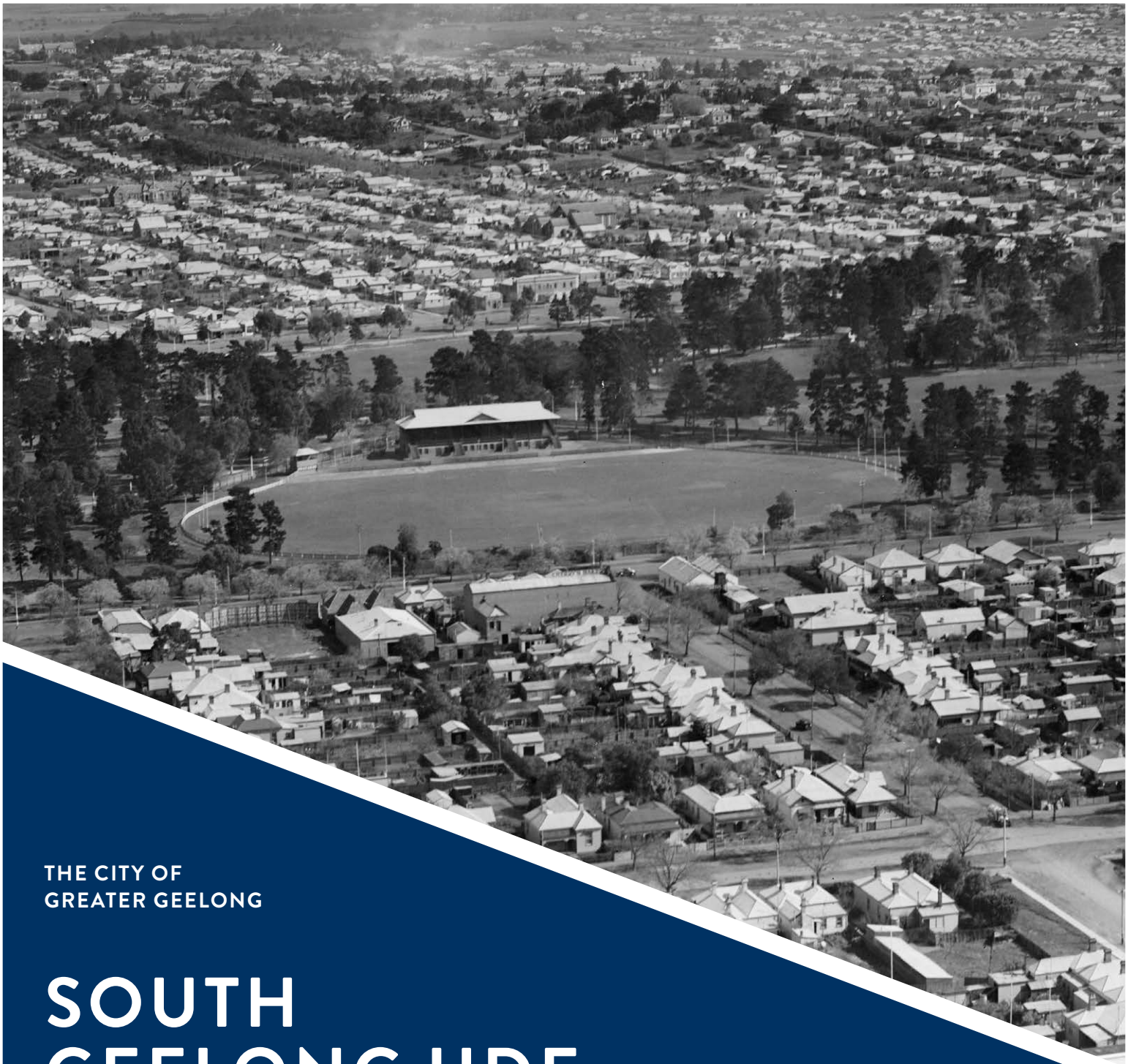

THE CITY OF
GREATER GEELONG

SOUTH GEELONG UDF

STATEMENT OF SIGNIFICANCE

PART 4
AUGUST 2022

CITY OF GREATER
GEELONG

CONTENTS

1. City South Heritage Area Statement of Significance 290

2. City South Heritage Area Heritage Design Guidelines 294

3. Statement of Significance Kelvendon 296

4. Statement of Significance Penlea 297

5. Statement of Significance Kardinia Villa 298

PART 4 TABLES

T1. Additional HO1641 291

1. CITY SOUTH HERITAGE AREA STATEMENT OF SIGNIFICANCE

HERITAGE PLACE: CITY SOUTH HERITAGE AREA
PS REF NO: HO1641

WHAT IS SIGNIFICANT?

The South City Heritage Area occurs between the southern edge of the Geelong Central Business District and the Fyans Road industrial estate, a residential subdivision incorporating parts of the City's earliest town plan known as the Hoddle Grid, with streetscapes of Victorian, Federation/Edwardian and Interwar Bungalow housing of consistent scale and setback, set along broad landscaped streets, with street trees and modest gardens set behind low and semi-transparent front fences, with most vehicle access segregated to rear service lanes.

Contributory buildings are identified in the attached schedule.

HOW IS IT SIGNIFICANT?

This South City Heritage Area is of local architectural, historical, aesthetic and scientific significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The HO1641 South City Heritage Area is of historical cultural heritage significance for its ability to strongly demonstrate a range of historical and aesthetic values associated with its planning and development as a residential area over the period 1850s-1920s. (Criteria A, D, E)

South Geelong, along with the central Geelong CBD, was defined in the earliest town plan for the City, which connected the Barwon River to Corio Bay. The hierarchal street layouts and the early lot subdivision developed by Government Surveyor Robert Hoddle and his assistant Henry Smythe during 1837-38 – the 'Hoddle Grid' - remain a distinctive feature of Geelong's town planning, are well-demonstrated and predominantly intact across the South City Residential Heritage Area. (Criteria A, E, F, H)

The overall urban landscape of South City Heritage Area is significant in demonstrating the early period of the City's European settlement 1850s – 1920s including the aspirations of the working-middle class residents for detached housing and ornamental front yards, albeit of modest stature, within walking distance of the CBD, and the port and riverside industrial areas. (Criteria A, D)

The aesthetic values of the South City Heritage Area are particularly fine and well-recognised by the community, demonstrating such attributes as wide landscaped road reserves, the segregation of vehicle access to rear service lanes, the consistent form and scale of the residential built development, and the attractive blend of predominantly-intact Victorian, Federation and Interwar Bungalow architecture that occurs throughout. (Criteria E)

As an early developmental area within the City, the South City Heritage Area possesses modest scientific value or research potential associated with early occupation and land use within the City. (Criteria C)

Primary Sources

Authentic Heritage Services (Dr D Rowe)., *South Geelong Heritage Character Study*, June 2020

City of Greater Geelong, *Proposed Revision To Ho1641 City South Heritage Area*, October 2021

Ecology & Heritage Partners Pty Ltd, *South Geelong Heritage Precinct HO1641, Peer Review*, August 2022.

T1. ADDITIONAL HO1641

Places to be added to the existing HO1641

STREET NAME	NO.	GRADE
Balliang St	57	Non-contributory
	59	Contributory
	60	Non-contributory
	61	Contributory
	62	Non-contributory
	63	Contributory
	64	Contributory
	65	Contributory
	66	Non-contributory
	67	Contributory
	68	Contributory
	69	Contributory
	70	Contributory
	71	Non-contributory
	72/1	Contributory
	73	Contributory
	74	Contributory
	75	Contributory
	76	Contributory
	77	Contributory
	78	Contributory
	79	Contributory
	80	Contributory
	81	Contributory
	82-84	Contributory
	83	Contributory
	85	Contributory
Bellerine St	262	Contributory
	264	Contributory
	271	Non-contributory
	273	Contributory
	275	Contributory

STREET NAME	NO.	GRADE
Bellerine St	277	Non-contributory
	289	Contributory
	291	Contributory
	293	Contributory
	295	Contributory
	297	Contributory
Carr St	53	Non-contributory
	59	Non-contributory
Fitzroy St	130	Contributory
	132	Contributory
	134	Contributory
	136	Contributory
	138	Contributory
Foster St	4-6	Contributory
	5	Contributory
	7	Contributory
	8	Contributory
	9	Non-contributory
	10/1	Non-contributory
	10/2	Non-contributory
	11	Contributory
	12	Contributory
	13	Contributory
	14	Non-contributory
	16	Contributory
	17	Contributory
	18	Contributory
	19	Contributory
	20	Contributory
	22	Contributory
	23	Contributory
	24	Contributory

T1. ADDITIONAL HO1641

STREET NAME	NO.	GRADE
Foster St	25	Contributory
	27	Contributory
	29	Non-contributory
	31	Contributory
	33	Contributory
	35	Contributory
	37	Contributory
	39	Contributory
	41	Contributory
	43	Contributory
	64/1	Non-contributory
	66/1	Contributory
	68	Contributory
	70	Contributory
	72	Contributory
	72A	Contributory
	74	Contributory
	76	Contributory
	78	Contributory
	80	Contributory
	82	Contributory
	84	Contributory
	86	Contributory
	88	Contributory
	90	Non-contributory
	92	Contributory
Foster St Reserve		Contributory
Kilgour St	40	Contributory
	42	Contributory
	44	Contributory
	46	Contributory
	48	Contributory
	50	Contributory
	52	Contributory

STREET NAME	NO.	GRADE
Kilgour St	54	Contributory
	56	Contributory
	58	Contributory
	60	Contributory
	62	Contributory
School St	2	Contributory
	4	Contributory
	6	Contributory
Swanston St	131	Contributory
	133	Contributory
	135	Contributory
	137	Contributory
	139	Contributory
	141	Contributory
	143	Contributory
	145	Contributory
	147	Contributory
	149	Contributory
	151	Contributory
	153	Contributory
	155	Contributory
	157	Contributory
	159	Contributory
	161	Non-contributory
	162	Contributory
	163	Contributory
	164	Contributory
	165	Contributory
	167	Contributory
	169	Contributory
	170	Contributory
	171	Contributory
	173	Contributory
	174	Contributory

T1. ADDITIONAL HO1641

STREET NAME	NO.	GRADE
Swanston St	175	Contributory
	177	Contributory
	178	Non-contributory
	179	Contributory
	181	Contributory
	184	Contributory
	185	Non-contributory
	185/1	Non-contributory
	187	Contributory
	188	Non-contributory
	189	Contributory
	190	Contributory
	191	Non-contributory
	193	Contributory
	195	Contributory
	197	Contributory
	199	Contributory
Verner St	112	Non-contributory
	114	Non-contributory
	117	Contributory
	119	Contributory
	120	Contributory
	121	Contributory
	122	Contributory
	123	Contributory
	124	Contributory
	125	Non-contributory
	126	Contributory
	127	Contributory
	128	Contributory
	129	Contributory
	130	Contributory
	131	Contributory
	132	Contributory

STREET NAME	NO.	GRADE
Verner St	133	Contributory
	134	Contributory
	135	Contributory
	137	Contributory
	139	Contributory
	141	Contributory
Yarra St	220	Contributory
	222	Contributory
	224	Contributory
	226	Contributory
	228	Contributory
	229	Contributory
	230	Contributory
	231	Contributory
	232	Contributory
	233	Contributory
	234	Contributory
	235	Contributory
	238	Contributory
	239	Contributory
	240	Contributory
	241	Contributory
	242	Contributory
	246	Contributory
	248	Contributory
	254	Contributory
	256	Contributory

2. CITY SOUTH HERITAGE AREA HERITAGE DESIGN GUIDELINES

HERITAGE PLACE: CITY SOUTH HERITAGE AREA
PS REF NO: HO1641

DEMOLITION OR REMOVAL

Retain existing and intact significant places that are of moderate and major contributory value.

LANDSCAPE AND SUBDIVISION CHARACTER

Promote conservation of the landscape and subdivision character along primary and secondary streets:

- Encourage ongoing evolution of the existing roadways to accommodate ongoing vehicle, cycle, pedestrian, etc, traffic needs and public safety.
- Encourage street tree planting along nature strips or along central medians.
- Encourage nature strips to be grassed or otherwise treated with soft landscaping. Hard paving may be permitted to facilitate mixed use activities at former or existing corner stores but should otherwise be discouraged.
- Encourage front boundary fencing to dwellings, of an appropriate height and transparent or semi-transparent character, so as to retain visual connection between front gardens and the street.
- Encourage retention of front setbacks consistent with the contributory historical building median on that street, and garden areas between dwellings and front property boundaries.
- Retain the appearance of the historical allotment configuration in that street, typically being a detached dwelling extending across most, but not all, of each lot frontage.
- Encourage separation between neighbouring buildings consistent with the contributory historical building median on that street; discourage buildings that are constructed side boundary to side boundary.
- Encourage vehicle access to be off service lanes and minor streets when these are available. Where verge crossings have to be installed they should be kept to a single vehicle width.
- Discourage double width verge crossings, and minimise hard paved areas between the street building frontages and the street; encourage any necessary hardstand for parking or the like to occur at the rear or sides of the building.
- Consolidation or subdivision of the front halves of lots, typically incorporating the original houses, should be discouraged. Consolidation or subdivision of the rear halves of lots may be considered, on the proviso subdivision will not cause new vehicle accommodation and verge crossings to be constructed on the street frontage.

BUILT FORM AND APPEARANCE

Promote conservation and appropriate adaptive reuse of the contributory historical dwellings within the area:

- Encourage existing Victorian, Edwardian, and Interwar Bungalow houses to be retained with appropriate adaptation to accommodate ongoing use.
- Encourage retention of significant character attributes and detailing, especially to exterior elements visible from the public domain.
- Discourage additions or alterations to the street frontage other than works that are restoring original details or returning the building to a form closer to its original appearance.
- Encourage additions or alterations that are reasonably visible from the public domain, excluding from service lanes of minor streets, to utilise a roof form and eave height, materials palette, architectural style and detailing, that complements the original style of the building, and which retains the original building's street frontage as the dominant visible feature of the property.
- For additions and alterations to the rear of the original building and new buildings within the rear part of the property that are not reasonably visible from the public domain, or are visible only from service lanes or minor streets, high-quality modern architectural design adaptions that complement the original style may be incorporated.

- Encourage garages or carports to be provided at the rear, otherwise at the side but setback from the front facade, of any building. Any garage doors visible from the street frontage should be single width. Carport design may either match the joinery style and form of the original building or may pursue a high-quality minimalist design with a thin fascia-less or floating roof plane that minimises visual impact on the setting of the house.
- Discourage painting of exterior surfaces that were originally unpainted, eg face brick.
- Encourage use of colour schemes on painted surfaces that are appropriate to the stylistic period of the house..

Promote conservation of the wider historical architectural character of the area through incorporating appropriate design characteristics within new infill development on the front half of the original lot:

- Present to the main street as a detached, single storey buildings, whilst allowing two storey additions or separate buildings upon the rear half of lots.
- Present single fronted, narrow facades or double fronted large facades to the main streets.
- Roof forms should complement the nearest the nearest contributory historical buildings, typically of a hipped, gabled or mixed form, with a pitch between 20-35 degrees.
- Highest point of the roof and the eave height or the equivalent roof pitching/springing height should complement those of the nearest contributory historical buildings.
- The main street façade should incorporate an entry that addresses the street within either a full width roofed verandah, or a covered or recessed porch.
- Windows should be of a rectangular vertical format (ie height substantially exceeds width) but can be grouped to form a horizontal bank.
- Wall cladding should complement contributory historical buildings within the neighbouring block, typically horizontal timber weatherboards or rendered masonry, with face brick in limited areas.
- Roof cladding should be corrugated sheet metal in a galvanised or bonded colour finish, avoiding dark colours and bare zincalume.
- For new infill building development that is not within the front half of a lot, there may be discretion as to side and rear setbacks, form and style provided the height does not exceed two stories and the form and massing does not detract from the character of the historical contributory buildings visible at the main street frontage.

Primary Source

South Geelong Urban Design Framework - Heritage Character Study (Authentic Heritage Services, June 2020)

South Geelong Urban Design Framework - Proposed Revision to HO1641 City South Heritage Area (City of Greater Geelong, October 2021)

This document is an incorporated document in the Greater Geelong Planning Scheme pursuant to section 6(2)(j) of the

Planning and Environment Act 1987

OFFICIAL

3. STATEMENT OF SIGNIFICANCE KELVENDON

HERITAGE PLACE: KELVENDON
PS REF NO: HOXX

WHAT IS SIGNIFICANT?

'Kelvendon' at 332 Moorabool Street, Geelong is a single storey, hipped roofed, brick dwelling in the Late Victorian style, built in 1887 and extended in 1901.

The significant features of the place are:

- The original 1887 8-room house including polychromatic brickwork and chimneys, double-hung timber windows, centrally located entry door with side and high lights, hipped roof form, and cast-iron verandah columns.
- The 1901 house addition to the south-west including polychromatic brickwork and double-hung timber windows.

Features that are not of significance include all outbuildings and fences.

HOW IS IT SIGNIFICANT?

'Kelvendon' is of historical significance (Criterion A), and associative significance (Criterion G & H) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

'Kelvendon' is an example of housing commissioned and lived in by the wealthy and aspirational trade sector from the mid to late nineteenth century. 'Kelvendon' is significant for its ability to demonstrate the effects of the land boom which saw the growth of the trade and commercial sectors and rise of speculators, architects, and builders in Geelong. (Criterion A).

'Kelvendon' is significant as an example of second-generation migrant wealth achieved through the trade sector by its owner, Solomon Jacobs. The place remains substantially unchanged since his occupation thereby providing an example of Jacobs' original residence and living conditions. Its connection to mid-nineteenth century migration of Eastern Europeans to Victoria and the history of the Jewish community in Geelong is significant. (Criterion G).

'Kelvendon' is significant for its association with draper and Mayor of Geelong, Solomon Jacobs, the son of one of the earliest Jewish families to settle in Geelong. It is also associated with architect A. J. Derrick, plumbers Edwin and Frank Drew, and philanthropist Mary Cheetham. (Criterion H).

Primary Sources

Rowe, D., About Corayo: *A Thematic History of Geelong*, City of Greater Geelong, 2021

Ecology & Heritage Partners Pty Ltd, *South Geelong Heritage Precinct HO1641*, Peer Review, August 2022.

4. STATEMENT OF SIGNIFICANCE PENLEA

HERITAGE PLACE: PENLEA
PS REF NO: HOXX

WHAT IS SIGNIFICANT?

'Penlea' is a single storey weatherboard dwelling in the Federation style incorporating Arts and Crafts influences, built in 1912-13.

The significant features of the place are:

- The original weatherboard house form including steeply pitched hipped roof form with front gable and contiguous verandah roof
- The original house decorative elements including four tall, red brick chimneys with bands of rough cast render, projecting timber-framed bay window with original stained-glass, other timber-framed windows, other original stained-glass glazing, and verandah turned timber posts, eave brackets and fretwork.

Features that are not significant are modern metal-framed windows, metal window safety bars and timber access ramp; the modern metal shed at the rear of the property, and rough stone fence border and low timber fence.

HOW IS IT SIGNIFICANT?

'Penlea' is of historical significance (Criterion A), aesthetic significance (Criterion E), and associative significance (Criterion H) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

'Penlea' is historically significant as the earliest documented domestic house designed by notable Geelong-born architect Percy Everett. (Criterion A)

'Penlea' is significant for its association with architect Percy Everett who was the first architectural student at Gordon Institute of Technology and became the Chief Architect of the Victorian Public Works Department. (Criterion H)

'Penlea' is of aesthetic significance as an intact example of a Federation Arts and Crafts house which has retained its original footprint and architectural features. (Criterion E)

Primary Sources

Rowe, D., About Corayo: *A Thematic History of Geelong*, City of Greater Geelong, 2021

Ecology & Heritage Partners Pty Ltd, *South Geelong Heritage Precinct HO1641*, Peer Review, August 2022.

5. STATEMENT OF SIGNIFICANCE KARDINIA VILLA

HERITAGE PLACE: KARDINIA VILLA
PS REF NO: HOXX

WHAT IS SIGNIFICANT?

'Kardinia Villa' is a single storey, hipped roofed, brick dwelling in the Late Victorian style, built in 1883 and extended in the early 20th Century.

The significant features of the place are:

- The original brick house including tuck pointed façade with bi-chromatic brickwork, bluestone foundations, double hung windows either side of an elaborate four-panelled door with high lights, sandstone windowsills, verandah with timber balustrade and decorative ironwork in the 'Rinceau' pattern, hipped roof form, and three rendered brick chimneys.
- The weatherboard addition to the west including hipped and skillion roof forms.

A garage with access from Carr Street dates from the 2007-08 restoration and is not significant.

HOW IS IT SIGNIFICANT?

'Kardinia Villa' is of historical significance (Criterion A), aesthetic significance (Criterion E), and associative significance (Criterion H) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

'Kardinia Villa' is an example of the type of housing commissioned by the wealthy and aspirational trade sector from the mid to late nineteenth century. 'Kardinia Villa' is significant for its ability to demonstrate the effects of the land boom which saw the growth of the trade and commercial sectors and rise of speculators, architects, and builders in Geelong. (Criterion A)

'Kardinia Villa' is significant for its associations with ironmonger Thomas Baldock, and prolific Geelong architect, Joseph Watts. (Criterion H)

'Kardinia Villa' is of aesthetic significance. The place is an example of a Late Victorian residence that incorporates distinctive bi-chromatic brickwork, decorative ironwork in the 'Rinceau' pattern, Barrabool Stone windowsills and a geometric veranda balustrade. (Criterion E)

Primary Sources

Rowe, D., About Corayo: *A Thematic History of Geelong*, City of Greater Geelong, 2021

Ecology & Heritage Partners Pty Ltd, S*outh Geelong Heritage Precinct HO1641*, Peer Review, August 2022.

CITY OF GREATER GEELONG

PO Box 104
Geelong VIC 3220
P: 5272 5272
E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE

Wurriki Nyal
Wadawurrung Country
137-149 Mercer Street,
Geelong. 8.00am – 5.00pm

© City of Greater Geelong 2019

LATEST NEWS:

@CityofGreaterGeelong

@GreaterGeelong

@CityofGreaterGeelong

CityofGreaterGeelong

CITY OF GREATER GEELONG