

‘Sunnyside’, 128-138 Tannery Road, Charlemont Statement of Significance

August 2024

Heritage Place: Sunnyside, 128-138 Tannery Road, Charlemont	PS ref no: HO2036
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What is significant?

‘Sunnyside’ is a single storey masonry homestead in the Late Victorian and Queen Anne styles, built in 1892.

The following features contribute to the significance of the place:

- The original homestead with solid brick wall construction in red face brick with large octagonal bay forms on the end walls, and four substantial, corbelled brick Federation-style chimneys.
- The twin-gambrel roof form clad in slate integrating lengthy verandahs on two sides on the Tannery Road frontage
- Timber roof joinery including gablets, finials, and exposed rafters under the eaves, turned timber verandah columns, decorative fretwork, verandah brackets and valances.
- Timber framed double hung windows arranged singularly and symmetrically on the Tannery Road frontage and projecting bays on the Brearley’s Lane frontage; and two four panelled timber doors with side and highlights.
- Substantial numbers of exotic trees around the homestead, including a row of mature conifers (*Pinus Radiata*, and *Callitris*) along the driveway, a large Canary Island Palm (*Phoenix dactylifera*), mature elms (*Ulmus*) on northern property boundary, and evidence of an early 20th garden design at the west side of the homestead as shown in figure 2.
- The open grassed reserve between the front of the homestead and Tannery Road which provides for prominent views of the homestead across an open foreground setting and outlook from the homestead to the road.

Features that do not contribute to the significance of this place includes alterations and additions to the dwelling are late- 20th century additions including the swimming pool and summer house (northern garden), sheds and outbuildings (west of the homestead) and all fences. The AFL field between the homestead and Tannery Road has been used as a place of group recreation and gathering. It is now designated as a park within the North East Industrial Precinct Structure Plan (PSP).



Figure 2 – location of significant trees

How is it significant?

'Sunnyside', at 128-138 Tannery Road, Charlemont, is of historical, aesthetic, and associative significance to the City of Greater Geelong.

Why is it significant?

'Sunnyside' is significant for its substantial size and Late Victorian Queen Anne architectural detailing, as designed by architects Laird and Barlow, well-known Geelong architects. The views from Tannery Road and row of pine tree trees, Canary Island Palm and evidence of early 20th century garden design are significant due to their ability to demonstrate the original landscape properties of the place. (Criterion E).

'Sunnyside' is significant for its association with nineteenth and early-twentieth century farming and industrial development of Marshalltown, which is reinforced by the nearby proximity of surviving industrial sites at 'Barwonside' and 'Greenbank'. Most surviving dwellings of this period in the outer areas of the City are associated with farming, thus 'Sunnyside' is one of very few directly associated with industrial development. (Criterion A).

The residence is closely associated with the farming and industrial history of the area and several notable owners including George Gardiner, proprietor of the Marshalltown Oil and Glue Factory, who also owned 'Barwonside' where he established Victoria Tannery and Bone Mill. Gardiner resided at 'Sunnyside' for nine years using it as the main headquarters of his local business operations as well as his family home. (Criterion H).

Primary source

Sunnyside Heritage Assessment, Janine Barrand 29 February 2024, peer reviewed by David Scott 24 July 2024.

Greater Geelong Outer Areas Heritage Study. Stage 2, Volume 13, Authentic Heritage Services Pty Ltd, 1998-2000.

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*