



# **BALLARAT HERITAGE PRECINCTS STUDY PART A 2006**

## **STATEMENTS OF SIGNIFICANCE**

This document relates to the following Heritage Precincts in the Ballarat Planning Scheme Heritage Overlay:

St Aidan's	Map Ref	HO 183
Colpin Avenue	Map Ref	HO 184
Dowling Street	Map Ref	HO 185
Old Showgrounds	Map Ref	HO 186
Creswick Road/Macarthur Street	Map Ref	HO 187
Barkly Street/Humffray Street	Map Ref	HO 188

This document is to be used in conjunction with Heritage Victoria's *'The Heritage Overlay – Guidelines for Assessing Planning Permit Applications; Public Draft February 2007'*

## **Acknowledgements**

Ballarat City Council wishes to acknowledge the contribution of the authors of the Ballarat Heritage Precincts Study Part A, 2006 report.

- Dr David Rowe: Authentic Heritage Services Pty Ltd
- Wendy Jacobs, Architect and Heritage Consultant.

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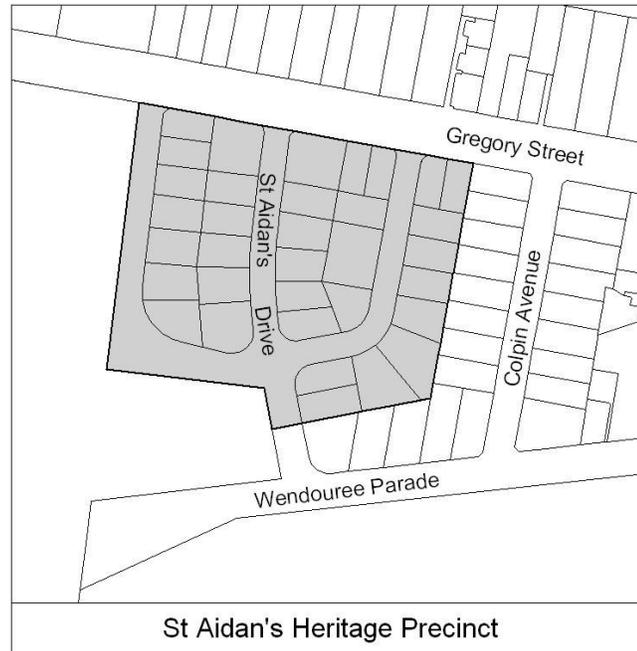
## Introduction

This document is intended for use as an Incorporated Document within the Ballarat Planning Scheme in conjunction with the Ballarat Heritage Precincts Study Part A 2006 Incorporated Plan, the Heritage Overlay provisions found in clause 43.01 of the Ballarat Planning Scheme, the Ballarat Planning Scheme Municipal Strategic Statement and local and state planning policies.

The document includes the Statements of Significance of each heritage precinct extracted from the *Ballarat Heritage Precincts Study 2006* (Dr David Rowe; Authentic Heritage Services Pty Ltd and Wendy Jacobs: Architect & Heritage Consultants).

The document also sets out on a precinct basis, those buildings considered to be 'not significant' to the heritage precinct. These places are subject to exemptions from the need to obtain planning permits for certain types of development. A full description of the exemptions can be found in the Ballarat Heritage Precincts Study Part A 2006 Incorporated Plan.

## ST AIDAN'S HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE



### Statement of Cultural Significance

The St. Aidan's Heritage Precinct has significance as possibly the earliest area in Ballarat with a predominantly curvilinear layout created within the established grid pattern of surrounding roads. Based on contemporary Garden City town planning, the area is significant for its high proportion of intact interwar and postwar Bungalows on contextually large allotments having open, landscaped gardens. Overall, 74% of the dwellings have significance within the area. The landscape qualities of the area are further enhanced by the generous grassed nature strips (without footpaths) and the street trees, including the oaks in St. Aidan's Drive. Originally a private property owned by the squatter Robert Crawford who built the substantial Strathalbyn House in 1875, the area was first well known as Bishopscourt, the residence of the Anglican Bishop of Ballarat from 1878. In 1903, the western portion of Bishopscourt was developed into St. Aidan's Theological College. By 1932, St. Aidan's College had closed and in subsequent years the Bishop relocated to a property in Sturt Street. Bishopscourt and St. Aidan's College were subdivided in 1939 into 40 residential allotments. The subdivisional layout allowed for the retention of the former Warden's Cottage of St. Aidan's College (now addressed as 3 St. Aidan's Drive), with the newly-formed St. Aidan's Drive following the original carriageway into the College. As a residential area with curvilinear roads, St. Aidan's heritage precinct is comparable with the Waller Estate Heritage Precinct bound by Inkerman, Pleasant, Winter and Russell Streets, Ballarat. However, this area was not established until 1950, 11 years after St. Aidan's was first laid out.

The St. Aidan's Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates original and early design qualities

expressed in the high proportion of intact interwar and postwar dwellings. These dwellings – which constitute 74% of the total dwellings in the area - are predominantly single storey with detached, multi-fronted compositions. The interwar and postwar Bungalow design features include the hipped and gabled roof forms (with a pitch between 25 and 35 degrees) front and/or side verandahs or porches with hipped or gabled roof forms or verandahs formed under the main roof (the verandahs being supported by round concrete columns or brick piers) or small flat roofed porches, prominent plain, stepped or banded brick chimneys, timber framed double hung or fixed windows, banks of windows and corner windows, broad eaves, brick parapets (to a few dwellings), decorative soldier coursing and other brick wall bands, corbelled gable ends, timber and terra cotta gable ventilators, primarily face cream or red brick wall construction, and predominantly tiled roof cladding. Most of the dwellings in the area share a familiar character and appearance, although there are some design distinctions, as identified by the waterfall styled dwellings with their curved corners and windows as identified at 1 and 6 St. Aidan's Drive and 1 Lindisfarne Crescent. The area also has three significant larger two storey dwellings at 11 St. Aidan's Drive, and 2 and 14 The Boulevard that form local heritage landmarks. The area has significance for the recessive location of garages and carports when viewed from the public realm, together with the small number of early front solid brick fences that reflect the design and construction of the dwellings, including the fences at 14, Lindisfarne Crescent and 1, 4 and 7 St. Aidan's Drive. Of particular individual significance is the timber dwelling at 3 St. Aidan's Drive. It demonstrates original design qualities of an Edwardian style and represents a tangible physical legacy of the former St. Aidan's College, having functioned as the Warden's Cottage.

The St. Aidan's Heritage precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2, E.1). The contextually large allotment sizes and curvilinear subdivisional layout have allowed the establishment of notable landscaped gardens. When considered with the open views to many of the properties (due to a lack of front fencing), generous grassed nature strips, curved nature of the streets and the street trees (including the Oak trees in St. Aidan's Drive) there is a distinctive landscape quality to the area. This quality is further enhanced by the regular front setbacks, distinctive building separation, and lack of footpaths and may result from the influence of contemporary Garden City town planning principles.

The St. Aidan's Heritage precinct is **historically** significant at a **LOCAL** level (AHC A.4, H.1). It is primarily associated with the establishment in 1939 of one of the earliest residential subdivisions in Ballarat following a curvilinear layout. Originally the private property of the squatter, Robert Crawford, who built the substantial Strathalbyn House in 1875, the property was well known as Bishopscourt – the residence of the Anglican Bishop of Ballarat from 1878 – and St. Aidan's Theological College that opened in 1903. With the closure of the College by 1932 and the relocation of the Bishop to Sturt Street, the property was subdivided into 40 residential allotments. The layout of St. Aidan's Drive followed the lines of the original carriageway to the former College and allowed for the retention of the former Warden's Cottage that is now addressed as 3 St. Aidan's Drive. The area has associations with local builders, including D.S. Quayle (who was responsible for the Gas Feature Home in neighbouring Colpin Avenue in 1934) and with the local architects, Clegg and Morrow who designed the distinctive waterfall styled dwelling at 1 St. Aidan's Drive. The area also has associations with George Brown and his

brother, Ted, who appear to have been responsible for constructing the roads. George Brown was also the one of the earliest residents in the area and an early multiple owner of St. Aidan's allotments, including 1 St. Aidan's Drive. The most comparable residential area in Ballarat with St. Aidan's is the Waller Estate, established in 1950.

Overall, the St. Aidan's Heritage Precinct is of LOCAL significance.

## **Rationale to Statement of Cultural Significance**

In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the St. Aidan's Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The St. Aidan's Heritage Precinct is considered to meet the following relevant Criteria:

A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

H.1: Importance for close associations with individual whose activities have been significant within the history of the nation, State or region.

The St. Aidan's heritage precinct has been considered to be one of the earliest (if not the earliest) residential subdivisions in Ballarat whereby a curvilinear layout was established. The only known comparable residential areas in Ballarat are the Waller Estate Heritage precinct established in 1950 (11 years after St. Aidan's). For this reason alone, St. Aidan's meets the criteria, especially given that the Waller Estate Heritage precinct is recommended as a heritage overlay in the Ballarat Planning Scheme by a Ministerial Planning Panel (Ballarat C58 amendment).

The associations with Bishopscourt and St. Aidan's College, while now largely intangible and denoted by the names of the streets and the retention of the Edwardian former Warden's Cottage at 3 St. Aidan's Drive, provide an important understanding of the historical and cultural development of this part of Ballarat.

The promotion of the subdivision by George Brown through his involvement with the construction of the roads, building of the architect-designed waterfall styled dwelling at 1 St. Aidan's Drive (which accentuates the curved nature of the road) and the multiple early ownership of neighbouring allotments has played a significant part in the early development of the residential area.

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

E.1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The St. Aidan's Heritage Precinct has a high proportion of interwar and postwar dwellings set within a distinctive landscaped setting of open front gardens, generous grassed nature strips, curved thoroughfares and street trees. These qualities clearly reflect the contemporary Garden City town planning principles of the early 20<sup>th</sup> century, notably "neatly-designed dwellings set in pleasant, green surroundings", in close proximity to the Botanical Gardens and the aquatic pursuits "and other pleasures" of Lake Wendouree.

Most of the dwellings are intact and are good representative examples of their types (interwar and postwar Bungalows). While there are subtle (and sometimes distinctive) differences between the dwellings in the precinct, there is predominantly a consistency of design quality, scale, height and construction, coupled with notable individual house designs including the waterfall styled dwellings and larger two storey local heritage landmarks.

Collectively, these aesthetic qualities and design types meet the relevant criteria in a similar conceptual manner as the heritage qualities of the Waller Estate Heritage Precinct.

### **Buildings Not Significant to a Precinct**

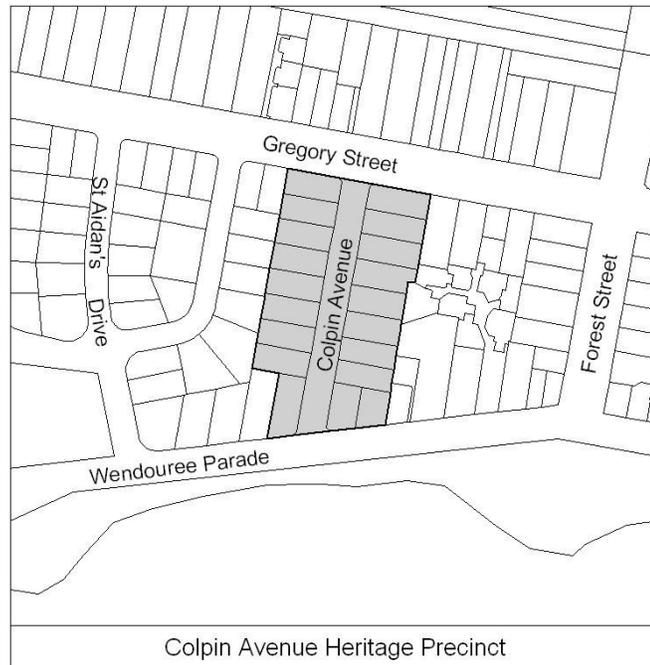
The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct'). All other buildings within the area identified as the 'heritage precinct' are considered to be contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

### **HO 183 ST AIDAN'S HERITAGE PRECINCT**

<b>STREET NO.</b>	<b>ADDRESS</b>	<b>SUBURB</b>
1411	Gregory Street	Lake Wendouree
1415	Gregory Street	Lake Wendouree
3	Lindisfarne Crescent	Lake Wendouree
10	Lindisfarne Crescent	Lake Wendouree
4	St Aidan's Drive	Lake Wendouree
6	The Boulevarde	Lake Wendouree
8	The Boulevarde	Lake Wendouree
10	The Boulevarde	Lake Wendouree
12	The Boulevarde	Lake Wendouree

## COLPIN AVENUE HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE



### Statement of Cultural Significance

The Colpin Avenue Heritage Precinct has significance as a highly intact streetscape of predominantly single storey interwar dwellings constructed largely between 1933 and 1941. These properties have mature garden settings, well designed and constructed front fences and set within a streetscape of grassed nature strips (without footpaths), distinctive brick kerb and channel and rows of mature Pin Oak street trees. Subdivided into 20 allotments by the original owners, Collins and Pinney, builders, Colpin Avenue (whose name is derived from the original owners) was the location of Ballarat's first "Ideal Homes Exhibition" in November and December 1933, sponsored by local auctioneer and real estate agent, Edgar Bartrop. It was proudly advertised as Ballarat's "most exclusive residential area", with three feature homes built offering the latest in design and technology. The "Lake House" and "All Electric House" at 518 Wendouree Parade and 7 Colpin Avenue respectively, were built by Collins and Pinney in interwar Spanish Mission styles. The third home was the "Gas Feature Home" built by David S. Quayle. These single storey, well built and designed dwellings were open to the public throughout the exhibition, which was opened by the Mayor of the City of Ballarat on 25 November 1933. Laid out along contemporary Garden City Planning principles, the exhibition heralded the transformation of Colpin Avenue into an homogenous and distinctive interwar streetscape by the early 1940s.

The Colpin Avenue Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates original design qualities as defined in the high proportion of predominantly intact interwar dwellings. These qualities include the hipped and/or gabled roof forms (with a pitch between 25 and 35 degrees) and the projecting front verandahs or porches having hipped, gabled or flat roofs. Other intact or appropriate qualities of these interwar Bungalow and interwar Californian Bungalow styled dwellings include the single storey height, broad eaves, timber framed double hung windows arranged singularly, in pairs, banks of three or as projecting bays, face or rendered brick chimneys, face or rendered brick wall construction and horizontal timber weatherboard wall cladding and the galvanized corrugated steel and terra cotta tile roof cladding. The more distinctive dwellings at 518 Wendouree Parade and 7 Colpin Avenue in the precinct are designed in a Spanish Mission Revival style which also feature front parapeted and/or arcaded loggias. There are also three late interwar Bungalows which have similar design qualities, together with corner timber framed windows. The recessive garage and carport locations, allowing the dwellings to dominate, also contributes to the architectural significance of the place. Overall, the collection of dwellings in Colpin Avenue forms one of the most intact homogenous examples of a predominantly interwar streetscape in Ballarat, comparable with Crocker Street in Ballarat West and the east side of Dowling Street (between Gregory Street and Wendouree Parade) in Lake Wendouree.

The Colpin Avenue Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2, E.1). The area has highly important visual qualities that contribute to its distinctive interwar streetscape character. These qualities include the early face or rendered brick fences articulated with brick plinths and piers, and having solid brick or open geometrid steel trussed bays between. Other intact qualities include the face brick kerb and channel, generous grassed nature strips (without footpaths), mature private landscaped settings and the rows of mature Pin Oak trees on both sides of the avenue.

The Colpin Avenue Heritage Precinct is **historically** significant at a **LOCAL** level (AHC A.4, H.1). It is associated with Ballarat's first "Ideal Homes Exhibition" sponsored by local auctioneer and real estate agent, Edgar Bartop, and opened on 25 November 1933 by the Mayor of the City of Ballarat, A.J. Darling. Proudly declared as the city's "most exclusive residential area", the exhibition displayed three "feature homes". The "Lake House" at 518 Wendouree Parade and the "All Electric House" at 7 Colpin Avenue were built by local builders, Collins and Pinney. They were the owners of the original 20-allotment subdivision of Colpin Avenue (whose name is derived from these original owners). The third feature home was the "All Gas Feature Home" at 8 Colpin Avenue built by David S. Quayle. He had also built a second house at 6 Colpin Avenue which was completed in time for the exhibition, but was not described as a "feature home". The exhibition involved various sections of the community. The Ballarat Base Hospital offered refreshments in a marquee, a slab and bark hut was built as the exhibition office by the local scouts. Most importantly, the feature homes offered the latest in architectural and interior design and building and utilities technology. The success of the exhibition brought with it the transformation of Colpin Avenue into a highly homogenous predominantly interwar streetscape in the ensuing years.

The Colpin Avenue Heritage Precinct is **scientifically** significant at a **LOCAL** level (AHC F.1). The original “feature homes” of the Ideal Homes Exhibition illustrate contemporary design and technology for the interwar period. The “All Electric” and “Gas Feature” homes reflect the latest in technological development for utility services that set a standard for all houses in the area. More broadly, the Ideal Homes Exhibition was in itself an innovative concept for Ballarat, the holistic approach to the design of the subdivision layout, houses, garden designs and engineering infrastructure became an appealing model for house sales and later house exhibitions.

Overall, the Colpin Avenue Heritage Precinct is of LOCAL significance.

### **Rationale to Statement of Cultural Significance**

In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the Colpin Avenue Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The Colpin Avenue Heritage Precinct is considered to meet the following relevant Criteria:

A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

H.1: Importance for close associations with individual whose activities have been significant within the history of the nation, State or region.

It has been clearly documented with historical and physical evidence that the Colpin Avenue precinct has direct associations with Ballarat’s first “Ideal Homes Exhibition” in 1933, sponsored by Edgar Bartrop, local auctioneer. This exhibition played a fundamental role in promoting interwar design and technology, which was made manifest in the immediate ensuing years in the construction of dwellings in Colpin Avenue. Edgar Bartrop played a critical role as the major organizer and sponsor of the exhibition, and together with local builders, Collins and Pinney and David S. Quayle, he was responsible for promoting Colpin Avenue as an “exclusive residential area” through the establishment of the original feature homes which has led to the interwar character and appearance of Colpin Avenue today.

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

E.1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Colpin Avenue Heritage Precinct represents one of the most intact and homogenous interwar streetscapes in Ballarat. It clearly demonstrates the contemporary aspirations in design and technology for the interwar period, through the high proportion of interwar Bungalows, interwar Californian

Bungalows, interwar Spanish Mission dwellings and (to a lesser degree) postwar Bungalows existing in the precinct. This is complemented by the intact landscaping and engineering infrastructure, as defined by the grassed nature strips, mature garden settings, mature Oak trees on both sides of the avenue, intact early front fences and brick kerb and channel. This heritage fabric is recognized by the majority of the residents in Colpin Avenue today for its architectural and aesthetic values.

F.1: Importance for its technical, creative, design or artistic excellence, innovation or achievement.

The photographic and documentary evidence that resulted from the Ideal Homes Exhibition provides a clear understanding of the technological achievements in the use of electricity and gas in typical residential building construction. The electrical plan of the All Electric Home at 7 Colpin Avenue illustrates the early nature of using electricity in a holistic manner. The different electrical points for varying wattage supply shows the fledgling nature of the technology when compared with similar services today. More broadly, the Ideal Homes Exhibition was an innovative concept in Ballarat. The subdivision of MacLeod's block in Dowling Street in 1929 had been the precursor to the exhibition, but this event was more complete in advertising, marketing, laying out and construction of interwar dwellings. It was a new method of selling homes with greater appeal, having the latest in house design, furnishings, furniture, building products, utilities and landscaping on proud display for the interested buyer.

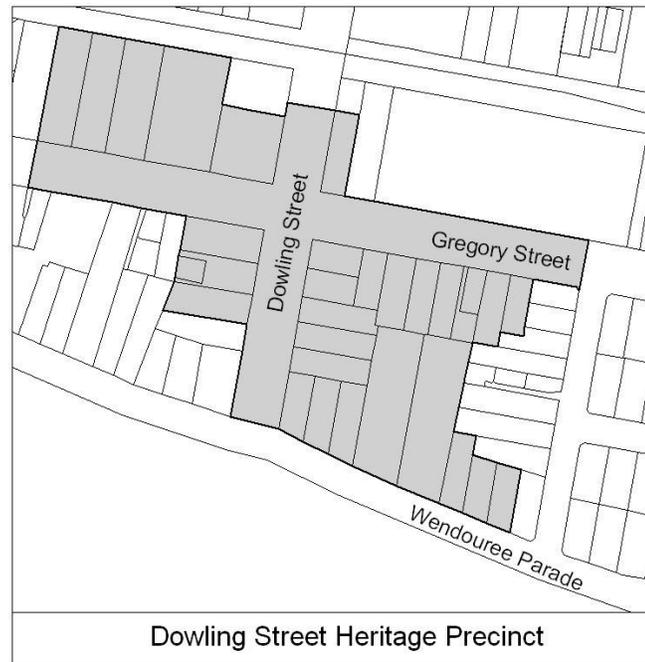
### **Buildings Not Significant to a Precinct**

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct'). All other buildings within the area identified as the 'heritage precinct' are considered to be contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

<b>STREET NO.</b>	<b>ADDRESS</b>	<b>SUBURB</b>
4	Colpin Avenue	Lake Wendouree
15	Colpin Avenue	Lake Wendouree
16	Colpin Avenue	Lake Wendouree

## DOWLING STREET HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE



### Statement of Cultural Significance

The Dowling Street Heritage Precinct has significance as a predominantly intact and diverse area of 19<sup>th</sup> and early 20<sup>th</sup> century and especially interwar era houses. The heritage precinct is mainly characterised by detached, single storey, jerkin head, gabled and/or hipped Late Victorian, Federation and interwar Bungalow dwellings constructed of face or rendered brick or weatherboard wall cladding with tiled or galvanized corrugated steel roofs. Overall, 86% of the dwellings contribute to the significance of the area. On the north side of Wendouree Parade are a small number of notable two storey dwellings on substantial landscaped allotments. Also contributing to the heritage values of the area are the grassed and graveled road verges in Gregory and Dowling Streets, open bluestone spoon drains in Dowling Street, front brick and timber fences, wide grassed nature strips, private garden settings and the mixed exotic street trees in Dowling Street (including the Claret Ash and Elm trees). With the first land in the area being sold in 1854 to D. Harris (the land bound by Dowling and Gregory Streets, Wendouree Parade and Martin Avenue), the earliest known surviving dwelling in the precinct is the house at 7 Dowling Street on land first sold to M. Kilmartin in 1884. North of this property at 1306-1310 Gregory Street is a small group of substantial Federation styled houses reflecting the important residential developments after the subdivision of this land in 1906. However, the greatest volume of house building in the area occurred during the interwar period. In particular, the subdivision of 9 allotments in "McLeod's Block" fronting the east side of Dowling Street in 1929 was applauded by the City of

Ballarat at the time. The construction of 6 interwar Bungalows at 2-10 Dowling Street and 1215 Gregory Street by Collins and Pinney witnessed a bold entrepreneurial development by these local builders, pre-dating the more well-known and publicized Ideal Homes Exhibition in Colpin Avenue of 1933 of well designed interwar Bungalow dwellings constructed by the same builders, Collins and Pinney and other local builders. The “McLeod’s Block” development was supplemented by the building of two substantial interwar English Domestic Revival styled dwellings at 344 and 346 Wendouree Parade designed by Richards Coburn and Richards and built by L. Ludbrook and Sons between 1929 and 1931, together with the two large brick dwellings at 336 and 340 Wendouree Parade in the 1940s. Other interwar Bungalows fronting Wendouree Parade and Gregory Street were also constructed in the 1930s and 1940s.

The Dowling Street Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates original and early design qualities in its diverse collection of 19<sup>th</sup> and early 20<sup>th</sup> century dwellings and interwar Bungalows. These significant dwellings constitute 86% of the building stock in the area. The earliest surviving dwellings at 3 and 7 Dowling Street are largely Late Victorian and Edwardian in design, with hipped and gabled roof forms, asymmetrical and detached compositions timber construction (wall cladding and window frames) and slate and galvanized corrugated steel roof cladding. These dwellings were originally situated on larger allotments. Federation design qualities in the area is especially reflected in the dwellings at 1306, 1308 and 1310 Gregory Street. The intact qualities include the single storey, detached and asymmetrical compositions, hipped, gambrel and gable roof forms clad in galvanized corrugated steel, brick and timber weatherboard wall construction, timber framed double hung and casement windows arranged singularly or in banks, decorative gable infill, return or front verandahs and the prominent brick chimneys. Of particular architectural significance for the area is the interwar Bungalows fronting Dowling Street, Wendouree Parade and Gregory Street (south side). The development by Collins and Pinney is especially reflected in the dwellings on the east side of Dowling Street, dwelling at 1215 Gregory Street and the more substantial interwar English Domestic Revival styled dwellings at 344 and 346 Wendouree Parade, with their detached and asymmetrical compositions, jerkin head, hipped and gabled roof forms, front verandahs, face or rendered brick chimneys, broad eaves (including those with exposed timber rafters), timber framed double hung windows, face and rendered brick and timber weatherboard wall construction and tiled and galvanized corrugated steel roof cladding. The other interwar Bungalows and the few notable postwar Bungalows in the area have architectural significance for similar design qualities. Throughout the precinct is a lack of forward projecting and dominant garages and carports. The recessive nature of these structures, allowing the dwellings to dominate, also contributes to the architectural significance of the area.

The Dowling Street Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2, E.1). The area has contextually important visual qualities as a result of the diverse subdivisional eras and subsequent varying allotment sizes with large and smaller sized landscaped private gardens (some with mature exotic trees), and the public landscapes. These latter qualities are especially identified in the wide grassed nature strips, mature street trees including the Claret Ash and Elms in Dowling Street, and the Claret Ash, Elm and Plane trees in Gregory Street. The open bluestone spoon drains in

Dowling Street, concrete kerbs and wide channels in Gregory Street and the grassed and graveled road verges also contribute to the public landscape qualities of the area, as do the views to Lake Wendouree from Wendouree Parade, Dowling Street, Martin Avenue and Gregory Street (from the Dowling Street intersection). The front fences that have been designed to complement the style and construction of the dwellings as especially identified in Dowling Street further help to reflect the aesthetic significance of the area.

The Dowling Street Heritage Precinct is **historically** significant at a **LOCAL** level (AHC A.2, H.1). The area has associations with diverse land sales and subdivision and building developments in the 19<sup>th</sup> and early 20<sup>th</sup> centuries and during the interwar period. The first land in the area was sold to D. Harris in May 1854 and included 7 acres and 2 roods bound by Dowling Street, Gregory Street and Wendouree Parade. It was thirty years later before further land sales took place on the west side of Dowling Street in 1884. These allotments were purchased by M. Kilmartin and M.E. Hassell, although Hassell had constructed a dwelling on the north-west corner of Dowling Street and Wendouree Parade by 1882. Gregory Street formed the municipal boundary in the early years. Land was also sold in May 1854, with Sydney Penny's residence having been built at the corner of Gregory and Dowling Streets by 1904. A subdivision of the large allotment in 1906 witnessed the construction of three Federation styled houses. The Dowling Street Heritage Precinct is especially associated with residential developments during the interwar period, particularly on the large block of land first owned by D. Harris. In 1929, a nine-lot subdivision of "McLeod's Block" that mainly fronted the east side of Dowling Street (including the extant dwellings at 2, 4, 6, 8 and 10 Dowling Street and 1215 Gregory Street) soon brought about a collection of well-design interwar Bungalows built by Collins and Pinney, local builders that was applauded by the Mayor of the City of Ballarat. This small but bold early entrepreneurial development appears to have been the catalyst for further house building in the area in the 1930s and 1940s, including the substantial Bungalows at 344 and 346 Wendouree Parade designed by Richards, Coburn and Richards and built by G. Ludbrook.

Overall, the Dowling Street Heritage Precinct is of **LOCAL** significance.

### **Rationale to Statement of Cultural Significance**

In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the Dowling Street Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The Dowling Street Heritage Precinct is considered to meet the following relevant Criteria:

A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

H.1: Importance for close associations with individuals whose activities have been significance within the history of the nation, State or region.

The historical development of the Dowling Street Heritage precinct and the diversity of land subdivisions and house construction in the 19<sup>th</sup> and early 20<sup>th</sup> centuries and particularly in the interwar period have been clearly documented. From the earliest land sales in 1854 and 1884, to house building in the Federation period on the northern side of Gregory Street, to the major house building of the interwar period, intact and significant physical fabric also reflects the evolution of the area. Particular emphasis has been given to the interwar housing developments, given that it was during this period when the most substantial number of houses and therefore the most dramatic change in the aesthetic amenity of the area occurred. The subdivision of “McLeod’s Block” in 1929 brought with its associations with one of Ballarat’s most entrepreneurial building firms for the period, Collins and Pinney. This small speculative development of interwar Bungalow house construction on the east side of Dowling Street (and fronting Gregory Street and Wendouree Parade) was the precursor to the more well-known and publicized development of interwar Bungalow building known as the Ideal Homes Exhibition of 1933 in Colpin Avenue. It appears to have been the success of the “McLeod’s Block” development that led to similar and larger-scaled, well-designed and constructed Bungalows in Colpin Avenue. Contextually more importantly, it may have been the “McLeod’s Block” housing development that was the catalyst for further interwar Bungalow house building in the precinct.

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

E.1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The characteristic diversity of the area in allotment size and house style reflects the important phases of house building in Dowling Street. The high quality of construction is reflected in the extant Late Victorian, Federation and interwar Bungalows in the area. This diversity and contextually high design quality demonstrates the importance of the area as a place to reside – whether beside Lake Wendouree in Wendouree Parade or in the tree-lined streets of Gregory Street and Dowling Street, with its collection of notable interwar Bungalows (a number of matching fence design and construction) that was applauded by the Mayor of the City of Ballarat at the time of proposed building development in 1929. The few Late Victorian styled dwellings and Federation styled houses are a physical legacy of the changing land uses in the area and design techniques in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Community consultation has indicated that the dwellings, street trees and engineering infrastructure are valued by some members of the local community.

## **Buildings Not Significant to a Precinct**

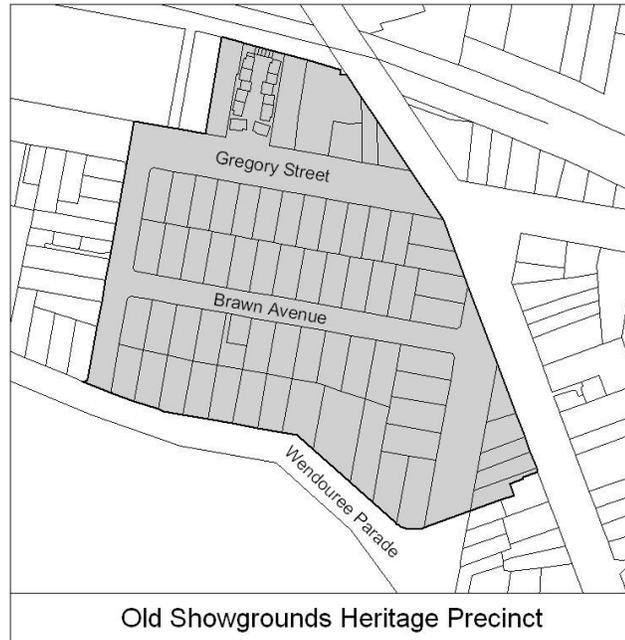
The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct'). All other buildings within the area identified as the 'heritage precinct' are considered to be contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

### **HO 185 DOWLING STREET HERITAGE PRECINCT**

<b>STREET NO.</b>	<b>ADDRESS</b>	<b>SUBURB</b>
4	Dowling Street	Lake Wendouree
1209	Gregory Street	Lake Wendouree
1211	Gregory Street	Lake Wendouree
348	Wendouree Parade	Lake Wendouree

## OLD SHOWGROUNDS HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE



### Statement of Cultural Significance

The Old Showgrounds Heritage Precinct has significance as a largely intact interwar residential area. This significance is manifested in the considerable number of modest and economical but well-built interwar Bungalows set within landscaped settings that reflect the philosophies and social attitudes of early 20<sup>th</sup> century Garden City planning. The dwellings and their settings are a physical legacy of the socio-economic status of the area in the 1930s and 1940s. The larger number of timber weatherboard and brick interwar Bungalows are characterized by detached compositions having hipped and gabled roof forms with projecting front and corner verandahs or porches. The roofs are clad in tiles or galvanized corrugated steel. Within the area are variants of the standard interwar Bungalow, including a few dwellings with Old English, waterfall and eclectic English Domestic Revival and Modern stylistic qualities. Overall, 79% of the dwellings in the precinct have significance to the area. The dwellings are set within a grid layout of largely regular-sized allotments with similar front and side setbacks. The landscape qualities - including the grassed nature strips (and absence of footpaths in Brawn and Martin Avenues), mature front garden settings and the Oak trees in the gardens at 5 and 7 Haddon Street and 302 Wendouree Parade which appear to relate to the era of the showgrounds before 1933 – contribute much to the aesthetic and historical values of the area. Originally reserved for agricultural showground purposes by 1854, the land was subdivided into residential allotments and first auctioned in October 1933. Opposite the showgrounds in Haddon and Gregory Streets, most of the dwellings were also constructed during the same period as the interwar Bungalows in the showgrounds subdivision, during the 1930s and 1940s.

The Old Showgrounds Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2). It demonstrates original design qualities as identified in the predominantly and moderately intact economical but well-built interwar Bungalow styled, single storey, detached and modestly scaled dwellings. Overall, 79% of the dwellings have significance within the area. The intact or appropriate design qualities for most of these dwellings include the multiple hipped, jerkin head and gabled roof forms (with a pitched between 25 and 40 degrees), broad eaves (including the exposed timber rafters to some dwellings), predominantly timber framed double hung or fixed windows arranged singularly, in pairs and banks of three or as projecting bays, face or rendered brick chimneys, front verandah with hipped, gabled or flat roof forms supported by columns or solid masonry piers, decorative gable infill, gable ventilators, face and rendered brick wall construction and timber weatherboard wall cladding, and the galvanized corrugated steel and tiled roof cladding. The few Old English styled dwelling with intact steeply pitched and picturesquely articulated gabled roof forms, stepped brick chimneys, corbelled brick gable ends and arched brick openings in the verandahs, together with the small number of waterfall styled interwar dwellings with flowing curved front facades and curved corners windows, and the distinctive eclectic English Domestic Revival and Modern styled houses with their gabled forms, asymmetrical compositions, corner windows, face brick wall construction accentuated with clinker brick wall bases, window heads and curved balustrading, stepped and curved brick chimneys and the projecting flat roofed curved front and side porches also make an architectural contribution to the significance of the Old Showgrounds heritage precinct. The recessive and side location of garages further enhances the interwar heritage streetscape qualities of the area.

The Old Showgrounds Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2). It demonstrates important visual qualities as shown in the mature private garden settings characterized by grassed areas, flower beds, shrubs and trees, and the, front brick interwar fences designed low in height (up to 1100 mm high) with brick piers and plinths and geometric trussed steel bays, or low (up to 1100 mm high) solid brick fences of construction and detailing to match the dwellings. Aesthetic significance is also identified in the grassed nature strips (including the lack of footpaths in Brawn and Martin Avenues), mature street trees in Martin Avenue, surviving mature Oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade (which appear to date from the era of the showgrounds in this location before 1933), and the concrete kerb and channel.

The Old Showgrounds Heritage Precinct is **historically** significant at a **LOCAL** level (AHC A.2, H.1). It is associated with the reservation of land for Agricultural and Showgrounds purposes in the mid 1850s. The area is especially associated with interwar housing development as a result of the subdivision of the showgrounds reserve in 1933, when largely modestly scaled and economical interwar Bungalows were constructed between 1934 and the 1940s (together with a few dwellings in the immediate postwar years). Similar housing development during the interwar period is also reflected in other land subdivisions opposite the former showgrounds site in Haddon, Burnbank and Gregory Streets. The area has associations with several local builders responsible for the construction of many of the dwellings, including A.W. Nicholson, W.G. Feary and Sons, H.C. Reaby, S. Warren, F.A. Button and Gallagher and Mason. A small number of houses were also built as part of the Edgar Bartrop Home Building Service, whereby the local auctioneer

and estate agent, Edgar Bartop, provided standard house designs and local builders to carry out the work. This service followed on from the more locally well-known Ideal Homes Exhibition in late 1933, when the latest in interwar house design was exhibited in Colpin Avenue under the sponsorship of Edgar Bartop. More broadly, the collection of modest, economical and well-built dwellings in the Old Showgrounds Precinct largely reflects contemporary Garden City philosophy and social attitudes to town planning and housing first developed in England in the early 20<sup>th</sup> century.

Overall, the Old Showgrounds Heritage Precinct is of **LOCAL** significance.

## **Rationale to Statement of Cultural Significance**

In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the Old Showgrounds Heritage Precinct has been assessed against the relevant Criteria for the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The Old Showgrounds Heritage Precinct is considered to meet the following relevant Criteria:

A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

H.1: Importance for close associations with individuals whose activities have been significance within the history of the nation, State or region.

The Old Showgrounds Heritage Precinct has a direct association with the evolution and development of the Agricultural and Pastoral Society and the annual show in this area from the mid 19<sup>th</sup> century until 1933. More particularly, historical and physical evidence has clearly revealed that the subdivision of this land and neighbouring allotments in Haddon, Burnbank and Gregory Streets was the catalyst of an important local housing development of interwar Bungalows that were economical but well-built. Several of these dwellings were constructed by local builders (as previously stated) whose involvement has assisted in the existing heritage character of the area today. A contextual background for the development of the old showgrounds subdivision - with ample space for landscaping, grassed nature strips and the nearby recreational area of Lake Wendouree – and especially affordable and well-built housing – has been documented which in itself provides an understanding of some Garden City town planning ideals translated into a local context in the 1930s.

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

The significant interwar (and to a lesser degree postwar) dwellings in the Old Showgrounds heritage precinct represent a considerable proportion (74%) of the building stock in the area. The standard heritage design characteristics of most of the interwar Bungalows provides an understanding of the socio-economic status of the original owners, methods of house building for the

period and more broadly, an understanding of contemporary town planning and social attitudes for the period. The design quality of the area has been clearly articulated through the consistent building forms, height, scales, details and construction techniques.

## Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct'). All other buildings within the area identified as the 'heritage precinct' are considered to be contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

STREET NO.	ADDRESS	SURBURB
1	Brawn Avenue	Lake Wendouree
3	Brawn Avenue	Lake Wendouree
7	Brawn Avenue	Lake Wendouree
13	Brawn Avenue	Lake Wendouree
14	Brawn Avenue	Lake Wendouree
18	Brawn Avenue	Lake Wendouree
1102A	Gregory Street	Lake Wendouree
1110	Gregory Street	Lake Wendouree
1115	Gregory Street	Lake Wendouree
5	Haddon Street	Lake Wendouree
10	Haddon Street	Lake Wendouree
12	Haddon Street	Lake Wendouree
306	Wendouree Parade	Lake Wendouree
316	Wendouree Parade	Lake Wendouree
318	Wendouree Parade	Lake Wendouree
320	Wendouree Parade	Lake Wendouree
322	Wendouree Parade	Lake Wendouree

## CRESWICK ROAD/MACARTHUR STREET HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE



### Statement of Cultural Significance

The Creswick Road and Macarthur Street Heritage Precinct has significance for its notable concentration of predominantly and moderately intact dwellings built between the second half of the 19<sup>th</sup> century and the interwar (c.1920-1945) period. Overall, 69% of the dwellings have significance within the area. These dwellings demonstrate original and early design qualities of Victorian, Late Victorian, Edwardian and interwar Bungalow styles, reflecting important eras of residential development for the area. Primarily situated on Creswick Road and Macarthur Street, the precinct was largely an open area in 1861, with these roads having been laid out to service the rapidly expanded population as a result of the gold rush from 1851. The area was subdivided into residential allotments from c.1863 (the land north of Macarthur Street), with further allotments sold south of Macarthur Street from 1888, although the Crown Hotel opened in 1857 at the south-east corner of Creswick Road and Macarthur Street and there were houses dotted along these roads by 1861. None of these original buildings appear to survive today and the existing building stock reflects the important changes resulting from the subdivisions of c.1863 and 1888. By 1904, the area was occupied by residents of broad socio-economic backgrounds: from the gentleman of “independent means” and solicitors; to the middle classes of teachers, police constables, tailors and office clerks; to the working classes comprising carpenters, butchers, labourers and not surprisingly railway employees and potters, given the nearby railway workshops and pottery factory (physical evidence survives in the brick chimney stack that forms a local heritage landmark). The creation of the western railway line (reserved as early as 1868) witnessed the formation of the curved railway reserve and adjoining thoroughfare known as Beaufort Crescent in c.1863. An Avenue of Honor known as “Monash Avenue” denoted today by rows of Maple and Ash trees along Beaufort Crescent were planted in 1916-17 in memory of those serving in the First World War. These

trees, together with the row of Elms in Creswick Road, Pin Oaks on the east side of Baird Street, mix of Plane, Elm and Ash trees in Macarthur Street and the grassed nature strips, open bluestone spoon drains, grassed and graveled verges and notable number of front fences that reflect the design and construction of the dwellings also contribute to the significance of the area.

The Creswick Road and Macarthur Street Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criterion D.2). It demonstrates original and early design qualities associated with the residential development of the area from the late 19<sup>th</sup> century until c.1945. These qualities are expressed in the Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings that are all single storey in appearance and have detached compositions. Intact and appropriate domestic designs for the area include the hipped and gabled roof forms (with simple or complex roof outlines having a pitch between 25 and 40 degrees), front or return verandahs, corrugated galvanised steel roof cladding, horizontal timber weatherboard wall construction, brick chimneys (detailed to reflect the design era), modest or wide eaves, timber verandah posts with decorative cast iron or timber brackets and/or valances, timber framed windows arranged singularly, in pairs or bays, and the rear location of carports and garaging. Overall, these dwellings constitute 69% of the building stock in the area. The surviving commercial buildings: the former Canberra Hotel at 812 Macarthur Street and the shop at 710 Macarthur Street also contribute to the architectural significance of the area.

The Creswick Road and Macarthur Street Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and residential development of the area. These qualities include the layout of the roads, streets and allotment configuration, views to the railway line (in Macarthur Street and Beaufort Crescent) and cemetery (Macarthur Street and Creswick Road) and views to the former Canberra Hotel, a local heritage landmark representing an early commercial enterprise in the area. Another local landmark, although outside the precinct, is the brick chimney stack represent a physical legacy of the 19<sup>th</sup> century pottery factory which was demolished in the 1960s. Particular landscapes of significance include the Avenue of Honor of Maple and Ash trees in Beaufort Crescent (known as "Monash Avenue"), row of Elms in Creswick Road, Pin Oaks on the east side of Baird Street, mix of Plane, Elm and Ash trees in Macarthur Street grassed nature strips, and the small front private gardens to several of the properties. The streetscapes within the precinct are also identified by front fencing that further enhances the significance of the area. These fences include the timber picket fences (up to 1200 mm high), timber post and woven wire or cyclone fences (up to 1200 mm high), low interwar era brick fences with pier and trussed steel bays (up to 700 mm high) and the low interwar era solid brick fences, all of which relate to the design era of the dwellings within the properties. The early open bluestone spoon drains in Baird Street, Beaufort Crescent and Creswick Road (and the accompanying concrete cross overs and culverts), concrete upstands to the bluestone drains at one end of Beaufort Crescent, grassed and graveled road verges, and asphalt footpaths in Macarthur Street and Beaufort Crescent also contribute to the significance of the place. The lack of a visual presence of garages and carports from the street frontages further retains the aesthetic heritage values of the area.

The Creswick Road and Macarthur Street Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with important eras of residential development after the subdivision of the area in c.1863 and 1888, in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and during the interwar (c.1920-1945) period. Although there was housing in the area before 1861, together with the Crown Hotel that had opened in 1857 on the south-east corner of Creswick Road and Macarthur Street, subsequent major land subdivisions were the catalyst of the construction of the dwellings in the area today. The first major subdivision occurred north of Macarthur Street and included the creation of Baird Street (originally known as Wood Street) and the angled Beaufort Crescent as a result of the reservation of adjacent railway land and later opening the Ballarat to “Beaufort” railway line. Allotments in the first subdivision were sold from 1863 and involved 29 allotments between Creswick Road and Baird Street, with the remaining 16 allotments between Baird Street and Beaufort Crescent first sold from 1869. Land south of Macarthur Street was divided into allotments in 1888. Although primarily a residential area, the precinct has associations with the former Canberra Hotel, built in 1866 as the Rose of Denmark and forms a local historical landmark. A number of the interwar dwellings in the area have associations with local builders, including A.L. Quayle (builder for 8, and 11A Baird Street) and S.J. Weir (builder for 2 Baird Street). The area also has associations with residents of a broad mix of socio-economic backgrounds in the 19<sup>th</sup> and early 20<sup>th</sup> centuries: from the gentleman of “independent means” and solicitors; to the middle classes of teachers, police constables, tailors and office clerks; to the working classes comprising carpenters, butchers, labourers and not surprisingly railway employees and potters, given the nearby railway workshops and pottery factory. There are also associations with the planting of the Avenue of Honor of Maple and Ash trees (known as Monash Avenue) in 1916-17 by the North Progress Association in honor of the soldiers of the area who were then serving in the First World War.

The Creswick Road and Macarthur Street Heritage Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). In particular, the Avenue of Honor of Maple and Ash trees known as “Monash Avenue” is recognized by the local community for cultural and commemorative reasons with those soldiers who fought and died in the First World War.

Overall, the Creswick Road and Macarthur Street Precinct is of **LOCAL** significance.

### **Rationale to Statement of Cultural Significance**

In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the Creswick Road and Macarthur Street Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The Creswick Road and Macarthur Street Heritage Precinct is considered to meet the following relevant Criteria:

A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

The Creswick Road and Macarthur Street Heritage Precinct has been identified in the Historical Evidence and in the Statement of Significance as being associated with the subdivision of residential land from 1863, 1869 and 1888. In the first instance, these subdivisions resulted from the need for further house building because of the rapidly expanded population as a result of the gold rush from 1851. The subsequent building development in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and during the interwar period reflects the evolution of housing needs in this area over an 80-year period, with the expansion of other industries and cultural and social developments, including the extension of the Ballarat to Beaufort railway line (now known as the Ballarat to Ararat railway line) adjacent the precinct that opened in 1874. The planting of the Avenue of Honor along Beaufort Avenue in 1916-17 and known as “Monash Avenue” continues as a physical and cultural legacy of the substantial impact of the First World War on the local area.

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

Most of the existing allotment pattern within the Creswick Road and Macarthur Street Heritage Precinct reflects the important subdivisional land sales of 1863, 1869 and 1888. The existing significant housing stock demonstrates the design techniques of the important phases of building development in the area in the Victorian, Edwardian and interwar periods. While most of the dwellings are modestly scaled, they are generally moderately-highly intact examples of their particular types (Victorian, Edwardian and interwar Bungalow stylistic types) that collectively provide a significant aesthetic understanding of the three main building phases in the area.

E.1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The landscape features within the precinct – notably the Avenue of Honor in Beaufort Crescent, row of Elms in Creswick Road, Pin Oaks on the east side of Baird Street, mix of Plane, Elm and Ash trees in Macarthur Street grassed nature strips, and the small front private gardens – make a critical contribution to the aesthetic heritage character of the area. The street trees within the public domain are valued by the local community. In association with the landscaping is the early engineering infrastructure such as the bluestone spoon drains and graveled and grassed road verges that further contribute to the heritage character and appearance of the area.

G.1: Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations.

The Avenue of Honor of Maple and Ash trees known as “Monash Avenue” in Beaufort Crescent commemorates those local soldiers who fought and died in the First World War. This memorial avenue continues to be valued by the local community for cultural and commemorative reasons, although the cultural associations with the fallen soldiers is now not well-known throughout Ballarat.

## Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct'). All other buildings within the area identified as the 'heritage precinct' are considered to be contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

STREET NO.	ADDRESS	SURBURB
2A	Baird Street	Ballarat Central
7	Baird Street	Ballarat Central
8A	Baird Street	Ballarat Central
10	Baird Street	Ballarat Central
10A	Baird Street	Ballarat Central
14	Baird Street	Ballarat Central
15	Baird Street	Ballarat Central
16	Baird Street	Ballarat Central
3	Beaufort Crescent	Ballarat Central
7	Beaufort Crescent	Ballarat Central
9	Beaufort Crescent	Ballarat Central
11	Beaufort Crescent	Ballarat Central
13	Beaufort Crescent	Ballarat Central
27	Beaufort Crescent	Ballarat Central
29	Beaufort Crescent	Ballarat Central
412	Creswick Road	Ballarat Central
414	Creswick Road	Ballarat Central
416	Creswick Road	Ballarat Central
418	Creswick Road	Ballarat Central
422	Creswick Road	Ballarat Central
440	Creswick Road	Ballarat Central
703	Macarthur Street	Ballarat Central
714	Macarthur Street	Ballarat Central
802	Macarthur Street	Ballarat Central
804	Macarthur Street	Ballarat Central
806	Macarthur Street	Ballarat Central
810	Macarthur Street	Ballarat Central
817	Macarthur Street	Ballarat Central
7A	Ronald Street	Ballarat Central

## BARKLY STREET/HUMFFRAY STREET SOUTH HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE



### Statement of Cultural Significance

The Barkly Street and Humffray Street Heritage precinct has significance as a predominantly intact residential area of late 19<sup>th</sup>, early 20<sup>th</sup> century and interwar era dwellings. Overall, 70% of the dwellings have significance within the area. These dwellings represent original or early design qualities of Edwardian/Federation and particularly Late Victorian and interwar Californian Bungalow styles, as the most prolific residential development in the area occurred in the late 19<sup>th</sup> century and interwar periods. The earliest dwellings appear to have been constructed in the late 1880s or early 1890s (or are relocated Victorian dwellings), a consequence of the area being a gold workings site during the height of the gold rush from the 1850s. Mine shafts, Red Streak Lead and the North First Chance mine, together with tailings, mullock dumps, mining equipment and other workings dominated the area throughout the 19<sup>th</sup> century. It was not until after the decline of gold mining in 1880 when the first residential land sales occurred in Humffray Street. They were followed by land sales in Porter Street between 1882-85 (although not included in the precinct) and Eastwood Street in 1883 (allotments adjoining the drainage reserve were sold from 1940). The open channels and covered culverts that bisect the north-east and south-east portions of the area have significance as another physical legacy of the gold mining era and represent a critical component of Ballarat's 19<sup>th</sup> and early 20<sup>th</sup> century infrastructure. Other significant infrastructure includes the bluestone spoon drains in Steinfeld Street.

The Barkly Street and Humffray Street Heritage precinct is **architecturally** significant at a **LOCAL** level (AHC D.2). It demonstrates original and early

design qualities associated with residential development in the area from the late 19<sup>th</sup> century until the mid 20<sup>th</sup> century. These qualities are expressed in the Late Victorian, Edwardian/Federation and interwar Californian Bungalow styled dwellings that are all single storey in appearance and have detached compositions. Intact and appropriate Late Victorian, Edwardian/Federation and interwar Bungalow stylistic qualities include the hipped and gabled roof forms (with simple or multiple roof forms having a pitch between 25 and 40 degrees), front verandahs or side porches, corrugated galvanised steel roof cladding, horizontal timber weatherboard or stuccoed brick wall construction, brick chimneys (Victorian styled dichromatic brick chimneys with corbelled tops, Edwardian/Federation styled face red brick chimneys with corbelled tops and more streamlined face red brick rectangular interwar chimneys with rendered or soldier course tops), modest or wide eaves (including exposed timber rafters to the interwar Californian Bungalows), timber verandah posts, decorative verandah valances and brackets (cast iron for many of the Late Victorian styled dwellings and timber for the Edwardian/Federation styled dwellings) or timber posts or concrete columns supported by brick piers (interwar Bungalow styled dwellings), timber framed windows arranged singularly, in pairs or bays, modest decorative gable infill (Edwardian/Federation and interwar Bungalow styled dwellings) and the relocation of the carports and garaging. Overall, these dwellings constitute 70% of the building stock in the area. A number of the dwellings also feature low front fences (up to 1300 mm high) of pointed, capped or flat timber picket, solid brick, timber post and woven wire designs and construction that relate to the style and era of the dwellings.

The Barkly Street and Humffray Street Heritage precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates important visual qualities that reflect historical residential development of the area from the late 19<sup>th</sup> century. These qualities include the grassed nature strips, row of mature deciduous trees along the southern boundary of Steinfeld Street, mature Elm and Oak trees in the drainage reserve at the corner of Eastwood and Barkly Streets, open front private gardens and the early drainage channels and culverts that bisect the north-east and south-east portions of the precinct. From the precinct are important views to other local landmarks. They include the view north from Barkly Street to the Ballarat East Fire Station, view north from Humffray Street to St. Paul's Anglican Church and the Post Office, and a view west from Eastwood Street to the former uncompleted Anglican Church of Christ Chapter House.

The Barkly Street and Humffray Street Heritage precinct is **historically** significant at a **LOCAL** level (AHC A.4). It is associated with important eras of residential development after the decline of gold mining in the area from 1880 until the mid 20<sup>th</sup> century. Residential land sales first occurred in Humffray Street between 1880 and 1883, and were soon followed by land sales in Porter Street between 1882-85 and Eastwood Street in 1883 (allotments adjoining the drainage reserve were sold from 1940). Houses of significance to the area were constructed on these allotments from the late 1880s and early 1890s, until the late interwar (1920s-1940s) period. Also of historical significance to the area are its associations with the gold rush from the early 1850s. This area was a gold workings site, dominated by mine shafts, Red Streak Lead and the North First Chance mine, together with tailings, mullock dumps, mining equipment and other workings throughout the 19<sup>th</sup> century. As a result, there were only approximately 3 buildings in the precinct during these years.

Overall, the Barkly Street and Humffray Street Heritage precinct is of **LOCAL** significance.

### **Rationale to Statement of Cultural Significance**

In accordance with the *Victoria Planning Provision (VPP): Applying the Heritage Overlay*, the Barkly Street and Humffray Street Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The Barkly Street and Humffray Street Heritage Precinct is considered to meet the following relevant Criteria:

A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

The Barkly Street and Humffray Street Heritage Precinct has been identified in the Historical Evidence and in the Statement of Significance as being associated with land sales from the 1880s. The subsequent building development in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and during the interwar period reflects the evolution of housing needs in this area over an 80-year period. The later 19<sup>th</sup> century residential development of the area, compared with other areas in Ballarat, is because this precinct was originally a gold workings site during the gold rush from the 1850s. This association also has historical significance to the area and continues to be identified through the channels and culverts that bisect the area.

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

Most of the existing allotment pattern within the Barkly Street and Humffray Street Heritage Precinct reflects the original subdivisional land sales from the 1880s. The existing significant housing stock demonstrates the design techniques of the important phases of building development in the area in the Late Victorian, Edwardian/Federation and interwar periods. While most of the dwellings are modestly scaled, they are generally moderately-highly intact examples of their particular types (Late Victorian, Edwardian/Federation and interwar Bungalow stylistic types) that collectively provide a significant aesthetic understanding of the three main building phases in the area.

E.1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The early engineering infrastructure such as the bluestone spoon drains and graveled road verges make an important contribution to the aesthetic heritage character of the area. This infrastructure and the drainage channels and culverts that once served as sludge channels during the gold mining era, further contribute to the heritage significance, character and appearance of the area.

## **Buildings Not Significant to a Precinct**

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct'). All other buildings within the area identified as the 'heritage precinct' are considered to be contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

<b>STREET NO.</b>	<b>ADDRESS</b>	<b>SUBURB</b>
108	Barkly Street	
32	Eastwood Street	
42	Eastwood Street	
43	Eastwood Street	
44	Eastwood Street	
46	Eastwood Street	
49	Eastwood Street	
107	Humffray Street South	
111	Humffray Street South	
201	Humffray Street South	
1/15	Steinfeld Street	
2/15	Steinfeld Street	
17	Steinfeld Street	
23	Steinfeld Street	

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