timber balustrade. Isolated from other graded buildings.		Outside precinct	Contrib. Include in HO1639
House 69 Sydney Parade	Interwar/ Circa 1925	Largely intact bungalow, shiplap boards, gable roof clad in corrugated metal sheeting, brick chimney. Gable end with shingles, timber brackets & vertical boards. Porch with rendered piers & low wall to porch, timber deck, brick stair. Shingles beneath bay windows, timber windows with leadlight to upper sash (boxed framed to porch), paired doors.		Outside precinct	Contrib. Include in HO1639





Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 71 Sydney Parade	Victorian	Partly obscured though appears largely intact. Brick (tuck pointed to front, sides now rendered), hipped roof clad in slate, brick chimneys, concave verandah with cast iron frieze & tiled deck, timber sash windows with basalt sills, 4 panelled timber door with highlight & sidelights.		Outside precinct	Contrib. Include in HO1639
House 73 Sydney Parade	Late Victorian/ Transitional	Mostly intact villa with symmetrical facade, return verandah infilled (east side) & addition to side, in line with façade. Bi-chrome brick walls (tuck-pointed) & chimneys, hipped roof clad in slate, timber brackets to eaves, verandah with cast iron frieze, fluted columns with capitals, tiled deck, basalt step & later metal balustrade, timber sash windows with basalt sills, timber door with highlights & sidelights.		Outside precinct	Contrib. Include in HO1639
House 'Maret' 75 Sydney Parade	Interwar/ Circa 1938	Largely intact, red & tapestry brick (including corbelling), hipped roof clad in variegated tiles, brick chimney, timber boards to soffit. Unusual porch with bi-chrome tapestry bricks (incl. stair), recessed banding, Gothic ogee arch opening & terrazzo deck. 2 curved timber bay windows to front with leadlight to both sashes. Original tapestry brick fence with later palisade to top.		Outside precinct HO1175	Sig. Include in HO1639
House 56 Sydney Parade	Late Victorian	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, banded brick chimney (now painted), decorative cornice beneath eaves. Non-original return timber verandah (decorative frieze removed), tripartite timber sash windows, side entry.		Outside precinct	Contrib. Include in HO1639


Name/ Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 58 Sydney Parade	Victorian, likely to be early	Largely intact cottage, weatherboard (beaded to front) front transverse gable roof clad in slate, timber vents to gable ends, rendered chimney with faceted pots. Verandah with cast iron frieze (timber surround), verandah previously had hipped roof (refer to 1936 aerial photograph). Timber sash windows, panelled timber door with highlight.		Outside precinct HO1173	Sig. Include in HO1639
Former house 60 Sydney Parade	Fed. By 1914	Commercial brick c1970s additions to front obscure original house (whose original verandah has been removed or enclosed). Weatherboard, hipped roof clad in corrugated metal sheeting, brick chimneys (tuck-pointed) with rendered capping, roughcast sheeting to gable end, original windows include timber casements with leadlight highlight, projecting bay with hood & shingles to lower part.		Outside precinct	Contrib. Include in HO1639

Austin Park and Environs Heritage Area

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 3 Cogens Place	Fed.	Fairly intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, brick chimney with recessed rendered banding, vertical metal sheeting to gable end. Verandah altered with plain timber posts & concrete deck, non-original aluminium windows, original timber panelled door & sidelights. There was an earlier house on the site by 1854.		D	Contrib.
House 5 Cogens Place	-	Planning Permit issued for the demolition of the Victorian cottage and construction of a new dwelling.		D	Non-contrib.
House 7 Cogens Place	Victorian	Partly intact, weatherboard, hipped roof clad in corrugated metal sheeting, timber sash windows (appear to have been replaced), 4 panelled timber door (possibly replaced) with altered highlight. Non-original concave verandah (in original location) with plain timber posts. Rear additions.		D	Contrib.
House 9 Cogens Place	2009	2 storey, rendered, cuboid form.		-	Non-contrib.
House 4 Cogens Place	Late Vic.	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, brick chimney (altered/rebuilt). Verandah with convex roof, chamfered timber posts, cast iron frieze & now with concrete deck. Timber sash windows, panelled timber door with highlight.		D	Contrib.


Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House? 6 Cogens Place	Victorian	Partly intact, verandah (shown on 1962 drainage plan) removed. Weatherboard, transverse gable roof clad in corrugated metal sheeting, brick chimney (now painted). Timber sash windows (possibly replaced) with later shutters, panelled timber door with leadlight highlight.		D	Contrib.
House? 8 Cogens Place	Late Interwar	Largely intact, symmetrical bungalow. Weatherboard, hipped roof clad in corrugated metal sheeting, red brick chimney. Boxed framed timber windows with geometric leadlight to upper sashes, recessed entry porch with concrete deck, flush timber door with upper glass pane.		D	Contrib.
Row of 3 houses 147, 149, 151 Corio Street	Early Victorian 1854-55	Mostly intact, altered at rear to accommodate a second level. Symmetrical weatherboard façades, continuous transverse gable roof clad in corrugated metal sheeting, brick chimneys, brick party wall to each end. Concave verandahs with cast iron frieze & timber deck. Timber sash windows, 4 panel timber doors with highlights.		C	Sig.
House 142 Corio Street	1970s	2 storey, brick (rendered façade), hipped roof clad in glazed tiles, later 2 storey Victorian style verandah & door.		-	Non-contrib.
House 144 Corio Street	Victorian	Partly intact cottage, weatherboard, hipped roof clad in corrugated metal sheeting, timber brackets & panels to eaves. Non-original verandah (previously had a convex hipped roof – refer to Street View). Non-original large timber window, 4 panelled timber door.		D	Contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 146 Corio Street	Victorian, possibly relocated according to citation	Partly intact with mid-20 th century windows & cream brick chimney. Symmetrical weatherboard cottage, hipped roof clad in corrugated metal sheeting (front previously clad in slate). Concave verandah with basalt plinth, timber deck timber balustrade, & early timber wing wall, timber framed cast iron frieze recently removed. Original architrave to door & highlight. There was a house on the site by 1854.		C	Contrib.
House 148 Corio Street	Victorian 1875-80	Largely intact, symmetrical weatherboard cottage with basalt plinth, transverse gable roof clad in corrugated metal sheeting, elaborate rendered chimneys with panels & brackets. Verandah with concave roof, vertical timber boards to ends, chamfered timber posts, recent timber balustrade & now with concrete deck. Timber sash windows, 6 panelled timber door with highlight. There was a house on the site by 1854		C	Sig.
House 150 Corio Street	Victorian Early by 1854	Mostly intact, symmetrical façade, rendered with stone plinth, hipped roof clad in corrugated metal sheeting, rendered chimneys with tooled lines & projecting capping. Convex verandah now with plain timber posts & concrete deck. Altered windows (paired timber sash) with rendered architraves, 4 panelled door with original highlight with margin panes. Sandstone blocks incl. capitals from another building are located at the front boundary.		C	Sig.
House 154 Corio Street	Victorian 1885-90	Mostly intact cottage, weatherboard, hipped roof clad in corrugated metal sheeting. Verandah with concave roof, vertical boards to wing wall, timber deck, cast iron frieze, now with plain timber posts. Timber sash windows, panelled timber door with glazed upper part & highlight.		C	Contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 156 Corio Street	Victorian	Mostly intact cottage. Weatherboard, hipped roof clad in corrugated metal sheeting. Verandah altered with concave roof, Federation period frieze and brackets, vertical timber boards to wing walls & now with concrete deck, timber sash windows, 4 panel door with highlight. Interwar gate to front.		D	Contrib.
House 158-160 Corio Street	1885, possibly extended circa 1900	Mostly intact cottage (though refurbished), weatherboard, transverse gable roof clad in corrugated metal sheeting with decorative timber bargeboards & finials. Concave roof to verandah with cast iron frieze, later timber balustrade & replaced chamfered timber posts & timber deck. Timber sash windows with vertical glazing bars, altered door with highlight. There was a house on the site by 1854.		C	Sig.
House 162 Corio Street	Late 20 th century	Brick cottage with transverse gable roof.		-	Non-contrib.
House 164 Corio Street	Victorian	Mostly intact cottage, weatherboard, transverse gable roof clad in corrugated metal sheeting, brick chimney (now painted) with terracotta pots, timber brackets & string moulding to eaves. Verandah with convex roof, round columns with capitals, cast iron frieze, timber deck. Timber sash windows, 4 panel timber door with highlight.		D	Contrib.
Austin Park 14A Eastern Beach Road, 1A Bellarine Street		The park includes an extensive row of mature elms to the south, east and west boundaries. More recent retaining wall and planting to northern end.		-	Sig.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House (former Harbour Master) 1 England Street	Early Victorian 1850s	Historically significant but altered. Had been one of a pair, southern part is an addition. Rendered (ashlar) ground level, painted brick to upper level, hipped roof clad in corrugated metal sheeting, recent 2 storey verandah. Altered openings to upper level. Ground level has timber sash window & recent door to arched opening.		D	Contrib.
House 5 England Street	Fed.	Fairly intact, 2 storey, weatherboard, hipped & gable roof clad in corrugated metal sheeting, battened sheeting & timber brackets to gable end, 2 storey return verandah (appears to have been partly rebuilt). Timber sash windows (with Queen Anne sill to front), French door to upper level, leadlight highlight & sidelights to entry.		D	Contrib.
House 7 England Street	Late 20 th century	2 storey in vaguely Victorian format, rendered, 2 storey verandah.		-	Non-contrib.
Murphy House 9 England Street	1853, altered circa 1875	Mostly intact, symmetrical façade with beaded weatherboards, transverse gable roof clad in corrugated metal sheeting, rendered (ashlar) chimney with projecting capping, recent timber brackets. Renewed concave verandah with timber valance and chamfered timber posts & now with concrete deck & vertical corrugated metal sheeting balustrade. Replaced timber sash windows, early 20 th century door.		C	Sig.
Paired House 11, 13 England Street	Late 20 th century	Sympathetic 2 storey infill, symmetrical façade, concrete block, 2 storey verandah, large timber framed openings		-	Non-contrib.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 15 England Street	Late 20 th century	2 storey infill, concrete block, 2 storey verandah, large timber framed openings.		-	Non-contrib.
House & vacant parcel 17-19 England Street	Late 20 th century	2 storey with some early 20 th century detailing (albeit awkward), weatherboard with brick party walls, 2 storey verandah.		-	Non-contrib.
House 4 Fyfe Place South	Mid-Vic.	Fairly intact cottage, weatherboard, transverse gable roof clad in corrugated metal sheeting, brick chimney with terracotta pots. Verandah with concave roof, plain timber posts & timber deck, non-original wide timber sash windows, mid-20 th century glass door.		D	Contrib.
Irish Cottages 4, 6 McCann Place	4: 1914 6: 1854-55	Mostly intact, brick cottages (no. 4: red with some deterioration, no. 6: orange-red) with rendered plinth, transverse gable roof clad in corrugated metal sheeting, rendered party walls, central rendered brick chimneys. Flat arched timber sash windows (both replaced, multi-paned with herringbone arches to no. 6), rendered sills, highlights to doors.		C (HO1014)	Sig.

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 1 Veitch Place	Mid-Victorian	Openings obscured, appears fairly intact. Weatherboard, hipped & gable roof clad in corrugated metal sheeting, skillion verandah with timber deck, later lattice screen, timber posts, brackets & balustrade.		D	Contrib.

APPENDIX D – East Area Policy

Clause 22.30 (Revised) - HO1639: City East Heritage Area

This policy applies to land included in the City East Heritage Area.

Policy Basis

Historically, the City East Heritage Area is significant as a mostly residential area that was largely developed during the Victorian, Federation and Interwar periods when many buildings were erected on the fringe of the commercial centre of Geelong. It is significant for the large percentage of high quality housing which reflects its premier location on the hill overlooking both Corio Bay and the Botanic Gardens and in close proximity to the commercial centre. Most of the precinct is located in the Eastern Extension of the town which was surveyed in 1854, five years after the first land sales in Geelong. Substantial houses from this period, including *Corio Villa* and *Merchiston Hall*, are indicative of the wealth in the Geelong area at this time. Remaining early cottages from this period are also significant though most of these have been lost (several remain in the nearby Austin Park and Environs Heritage Precinct).

Following a period of slow development during the 1860-70s, many houses were erected in the Late Victorian, Federation and Interwar periods, reflecting the growth in Geelong during this time. Development from each of these periods included substantial houses built in premier locations such as Eastern Beach Road, Garden Street, Ryrie Street and Pevensey Crescent. By the mid-1920s much of the precinct had been developed, though large holdings including substantial gardens remained to the north overlooking Corio Bay. As these larger allotments were subdivided, other high quality housing was erected on Eastern Beach Road, with some land not developed until the mid-20th century.

The City East Heritage Area also includes two church complexes which have buildings surviving from the key periods of development. The Shenton Methodist Church complex includes an early Victorian period hall, a Federation period house and an Interwar period church whilst the St Andrew's Uniting Church is a Federation period building with later limestone cladding. Also located in the precinct are two Victorian era commercial premises (shop and former hotel) that bookend Malop Street, a key thoroughfare in the area. The former hotel on the corner of Swanston Street was established in the first phase of development that occurred in the precinct during the 1850s and the late Victorian shop on the corner of Garden Street was constructed when the population of the City East Heritage Area quickly increased.

The City East Heritage Area is of aesthetic significance for the largely intact residences constructed from the 1850s to the 1940s within streetscapes unified by grassed verges, groups of mature trees and early infrastructure including sections of basalt kerbing and channelling. The precinct has a distinctive mid-19th century street layout which includes the curved street Pevensey Crescent and the St Andrew's Cross formed by Sydney Avenue and Sydney Parade.

There are fine residences from the Victorian, Federation and Interwar periods with some good examples from the mid-20th century to Eastern Beach Road. Houses in the precinct range from small timber cottages to substantial two and three storey masonry residences. As a whole, the precinct includes a large percentage of commodious residences when compared to other nearby residential precincts and includes many architect designed homes. Some houses, particularly those dating from the Interwar period, retain original fences to the street boundary.

The two church complexes within the City East Heritage Area are of note and are located at key corner sites. Both churches were designed by noted architects of the period – St Andrew's by Laird and Buchan Architects and the former Shenton Methodist Church by Frederick Purnell.

Objectives

- To maintain the heritage values of the City East Heritage Area.
- To retain the prominence of the architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples from the Victorian, Federation and Interwar periods generally, as well as Post-WWII examples to Eastern Beach Road.

- To maintain the established character of the area which is generally defined by wide, tree-lined streets with many sizeable allotments and residential buildings, generally single storey with consistent setbacks to the front and side boundaries as well as garden settings.
- To retain and enhance the distinctive street planning of Pevensey Crescent and St Andrew's Cross (Sydney Avenue and Sydney Parade).
- To protect the relationship between the topography and the scale of residences (often the larger examples are located to the principal streets and/or higher ground).
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports.
- To encourage the use of appropriate fence types and heights.

Policy

Where a permit is required for a proposal, it is policy to:

- Encourage the retention of existing and intact culturally significant places from the Victorian, Federation and Interwar periods, as well as Post-WWII examples to Eastern Beach Road.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
- Discourage buildings that are constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
 - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
 - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
 - Detached buildings with varied form.
 - Hipped and/or gable roofs with a pitch between 20 and 35 degrees.
 - Traditional roof materials: corrugated sheet metal (non-zincalume), tiles or slate.
 - Projecting eaves.
 - Traditional wall materials: masonry (face brick and/or rendered) or lightweight cladding (horizontal weatherboards, ashlar boards, and/or battened sheeting).
 - Verandahs or porches.
 - Timber-framed windows, generally rectangular and vertically orientated (or as a horizontal bank if grouped).
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.

- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Discourage the introduction of crossovers to sections of the precinct where they are not typical.
- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

References

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).

City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016).

Clause 22.XX - HOXXXX Austin Park and Environs Heritage Area

This policy applies to land included in the Austin Park and Environs Heritage Area.

Policy Basis

Historically, the Austin Park and Environs Heritage Area is significant as a residential area that consists mostly of Victorian period houses and includes several early examples of modest cottages that were once common but of which there are now relatively few within the Municipality. These cottages are representative of the modest housing that was erected in nearby areas of Geelong, close to the commercial centre during the mid-19th century.

The narrow lanes with small allotments were quickly developed in the mid-19th century following the initial land sales in the late 1840s and early 1950s. Corio Street, McCann Place and Fyfe Place were part of the original 1838 survey of Geelong, whilst other lanes, extending north and south from Corio Street, were laid out as land was further subdivided, providing access to the small residential allotments. The area had largely been developed by circa 1900, with a few infill houses constructed during the Federation and Interwar periods as the population of Geelong grew and the suburbs expanded.

Historically, the land now known as Austin Park is also significant as a site that remained undeveloped and was used in the early Victorian period for the grazing of residents animals and by local footballers. Austin Park was gazetted as a public park in 1885, a time when the Council was expanding the number of public parks and improving those already set aside as a way of beautifying the city.

The Austin Park and Environs Heritage Area is of aesthetic significance as a cohesive area consisting mostly of Victorian residences, with a few later houses from the Federation and Interwar periods which have a similar character to the earlier dwellings. The significant and contributory buildings in the precinct are mostly modest, single storey cottages, with a mix of hipped and transverse gable roof types, all clad in corrugated metal sheeting. Houses are predominantly clad in weatherboards, though there are a couple of notable brick examples and one early rendered residence. The consistent scale, material palette and the limited (if any) setbacks, combined with the relatively narrow width of all streets creates a cohesive character that is distinct from other areas in Geelong. The remaining sections of early basalt kerbing and channelling also contribute to the character.

The precinct is enhanced by Austin Park which slopes down towards the bay, providing views of the harbour from Corio and England streets. Landscaped in the 1880s by John Raddenberry, the park has mature elm trees to its south, east and west boundaries. Unusually relatively modest houses surround the parkland.

Objectives

- To maintain the heritage values of the Austin Park and Environs Heritage Area.
- To retain the prominence of the historically and architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples - most are from the Victorian period, with a few from the Federation and Interwar periods.
- To maintain the established character of the area which is generally defined by narrow streets with small allotments and residential buildings, generally single storey with consistent setbacks to the front and minimal, if any, to the side boundaries, as well as limited garden settings.
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To discourage the introduction of garages to the front of the allotments.
To encourage the use of appropriate fence types and heights.

Policy

Where a permit is required for a proposal, it is policy to:

- Encourage the retention of existing and intact culturally significant places, primarily from the Victorian period, but also the Federation and Interwar periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings, which can include buildings constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
 - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
 - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
 - Generally attached buildings with a regular form.
 - Gable and/or hipped roofs with a pitch between 20 and 35 degrees.
 - Traditional roof materials: generally corrugated sheet metal (non-zincalume).
 - Minimal, if any, projecting eaves.
 - Traditional wall materials: lightweight cladding (primarily horizontal weatherboards) and masonry (face brick or rendered).
 - Covered front entries, generally verandahs.
 - Timber-framed windows, generally rectangular and vertically orientated.
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- New garages and/or carports should be located to the rear of existing and/or infill buildings.
- Discourage the introduction of crossovers.
- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

References

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

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