



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 the draft Guidelines for the Assessment of Heritage Planning Applications 2000.

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 Planning Scheme Heritage Controls 2004 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 description 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) and the Statements of Significance that relate to each precinct.

The Statements of Significance for each precinct in this document have been refined with some minor modifications and are based on those Statements of Significance included in the *Ballarat Heritage Precincts Study 2006* prepared by Dr David Rowe et al.

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 Planning Scheme Heritage Controls 2004 Incorporated Plan**.

ST AIDAN'S HERITAGE PRECINCT

Description / Precinct Boundaries



St. Aidan's Heritage Precinct Map

Precinct Boundaries (refer to map in Appendix 2.1, Volume 7)

The St. Aidan's Heritage Precinct takes in the properties fronting onto St. Aidan's Drive, Lindisfarne Crescent and The Boulevard, together with properties fronting onto Gregory Street (south side).

Historical Evidence (refer to historical figures in Appendix 2.2, Volume 7)

The Initial Years

St Aidan's Precinct is located between Lake Wendouree and Gregory Street, immediately east of the Botanical Gardens, in the Parish of Ballarat¹, County of Grenville, and was originally part of the Ballarat pastoral run held by the Yuille cousins, William Cross Yuille and Archibald Buchanan Yuille from 1838

¹ The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballaarat. This aboriginal name means "resting place" or "reclining on the elbow". Source: Ian D Clark and Toby Heydon, *Database of Aboriginal Placenames of Victoria*, CD-Rom, Victorian Aboriginal Corporation for Languages, 2002.

to 1852.² They subsequently took over “all the country now known as Ballarat West and East and Sebastopol”.³

Gold Discovery & Mining

In 1851 the area was transformed from a pastoral run into a hive of activity following the discovery of gold at Clunes, Buninyong, and Ballarat.⁴ Swamp Lead, Durham Company Shaft, Black Diamond Shaft and Lady of the Lake, are identified on Brache’s 1861 Map of Ballarat near the northern shore of Lake Wendouree, Map of Ballarat and Sebastopol by John Ross in 1868 and Niven’s Mining Map of 1870 (Figures 2.01-03). No physical evidence of these mines survives today, when viewed from the public realm. There are also no mines situated in the St. Aidan’s heritage precinct (Figures 2.01-03).

Early Town Surveys & Lake Wendouree

The township of Ballarat was surveyed and proclaimed in 1852 with the northern boundary being Gregory Street to the north of Lake Wendouree.⁵ In 1854 the population of the town and suburbs, including Ballarat, Ballarat East, Sebastopol and Wendouree, was 13,148 (by 1857 the population had grown to 30,970 as a result of the gold rush).⁶ The town was proclaimed a Municipality in 1855 and a city in 1870.⁷

Nearby the St. Aidan’s Heritage Precinct is Lake Wendouree. Originally known as Wendouree or Yuille’s Swamp (Figures 2.01-02), it was described by W.B. Withers in the *History of Ballarat* as a “one time alternate swamp and mud or dust hollow” which had been transformed into a permanent lake by “conserving the water and pouring in additions from catchwater drains and overflow from the forest reservoirs”. The transformation had resulted in:

a great home of local aquatic sports and pleasure taking. It is the only inland water resorted to for aquatic contests of any note, and the beauty of its shores, the safe depths of its water, and the large fleet of steam, sailing, and rowing boats at all times available, have made the lake the favorite trysting place not only of boating people but, during the summer season, of pic-nic parties from nearly all parts of the colony. [...] To-day [1870s-1880s] the visitor sees a nearly cleared sheet of some 300 acres of water, jetties, boathouses, yachts, and boats in profusion, and a fine fleet of steam pleasure boats plying from shore to shore at fares within the reach of all kinds of pleasure seekers. The City Council, with wise sagacity, has done much to improve the shores, and the

² R V Billis and A S Kenyon, *Pastoral Pioneers of Port Phillip*, 2nd edn., Stockland Press Pty Ltd, 1974, p. 164.

³ W B Withers, *History of Ballarat*, rev. edn., F W Niven & Co, Ballarat, 1887, p. 3.

⁴ A W Strange, *Ballarat: The Formative Years*, B & B Strange, Ballarat, 1986, pp. 8-11.

⁵ A.B Watson, *Lost & Almost Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B Watson, 2003, p. 20.

⁶ *Ibid.*, p. 21.

⁷ Victorian Municipal Directory 1890, p. 90.

walks round the well-planted borders are now among the pleasantest resorts of the pedestrian, who always has, as a permanent, strong attraction to healthful exercise, the botanic gardens as the western margin of the lake.⁸

Railway & Tramway Transport

In 1874 the western railway line from Ballarat to Beaufort (and ultimately Adelaide) was opened. This line ran to the north of Gregory Street thus separating the land immediately north of Lake Wendouree from North Ballarat. Railway crossings were installed at Gillies, Forest, Dowling and Burnbank Streets and Creswick Road where the Ballarat North Workshops were erected.⁹

In 1887 the horse-drawn tramway from the city to the Botanic Gardens and encircling Lake Wendouree was constructed and opened in December the same year. A depot was constructed east of Forest Street on Wendouree Parade with another tram stop installed between Barrett and Dowling Streets¹⁰ (Figure 2.04).

Early Land Holdings and Developments

Original and Early Land Purchases

The extent of the St. Aidan's Heritage Precinct originally formed Block 2, Suburban Section C, Allotments 1 and 2 in the Parish of Ballarat. Comprising a total of 17 acres and 4 roods, this land was first purchased by W. Barbour on May 30, 1854.¹¹ (Figure 2.05)

On 18 July 1872, the land comprising the St. Aidan's precinct was purchased by Emily Morison. She subsequently sold the land to Robert Crawford, squatter of Rose Bank Cottage, Orange, New South Wales in 1875. Crawford appears to have immediately set about building a sizeable home known as Strathalbyn House. He was believed to have made his fortune from gold before losing his assets.¹² (Figure 2.08)

⁸ Withers, *op.cit.*, p. 254.

⁹ Victorian Railways, *Gradients & Curves*, Victorian Railways, c. 1927, p. 40.

¹⁰ K S Kings, *The Ballarat Tramways: An Illustrated History*, Australian Railway Historical Society Victorian Division, Melbourne, 1971, pp. 8, 10, 13.

¹¹ Portion of map of the Township of Ballarat, Sheet 1, 1964. Source: Planning Department, City of Ballarat. The extent of allotment 1 was 10 acres and 2 roods, with allotment 2 comprising 7 acres and 2 roods.

¹² John Reid, John Chisholm and Max Harris, *Ballarat Golden City: A Pictorial History*, Joval Publications, Bacchus Marsh, 1989, p. 130; Mary Steele, *Beside the Lake: A Ballarat Childhood*, Hyland House Publishing Pty Ltd, Flemington, 2000, p. 23.

Bishop's Court, Ballarat Anglican Diocese

With the demise of Crawford's fortune, Strathalbyn House was sold to the Anglican Bishop of Ballarat on 3 October 1878.¹³ As the residence of the Bishop, the property became known as Bishops Court, (and also referred to as Bishop's Court).

St. Aidan's Theological College

In 1903, St Aidan's Theological College was erected on the western section of the Bishops Court land. St. Aidan's College comprised three buildings, including a timber Warden's cottage with a return verandah that was constructed in c.1907. This cottage was designed by Molloy and Chandler, architects.¹⁴ As shown on the Ballarat Sewerage Authority Plan for 1934 (Figure 2.11), the College was entered by a long drive on the western boundary. Figure 2.06 shows the extent of Bishops Court and St. Aidan's College in the 1930s. The Bishop's residence was accessed by a tree-lined drive off Wendouree Parade. Fronting Wendouree Parade was pampas grass and a fruit and vegetable garden. Along Gregory Street were further plantings and the east boundary (now the rear boundaries of the properties on the west side of Colpin Avenue) was denoted by a cypress hedge. There was a broad open lawned area in front of the main house and a horse paddock at the rear. At this time, Bishops Court consisted of the house, chapel, belfry, adjacent cut flower garden and rear garage, stables and chook shed.

By 1932 due to the world-wide economic depression, St. Aidan's College had closed. As a result of the high costs involved in maintaining the buildings and grounds, the Ballarat Diocese sold the property in 1939 and the Bishop moved to a more manageable property in Sturt Street¹⁵ (Figure 2.06). Oral history suggests that bricks from the demolition of these buildings may have been used in the kerbing and channeling of the Colpin Avenue subdivision, although no documentary evidence has been ascertained in support of this claim.¹⁶

¹³ Certificates of Title, Land Title Office, Melbourne: Vol 511 Fol 102154; Vol 740 Fol 147890; Vol 1064 Fol 212627; Vol 1841 Fol 368189; Vol 6411 Fol 1282146. The original Title for 1878 was in the name of The Right Reverend Samuel Thornton, Doctor of Divinity, Bishop of Ballarat, William Henry Gaunt, Esquire of Ballarat and William Henry Barnard, Esquire of Ballarat. The Titles for 1886 and 1940 were under the name of Ballarat Diocesan Trustees.

¹⁴ City of Ballarat Building Permit Book Database 1910-1945 (the database does have earlier entries, including the Warden's Cottage constructed in c.1907).

¹⁵ Mary Steele, *Beside the Lake: A Ballarat Childhood*, Hyland House Publishing Pty Ltd, Flemington, 2000, pp. 24, 25, 88.

¹⁶ Information provided by Dr Peter Mansfield, former resident of Colpin Avenue, May 2005.

St Aidan's College & Bishopscourt Subdivision

Initial Survey

In November 1939 the former St. Aidan's College and Bishopscourt property was surveyed by William Julius Meinhardt for subdivision into 40 house allotments. The streets were named The Boulevarde, St Aidan's Drive and Lindisfarne Crescent, derived from the college which was named after the English Saint from Lindisfarne, Northumbria.¹⁷ (Figures 2.09-10) Road and Drainage plans for The Boulevarde, St Aidan's Drive and Lindisfarne Crescent are dated 1941.¹⁸

It appears that a covenant may have been placed on all allotments within the St. Aidan's subdivision. The Covenant stated:

Contained in Instrument of Transfer No. 1798424 [differs for each title] in the Register Book that no earth clay stone gravel or sand may be excavated carried away or removed from the said land except for the purpose of excavating for the foundations of any buildings to be erected thereon and that the said land may not be used for the manufacture or winning of bricks tiles or potteryware.¹⁹

Although it is not known whether all allotments were subject to the covenant, it did apply to the following selection of Titles for the following addresses:

- 14 Lindisfarne Crescent (Lot 13)
- 1 St Aidan's Drive (Lot 35)
- 3 St Aidan's Drive (Lot 34)
- 11 St Aidan's Drive (Lots 27 & 28)
- 2 The Boulevarde (Lot 36)
- 4 The Boulevarde (Lot 37)
- 12 The Boulevarde (part Lots 29 & 30)
- 14 The Boulevarde (part Lots 29 & 30)

Subdivision Layout

Anecdotal evidence suggests that George and Ted Brown built the roads in the St Aidan's subdivision.²⁰ George Brown was a contractor and one of the early residents in the area. Interestingly, St. Aidan's Drive was created following the original route of the carriage way into St. Aidan's College (compare Figures 2.11-12). The road appears to have been surveyed with a slight curve to possibly allow for the retention of Bishopscourt (former Stathalbyn House) and certainly the former Warden's Cottage, even though the whole area had been intentionally subdivided into 40 allotments. The layout of The Boulevarde followed the western and south boundaries of the former St. Aidan's College site, while Lindisfarne Crescent enabled the

¹⁷ LP15638, Plan of Subdivision, Allotment 2, (Suburban) Section C, City and Parish of Ballarat. Source: Planning Department, City of Ballarat. See also Steele, *op.cit.*, p. 84.

¹⁸ Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

¹⁹ Various Certificates of Title, Land Title Office, Melbourne.

²⁰ Information provided by Mrs Maxine Knight, May 2005.

maximum number of sizeable allotments given the configuration of the property boundaries.

Garden City Planning at St. Aidan's

The layout of the streets and the contextually large allotment sizes in the St. Aidan's subdivision (even when compared with the neighbouring Colpin Avenue allotments) suggests that the area was laid out according to some (but not all) concepts of contemporary Garden City Town Planning. Established by Ebenezer Howard in England with the creation of Letchworth Garden City in 1903, Hampstead Garden suburb (commenced in 1906) and Welwyn Garden City (begun 1920), the basic tenets of Garden City planning was neatly-designed and predominantly uniform dwellings set in pleasant, green surroundings.²¹ On Garden City planning, Howard claimed:

... fresh air, sunlight, breathing room and playing room – shall be still retained in all needed abundance, and by so employing the resources of modern science that Art may supplement Nature, and life may become an abiding joy and delight.²²

In Australia, the development of Canberra from 1913 was influential on contemporary town planning. Although designed by the American architect, Walter Burley Griffin (who supervised in the initial works), the eventual laying out of the Federal Capital was the responsibility of the Federal Capital Advisory Committee.²³ Its chairman was John Sulman, Australia's father of town planning who prescribed the Committee's "Garden Town" planning idiom for Canberra during 1920.²⁴ This appears to have been the result of a international Town Planning conference in Adelaide in 1917 where the eminent Garden City theorist and planner, Charles Reade, presented the keynote address.²⁵ In 1921, Sulman published *An Introduction to the study of Town Planning* in Australia which set out important Garden City principles. The publication included the following:

Fresh air, sunlight, and the reduction of congestion would go far towards making towns healthy. To their lack is due the inferior physical, mental, and moral health of town dwellers. Working in a vitiated atmosphere arouses the craving for stimulants; the abuse of drink encourages immorality; immorality caused widespread disease; and there cannot be sound minds in unsound bodies ... Parks, trees, and gardens can do much to render life in a city healthful and agreeable; but, unless the buildings are pleasant to look upon, no city or town can be regarded as a satisfactory dwelling-place for its inhabitants.²⁶

²¹ Bannister Fletcher, *A History of Architecture*, 17th edn., Butterworths, London, 1963, p.1007.

²² E. Howard, *Garden Cities of To-Morrow*, Faber, London, 1906 [?], p.2.

²³ D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1997, pp.154-155.

²⁴ Ibid., p.154.

²⁵ Ibid., p.155.

²⁶ J. Sulman, *An Introduction to the study of Town Planning in Australia*, Government Printer of New South Wales, Sydney, 1921, p.40, 147.

Just six years before the St. Aidan's subdivision in 1933, the precepts of modern Garden City planning were advertised in the *Ballarat Ideal Homes Exhibition* for Colpin Avenue.²⁷ Established by Edgar Bartrop, local auctioneer and real estate agent, the exhibition catalogue proudly declared the "broad-visioned town planning" of Colpin Avenue and its "healthful location and open spaces" at the gateway to the "wonderful Botanical Gardens, with park and recreation reserve adjacent."²⁸ It may have been the success of the Colpin Avenue development that led to a similar planning ideal for St. Aidan's subdivision.

Although the St. Aidan's subdivision did not include public open spaces, it was situated immediately adjacent the Botanical Gardens and Lake Wendouree. Moreover, the generous allotment sizes (allowing for landscaped settings) and the broad uninterrupted grassed footpaths closely resembled Garden City and Garden Suburb planning philosophy. With no specific Garden City planning standards, the layout and eventual character of St. Aidan's broadly reflects Sulman's statement on this type of planning:

... the absence of congestion of dwellings and their better arrangement, ample provision of parks, playgrounds and open spaces, the planting of trees and grass of part of the roads where not required for traffic, and the provision of greater opportunities for social intercourse.²⁹

Significant People – George William Brown³⁰

George William Brown, engineer driver and later contractor, was one of the early residents of the new St. Aidan's subdivision. Between 1941 and 1944, he purchased 5 allotments. These allotments are as follows:

- 9 Lindisfarne Crescent (Lot 14) in July 1941.
- 14 Lindisfarne Crescent (Lot 13) in March 1944. The house on this allotment was built for Brown's daughter and son-in-law, Amy and John Selmon.
- 1 St Aidan's Drive (Lot 35) in January 1944. Brown and his family lived in the house designed by Clegg and Morrow until c. 1971.
- 3 St Aidan's Drive (Lot 34) in January 1944. This contained the only house remaining from the former St Aidan's / Bishopscourt complex.
- 4 The Boulevarde (Lot 37) in January 1944.

The last three allotments acquired by Brown were in the vicinity of most of the buildings of the former St Aidan's College complex. (Figures 2.06 and 9.11)

George Brown may have become interested in the St Aidan's subdivision through his son-in-law, Allen Beavis Driscoll, who was the first purchaser of land in the new subdivision in January 1941. Driscoll married Clarice Elizabeth Annie Brown in 1940 and a building permit for their new home was dated November 1940.

²⁷ Ideal Homes Exhibition Catalogue, 1933, sponsored by Edgar Bartrop, real estate developer, in the private collection of Margaret Wright, Queenscliff.

²⁸ Ibid.

²⁹ Sulman, *op.cit.*, p.106.

³⁰ Genealogy research using Victorian BDM Indexes, Directories and Land Records.

Building Development in St. Aidan's

In January 1941, the first allotment at 9 St. Aidan's Drive in the St. Aidan's subdivision was sold to Allen Beavis Driscoll.³¹ He had a timber house built about his time by local builder, S. Warren.³² During the ensuing years, all the allotments in the St. Aidan's subdivision were sold, with the last block at 6 St. Aidan's Drive being purchased by Vivian James Rowe in September 1951.³³ Nine of dwellings in Lindisfarne Crescent and St. Aidan's Drive were constructed by 1946.³⁴ By 1956, all allotments except those at 2 Lindisfarne Crescent and 12 and 14 The Boulevard had been developed. The only recorded architecturally-designed house in the St. Aidan's precinct was the dwelling at 1 St. Aidan's Drive for George Brown. It was designed by the local Ballarat architects, Clegg and Morrow in 1941.³⁵ G.S. Richards was also responsible for the design of a house in The Boulevard, near Gregory Street,³⁶ but this house has not been identified.

The well-known local builder, D.S. Quayle, was responsible for the construction of three brick houses in the area in 1940-41. These houses are at 2, 7 and 9 St. Aidan's Drive.³⁷ Quayle was also responsible for the construction of two dwellings in Colpin Avenue in 1934, including the "Gas-Feature Home" at 8 Colpin Avenue.³⁸ Other builders responsible for the construction of dwellings in the St. Aidan's subdivision include:³⁹

- Henry Evan Davies – 8 St. Aidan's Drive (1945).
- Gallagher and Mason – 4 St. Aidan's Drive (1942).
- W.B. Trahar – 1 St. Aidan's Drive (1941)

A table of the original construction dates of the dwellings and the original owners is given as follows. The following data for significant dwellings within the St. Aidan's precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 7). This data has been collated from various Directories, Land Titles and City of Ballarat Building Permit Books.⁴⁰

Property Address	Date of Construction	Original Building Owner
1 Lindisfarne Crescent	c. 1950	J McDonald
2 Lindisfarne Crescent	c. 1957	L & K Webb

³¹ Certificate of Title, 16 January 1941.

³² Database of City of Ballarat Permit Books, op.cit.

³³ Certificate of Title, 5 September 1951.

³⁴ See Appendix 2.5, Volume 7.

³⁵ Database of City of Ballarat Permit Books, op.cit..

³⁶ List of Works by G.S. Richards, private collection of Margaret Wright, Queenscliff. Also personal comment by Margaret Wright.

³⁷ Database of City of Ballarat Permit Books, op.cit.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ Extensive and detailed research of historic Ballarat Rate Books may assist in further determining specific dates of house construction.

Property Address	Date of Construction	Original Building Owner
4 Lindisfarne Crescent	1952 (confirmed by owner) - bldg permit 1950	Ronald Walter and Maxine Angwin Knight
6 Lindisfarne Crescent	c. 1941 Part reconstructed	Jessie G Woolard
7 Lindisfarne Crescent	c. 1946	A Pickford
8 Lindisfarne Crescent	c. 1948	E N Chaffer
9 Lindisfarne Crescent	c. 1941	Vivian C Taylor
12 Lindisfarne Crescent	c. 1948	I.C.I. Melbourne
14 Lindisfarne Crescent	c. 1948	Mrs J N Selmon - Amy and John Selmon (Amy was daughter of purchaser of land – George William Brown)
1 St Aidan's Drive	c. 1941	George William Brown
2 St Aidan's Drive	c. 1941	Robert Burford
3 St Aidan's Drive	c. 1907 Designed by Molloy & Chandler	Part of St Aidan's Theological College
5 St Aidan's Drive	c. 1948	Mrs F M Quayle
6 St Aidan's Drive	c. 1953	V Rowe
7 St Aidan's Drive	c. 1941	Robert P Strickland
8 St Aidan's Drive	c. 1945	H E Davies
9 St Aidan's Drive	c. 1940	Allen Beavis Driscoll
10 St Aidan's Drive	c. 1947	H C Reaby
11 St Aidan's Drive	c. 1950	H Morrow
12 St Aidan's Drive	c. 1948	A B Bracks
14 St Aidan's Drive	c. 1946	R C Reaby
16 St Aidan's Drive	c. 1949	W C Rowe
2 The Boulevarde	c. 1947-48	Under Public Works, Owner CRB (Country Roads

Property Address	Date of Construction	Original Building Owner
		Board)
4 The Boulevarde	c. 1951	E P Cross
10 The Boulevarde	c. 1948 Demolished in 2005	K Archer
14 The Boulevarde	c.1959	B C Coltman

*BSA Plan = Ballarat Sewerage Authority Plan

Dwelling: 3 St Aidan's Drive

The timber Edwardian styled dwelling at 3 St. Aidan's Drive represents the original Warden's Cottage at St. Aidan's College. The house appears to have been constructed in c.1905. After the closure of the college and by 1936, the house was leased. The house appears to have been retained in its original location during the St. Aidan's residential subdivision (compare Figures 11 & 12).

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 Boulevarde 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 20th 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') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie 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

STREET NO.	ADDRESS	SUBURB
1411	Gregory Street	Lake Wendouree
3	Lindisfarne Crescent	Lake Wendouree
10	Lindisfarne Crescent	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

Description / Precinct Boundaries

(refer to map in Appendix 2.1, Volume 3)

The Colpin Avenue Heritage Precinct is comprised of all the properties in Colpin Avenue, together with the properties at the corner of Colpin Avenue and Wendouree Parade, and the property at 1409 Gregory Street, east of the north end of Colpin Avenue.

Historical Evidence (refer to historical figures in Appendix 2.2, Volume 3)

The Initial Years

The Colpin Avenue Precinct is located between Lake Wendouree and Gregory Street in the Parish of Ballarat⁴¹, County of Grenville, and was originally part of the Ballarat pastoral run held by the Yuille cousins, William Cross Yuille and Archibald Buchanan Yuille from 1838 to 1852.⁴² They subsequently took over “all the country now known as Ballarat West and East and Sebastopol”.⁴³

Gold Discovery & Mining

In 1851 the area was transformed from a pastoral run into a hive of activity following the discovery of gold at Clunes, Buninyong, and Ballarat.⁴⁴ Swamp Lead, Durham Company Shaft, Black Diamond Shaft and Lady of the Lake, are identified on Brache’s 1861 Map of Ballarat near the northern shore of Lake Wendouree, Map of Ballarat and Sebastopol by John Ross in 1868 and Niven’s Mining Map of 1870 (Figures 2.01-03). No physical evidence of these mines survives today, when viewed from the public realm.

Lake Wendouree

Nearby the Colpin Avenue Precinct is Lake Wendouree. Originally known as Wendouree or Yuille’s Swamp (Figures 2.01-02), it was described by W.B. Withers in the *History of Ballarat* as a “one time alternate swamp and mud or dust hollow” which had been transformed into a permanent lake by “conserving the water and pouring in additions from catchwater drains and overflow from the forest reservoirs”. The transformation had resulted in

⁴¹ The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballaarat. This aboriginal name means “resting place” or “reclining on the elbow”. Source: Ian D Clark and Toby Heydon, *Database of Aboriginal Placenames of Victoria*, CD-Rom, Victorian Aboriginal Corporation for Languages, 2002.

⁴² R V Billis and A S Kenyon, *Pastoral Pioneers of Port Phillip*, 2nd edn., Stockland Press Pty Ltd, 1974, p. 164.

⁴³ W B Withers, *History of Ballarat*, rev. edn., F W Niven & Co, Ballarat, 1887, p. 3.

⁴⁴ A W Strange, *Ballarat: The Formative Years*, B & B Strange, Ballarat, 1986, pp. 8-11.

a great home of local aquatic sports and pleasure taking. It is the only inland water resorted to for aquatic contests of any note, and the beauty of its shores, the safe depths of its water, and the large fleet of steam, sailing, and rowing boats at all times available, have made the lake the favorite trysting place not only of boating people but, during the summer season, of pic-nic parties from nearly all parts of the colony. [...] To-day [1870s-1880s] the visitor sees a nearly cleared sheet of some 300 acres of water, jetties, boathouses, yachts, and boats in profusion, and a fine fleet of steam pleasure boats plying from shore to shore at fares within the reach of all kinds of pleasure seekers. The City Council, with wise sagacity, has done much to improve the shores, and the walks round the well-planted borders are now among the pleasantest resorts of the pedestrian, who always has, as a permanent, strong attraction to healthful exercise, the botanic gardens as the western margin of the lake.⁴⁵

Railway & Tramway Transport

In 1874 the western railway line from Ballarat to Beaufort (and ultimately Adelaide) was opened. This line ran to the north of Gregory Street thus separating the land immediately north of Lake Wendouree from North Ballarat. Railway crossings were installed at Gillies, Forest, Dowling and Burnbank Streets and Creswick Road where the Ballarat North Workshops were erected.⁴⁶

In 1887 the horse-drawn tramway from the city to the Botanic Gardens and encircling Lake Wendouree was constructed and opened in December the same year. A depot was constructed east of Forest Street on Wendouree Parade with another tram stop installed between Barrett and Dowling Streets⁴⁷ (Figure 2.04).

Early Land Holdings and Developments

The Colpin Avenue Heritage Precinct originally formed part of Block 2, Suburban Section C, allotment 1, comprising 7 acres and 2 roods (Figure 2.05). It was first purchased by W. Barbour on 30 May 1854.⁴⁸

On 20 August 1870, George Smith, seedsman, of 41 Armstrong Street, Ballarat, purchased the land covered by the Colpin Avenue Precinct.⁴⁹ In 1899, the property was in the hands of Smith's widow, Marjory Smith, before

⁴⁵ Withers, *op.cit.*, p. 254.

⁴⁶ Victorian Railways, *Gradients & Curves*, Victorian Railways, c. 1927, p.

40.

⁴⁷ K S Kings, *The Ballarat Tramways: An Illustrated History*, Australian Railway Historical Society Victorian Division, Melbourne, 1971, pp. 8, 10, 13.

⁴⁸ Portion of map of the Township of Ballarat, Sheet 1, 1964. Source: Planning Department, City of Ballarat.

⁴⁹ Certificate of Title, Land Title Office, Melbourne: Vol 361 Fol 72101.

being acquired by Susannah Neal in 1919.⁵⁰ Throughout these years, the property was known as Smith's Nursery.⁵¹

Colpin Avenue Subdivision

In September 1932 Albert Edward Pinney of Barkly Street, Ballarat, and Richard Neil Collins of Skipton Street, Ballarat, both contractors, were the owners of the land each side of the present Colpin Avenue. In 1933, the land was subdivided into twenty allotments with Pinney and Collins retaining allotments 9 (No. 13) and 10 (No. 15) respectively. The name of the new street – Colpin Avenue - was derived from the names of the owners – Collins and Pinney⁵² (Figure 2.06). Road and Drainage plans for Colpin Avenue are dated 1933.⁵³

⁵⁰ Ibid.

⁵¹ Ballarat Ideal Homes Exhibition Catalogue, 1933, Margaret Wright private collection, Queenscliff.

⁵² Certificate of Title, Land Title Office, Melbourne: Vol 5859 Fol 1171710; LP13807, Plan of Subdivision, Part of Crown Allotment 1, (Suburban) Section C, City and Parish of Ballarat. Source: Land Title Office; Information provided by Michael Taffe, Ballarat, May 2005.

⁵³ Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

Ideal Homes Exhibition: Colpin Avenue⁵⁴

Original Exhibition

In August 1933, auctioneer and estate agent Edgar Bartrop wrote to the Agricultural & Pastoral Society with a “Proposed Plan for Sale of Show Ground Sites” incorporating an Ideal Homes Exhibition. This site was probably well known to Bartrop as he lived at No. 2 Haddon Street opposite the entrance to the showgrounds. The complexities and delays in dealing with government departments, the council and the Agricultural & Pastoral Society contributed to Bartrop’s decision to abandon the Show Grounds site.

Colpin Avenue Exhibition⁵⁵

In August 1933, the Colpin Avenue site had been set for the Ideal Homes Exhibition. Bartrop drew up an agreement between himself and the land owners, Pinney and Collins, whereby Bartrop was the exclusive agent for all allotments in the subdivision for a period of three years. The agreement included the construction of two “feature homes” by Pinney and Collins on allotments 2 and 6 (No. 518 Wendouree Parade and No. 7 Colpin Avenue) that were completed before late November 1933. The houses were to be open to the public for a period of eight to fourteen days. In return Bartrop organised the Exhibition and obtained “allied contributors”. A similar agreement was drawn up between Bartrop and David Stanley Quayle who purchased allotment 16 (No. 8 Colpin Avenue) and erected another “feature home” for the exhibition. Not to be outdone by Collins and Pinney, Quayle actually purchased three allotments 15, 16 and 17 (Nos. 6, 8 and 10 Colpin Avenue), and by 1937 purchased a further two allotments: 5 (5 Colpin Avenue) and 8 (11 Colpin Avenue). By the opening of the exhibition, Quayle had also built the dwelling at 6 Colpin Avenue (Figure 2.07), however this house was not publicized as a “feature home”.

On 25 November 1933, the Ideal Homes Exhibition was formally opened by the Mayor of Ballarat, A.J. Darling (Figure 2.08). It was described as Ballarat’s “finest and most exclusive residential development” and the city’s first Ideal Homes Exhibition. The City of Ballarat Memorial Band provided music for the event, with the exhibition well advertised throughout the city by mail circulars, advertisement on 3BA Ballarat radio, advertising on trams, night floodlighting during the exhibition (including floodlit signboards in three streets around the exhibition) (Figure 2.09), and artistic colour show cards of the exhibition (Figures 2.10-14). An student essay competition was also held with the topic being “What constitutes an Ideal Home?”. The prize pool of £6/6- was donated by the Ballarat and District Auctioneers’ and Estate Agents’ Association. The winner was a 14 year old boy from Ballarat College, G.H. B. McLean (Figure 2.15). The School of Mines also conducted a posters competition with £5/5- prize money. Furthermore, invitations to a private inspection of the exhibition were distributed (Figure 2.16).

⁵⁴ Correspondence and documents in Ideal Homes Exhibition file, Archives of Bartrop Real Estate, Ballarat; Information provided by Bruce Bartrop, son of Edgar Bartrop, May 2005.

⁵⁵ Ibid.

Figure 2.31 shows a detailed aerial image of Colpin Avenue on the opening day of the exhibition. The three feature homes at 518 Wendouree Parade and 7 and 8 Colpin Avenue, together with the additional house constructed by Quayle at 6 Colpin Avenue are shown. Two marquees in the foreground to the left (east side of Colpin Avenue) represented the location of the Ballarat Base Hospital's refreshment area, the hospital also collecting the sixpence entry fees towards the construction of a new two storey brick hospital in Drummond Street. A special feature of the exhibition at the rear of the "Lake House" was a replica of a pioneers' cottage constructed of split timber slab walls and a bark roof (Figure 2.18). It was built for the occasion by the Ballarat Scout Association, with the materials supplied by the District Scouter, E.J. Clarke. The Exhibition Catalogue explained that the replica cottage:

... serves a dual role to-day [1933] – tells how our grandfathers lived in the distant yesterday – and serves as a field office for the sponsor, at an exhibition of homes of to-day. A comparison will prove interesting!

Figure 2.19 is an aerial image of Colpin Avenue in 1933 from Lake Wendouree end.

The Ideal Homes Exhibition was opened daily until 9pm (except Sunday, when the exhibition was closed). A night watchman was on duty every evening. Additional facilities for the public included the running of special trams, seats provided "in the shade of the delightful trees" and importantly, there was "a place set apart for the kiddies to play and romp to their heart's content, with a competent sister in charge."

The Feature Homes⁵⁶

Particular attention was paid to the quality of construction of the feature homes as part of the exhibition. Concrete to coarse stone and then hard burned brick set in cement mortar was used for the footings and walls (Figure 2.20). Care was taken to ensure adequate ventilation and that "a free draught of air circulates in all seasons." Bed plates carrying joists were built to rest on asphalt damp proof courses (Figure 2.21). The brick cavity walls were tied and reinforced to roof height, with mild steel bars used throughout for reinforcing (Figure 2.22). It was claimed that the roof framing was "a forest of timber" to ensure there was "never a sag" (Figure 2.23). Kiln-dried hardwoods were used throughout and internally "washable walls" were proudly featured. The exhibition catalogue explained that "Messrs. Pinney and Collins have perfected a process of wall finish which it is possible to wash with cold or warm water."

The suppliers involved with the construction, decorating and furnishing of the feature homes were local Ballarat firms (Figure 2.24). The Eureka Tile Company supplied tiles for the houses at 518 Wendouree Parade and 7 Colpin Avenue, while the bricks for all three houses came from J. Selkirk.

The Lake House, 518 Wendouree Parade

The eclectic interwar Spanish Mission styled "Lake House" built by Collins and Pinney represented the deluxe home of the exhibition (Figures 2.25-26). Featuring a broad tiled hipped roof form and a tiled projecting jerkin-head

⁵⁶

Ibid.

verandah, the “exclusive” Spanish Mission features were especially identified in the white-stuccoed wall finish and particularly the arched portico in the verandah, supported by barley twist columns. Entered through a corner gate in the rendered brick boundary fencing, the property was lavishly described in the exhibition catalogue:

Through the wide expanse of lawn and garden, one approaches the Lakeside Home with a thrill of pleasure. The friendly smile of colour welcomes ... buff stucco over brick ... warm blend of roofing tile ... the broad hospitable sweep of verandah invites cheerfulness, and then the door opens! One cannot step inside without taking off one’s hat even in the empty house. It is somehow home. How tasteful the decorative effects, the fine craftex finish, the air of spacious restfulness. All the rooms please. Both reception rooms with wide tripled windows opening on to beautiful Wendouree reminds one of happy summer time. Then thoughts of cosy winter evenings are brought to mind by a glance at deep fireplaces framed by texture bricks reflecting the art of the maker.

Of bedrooms there are three, and each with differing treatment and careful attention to detail are individual in purpose and achievement. How pleasantly will the guest room impress one’s friend with the cheerful outlook – with the absolute lack of that cramped feeling engendered in some so-called modern homes.

The bathroom is a departure from the conventional indeed. Terrazzo – the art of the worker in marble and synthetic rock – cement concrete – is shown at its best. Splash to heart’s content. Shout lustily as the water splashes down from the shower (hot or cold) – the walls will deaden the sound. Just note the fittings. Sunken bath (one need not fear slip or fall here), large pedestal basin, gas bathheater, roomy medicine chest and shaving cabinet, nickel towel rail, all adjuncts to the perfect bathroom. Casement windows give splendid light. Perfect ventilation is assured by special cowl, making an absolutely SAFE bathroom.

The kitchen, too, is modern. At once the breakfast nook compels attention. Built-in benches that slip so unobtrusively out of the way on hinged supports give comfortable seating accommodation for four adults. The morning paper, the cheery breakfast, are made certain by the ideal placing near the wide window with uninterrupted view. Just a few steps away, the spotless tiles of the modern fireplace with specially enameled one-fire stove (I.X.L.) in dainty blue, matching a gas stove of unusual beauty. Immediately at hand (no unnecessary steps) radiant white porcelain enamel sink, complete with draining board, attends the busy housewife. Turn left and face within arm’s reach – insect-proof meat safe, built in, crockery, grocery, pot and pan, broom and other cupboards. Notice too the very clever arrangement of baking or ironing board which comes up at a touch ready for service. Just overhead is a Briar hot water heater ready for instant use.

The Lakeside house is a normal house in every way. Electric light, gas fuel, stove, briquette or wood fireplaces, being incorporated.

At the “back” door is a glass porch for the lover of potted plants – shelving has been unstinted. Laundry too is generously proportioned, and quite complete of course – troughs of cement colour, enameled gas copper. There is an Osbourne patent rotary clothes line for the inevitable Monday. Garage is roomy, woodshed and offices are attached unobtrusively.

Many features of interest are noted as one makes a second inspection.

Antique shelf in reception hall and rooms, beautiful lighting shades, flush wall switches, the lighting fixtures outside as well as in, wire blinds for all windows – the perfect ventilation – the letter box incorporated in gateway, the very fine fencing of brick (see the lovely texture bricks) and jarrah, the massive gates which swing shut with the click of precision.⁵⁷

The All Electric House, 7 Colpin Avenue

The “All Electric House” (Figure 2.27) was also built by Collins and Pinney. A Mr Gerret was responsible for the landscaping and planting at the front and rear (which included a curved front pedestrian path and side driveway) (Figure 2.28). Designed in an eclectic interwar Spanish Mission style, the house features a steeply pitched and hipped tiled roof with a projecting arched loggia at the front. The house – which included three bedrooms, central hall, lounge, dining room, kitchen, bathroom and rear laundry and porch (Figure 2.29) - was described in detail in the exhibition catalogue:

Right at the entrance gates one can perceive that here is more than workmanship – it is craftsmanship of the highest type. Modern iron gates, the finely proportioned brick fencing with texture bricks at base, the sweep of brick drive and pathways, promise satisfaction to follow.

Then the structure. Surely a perfect example of domestic architecture. The natural beauty of the site has been enhanced indeed. From bluestone foundations, with specially selected hard burnt bricks superimposed, then stucco finished, with an entirely new facing to Ballarat a restful coloured texture treatment – to roof, beauty of line and proportion, harmony of colour, reflect in chaste simplicity the vibrant spirit of the times. It is solid. The battering ram of time will not shake or mar its excellence.

Note the Mediterranean arches of the portico – bathed in sunlight, yet holding within their grasp the deep shadows of cool restfulness. The rich colour blend of expansive tiles upon the verandah floor pleases. One passes through the wide entrance doors (it will be seen later than the designer has carried the motif to successful completion in all leadlight work in doors and windows) to a reception hall where finely conceived decorative work has been executed with dignity and restraint.

⁵⁷

Ballarat Ideal Homes Exhibition Catalogue, op.cit.

Then the lounge. Almost breath-catching is the room. Spacious, yet warm with invitation to partake of happy home-life, beautiful lighting effects, wonderful fireplace and special texture brickwork, massive beam for mantel shelf, yet withal finely touched with the art of the cabinetmaker, inviting bookshelves, again the work of craftsmen. Ah! It's fine! Double doors again lead to the diningroom where the like beauty of detail makes indeed an ideal room. Note here too, the unique curb and hearth. How they tone to carefully conceived design and texture of the brickwork.

Into the hallway one passes through an alcove fitted with robe cupboards and linen presses generous in proportion and finished with meticulous care.

The kitchen! Never have we seen such a place of delight. It must be seen to be appreciated. One could not adequately describe – can but chronicle – the features contained therein. An artistic blend of colour, neutral and restful it is, touched with sparkle of cut glass knob, gleaming silver, of latch and sink (of stainless steel, excellent in itself alone). Cupboards! Examine them. China, grocery, broom, utensil, tradesman's, fuel, all are there ... quietly efficient and above criticism.

The wonders of the Ideal Home are not finished. The bathroom cannot but hold one's absolute allegiance. Again the happy choice of colour scheme – the exclusive tile – the wonderful sunken bath, with finest screen procurable, the massive pedestal basin, the alluring chromium-plated plumbing fittings – money could not buy better the world over – the cunningly-placed lighting fittings, the medicine and toilet cabinet, the well-placed windows, the towel rail (see it!), the soap rack even. They all are outstanding examples of what can be done by artists and craftsmen working in harmony.

Have you seen the bedrooms? Large, lofty, airy, well-lit, they are three of them will delight you, offering as they do a new standard of excellence. Particularly notice the ceiling work. Designed not only with an eye to beauty but with the scientific data of the psychologist who knows that certain designs are sleep inducing – the work here stands supreme.

Have you seen the doors? Laminex – modern as to-morrow – they again tell of pride of workmanship. Even the laundry – that little workroom is delightful and completely equipped. Just peep at the rotary clothes line ready for service. One can but be intrigued by the two little doors, one to tradesmen, one to fuel cupboards offering yet another touch of the ideal.

And, of course, the garage! ... and the domestic offices ... spacious and as well constructed as the home. Suffice it that the Ideal Home is complete.⁵⁸

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Ibid.

Not surprisingly, the house at 7 Colpin Avenue boasted the wonders of contemporary electrical wiring, fittings and fixtures. Installed by R.H. Wallis, electrician, the house was specially wired (Figure 2.30). The complexity of contemporary technology was especially highlighted in the electrical specifications (Figures 2.31-35), which indicated a variety of switches and watts sizes (ranging from 60-1000 watts) throughout the house.

The Gas Feature Home, 8 Colpin Avenue

The timber weatherboard Gas Feature Home was built by David Stanley Quayle in an interwar Bungalow style with tiled hipped roof forms and return flat roofed verandah supported on large rectangular rendered and face brick piers (Figures 2.07, 5.36). The City of Ballarat Building Permit Books suggest that this was the earliest home to be constructed in Colpin Avenue.⁵⁹ At the front of the house was a large lounge and adjoining dining room, the two rear bedrooms and side kitchen being separated by a hall. Also at the rear was a bathroom, wash house, back verandah and sleep out, as shown on the floor plan (Figure 2.37). The house was described in the exhibition catalogue:

Those who champion the use of timber for the building of home – and there are many whose allegiance to the wooden house is unshaken – will spend a delightful time in viewing the home of which its builder, Mr. David S. Quayle, is so justly proud.

Bold in treatment with sweeping roof lines giving promise of spacious rooms, one is impressed at once with its air of dignity. Heightened is this impression when one at the outset enters the fine open verandah. In another country this sun porch would be called an outside room, for it is in truth much larger than the average room ... and yet the sense of privacy is in no wise lost, for to the left is a cosy nook – an “extra” verandah sheltering behind a balustrade where one can imagine lounge chair, a book, and a quiet observant hour.

Entering the house proper one is immediately pleased by the paneled walls rich in toning and reminiscent of old England. Into the lounge – a fine large room – at once the influence of the modern school is apparent in the robust treatment of the brick fireplace. Here the man of brick and his lieutenant, the tuck-pointer, have excelled themselves. A modern gas fire will hold your keen interest. Liberal window provision, - a triple fronted and two smaller windows flanking the mantel shelf (itself a confidence inspiring thing of strength and beauty) carries evidence of careful design for the modern touch is here apparent too – a counterpart to the treatment of double doors which grace the entrance to hallway lounge and then lead through to living room. This too is a large and cheerful room with paneled walls, antique shelf and massive fireplace which is the focal point in the room. In both reception rooms the wonderful art-plaster ceilings compel admiration.

⁵⁹ Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat.

Through a servery one has a glimpse of the kitchen – but let us hurry into the room. It impels instant admiration. Gleaming hospital-like finish in white (all washable), one whole wall is taken up by a series of cupboards. How spacious – how easy of access. A touch of a finger and the doors slide back, revealing well-placed shelves and a handy cellarette (not poky either). Next we must admire the porcelain sink with the double draining board conveniently set back into the wall. How delightful to be able to turn the tap (and they are all dripless nickel-plated taps – things of beauty and proven worth) and instantly obtain boiling water. The Briar hot water heater fitted just above provides for hot water day or night.

Turn right about now. Gas stove, specially selected by the manager of the Gas Company as being the best possible for the Gas-Feature Home, reveals the rapid strides made in domestic heating arrangements. To cook in such pleasant surroundings is surely no drudgery. In a few moments with a few motions the parts can be removed and (it is enameled inside and out) quickly and thoroughly cleansed. A perfect match the I.X.L. stove adjacent is enameled with like pleasing result. Note here too the extra flange to top. Tiles surrounding the whole fireplace – some hundreds of them – gleam white and clear.

Worthy of more than passing note is the central hallway. Here in the cool of the house provision has been made for a lounge and its attendant pleasure in summer months. Here, too, the fine large linen press and hall robe.

Now into the bathroom. A cheerful little room with white walls, reflecting the nature of the whole house. The popular sunken bath – the pedestal basin – splendid in design and build, the flashing bath heater – a safety – fitted with hot and cold showers, the mirrored shaving cabinet – the splash-proof tilex base used. Examine them all again. The inspection will repay you.

Bedrooms. Yes, they are in keeping. Again the same care on the part of the builder, that nothing should be out of keeping. The meticulous planning that makes the ideal home.

Stand on the verandah for a moment, and admire the glory of the garden that was and the garden that is to be! A mass of shrubs, flowering and evergreen banked at the eastern boundary, at hand, the lawn peeping through and the seedlings showing sturdy growth. Patent clothes lines, of course, garage, fuel shed, concrete paths, why – it's any Ideal Home – so of course they're there!⁶⁰

Ideal Homes Exhibition: Contextual Background

The concept of the Ideal Home Exhibition in Colpin Avenue was not a new phenomenon. It appears to have commenced in England with the first

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Ballarat Ideal Homes Exhibition Catalogue, op.cit.

exhibition of that name being held in 1908. It was organized by the *Daily Mail* and was held annually, with the goal being “to bring together everything associated with having an “ideal home”, such as the latest inventions for the modern house.”⁶¹

The first exhibition was at Olympia in London and “was the brainchild of Wareham Smith, advertising manager of the *Daily Mail* newspaper. Visitors to the hugely successful Exhibition were amazed by the variety of equipment and products on offer.” After World War II, homes were the first priority and “the first post-war Ideal Home Exhibition was staged in 1947 in an effort to speed up the recovery process.” By 1956 the Exhibition presented the ‘House of the Future’. In 1979 the Exhibition moved to Earls Court, with exhibitions still being held in England, Ireland,⁶² Dubai⁶³ and India.⁶⁴

Locally, the success of the Ideal Homes Exhibition led Edgar Bartrop to establish and sponsor a similar exhibition in Dana Street (opposite the school) in c.1940. Called the “Contrast Home Show”, the exhibition was open between 5 and 13 June. Of interest, Edgar Bartrop provided details of his “Home Building Service” which appears to have had its roots in the “Ideal Homes Exhibition”:

A Home Building Service means more than mere price giving and building. Designed after years of experience and with the knowledge of the difficulties besetting the average would-be home builder, the Service was intended to make perfectly clear each step that leads up to the Home Ideal – planning, designing, building and safe-guarding of hundreds of plans and designs (they are being added to daily) from the best brains in the architectural and building world – preparation of trouble-proof specifications protecting owner and builder alike from the slightest possibility of misunderstanding (the standard specification and governing addenda were prepared in collaboration with one of the outstanding architects of this generation) – the selection of materials found best by test for use in this climate.

The Service was designed to help – it has been successful. Dozen’s of homes have been built for various owners – the variety of type already erected allowing a satisfactory comparison in actual buildings as well as the comparison of plans and design on paper.⁶⁵

⁶¹ Web site: <http://www.nationmaster.com/encyclopedia/Ideal-Home-Exhibition> .

⁶² Web site: <http://www.ingenious.org.uk/Read/HomeandAway/IdealHome/TheDailyMailIdealHomeExhibition/>

⁶³ Web site: <http://www.biztradeshows.com/trade-events/ideal-home.html>

⁶⁴ Web site: <http://www.maditssia.com/idealhome/>

⁶⁵ Contrast Home Show, sponsored by Edgar Bartrop, Agent and Developer, 5-13 June [n.d., c.1940?], booklet provided by Bruce Bartrop, son of Edgar Bartrop, May 2005

Garden City Planning

Planning Philosophy

The planning of the Colpin Avenue subdivision has its roots in the Garden City Movement. Established by Ebenezer Howard in England with the creation of Letchworth Garden City in 1903, Hampstead Garden suburb (commenced in 1906) and Welwyn Garden City (begun 1920), the basic tenets of Garden City planning was neatly-designed and predominantly uniform dwellings set in pleasant, green surroundings.⁶⁶ On Garden City planning, Howard claimed:

... fresh air, sunlight, breathing room and playing room – shall be still retained in all needed abundance, and by so employing the resources of modern science that Art may supplement Nature, and life may become an abiding joy and delight.⁶⁷

In Australia, the development of Canberra from 1913 was influential on contemporary town planning. Although designed by the American architect, Walter Burley Griffin (whose supervised in the initial works), the eventual laying out of the Federal Capital was the responsibility of the Federal Capital Advisory Committee.⁶⁸ Its chairman was John Sulman, Australia's father of town planning who prescribed the Committee's "Garden Town" planning idiom for Canberra during 1920.⁶⁹ This appears to have been the result of an international Town Planning conference in Adelaide in 1917 where the eminent Garden City theorist and planner, Charles Reade, presented the keynote address.⁷⁰ In 1921, Sulman published *An Introduction to the study of Town Planning* in Australia which set out important Garden City principles. The publication included the following:

Fresh air, sunlight, and the reduction of congestion would go far towards making towns healthy. To their lack is due the inferior physical, mental, and moral health of town dwellers. Working in a vitiated atmosphere arouses the craving for stimulants; the abuse of drink encourages immorality; immorality caused widespread disease; and there cannot be sound minds in unsound bodies ... Parks, trees, and gardens can do much to render life in a city healthful and agreeable; but, unless the buildings are pleasant to look upon, no city or town can be regarded as a satisfactory dwelling-place for its inhabitants.⁷¹

In 1933, the precepts of modern Garden City planning were advertised in the *Ballarat Ideal Homes Exhibition* for Colpin Avenue.⁷² The exhibition catalogue proudly declared the "broad-visioned town planning" of Colpin Avenue and its

⁶⁶ Bannister Fletcher, *A History of Architecture*, 17th edn., Butterworths, London, 1963, p.1007.

⁶⁷ E. Howard, *Garden Cities of To-Morrow*, Faber, London, 1906 [?], p.2.

⁶⁸ D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1997, pp.154-155.

⁶⁹ Ibid., p.154.

⁷⁰ Ibid., p.155.

⁷¹ J. Sulman, *An Introduction to the study of Town Planning in Australia*, Government Printer of New South Wales, Sydney, 1921, p.40, 147.

⁷² Ballarat Ideal Homes Exhibition Catalogue, op.cit.

“healthy location and open spaces” at the gateway to the “wonderful Botanical Gardens, with park and recreation reserve adjacent.”⁷³ The average allotment size for the blocks in the Colpin Avenue subdivision were 7,500 square feet, 1,500 square feet larger than the local By-law,⁷⁴ allowing for generous landscaping and open space for each property.

Streetscape Construction & Landscaping

Early Years

The aerial photograph of the opening of the Ideal Homes Exhibition in Colpin Avenue in November 1933 (Figures 2.17, 5.19) illustrates the overall early streetscape works that had been carried out by this time. Brick kerb and channeling had been constructed along the length of the avenue on both sides (Figures 2.38-41). Other streetscape works, including the planting of the grass for the nature strips, face brick driveway cross overs and street tree planting were yet to be carried out. Fencing of each of the allotments in the avenue was another development that occurred in subsequent years.

Street Tree Planting

It was in 1940 when deliberations were made between the Ballarat City Council and the residents of Colpin Avenue about tree planting in the street. In April 1940, Mr Edgar Bass, resident at 11 Colpin Avenue, wrote to the City Council suggesting the planting of Golden Poplars.⁷⁵ A month later in May 1940, there was a proposal to plant Scarlet Oak and Mount Ash trees along both sides of the street, with posts and tree guards to be provided by the residents.⁷⁶ It appears that Scarlet Oaks were subsequently planted.

In May 1977, there was growing unrest by residents of Colpin Avenue with the regular pollarding of the street trees that had grown to a height that caused problems with the overhead power lines.⁷⁷ Another 13 years transpired before the residents prepared a petition to the City Council in 1990 for the bundling of the overhead wires to avoid the need for further damaging pruning to the trees (Figure 2.42).⁷⁸ At approximately \$10,000, the power lines were subsequently bundled.⁷⁹

Brick Engineering Infrastructure

⁷³ Ibid.

⁷⁴ Ibid.

⁷⁵ E.J. Bass to Ballarat City Council, 2 April 1940, VPRS 8118/P1, Unit 55, Council Correspondence, Public Records Office Victoria, Ballarat Archives Centre, supplied by J. Burrell, June 2005.

⁷⁶ Ballarat City Council letter, 21 May 1940, VPRS 8118/P1, Unit 55, Council Correspondence, Public Records Office Victoria, Ballarat Archives Centre, supplied by J. Burrell, June 2005.

⁷⁷ Jenny Burrell, email to Miriam Semmell, City of Ballarat, 7 June 2005.

⁷⁸ ‘Proposal for “Bundling the Wires” in Colpin Avenue, 1990, copy of petition supplied by Jennifer Burrell, June 2005.

⁷⁹ Ibid. The petition claimed that the approximate cost of bundling the wires was \$10,000. No details on the actual cost have been ascertained.

While brick kerb and channeling was constructed for the exhibition in 1933 (Figures 2.39-40), the driveway cross overs remained unfinished gravel or were concreted. In more recent years, the brick driveway cross over channels have been covered in bitumen during road resurfacing, changing the original character and appearance of this aspect of the streetscape.

Building Development

Judging by the newspaper reports (Figure 2.43), the Ideal Homes Exhibition was a great success.⁸⁰ After just the first two days the hospital had received £35, which at sixpence a head represented 1400 paying visitors.⁸¹

By far the greatest success of the exhibition was the sale of allotments and the building of houses. The first allotment was sold to Sarah Ann Dehnert in May 1934, with all the blocks having been purchased by 1937, with the last allotment acquired by Alice Emily Blackburn in September of that year.⁸² Most of the houses in Colpin Avenue were built by 1941 and all of the dwellings were constructed by 1942.⁸³ The Ballarat Sewerage Authority Plans for 1934 and 1948 clearly convey the transformation of the area during this period (Figures 2.44-45).

The former land owners and builders responsible for two of the feature homes also gained further commissions after the exhibition. Individually or in partnership, they built another two dwellings at 13 and 15 Colpin Avenue (with their combined total of five houses constructed in the street).⁸⁴ The other local builders involved with house construction in the area included S.J. Weir (2 and 4 Colpin Avenue and 516 Wendouree Parade), S. Warren (16 Colpin Avenue) Priddle and Leggo (14 Colpin Avenue), David Stanley Quayle (5, 6, 8 and 10 Colpin Avenue), J E Blackburn (1 and 3 Colpin Avenue), H S Millard (11 Colpin Avenue) and F N Wilson (12 Colpin Avenue).⁸⁵ It is also known that the dwelling at 12 Colpin Avenue was designed by the local architectural firm of Clegg and Morrow.⁸⁶

Of further interest is the building of the house at 1409 Gregory Street by Herbert Reaby in 1933. Designed in a similar Spanish Mission Revival style as two of the feature homes at 7 Colpin Avenue and 518 Wendouree Parade, a building permit had been issued for its construction as early as March 1933.⁸⁷ The aerial image (Figure 2.19) of November 1933 shows the completed house in the top right corner (adjacent to the tennis courts), at the time of the exhibition. This suggests that Reaby –a rival builder – also capitalized on the publicity of the exhibition.

A table of the original construction dates of the dwellings and the original owners is given as follows. The following data for significant dwellings within

80 Correspondence and documents in Ideal Homes Exhibition file, op.cit.
81 Ibid.
82 Certificate of Title, Land Title Office, Melbourne: Vol 5859 Fol 1171710.
83 Database of City of Ballarat Permit Books, op.cit.
84 Ibid.
85 Ibid.
86 Ibid.
87 Ibid.

the Colpin Avenue precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 3). This data has been collated from various Directories, Land Titles and City of Ballarat Building Permit Books.

Property Address	Date of Construction	Original Building Owner
1 Colpin Avenue	c. 1937	Alice Blackburn
2 Colpin Avenue	c. 1941	William Ellison
3 Colpin Avenue	c. 1937	Jean Townrow
5 Colpin Avenue	c. 1937	David Stanley Quayle
6 Colpin Avenue	1933	David Stanley Quayle
7 Colpin Avenue *	1933 – Ideal Homes Exhibition, All Electric House	Pinney & Collins
8 Colpin Avenue	1933 – Ideal Homes Exhibition, Gas Feature Home	David Stanley Quayle
9 Colpin Avenue	c. 1935	Pinney and Collins
10 Colpin Avenue	c. 1936	Mary Connell
11 Colpin Avenue	c. 1938	Edgar J Bass
12 Colpin Avenue	c. 1940	William Denhert
13 Colpin Avenue	c. 1940	Richard Neil Collins / E Collins
14 Colpin Avenue	c. 1934	William Alfred Denhert
16 Colpin Avenue	c. 1939	Eric Mayo
1409 Gregory Street	1933	Herbert Christopher Reaby
518 Wendouree Parade *	1933 – Ideal Homes Exhibition – Lake House	Pinney & Collins

*BSA Plan = Ballarat Sewerage Authority Plan for 1934.

Significant Figures associated with the early development of Colpin Avenue⁸⁸

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Genealogical research by Susie Zada using Victorian Birth, Death and Marriage Indexes on CD-Rom, directories and various local indexes.

Albert Edwards PINNEY

Pinney was born c. 1883, son of Edward Howe Pinney and Jemima Bird. He was the second of thirteen children all born in Ballarat. Pinney's father, a miner, was also born in Ballarat, and his grandparents emigrated from Somersetshire, England.

Pinney married Jane Chester c. 1907. They had four children: Alma Grace, Edna May, Albert Edwards and John Chester. Pinney died at Ballarat Base Hospital in September 1960.

There are 97 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of Pinney. Five of these are for E.B. or E. Pinney – possibly Albert Edwards Pinney's brother Ernest Baden Pinney. A small number do not include an initial, however the remainder are either A.E. Pinney or Pinney & Collins with whom Pinney was in partnership as a builder / developer.

Richard Neil COLLINS

Collins was born c. 1900, son of Ernest John Collins and Elizabeth Jane Nicholson. He was the third of nine children all born in Ballarat or Sebastopol. Collins's father, a timber merchant, was born in Sebastopol, and his grandparents emigrated from England and Scotland.

Collins married Bertha Wallace in 1921. They had two children: Ernest John and Gwenda. Collins died at Surrey Hills in Melbourne in July 1945.

There are 99 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of Collins. Thirty eight of these are with Pinney with whom Collins was in partnership as a builder / developer. Four are for R.N. (or N) Collins, six for E.J. Collins Jnr, and fifty for E. Collins. E.J. Collins is probably Richard Neil Collins's brother, Ernest James, and the E. Collins entries (dated later than E.J. entries) are also probably for Ernest James Collins.

David Stanley QUAYLE

Quayle was born c. 1892, son of William Quayle and Helen Bennett. He was the youngest of thirteen children all born in Ballarat. Quayle's father, also a builder, was born on the Isle of Man, and his mother in Dumfriesshire, Scotland.

Quayle married Florence May Garnham in 1919. They had two children: Coral Mona and David Graham. Quayle died in Geelong in November 1977 and is buried at Queenscliff with his wife.

There are 198 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of Quayle. These entries include W., A.L. and D.S. Quayle, Quayle and Son, and Quayle Brothers. Members of the Quayle family identified in the building industry include David Stanley Quayle and his older brother Alex Lezayra and their father William.

Edgar James BARTROP (Figure 2.46)

Edgar James Bartrop was born c. 1903 in Brighton, son of James Samuel Bartrop and Blanche Caroline Tomkins. The Bartrop family can be traced back to at least 1852 in Geelong with later children born in Geelong, Mount Moriac and Gnarwarre. Bartrop's grandparents then moved to Echuca and Yea, and his parents ended up in Melbourne in the suburbs of Brighton, Elsternwick and Glenhuntly.

Bartrop married Madge Evelyn McArthur in 1927. He commenced business in 1921 as auctioneer, valuer and real estate agent. There are 19 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of E. Bartrop with the first entry in 1926.

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, 7 Colpin Avenue and 1409 Gregory Street 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') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie 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	SUBURB
4	Colpin Avenue	Lake Wendouree
15	Colpin Avenue	Lake Wendouree

DOWLING STREET HERITAGE PRECINCT

Description / Precinct Boundaries



Dowling Street Heritage Precinct Map

(refer to map in Appendix 2.1, Volume 5)

The Dowling Street Heritage Precinct is comprised of most of the properties fronting Dowling Street (between Wendouree Parade and the railway line), seven properties on the north side of Gregory Street, and the allotments fronting Wendouree Parade, Martin Avenue and the south side of Gregory Street forming the block bound by these streets and Dowling Street (except the dwellings at 7-15 Martin Avenue and 1205-1207 Gregory Street).

While the dwellings on the northern side of Gregory were historically situated in a different municipality and are therefore unrelated to the subdivision development on the south side of the street, the designs and landscape settings have an visual connection with some of the places within Dowling Street and Wendouree Parade.

Historical Evidence (refer to historical figures in Appendix 2.2, Volume 5)

The Initial Years

The Dowling Street Precinct is located between Lake Wendouree and Gregory Street in the Parish of Ballarat⁸⁹, County of Grenville, and was

⁸⁹ The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballarat. This aboriginal name means “resting place”

originally part of the Ballarat pastoral run held by the Yuille cousins, William Cross Yuille and Archibald Buchanan Yuille from 1838 to 1852.⁹⁰ They subsequently took over “all the country now known as Ballarat West and East and Sebastopol”.⁹¹

Gold Discovery & Mining

In 1851 the area was transformed from a pastoral run into a hive of activity following the discovery of gold at Clunes, Buninyong, and Ballarat.⁹² Swamp Lead, Durham Company Shaft, Black Diamond Shaft and Lady of the Lake, are identified on Brache’s 1861 Map of Ballarat near the northern shore of Lake Wendouree, Map of Ballarat and Sebastopol by John Ross in 1861 and Niven’s Mining Map of 1870 (Figures 2.01-03). No physical evidence of these mines survives today, when viewed from the public realm. In close proximity (although outside) the Dowling Street precinct was the Lady of the Lake Mine.

Early Town Surveys

The township of Ballarat was surveyed and proclaimed in 1852 with the northern boundary being Gregory Street to the north of Lake Wendouree.⁹³ In 1854 the population of the town and suburbs, including Ballarat, Ballarat East, Sebastopol and Wendouree, was 13,148 (by 1857 the population had grown to 30,970).⁹⁴ The town was proclaimed a Municipality in 1855 and a city in 1870.⁹⁵

Road Formation

By 1854, the major thoroughfares of Gregory and Dowling Streets and Wendouree Parade within the Dowling Street precinct had been established, as shown as Brache’s Map of Ballarat for 1861 (Figure 2.01). Gregory Street formed the municipal boundary between the Shire of Ballarat (to the north) and Town (later City) of Ballarat (to the south). It appears to have been named after the Ballarat Town Councillor, Joshua Gregory.⁹⁶ Dowling Street terminated at Lake Wendouree and was the route to Dowling Forest. It has

or “reclining on the elbow”. Source: Ian D Clark and Toby Heydon, *Database of Aboriginal Placenames of Victoria*, CD-Rom, Victorian Aboriginal Corporation for Languages, 2002.

⁹⁰ R V Billis and A S Kenyon, *Pastoral Pioneers of Port Phillip*, 2nd edn., Stockland Press Pty Ltd, 1974, p. 164.

⁹¹ W B Withers, *History of Ballarat*, rev. edn., F W Niven & Co, Ballarat, 1887, p. 3.

⁹² A W Strange, *Ballarat: The Formative Years*, B & B Strange, Ballarat, 1986, pp. 8-11.

⁹³ A.B Watson, *Lost & Almost Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B Watson, 2003, p. 20.

⁹⁴ *Ibid.*, p. 21.

⁹⁵ Victorian Municipal Directory 1890, p. 90.

⁹⁶ Information provided by Michael Taffe, Ballarat, May 2005, from personal research and a list of street names compiled by Frank Madden, former Town Clerk.

its origins with Mrs Elizabeth Dowling, mother Mrs W.J.T. Clarke (wife of the highly influential grazier, land owner and financier, “Big” Clarke).⁹⁷ In 1905, plans were prepared for the bluestone channel for Dowling Street.⁹⁸ Wendouree Parade originates from the language of the Wauthaurong Aboriginal Tribe, meaning, “be off” / “off you go”.⁹⁹ By 1882, it was a “metalled road”.¹⁰⁰

The laying out of Martin Avenue was not to occur for another 80 years. In 1933, the former Agricultural Reserve adjoining the Dowling Street precinct (Figure 2.01) was subdivided into residential allotments. It was at this time when Martin Avenue took shape although it was to be another 3 years in 1936 before it took its name. The thoroughfare was given its name by local Auctioneer and Estate Agent, Edgar Bartrop. He named it after Michael Martin, businessman (who operated Martin’s Stoneware) and Mayor of Ballarat.¹⁰¹

Lake Wendouree

Beside the Dowling Street precinct is Lake Wendouree that was originally known as Wendouree or Yuille’s Swamp (Figures 2.01-02). It was described by W.B. Withers in the *History of Ballarat* as a “one time alternate swamp and mud or dust hollow” which had been transformed into a permanent lake by “conserving the water and pouring in additions from catchwater drains and overflow from the forest reservoirs”. The transformation had resulted in:

a great home of local aquatic sports and pleasure taking. It is the only inland water resorted to for aquatic contests of any note, and the beauty of its shores, the safe depths of its water, and the large fleet of steam, sailing, and rowing boats at all times available, have made the lake the favorite trysting place not only of boating people but, during the summer season, of pic-nic parties from nearly all parts of the colony. [...] To-day [1870s-1880s] the visitor sees a nearly cleared sheet of some 300 acres of water, jetties, boathouses, yachts, and boats in profusion, and a fine fleet of steam pleasure boats plying from shore to shore at fares within the reach of all kinds of pleasure seekers. The City Council, with wise sagacity, has done much to improve the shores, and the walks round the well-planted borders are now among the pleasantest resorts of the pedestrian, who always has, as a permanent, strong attraction to healthful exercise, the botanic gardens as the western margin of the lake.¹⁰²

⁹⁷ Ibid.

⁹⁸ Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

⁹⁹ Ian D Clark and Toby Heydon, Database of Aboriginal Place Names of Victoria, CD Rom, Victorian Aboriginal Corporation for Languages, Melbourne, 2002.

¹⁰⁰ Wendouree Parade is shown on portion of Map of Country of Grenville, Township of Ballarat, 14 February 1882, Planning Department, City of Ballarat, ref no. M248.

¹⁰¹ Taffe, op.cit.

¹⁰² Withers, *op.cit.*, p. 254.

It appears that may have been the attraction of Lake Wendouree that led to housing subdivision and development in the Dowling Street precinct in the early 20th century.

Railway & Tramway Transport

In 1874 the western railway line from Ballarat to Beaufort (and ultimately Adelaide) was opened. This line ran to the north of Gregory Street thus separating the land immediately north of Lake Wendouree from North Ballarat. Railway crossings were installed at Gillies, Forest, Dowling and Burnbank Streets and Creswick Road where the Ballarat North Workshops were erected.¹⁰³

In 1887 the horse-drawn tramway from the city to the Botanic Gardens and encircling Lake Wendouree was constructed and opened in December the same year. A depot was constructed east of Forest Street on Wendouree Parade with another tram stop between Barrett and Dowling Streets.¹⁰⁴ (Figure 2.04)

Subdivisions

Original Land Holdings

The largest and earliest Crown Land purchaser in the Dowling Street precinct on the southern side of Gregory Street was D. Harris. On 30 May 1854, he acquired 7 acres and 2 roods of Block 2, Suburban Section A, Allotment 1, Parish of Ballarat. This large allotment was bound by Gregory and Dowling Streets (to the north and west) and Wendouree Parade (to the south). Adjoining the western boundary of the property was the Agricultural Showgrounds reserve (Figures 2.01-03, 7.05). There is no evidence of any building developments by Harris in the precinct today.

Thirty years later, the land on the west side of Dowling Street (south of Gregory Street) was sold. On 16 September 1884, M. Kilmartin was the original purchaser of 2 roods and 1 4/10 perches at the south-west corner of Gregory and Dowling Streets.¹⁰⁵ The southern portion of the block was sold to M.E. Hassell, comprising allotments 1A (3 roods and 3 perches) and allotment 1J (1 rood) on 16 September and 8 October 1884 respectively¹⁰⁶ (Figure 2.05).

The land on the northern side of Gregory Street in the former Shire of Ballarat (and later Township of Ballarat North) was also sold on 30 May 1854¹⁰⁷ (Figure 2.06). The original owners of allotments 7 and 8, Section B

¹⁰³ Victorian Railways : Gradients & Curves, Victorian Railways, c. 1927, p. 40.

¹⁰⁴ K S Kings, *The Ballarat Tramways: An Illustrated History*, Australian Railway Historical Society Victorian Division, Melbourne, 1971, pp. 8, 10, 13.

¹⁰⁵ Portion of map of the Township of Ballarat, Sheet 2, 1964. Source: Planning Department, City of Ballarat.

¹⁰⁶ Ibid.

¹⁰⁷ Portion of plan of Township of Ballarat North, County of Grenville, n.d., Lands Office, Melbourne.

(comprising 8 acres and 2 roods, and 7 acres and 36 perches) were J. Alexander and J. Hayes respectively.¹⁰⁸ These original allotments stretched to Howitt Street, although the Ballarat and Ararat Railway line was clearly marked on the plans.

Later Residential Subdivisions

Harris's Land

Harris's land fronting the east side of Dowling Street subsequently appears to have been sold to a Mr McLeod. In August 1929, this land – known as "McLeod's block"¹⁰⁹ – was subdivided into 9 housing allotments, with 5 blocks fronting Dowling Street, 1 block fronting Gregory Street and 3 blocks fronting Wendouree Parade.¹¹⁰ The official subdivision for McLeod's block is dated 6 September 1929 (Figure 2.07).¹¹¹

On 18 February 1941, the large portion of land in the south-west corner of Harris's original land (corner of Wendouree Parade and Martin Avenue) that contained a large brick house (Figure 2.08) was laid out into 8 allotments (the northern-most allotments had earlier formed part of the old showgrounds subdivision of 1933).¹¹² Just twelve months later in February 1942, another three allotments – 336 (lot 2) and 340 (lot 1) Wendouree Parade and 1209 and 1209A Gregory Street (lot 3) – were subdivided (Figure 2.09).¹¹³ The allotments now addressed as 1209, 1209A and 1211 Gregory Street appear to have been subdivided after 1949.¹¹⁴

Hassell's Land

By 1934, M.E. Hassell's land (allotment 1A) on the west side of Dowling Street had been subdivided into four house blocks, with two allotments fronting Dowling Street, and two blocks fronting Wendouree Parade. It was in August 1938 when a rear portion of land – now addressed as 1 Dowling

¹⁰⁸ Ibid.

¹⁰⁹ Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat; City of Ballarat Mayor's Annual Report, 1930, p. 36.

¹¹⁰ LP13274, Plan of Subdivision, Block 2, Suburban Section A, Allotment 1, City and Parish of Ballarat. Source: Planning Department, City of Ballarat.

¹¹¹ Portion of plan of County of Grenville, City of Ballarat (LP13274), 6 September 1929, Planning Department, City of Ballarat, ref.3.

¹¹² LP16147, Plan of Subdivision, 18 February 1941, Planning Department, City of Ballarat, ref. no. 142. See also Auction notice for the old showgrounds, 11 October 1933 in the archives of Bartop Real Estate, Ballarat.

¹¹³ LP19015, Plan of Subdivision, February 1942, Planning Department, City of Ballarat, ref. no. 132.

¹¹⁴ Certificates of Title, vol. 1765, fol. 352806, vol. 5692, fol. 296, vol. 7193 fol. 482.

Street – was split from Hassell’s early property at 402 Wendouree Parade (Figure 2.10).¹¹⁵

Land on North Side of Gregory Street¹¹⁶

In 1906, the land comprising allotment 8 on the north side of Gregory Street was subdivided into 16 allotments (Figure 2.11). Sydney John Penny owned the largest allotment now comprising 1302 and 1304 Gregory Street. Malcolm Montague McCallum purchased two allotments now addressed as 1306 and 1308 Gregory Street, while the property at 1310 Gregory was acquired by Charles Albert Clarke.

Building Development

Early Building

The earliest recorded dwellings in the Dowling Street precinct were constructed in the second half of the 19th century, although the exact dates have not been ascertained. At 402 Wendouree Parade, a dwelling was built before 1882 on allotment 1J originally owned by M.E. Hassell. The location of the house is shown on the early map of 1882 of the area. (Figure 2.12). In 1901, Frank Hassell appears to have carried out additions.¹¹⁷ This house may have been demolished and replaced with a weatherboard dwelling in 1937 (which has subsequently been replaced by a more recent house).¹¹⁸ An Edwardian dwelling was built at 3 Dowling Street on the original allotment 1A owned by M.E. Hassell. This house survives at 3 Dowling Street today. There also appears to have been a timber dwelling built on M. Kilmartin’s land at 7 Dowling Street after 1884 and this house survives in a largely intact state today.¹¹⁹

On the east side of Dowling Street, John McLeod was the owner of a house known as “Rassaay” that fronted onto Wendouree Parade. Additions were carried out in 1910.¹²⁰ By 1904, other properties along Wendouree Parade within the original block first acquired by Harris in 1854 included James Affleck’s “Opawa” and James Tyler’s “The Pines”.¹²¹ This latter house appears to have been a substantial mansion as shown as “brick house” in the subdivision plan of 1941 (Figure 2.08). The large property is also identified on the Ballarat Sewerage Authority Plan for 1934 (Figure 2.13), whereby the newly formed Martin Avenue and neighbouring Old Showgrounds subdivision are situated to the east.

¹¹⁵ Portion of plan of City & Parish of Ballarat, County of Grenville, 4 August 1938, Planning Department, City of Ballarat, ref. No. 3.

¹¹⁶ Plan of Subdivision by William Titheridge and Charles William Growcott of Allot 8 Sec B, Certificate of Title, book 435, no. 412, 20 August 1906, Lands Office, Melbourne.

¹¹⁷ Database of City of Ballarat Permit Books, op.cit.

¹¹⁸ Ibid.

¹¹⁹ Figure 2.05 shows that M. Kilmartin was the owner of the property now known as 7 Dowling Street from 16 September 1884, indicating that the Victorian dwelling was built after this time.

¹²⁰ Database of City of Ballarat Permit Books, op.cit.

¹²¹ Ibid.

By 1906, Sydney J. Penny, nurseryman, owned the large allotment at the south-west corner of Gregory and Dowling Streets. The Post Office Directory for 1904 indicates that Penny was occupying this land at this time, suggesting that a dwelling may have been situated on the site by this time. The land at 1306 Gregory Street was owned by Malcolm McCallum in 1906. He appears to have sold the site to Dodwell Brown who built a brick Federation styled house in the ensuing years. McCallum also built a Federation house (but in timber) in subsequent years. The allotment addressed as 1310 Gregory Street had been acquired by Charles Clark in 1906. A Federation styled dwelling appears to have been built at this time.

Early 20th Century

The northern side of Gregory Street (west of Dowling Street) witnessed the construction of Federation houses in the early 20th century. These properties included the three surviving dwellings at 1306, 1308 and 1310 Gregory Street. These dwellings are shown on the Ballarat Sewerage Authority Plan for 1933 (Figure 2.14).

Interwar Period

By far the largest concentrated development occurred in 1929-30 when Richard Neil Collins and Albert Edward Pinney built new houses on the east side of Dowling Street on "McLeod's block". The Mayor stated that "this fine block of residences reflects great credit and enterprise on two Ballarat contractors".¹²² The construction of the seven dwellings by Collins and Pinney brought about the removal of John McLeod's own house that fronted onto Wendouree Parade.¹²³ A notable entrepreneurial development, these new single storey detached dwellings were designed as interwar Bungalows featuring jerkin head, hipped and gabled roof forms and were constructed of face and rendered brickwork or weatherboard cladding, with tiled or galvanized corrugated steel roofs. They were also adorned with brick fences, constructed to reflect the designs of the dwellings. These houses are predominantly intact and are at 2, 4, 6, 8 and 10 Dowling Street, 348 Wendouree Parade, and 1215 Gregory Street, the earliest of this collection dating from 1929 (the other dwellings were built in 1930). The remaining houses that formed "McLeod's block" at 344 and 346 Wendouree Parade were more substantial and were built in 1931 by L. Ludbrook and Sons. Both dwellings were designed in an interwar English Domestic Revival style by the local architectural firm, Richards, Coburn and Richards.¹²⁴ All of these dwellings on McLeod's block are shown in Figure 2.13.

The concentrated development on the east side of Dowling Street was a precursor to the more locally well-known residential development in Colpin Avenue in 1933. There, Edgar Bartrop, local auctioneer and estate agent, sponsored the Ideal Homes Exhibition, whereby the All-Electric Home (7 Colpin Avenue), Gas-Feature Home (8 Colpin Avenue) and Lakeside Home

¹²² Ibid. & Planning Department, City of Ballarat; City of Ballarat Mayor's Annual Report, 1930, p. 36.

¹²³ Ideal Homes Exhibition Catalogue, Colpin Avenue, 1933, Margaret Wright private collection, Queenscliff.

¹²⁴ Family history notes provided by Margaret Wright, granddaughter of Geoffrey Selwyn Richards, June 2005.

(518 Wendouree Parade) were proudly displayed as the latest in residential design and contemporary living.¹²⁵ The All-Electric Home and Lakeside Home were built by Collins and Pinney, with the Gas-Feature Home being the work of another local builder, D.S. Quayle.¹²⁶ Other similarly-designed houses soon followed. Although the development of Colpin Avenue was more extensive and well publicized through the Ideal Homes Exhibition, this grouping of dwellings in Dowling and Gregory Street and Wendouree Parade reflect similar building and design aspirations of the architects and builders.

During the ensuing years, other interwar Bungalows were constructed on the original Harris landholding. These included the dwellings at 1207 Gregory Street for G. Houlse that was built by W.L. Richards in 1935,¹²⁷ 5 Dowling Street and 1302 Gregory Street, as shown on the Ballarat Sewerage Authority Plans for 1933 and 1940 (Figures 2.15-16). A substantial late interwar Bungalow as built in c.1939 for J.T. John to a design by local Architect, L.H. Vernon.¹²⁸

Postwar Development

There was also some residential development immediately after the Second World War. The dwellings at 3 Martin Avenue, 334 Wendouree Parade (built for V. Lancashire), and 1209A Gregory Street are physical legacies of this development.

Building Construction Dates and Original Owners

A table of the original construction dates of the dwellings and the original owners is given as follows. The following data for Individually Significant place and places that are Significant within a Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 5).¹²⁹ This data has been collated from various Directories and City of Ballarat Building Permit Books.

Property Address	Date of Construction	Original Building Owner
2 Dowling Street	c. 1930	Collins & Pinney
3 Dowling Street	c. 1901	Frank Hassell
4 Dowling Street	c. 1930	Collins & Pinney
5 Dowling Street	c. 1938	James V Robinson

¹²⁵ Ideal Homes Exhibition Catalogue, op.cit.

¹²⁶ Family history notes provided by Margaret Wright, op.cit., & Database of City of Ballarat Permit Books op.cit.

¹²⁷ Ibid.

¹²⁸ M. Lewis (ed.), *Australian Architectural Index*, revd. edn, University of Melbourne, Parkville, 1986. The index lists "L H Vernon, 1938, Residence for J.T. JOHN Esq., Wendouree Pde., Ballarat, Vic."

¹²⁹ Extensive and detailed research of historic Ballarat Rate Books may assist in further determining specific dates of house construction.

Property Address	Date of Construction	Original Building Owner
6 Dowling Street *	c. 1930	Collins & Pinney
7 Dowling Street *	Pre 1934 [late 19 th century]	Not known Occupant in 1934 – Fred Petchell
8 Dowling Street	c. 1930	Collins & Pinney
10 Dowling Street	c. 1930	Collins & Pinney
1209a Gregory Street	c. 1947	K L Johnson
1213 Gregory Street	c.1933	Herbert Pascoe
1214 Gregory Street	Pre 1941 [possibly c.1935]	Not known Occupant in 1941 – Benjamin J Wood
1215 Gregory Street	c. 1929	John Coutts
1302 Gregory Street *	Pre 1920 [possibly c.1918]	Not known Occupant in 1920 – John R Lawrie
1304 Gregory Street *	Pre 1920 [possibly c.1918]	Not known Occupant in 1920 – Hilton White
1306 Gregory Street *	Pre 1920 [possibly c.1910]	Not known Occupant in 1920 – Dodwell J Brown
1308 Gregory Street	Pre 1941 [possibly c.1910]	Malcolm McCallum Occupant in 1941 – Gerald Hanrahan
1310 Gregory Street	Possibly c.1906	Charles A Clark Occupant in 1941 – Alfred C Guider
3 Martin Avenue	c. 1950	G W Shorten
328 Wendouree Parade Demolished 2005	c. 1945	Arthur C Roddis
330 Wendouree Parade	c. 1941	Alan T Faull
332 Wendouree Parade	c. 1941	Mrs E M Ellis
334 Wendouree Parade	c. 1951-56	V Lancashire
336 Wendouree	c. 1947	W R Morshead

Property Address	Date of Construction	Original Building Owner
Parade		
340 Wendouree Parade *	c. 1939 [Possibly 1938 ¹³⁰]	J T John
344 Wendouree Parade *	c. 1931	W R Thomas
346 Wendouree Parade *	c. 1931	Morgan B John

*BSA Plan = Ballarat Sewerage Authority Plan

¹³⁰ Lewis, *op.cit.*

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 19th and early 20th 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, 62% 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 19th and early 20th century dwellings and interwar Bungalows. These significant dwellings constitute 62% 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, Claret Ash, Elm and Plane trees in Gregory Street and large canopies of exotics on the west side of Martin Avenue. 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 19th and early 20th 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 19th and early 20th 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 19th and early 20th 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') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie 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

STREET NO.	ADDRESS	SUBURB
1	Dowling Street	Lake Wendouree
100	Dowling Street	Lake Wendouree
101	Dowling Street	Lake Wendouree
1209	Gregory Street	Lake Wendouree
1208-1210	Gregory Street	Lake Wendouree
1211	Gregory Street	Lake Wendouree
1212	Gregory Street	Lake Wendouree
1	Martin Avenue	Lake Wendouree
5	Martin Avenue	Lake Wendouree
348	Wendouree Parade	Lake Wendouree
402	Wendouree Parade	Lake Wendouree

OLD SHOWGROUNDS HERITAGE PRECINCT

Description / Precinct Boundaries

(refer to map in Appendix 2.1, Volume 6)

The Old Showgrounds Heritage precinct includes allotments in Gregory Street, Martin Avenue Wendouree Parade and Haddon and Burnbank Streets. Brawn Avenue is also situated within the area. The precinct also takes in 7 properties at the south-west corner of Gregory Street and Martin Avenue.

The main central portion of the precinct bound by Wendouree Parade, Haddon, Burnbank and Gregory Streets is still reflective of the subdivision of the old showgrounds in 1933.

Historical Evidence

(refer to historical figures in Appendix 2.2, Volume 6)

The Initial Years

The Old Show Grounds Precinct is located between Lake Wendouree and the railway line north of Gregory Street in the Parish of Ballarat¹³¹, County of Grenville, and was originally part of the Ballarat pastoral run held by the Yuille cousins, William Cross Yuille and Archibald Buchanan Yuille from 1838 to 1852.¹³² They subsequently took over “all the country now known as Ballarat West and East and Sebastopol”.¹³³

Gold Discovery & Mining

In 1851 the area was transformed from a pastoral run into a hive of activity following the discovery of gold at Clunes, Buninyong, and Ballarat.¹³⁴ Swamp Lead, Durham Company Shaft, Black Diamond Shaft and Lady of the Lake, are identified on Brache’s 1861 Map of Ballarat near the northern shore of Lake Wendouree, Map of Ballarat and Sebastopol by John Ross in 1861 and Niven’s Mining Map of 1870 (Figures 2.01-03). No physical evidence of these mines survives today, when viewed from the public realm. There are also no mines situated in the Old Showgrounds heritage precinct.

Early Town Surveys

¹³¹ The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballaarat. This aboriginal name means “resting place” or “reclining on the elbow”. Source: Ian D Clark and Toby Heydon, *Database of Aboriginal Placenames of Victoria*, CD-Rom, Victorian Aboriginal Corporation for Languages, 2002.

¹³² R V Billis and A S Kenyon, *Pastoral Pioneers of Port Phillip*, 2nd edn., Stockland Press Pty Ltd, 1974, p. 164.

¹³³ W B Withers, *History of Ballarat*, rev. edn., F W Niven & Co, Ballarat, 1887, p. 3.

¹³⁴ A W Strange, *Ballarat: The Formative Years*, B & B Strange, Ballarat, 1986, pp. 8-11.

The township of Ballarat was surveyed and proclaimed in 1852 with the northern boundary being Gregory Street to the north of Lake Wendouree.¹³⁵ In 1854 the population of the town and suburbs, including Ballarat, Ballarat East, Sebastopol and Wendouree, was 13,148 (by 1857 the population had grown to 30,970 as a result of the gold rush).¹³⁶ The town was proclaimed a Municipality in 1855 and a city in 1870.¹³⁷

By 1854, the major thoroughfares of Gregory, Dowling, Burnbank and Haddon Streets and Wendouree Parade had been established, as shown on Brache's map of 1861 (Figure 2.01). Gregory Street formed the municipal boundary between the Shire of Ballarat (to the north) and the Town (later City) of Ballarat (to the south). It appears to have been named after the Ballarat Town Councillor, Joshua Gregory.¹³⁸ Wendouree Parade originates from the language of the Wauthaurong Aboriginal Tribe, meaning, "be off" / "off you go".¹³⁹ By 1882, it was a "metalled road".¹⁴⁰ Haddon Street was named after the township of Haddon and Burnbank Street was the road to Burnbank.¹⁴¹

Lake Wendouree

Beside the Old Showgrounds precinct is Lake Wendouree that was originally known as Wendouree or Yuille's Swamp (Figures 2.01-02). It was described by W.B. Withers in the *History of Ballarat* as a "one time alternate swamp and mud or dust hollow" which had been transformed into a permanent lake by "conserving the water and pouring in additions from catchwater drains and overflow from the forest reservoirs". The transformation had resulted in a great home of local aquatic sports and pleasure taking. It is the only inland water resorted to for aquatic contests of any note, and the beauty of its shores, the safe depths of its water, and the large fleet of steam, sailing, and rowing boats at all times available, have made the lake the favorite trysting place not only of boating people but, during the summer season, of pic-nic parties from nearly all parts of the colony. [...] To-day [1870s-1880s] the visitor sees a nearly cleared sheet of some 300 acres of water, jetties, boathouses, yachts, and boats in profusion, and a fine fleet of steam pleasure boats plying from shore to shore at fares within the reach of all kinds of pleasure seekers. The City Council, with wise sagacity, has done much to improve the shores, and the

¹³⁵ A.B. Watson, *Lost & Almost Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B Watson, 2003, p. 20.

¹³⁶ *Ibid.*, p. 21.

¹³⁷ Victorian Municipal Directory 1890, p. 90.

¹³⁸ Information provided by Michael Taffe, Ballarat, May 2005, from personal research and a list of street names compiled by Frank Madden, former Town Clerk.

¹³⁹ Ian D Clark and Toby Heydon, Database of Aboriginal Placenames of Victoria, CD Rom, Victorian Aboriginal Corporation for Languages, Melbourne, 2002.

¹⁴⁰ Wendouree Parade is shown on portion of Map of County of Grenville, Township of Ballarat, 14 February 1882, Planning Department, City of Ballarat, ref no. M248.

¹⁴¹ Tafe, op.cit.

walks round the well-planted borders are now among the pleasantest resorts of the pedestrian, who always has, as a permanent, strong attraction to healthful exercise, the botanic gardens as the western margin of the lake.¹⁴²

Railway & Tramway Transport

In 1874 the western railway line from Ballarat to Beaufort (and ultimately Adelaide) was opened. This line ran to the north of Gregory Street thus separating the land immediately north of Lake Wendouree from North Ballarat. Railway crossings exist at Gillies, Forest, Dowling and Burnbank Streets and Creswick Road where the Ballarat North Workshops were erected.¹⁴³

In 1887 the horse-drawn tramway from the city to the Botanic Gardens and encircling Lake Wendouree was constructed and opened in December the same year. A depot was constructed east of Forest Street on Wendouree Parade with another tram stop between Barrett and Dowling Streets.¹⁴⁴ (Figure 2.04)

Early Land Use

The land south of Gregory Street and between Martin Avenue and Haddon Street was reserved for the Agricultural Show Grounds and catered for by the Show Grounds railway station.¹⁴⁵ This land appears to have been reserved as early as 1854 and is shown on the early maps of the area from 1861 (Figures 2.01-03 and Figure 2.05)

The arena was located in the centre with the grandstand on the eastern side. The stock entrance was from Gregory Street, a pedestrian entrance at the corner of Wendouree Parade and Haddon Street, and a larger entrance from Haddon Street. Buildings included the luncheon area; handcrafts and cooking; and poultry, horse, cattle and bullock pens. Areas were also allocated for the side shows, agricultural and car displays, and the famous Jimmy Sharman's boxing tent (Figure 2.06). Oak trees appear to have lined the Wendouree Parade boundary (Figure 2.07) and probably the Haddon Street boundary on the east side. Oak trees survive in the gardens at 302 Wendouree Parade and 5 and 7 Haddon Street.

During the First World War, the Show Grounds were used as a "decentralized training camp for 1000 recruits". Sheep, cattle and pig pens were set up as sleeping quarters, with Wendouree Parade used as a marching ground¹⁴⁶ (Figures 2.07-08).

¹⁴² Withers, *op.cit.*, p. 254.

¹⁴³ Victorian Railways : Gradients & Curves, Victorian Railways, c. 1927, p. 40.

¹⁴⁴ K S Kings, *The Ballarat Tramways: An Illustrated History*, Australian Railway Historical Society Victorian Division, Melbourne, 1971, pp. 8, 10, 13.

¹⁴⁵ Victorian Railways : Gradients & Curves, Victorian Railways, c. 1927, p. 40.

¹⁴⁶ W. Bate, *Life After Gold: Twentieth-Century Ballarat*, Melbourne University Press, Carlton, 1993, pp. 54-5.

Showgrounds Subdivision

By 1930, a new showground site had been identified at Ballarat North. Agreement had been reached whereby the old showgrounds land would be subdivided and a portion of the revenue from the land sales paid to the Ballarat Agricultural and Pastoral Society to help establish buildings at the new site and to compensate for the cost of land purchased by the Society. Delays occurred in the transfer to the new Show Grounds as the Trustees were unable to obtain a financial advance from the Government to commence the new buildings and it was not until 1933 before the transfer proceeded.¹⁴⁷

In August 1933, auctioneer and estate agent Edgar Bartrop wrote to the Agricultural & Pastoral Society with a “Proposed Plan for Sale of Show Ground Sites” incorporating an Ideal Homes Exhibition (Figure 2.09). Interestingly, Bartrop lived at 2 Haddon Street opposite the entrance to the showgrounds. The complexities and delays in dealing with government departments, Ballarat Council and the Agricultural & Pastoral Society contributed to Bartrop’s decision to abandon the old showgrounds site in favour of the Colpin Avenue for the exhibition.¹⁴⁸

Despite the apparent difficulties, on 11 October 1933 the old showgrounds was subdivided into 61 allotments and advertised for auction by another auctioneer, Charles Walker (Figure 2.10). The area was divided east-west into Sections A9 and A10, each containing 28 allotments. A further 5 allotments were created west of Martin Avenue on the corner of Gregory Street. An “old bluestone wall” is shown at the western end of the new road through the subdivision, with the extent of the former showgrounds arena and an “old gravel track” shown as broken lines (Figures 2.10-11). A further auction was held on 18 April 1934 (Figure 2.12).

The first allotment was sold in October 1934 and the majority of allotments north of Brawn Avenue were sold between 1935 and 1936. South of Brawn Avenue, many of the allotments were not sold until 1942-44 (Figure 2.13). In 1934, the Ballarat Council believed that the construction of roads, paths and channels would “lend considerable impetus to building activity in the new subdivision. This statement was well placed, as in 1936 it was reported that 49 of the 61 blocks had already been sold.¹⁴⁹

The old showgrounds subdivision also included land on the south side of Gregory Street, east of Martin Avenue. These 5 allotments had originally formed part of a 7 acre landholding owned by D. Harris from 30 May 1854. As part of the old showgrounds subdivision, four house blocks fronted onto Gregory Street and were sold in 1934, with a larger allotment fronting onto Martin Avenue sold in 1936. In February 1941, this larger allotment was subdivided into two. Another two allotments on Gregory Street frontage were

¹⁴⁷ City of Ballarat, Mayor’s Annual Reports, 1930, p. 16; 1931, p 20; 1933, p. 6.

¹⁴⁸ Correspondence and documents in Ideal Homes Exhibition file, Archives of Bartrop Real Estate, Ballarat; Information provided by Bruce Bartrop, son of Edgar Bartrop, May 2005.

¹⁴⁹ City of Ballarat, Mayor’s Annual Reports, 1934, p. 11; 1936, p. 7.

further subdivided into three lots about this time, being addressed as 11, 13 and 15 Martin Avenue.

The old showgrounds subdivision brought with it the creation of new roads: Martin and Brawn Avenues. Road and drainage plans for these streets are dated 1936.¹⁵⁰ Brawn Avenue formed the thoroughfare through the centre of the new subdivision and was named in honour of the Hon. F Brawn, MLC for Wellington Province from 1907 to 1934, Chairman of the Ballarat Water Commission for 25 years and Mayor of Ballarat 1907-1908 and 1915-1916, who died in July 1936.¹⁵¹ Martin Avenue was named by estate agent, Edgar Bartrop, after Michael Martin, businessman (Martin's Stoneware), and Mayor of Ballarat in 1936.¹⁵²

Building Development in the Old Showgrounds Subdivision

The earliest dwellings in the old showgrounds estate were built in the early-mid 1930s in Gregory, Brawn and Haddon Streets. Gallagher and Mason were the builders of the weatherboard house at 11 Haddon Street and the neighbouring "expanded metal and timber" house at 13 Haddon Street, although they do not appear on the Ballarat Sewerage Authority plan for 29 October 1934 (Figure 2.14). Most of the dwellings on the old showgrounds land were built between 1935 and 1939 as shown on the Ballarat Sewerage Authority Plan for 1939 (Figure 2.15). Those houses built in the late 1930s and 1940s were at 9, 17, 19, 21, and 22 Brawn Avenue, 1115 and 1117 Gregory Street and some dwellings on the east side of Martin Avenue.

Several local builders of Ballarat were responsible for the construction of the interwar Bungalow dwellings, including J. Spenser, A.W. Nicholson, W.G. Feary and Sons, H.C. Reaby, S. Warren, F.A. Button, W.L. Richards, R.A. Cutter, D. McGregor, and Gallagher and Mason. Those responsible for more than one dwelling were:

- A.W. Nicholson: 1 & 4 Brawn Avenue.
- W.G. Feary & Sons: 6 Brawn Avenue, 1111 Gregory Street and 302 Wendouree Parade.
- H.C. Reaby: 8 & 14 Brawn Avenue & 1103 Gregory Street.
- S. Warren: 10 Brawn Avenue, 1125 Gregory Street & 9 Haddon Street.
- F.A. Button: 24 Brawn Avenue & 5 Haddon Street.
- Gallagher & Mason: 121 Burnbank Street, 1105 & 1115 Gregory Street, & 11 & 13 Haddon Street.

Although Edgar Bartrop was not responsible for the auction of the old showgrounds estate, he did play a part in the building of some of the homes in the area. In addition to his involvement with the construction of "Ideal Homes" in Colpin Avenue in the 1930s, he had also established the "Edgar

¹⁵⁰ Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

¹⁵¹ City of Ballarat, Mayor's Annual Report, 1936, p. 5.

¹⁵² Information provided by Michael Taffe, Ballarat, May 2005, from personal research and a list of street names compiled by Frank Madden, former Town Clerk.

Bartrop Home Building Service". It is known that Bartrop's Home Building Service was responsible for the house at 16 Brawn Avenue for R.E. Dunn (built by A.K. Wood) in c.1936, as shown on the drawing for the dwelling (Figure 2.16). He also appears to have been responsible for the dwelling at 20 Brawn Avenue in 1940, initially for L.J. Treloar (built by S.D. Jenkin), as a drawing of this dwelling (including the fence) (Figure 2.17) closely resembles the existing dwelling today (albeit altered with the chimneys and original garage doors removed).

The concept and details of the "Edgar Bartrop Home Building Service" were published in the "Contrast Home Show" sponsored by Edgar Bartrop in Dana Street in c.1940:

A Home Building Service means more than mere price giving and building. Designed after years of experience and with the knowledge of the difficulties besetting the average would-be home builder, the Service was intended to make perfectly clear each step that leads up to the Home Ideal – planning, designing, building and safe-guarding of hundreds of plans and designs (they are being added to daily) from the best brains in the architectural and building world – preparation of trouble-proof specifications protecting owner and builder alike from the slightest possibility of misunderstanding (the standard specification and governing addenda were prepared in collaboration with one of the outstanding architects of this generation) – the election of materials found best by test for use in this climate.

The Service was designed to help – it has been successful. Dozen's of homes have been built for various owners – the variety of type already erected allowing a satisfactory comparison in actual buildings as well as the comparison of plans and design on paper.¹⁵³

Town Planning Context: Old Showgrounds Subdivision

The standard and economical and yet well-built interwar Bungalows on contextually generous allotments (with opportunities for ample landscaping) has an affinity with contemporary Garden City planning and philosophy. Established by Ebenezer Howard in England with the creation of Letchworth Garden City in 1903, Hampstead Garden suburb (commenced in 1906) and Welwyn Garden City (begun 1920), the basic tenets of Garden City planning was neatly-designed and predominantly uniform dwellings set in pleasant, green surroundings.¹⁵⁴ On Garden City planning, Howard claimed:

... fresh air, sunlight, breathing room and playing room – shall be still retained in all needed abundance, and by so employing the resources of modern science that Art may supplement Nature, and life may become an abiding joy and delight.¹⁵⁵

¹⁵³ Contrast Home Show, sponsored by Edgar Bartrop, Agent and Developer, 5-13 June [n.d., c.1940?], booklet provided by Bruce Bartrop, son of Edgar Bartrop, May 2005

¹⁵⁴ Bannister Fletcher, *A History of Architecture*, 17th edn., Butterworths, London, 1963, p.1007.

¹⁵⁵ E. Howard, *Garden Cities of To-Morrow*, Faber, London, 1906 [?], p.2.

In Australia, John Sulman, Australia's father of town planning, published *An Introduction to the study of Town Planning* in Australia in 1921 which set out important Garden City principles. The publication included the following:

Fresh air, sunlight, and the reduction of congestion would go far towards making towns healthy. To their lack is due the inferior physical, mental, and moral health of town dwellers. Working in a vitiated atmosphere arouses the craving for stimulants; the abuse of drink encourages immorality; immorality causes widespread disease; and there cannot be sound minds in unsound bodies ... Parks, trees, and gardens can do much to render life in a city healthful and agreeable; but, unless the buildings are pleasant to look upon, no city or town can be regarded as a satisfactory dwelling-place for its inhabitants.¹⁵⁶

While the grid planning of the old showgrounds subdivision was conventional, the primacy of single family housing, private gardens and neat, inexpensive housing were well-known Garden City tenets. On this type of planning, Sulman considered Garden Cities and Suburbs to be characterized by:

... the absence of congestion of dwellings and their better arrangement, ample provision of parks, playgrounds and open spaces, the planting of trees and grass of part of the roads where not required for traffic, and the provision of greater opportunities for social intercourse.¹⁵⁷

The close proximity to Lake Wendouree for sport and recreation balanced out the lack of public open space with the old showgrounds subdivision, but the generous grassed nature strips (and absence of footpaths in Brawn and Martin Avenues) and space around the dwellings largely reflected Sulman's Australian version of Garden City ideals.

The economical but well-built nature of the interwar Bungalows within the old showgrounds subdivision further reflected Garden City principles. Indeed, Edgar Bartop's Home Building Service and the large number of local builders who were involved in building standard interwar dwellings arguably represents a later and localized translation of similar principles used in England years earlier. These similarities are especially identified in Gavin Stamp's synopsis of the underlying architectural philosophies behind the development of *Letchworth and Hampstead Garden Suburb in The English House 1860-1914*:

Here is the humanity of the vision, both social and architectural. Most domestic architects were apolitical – probably Conservative, if anything – after all, they worked for the rich if they could; but some, like Lethaby, Park and Unwin, shared the socialist ideal of Morris and Webb. They believed that the benefits of a good, homely, well-built domestic architecture should not be enjoyed only by the comparatively wealthy but by everybody. The detached countryside English House could be built simpler, smaller and more cheaply without losing its charm or integrity. At Letchworth, Port Sunlight and other garden suburbs, architects showed how cottages could be cottages still, decent houses in which ordinary people could live ... Each tenant could feel he was

¹⁵⁶ J. Sulman, *An Introduction to the study of Town Planning in Australia*, Government Printer of New South Wales, Sydney, 1921, p.40, 147.

¹⁵⁷ Sulman, *op.cit.*, p.106.

living in a house – his castle – and in a villagy atmosphere which was healthy. Architects both famous and obscure addressed themselves to the problem of designing cheap but decent housing and several competition were held, notably the 1905 “Cheap Cottages Exhibition” at Letchworth where cottages were built for £150 if possible.¹⁵⁸

Other Subdivisions & Building Development in the Precinct

A considerably earlier residential subdivision opposite the showgrounds reserve was the laying out of allotments on the east side of Haddon Street in 1862. These allotments, bound by Haddon and Burnbank Streets, appeared to have formed part of much larger subdivision on Burnbank Street.

Opposite the showgrounds reserve was the subdivision of allotments on the north side of Gregory Street, in the former Shire of Ballarat. The original dates of the subdivision of this land have not been ascertained, although it is known that subdivisions occurred in 1951, 1975, 1987, and 1993¹⁵⁹ (Figure 2.19). These allotments include dwellings constructed during the Edwardian and interwar periods, together with dwellings in the mid-late 20th century.

Although the allotments on the east side of Haddon Street were subdivided as early as 1862, the earliest known dwellings to have been constructed were on the northern side of Gregory Street. The timber Edwardian dwelling at 1102 Gregory Street was possibly built for Robert Haines in c.1900. It may have been the same period when a timber Edwardian dwelling was constructed at 1110 Gregory Street for James Lindsay. Both dwellings have experienced alterations over the years, although the overall original character and appearance is clearly discernible.

Like the old showgrounds estate, it was during the 1930s when most of the dwellings on the northern side of Gregory Street and east side of Haddon Street were built. These dwellings are shown on the Ballarat Sewerage Authority Plan for 1934 (Figure 2.14).

Building Construction Dates and Owners

A table of the original construction dates of the dwellings and their owners is given as follows. The following data for Individually Significant places and places Significance within the Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 6).¹⁶⁰ This data has been collated from various Directories, Land Sales and City of Ballarat Building Permit Books.

¹⁵⁸ G. Stamp, *The English House 1860-1914: the flowering of English Domestic Architecture*, Faber and Faber, London, 1986.

¹⁵⁹ Portion of Township plan of Ballarat North, n.d., Lands Office, Melbourne & Certificates of Title and Subdivision plans, Vol 6906, fol. 193, 15 March 1951, vol. 1209, fol. 840, 1 September 1975, vol. 1026A, fol. 442, 12 June 1996, Titles Office, Melbourne.

¹⁶⁰ Extensive and detailed research of historic Ballarat Rate Books may assist in further determining specific dates of house construction.

Property Address	Date of Construction	Original Building Owner
2 Brawn Avenue	c. 1938	John F Spencer
4 Brawn Avenue	c. 1939	Eric C Sanders
5 Brawn Avenue	c. 1936	W Chambers
6 Brawn Avenue	c. 1936	R W Lonsdale
8 Brawn Avenue	c. 1935	H C Reaby
9 Brawn Avenue	c. 1939	William J Perkins
10 Brawn Avenue	c. 1937	George Richmond
11 Brawn Avenue	c. 1935 Designed by H.L. Coburn	William J Selkirk
12 Brawn Avenue	c.1936	Mrs Jessie McIver
15 Brawn Avenue	c.1939	John Johnston
16 Brawn Avenue	c. 1936	R E Dunn (Fig 2.16)
17 Brawn Avenue	c.1939-40	Alfred Nicholson
19 Brawn Avenue	c. 1949	C D Cottee
20 Brawn Avenue	c.1940	L J Treloar (Fig 2.17)
21 Brawn Avenue	c. 1946	Jack Lonsdale
22 Brawn Avenue	c. 1942	Francis T Re
24 Brawn Avenue	c. 1936	J K Beers
119 Burnbank Street	c.1934-35 Designed by P.S. & G.S. Richards	John L Russell
121 Burnbank Street	c. 1935	William Astbury
1102 Gregory Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Robert Haines
1103 Gregory Street	c. 1935	R Browning
1104 Gregory Street	Pre 1904 [possibly c.1933]	Not known Occupant in 1941 – Hugh Spotswood
1105 Gregory Street	c. 1935	H Tucker
1106 Gregory Street	c.1933	Not known Occupant in 1941 – Stanley S Mitchell
1107 Gregory Street	c.1935	Not known

Property Address	Date of Construction	Original Building Owner
		Occupant in 1941 – Robert C Wenning
1108 Gregory Street	Pre 1956 [possibly c.1945]	Not known Occupant in 1956 – William A Coffield
1109 Gregory Street	c. 1935	F O Cooke
1110 Gregory Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – James Lindsay
1112 Gregory Street	c. 1933	Not known Occupant in 1941 – William L Henderson
1117 Gregory Street	c. 1943	Frank E Bellingham
1119 Gregory Street	c. 1939	Cyril R Negri
1121 Gregory Street	c. 1947	T G McPherson
1123 Gregory Street	c. 1935	Not known Occupant in 1941 – Royal B Spong
1125 Gregory Street	c. 1936	Mrs Greenwell
1205 Gregory Street	c. 1935.	Herbert W. Standbridge.
1207 Gregory Street	c.1935	G. Houlse
3 Haddon Street	1935 Designed by H.L. Coburn	John C Haymes
4 Haddon Street	c.1935	Alexander Rands
5 Haddon Street	c. 1939	Stanley Miller
6 Haddon Street	c. 1939	Not known Occupant in 1941 – Roy A Mason
7 Haddon Street	c. 1935 ¹⁶¹ Designed by L.H. Vernon	Charles H Benjamin
8 Haddon Street	c. 1935	Alfred D Goddard
9 Haddon Street	c. 1936	Walter H Knight
11 Haddon Street	c. 1934	G L Grigsbey

¹⁶¹ M. Lewis (ed.), *Australian Architectural Index*, revd. edn., University of Melbourne, Parkville, 1986. The index listed “L H Vernon, 1935 and 1936, Residence, Ballarat, for C.H. BENJAMIN, Haddon St”.

Property Address	Date of Construction	Original Building Owner
13 Haddon Street	c. 1934	William G Vawdrey
302 Wendouree Parade	c. 1938	Henry H Davies
304 Wendouree Parade	c. 1949	J C Rowe Occupant in 1941 – The Pines Private Hospital and/or Mary Weston
306 Wendouree Parade	c. 1950-51	Arthur Collins
308 Wendouree Parade	c. 1949	R McAloney
312 Wendouree Parade	c. 1950	F E Duncan
314 Wendouree Parade	c. 1949	J Hickey
324 Wendouree Parade	c. 1948	D I Ellis
326 Wendouree Parade	c. 1946	D G Metcalfe

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 20th 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, 74% 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. In addition, a further 6 allotments were offered for sale fronting the south-west corner of Gregory Street and Martin Avenue at this time. 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, 74% 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 Bartrop, 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 Bartrop. 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 20th 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 19th 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') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie 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
20	Brawn Avenue	Lake Wendouree
1102A	Gregory Street	Lake Wendouree
1111	Gregory Street	Lake Wendouree
1115	Gregory Street	Lake Wendouree
10	Haddon Street	Lake Wendouree
12	Haddon Street	Lake Wendouree
9	Martin Avenue	Lake Wendouree
11	Martin Avenue	Lake Wendouree
13	Martin Avenue	Lake Wendouree
15	Martin Avenue	Lake Wendouree
318	Wendouree Parade	Lake Wendouree
320	Wendouree Parade	Lake Wendouree
322	Wendouree Parade	Lake Wendouree

CRESWICK ROAD/MACARTHUR STREET HERITAGE PRECINCT

Description / Precinct Boundaries

(refer to map in Appendix 2.1, Volume 4)

The Creswick Road and Macarthur Street Heritage precinct includes the allotments fronting onto Macarthur Street (between Creswick Road and Beaufort Crescent), Baird Street, Ronald Street, Beaufort Crescent and the east side of Creswick Road. The area also includes the avenue of memorial trees on the east side of Beaufort Crescent.

Historical Evidence

(refer to historical figures in Appendix 2.2, Volume 4)

The Initial Years

The Creswick and Macarthur Streets Precinct is located to the east of Lake Wendouree in the Parish of Ballarat¹⁶², County of Grenville, and was originally part of the Ballarat pastoral run held by the Yuille cousins, William Cross Yuille and Archibald Buchanan Yuille from 1838 to 1852.¹⁶³ They subsequently took over “all the country now known as Ballarat West and East and Sebastopol”.¹⁶⁴

Gold Discovery & Mining

In 1851 the area was transformed from a pastoral run into a hive of activity following the discovery of gold at Clunes, Buninyong, and Ballarat.¹⁶⁵ Swamp Lead, Durham Company Shaft, Black Diamond Shaft and Lady of the Lake, are identified on Brache’s 1861 Map of Ballarat near the northern shore of Lake Wendouree, Map of Ballarat and Sebastopol by John Ross in 1861 and Niven’s Mining Map of 1870 (Figures 2.01-03). No physical evidence of these mines survives today, when viewed from the public realm. There are also no mines situated in the Creswick Road and Macarthur Street heritage precinct.

Early Town Surveys

¹⁶² The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballaarat. This aboriginal name means “resting place” or “reclining on the elbow”. Source: Ian D Clark and Toby Heydon, *Database of Aboriginal Placenames of Victoria*, CD-Rom, Victorian Aboriginal Corporation for Languages, 2002.

¹⁶³ R V Billis and A S Kenyon, *Pastoral Pioneers of Port Phillip*, 2nd edn., Stockland Press Pty Ltd, 1974, p. 164.

¹⁶⁴ W B Withers, *History of Ballarat*, rev. edn., F W Niven & Co, Ballarat, 1887, p. 3.

¹⁶⁵ A W Strange, *Ballarat: The Formative Years*, B & B Strange, Ballarat, 1986, pp. 8-11.

The township of Ballarat was surveyed and proclaimed in 1852 with the northern boundary being Gregory Street to the north of Lake Wendouree.¹⁶⁶ In 1854 the population of the town and suburbs, including Ballarat, Ballarat East, Sebastopol and Wendouree, was 13,148 (by 1857 the population had grown to 30,970 as a result of the gold rush).¹⁶⁷ The town was proclaimed a Municipality in 1855 and a city in 1870.¹⁶⁸

Road Formation

Brache's map of Ballarat for 1861 shows that Creswick Road and Macarthur Street had been laid out by this time to service the rapidly expanded population. Creswick Road was a major thoroughfare, as indicated by the size and length of the road. The name is because the road is the route between Geelong and Creswick. By 1870, Macarthur Street had also become a principal road, linking Lake Wendouree (the location of local aquatic sports and pleasure taking¹⁶⁹) with Ballarat East. It was named after General Macarthur, Acting Governor of Victoria in 1853.¹⁷⁰

While there appears to have been some housing in the vicinity of Baird Street in 1861 (Figure 2.01), the thoroughfare is not shown as an official, laid out road until after a major land subdivision in c.1863 (Figure 2.02) and as partially shown on Ross's Map of Ballarat and Sebastopol in 1868. Niven's Mining Map of 1870 (Figure 2.03) indicates that Baird Street was originally named Wood Street, although there was a road named Baird Street north of the railway reserve. It is not known when Wood Street was renamed Baird Street, although this latter name is recorded in the Post Office Directories in 1904. It is also shown on the Electoral Map for 1916 (Figure 2.04). Anecdotal evidence suggests that the road may have been named after Sam Baird, first Ballarat City Engineer, or a Mrs Baird (who was either the oldest resident or the owner of the first house in the street).¹⁷¹ However, it is more likely that the road was named as an extension of the northern portion of Baird Street, as identified in Niven's Mining Map of 1870 (Figure 2.03).

In 1861, the western portion of the Creswick Road and Macarthur Street precinct comprised open land that stretched to a small gully, beyond which was Inkerman's Gully and "Inkerman's Land" (Figure 2.01). The extension of the western railway line is marked in this vicinity on Brache's map in 1861. By 1868, a railway reserve had been created (Figure 2.02). It appears that the adjoining road that follows the curved form of the railway reserve, Beaufort Crescent, was laid out as early as 1863 as a result of land subdivisions. It

¹⁶⁶ A.B Watson, *Lost & Almost Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B Watson, 2003, p. 20.

¹⁶⁷ *Ibid.*, p. 21.

¹⁶⁸ Victorian Municipal Directory 1890, p. 90.

¹⁶⁹ Withers, *op.cit.*, p. 254.

¹⁷⁰ Information supplied by Michael Taffe, Ballarat, May 2005, from personal research and a list of street names compiled by Frank Madden, former Ballarat Town Clerk.

¹⁷¹ *Ibid.*

was named in honour of Rear Admiral Beaufort, C.B. Later road and drainage plans were prepared in 1912 for Beaufort Crescent.¹⁷²

Trench and Ronald Streets were created as a result of a subdivision in 1888. Road and drainage plans were prepared for this street in 1897.¹⁷³ Trench Street was named after Robert Le Poer Trench who owned the land between Trench Street and Holmes Street to the south.¹⁷⁴ Trench was the first president of the Ballarat Yacht Club in 1877; a County Court Judge; Chairman of the Melbourne Gas Company; and Victorian Attorney General.¹⁷⁵ The Trench Room upstairs in the Ballarat Town Hall overlooking Sturt Street was named in his honour. The naming of Ronald Street has its origins with the son of Alfred Ronalds, owner of the nearby Vine Hotel. Alfred Ronalds started the only alluvial gold diggings in Ballarat City on the escarpment west of the cemetery in 1852.¹⁷⁶

Railway Transport

While the railway reserve had been laid out by 1868, it was not until 1874 when the western railway line from Ballarat to Beaufort (and ultimately Adelaide) was opened. It was also at this time when the Ballarat to Clunes (and ultimately Maryborough and Yelta) line was also opened. These lines separated at North Ballarat adjacent to the Creswick Street and Macarthur Street Precinct. Railway crossings were introduced at the eastern end of Macarthur Street and northern end of Creswick Road. Visually connected to the precinct are railway workshops.¹⁷⁷

Subdivisions

The first Crown Land purchasers in the Creswick Road and Macarthur Street precinct appears to have been R. Morville and S. Marjoribanks on November 1853.¹⁷⁸ Morville purchased the three acres of land on the south-east corner of Creswick Road and Macarthur Street known as Block 3, Allotment 16. Marjoribanks' four acres comprised Allotment 17 of Block 3 (Figure 2.05). In May 1888, Morville's land was subdivided into 20 allotments fronting Creswick Road, Macarthur Street and a new street known as Ronald Street.¹⁷⁹ Rights of Way also formed part of the subdivision (Figure 2.06). It is not known when Marjoribanks' land was subdivided.

¹⁷² Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

¹⁷³ Ibid.

¹⁷⁴ Taffe, op.cit.

¹⁷⁵ Withers, *op.cit.*, p. 256; State Library of Victoria on-line Pictures Catalogue, IAN01/03/95/13 & A. Sutherland (ed.), *Victoria and Its Metropolis: Past and Present*, McCarron, Bird & Co, Melbourne, 1888, pp. 460, 467, 470.

¹⁷⁶ Taffe, op.cit.

¹⁷⁷ Victorian Railways : Gradients & Curves, Victorian Railways, c. 1927, p. 40.

¹⁷⁸ Portion of map of the Township of Ballarat, Sheet 1, 1964. Source: Planning Department, City of Ballarat.

¹⁷⁹ Ibid.

The main triangular portion of the Creswick Road and Macarthur Street precinct (bound by Creswick Road, Macarthur Street and Beaufort Crescent and punctuated by Baird Street) formed a major subdivision in c.1863 for Crown Land Block 3, Sections A6 and A7 (Figure 2.07). The larger portion of land bound by Creswick Road, Baird Street, Beaufort Crescent and Macarthur Street originally comprised 29 allotments. The first allotment was sold in March 1863, being allotment 27 at the corner of Creswick Road and Macarthur Street. Other allotments in this portion were sold in subsequent years – 1864, 1865, 1869, 1870, 1875, 1883 and 1899. Further subdivision and land sales occurred in the 20th century, including 1951.

The second portion comprising Section A7 was originally subdivided as 19 allotments (Figure 2.07). The first allotment was sold in October 1869, being lot 16 at the corner of Macarthur and Baird Streets. Other allotments were sold in 1870, 1884, 1886, 1887, 1893 and 1895.

Building Development

Early Building

The earliest recorded building in the Creswick Road and Macarthur Street precinct was the Crown Hotel that was situated at the south-east corner of Creswick Road and Macarthur Street (Figure 2.01), in the vicinity of the properties now addressed as 817 Macarthur Street and 322 Creswick Road. It opened in 1857¹⁸⁰ on the land originally purchased in 1853 by R. Morville. The hotel closed in 1866. No physical evidence survives today of the hotel, with the property at 817 Macarthur Street comprising vacant land, and there is a brick interwar Bungalow styled dwelling at 322 Creswick Road.

By 1861, there were several dwellings situated along Creswick Road opposite the cemetery, as well as housing fronting Macarthur Street and some dwellings in the vicinity of Baird Street, then an unsurveyed road (Figure 2.01).

¹⁸⁰ J Ivan Lock, *Hotels of Ballarat*, 1999, p. 11.

Later 19th Century Development

With the major subdivision of the area north of Macarthur Street in c.1863, none of the original dwellings appear to have survived. The earliest recorded building in this portion of the precinct was the 'The Comubian' Hotel, a single storey timber building possibly constructed as early as 1861.¹⁸¹ The name was changed to the Rose of Denmark Hotel that was operated by Patrick and Michael Sheeran from 1866 to 1886.¹⁸² It subsequently became known as the Vine Hotel and between June 1888 and June 1890 a new two storey brick hotel was constructed.¹⁸³ This is the building that survives on the site today. It closed in 1988 and has since operated as a bed and breakfast and bistro and gallery.

Throughout the 19th century, several dwellings were constructed in Creswick Road, Baird Street, Beaufort Crescent and Macarthur Street after the subdivision of land in c.1863. These dwellings may not have been constructed immediately, as the houses that survive today are reflective of late 19th century design and include those at 4, 6, 9, 13, 17, 18 and 19 Baird Street, 5 Beaufort Crescent, 424 and 436 Creswick Road and 702, 704, 710 and 712, Macarthur Street.

The subdivision of allotments on the southern side of Macarthur Street in 1888 also witnessed further housing development. The dwellings at 701, 707, 801, 803, 807, 809, 811 and 813 Macarthur Street appear to have been built in the late 19th century.

Early 20th Century Building

The turn of the century brought with it further house building in the Creswick Road and Macarthur Street precinct. The houses at 318, 406, 426, and 434 Creswick Road appear to have been constructed during the early years of the 20th century, as may have been several dwellings elsewhere including the houses at 705 and 705a Macarthur Street and 3, 5 and 7 Ronald Street.

By 1904 there were 20 residents in Baird Street, 7 in Beaufort Crescent, 18 along Creswick Road from the railway to Macarthur Street, 8 along Creswick Road from Macarthur Street to Trench Street, 22 along Macarthur Street between Creswick Road and the railway, 3 in Ronald Street, and 11 in Trench Street.¹⁸⁴ The Ballarat architect, Percy Richards, designed weatherboard additions to the timber Victorian styled dwelling at 424 Creswick Road in 1915.¹⁸⁵

Interwar Development

¹⁸¹ G. Desnoy, 'A Short History of the Canberra Hotel' in *Ballarat Remembers: The Newsletter of the Ballarat Historical Society*, vol.6, no.6, November/December 2004, pp.4-8.

¹⁸² *Ibid.*

¹⁸³ *Ibid.*

¹⁸⁴ Wise's Victorian Post Office Directory, 1904.

¹⁸⁵ Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat. It should be noted that the database includes records of permits dating as early as 1900.

In most streets within the Creswick Road and Macarthur Street precinct are houses constructed during the interwar (c.1920-1945) period. This era witnessed considerable building development in the area for both additions to existing dwellings and new houses. The houses built during this period include those at 320, 322, 404 and 410 Creswick Road, 2, 8, 8a and 11a Baird Street, 805 Macarthur Street and the shop at 710 Macarthur Street. The buildings existing in 1922 and the progression of new buildings in the precinct in 1926, 1930, 1931 and 1933 are shown on the Ballarat Sewerage Authority Plans (Figures 2.08-12).

Not surprisingly, some local Ballarat builders are associated with the construction of a selection of dwellings built during the interwar period. A.L. Quayle was responsible for building weatherboard houses at 8, 8a and 11a Baird Street in 1927.¹⁸⁶ S.J. Weir was responsible for the “expanded metal” house at 2 Baird Street in 1940, together with the brick dwelling at 714 Macarthur Street and the weatherboard dwelling at 2a Baird Street in 1945.¹⁸⁷ Weir was also recorded as the builder for other houses in Ballarat during the interwar period, including the brick dwellings at 2 Colpin and 516 Wendouree Parade in 1941.

Later Development

Within the precinct are few housing developments of the postwar and late 20th century periods. While the form, scale and height of some of these dwellings are consistent with the heritage design qualities of the dwellings in the precinct, they are not associated with the important historical subdivisions and house building of the 19th and early 20th century and interwar eras.

Building Owners and Construction Dates

By 1904, the Creswick Road and Macarthur Street area was made up of a mix of residents of varying socio-economic circumstances. At the higher end of the scale was the professional class. These residents included gentleman of “independent means” such as Alexander Mitchell, John Davies, Walter McConnell and John Henderson of 5, 7, 19, and 25 Baird Street respectively, and Richard Mitchell junior and John Britton of 314 and 438 Creswick Road. The broker, Andrew McIntyre, also resided at 707 Macarthur Street. The middle class residents included teachers, police constables, engineers and office clerks, including Samuel Robinson (teacher) of Trench Street, Thomas Mitchell (clerk) of 312 Creswick Road, Alfred Williams (engineer) of 701 Macarthur Street and Edward Hedger (constable) of Creswick Road. The working class was comprised of butchers, labourers and not surprisingly, railway employees (including engine drivers) and potters – no doubt due to the close proximity of the railway workshops opposite Beaufort Crescent and the pottery factory in Creswick Road. These residents included Henry Britton and Thomas O’Brien of 11 and 18 Baird Street respectively, railway workers, and J. Coyte of 10 Baird Street and Samuel Coyte of 308 Creswick Road, potters.

A table of the original construction dates of the dwellings and the original owners is given as follows. The following data for Individually Significant

¹⁸⁶ Ibid.

¹⁸⁷ Ibid.

places and places that are Significant within the Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 4). This data has been collated from various Directories and City of Ballarat Building Permit Books.¹⁸⁸

Property Address	Date of Construction	Original Building Owner
2 Baird Street	c. 1940	Not known Occupant in 1941 – Roderick J Rexton
4 Baird Street	Pre 1904 [possibly c.1885]	Not known Occupant in 1904 – Walter Symon(d)s
5 Baird Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Alexander Mitchell
6 Baird Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – John Wass
8 Baird Street	c. 1927	A L Quayle
9 Baird Street	Pre 1904 [possibly c.1895]	Not known Occupant in 1904 – George Frampton
11 Baird Street	Pre c. 1926 (on *BSA Plan)	Not known Occupant in 1920 – Miss Ann Gibbons Occupant in 1941 – James Matheson
11a Baird Street	c. 1927	William Morris
12 Baird Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Robert Baird.
13 Baird Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Miss Mary Hooten
16a Baird Street	c. 1913	Warren

¹⁸⁸ Due to the renumbering of places in c. 1906, and the fact that some Directory entries and Permit Book entries do not include street numbers, some earlier data for listed places may have been collected but cannot be confidently matched with current street numbers. Further research would be required to confirm these details. Some possible dates have been provided as a broad estimate only, based on physical analysis from the street. Further research of historic Ballarat Rate Books may assist in further determining specific dates of house construction.

Property Address	Date of Construction	Original Building Owner
17 Baird Street	Pre 1904 [possibly c.1895]	Not known Occupant in 1904 – Mrs Francis Milne
18 Baird Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Thomas O'Brien
19 Baird Street	Pre 1904 [possibly c.1895]	Not known Occupant in 1904 – Walter R McConnell
23 Baird Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Mrs Ellen Turner
25 Baird Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – David Baird
27 Baird Street	Pre 1904 [possibly c.1915]	Not known Owner in 1904 – John Higgins
3 Beaufort Crescent	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – George Mooney
5 Beaufort Crescent	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – John M O'Shannassy
25 Beaufort Crescent	c. 1937	Mr Smith
314 Creswick Road	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Richard Mitchell jnr.
316 Creswick Road	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Frederick Reid
318 Creswick Road	c. 1901	Thomas Bell
320 Creswick Road	Pre c. 1926 (on *BSA Plan) [possibly c.1925]	Not known Occupant in 1941 – Albert W Urch
322 Creswick Road	Pre 1956 [possibly c.1940]	Not known Occupant in 1956 – Charles H Tuckett
404 Creswick Road	c. 1936	Mrs Morales

Property Address	Date of Construction	Original Building Owner
406 Creswick Road	c. 1905	Not known Owner – G K Heron
408 Creswick Road	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Michael Grey
410 Creswick Road	Pre 1920 [possibly c.1918]	Not known Occupant in 1920 – Thomas Oliver
420 Creswick Road	c. 1918	H R Hay
424 Creswick Road	Pre 1904 [possibly c.1890 with rear additions of 1915 designed by P.S. Richards]	Not known Occupant in 1904 – John Osborne
426 Creswick Road	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Miss Elizabeth J Osborne
428 Creswick Road	Pre c. 1926 (on *BSA Plan) [possibly c.1900]	Not known Occupant in 1941 – Robertson
430 Creswick Road	Pre c. 1926 (on *BSA Plan) [possibly c.1900]	Not known Occupant in 1941 – Flynn
432 Creswick Road	c. 1922	Lawrence Flynn
434 Creswick Road	c. 1902	R A Monk
436 Creswick Road	Pre 1904 [possibly 1895]	Not known Occupant in 1904 - Major Talbot
438 Creswick Road	Pre 1904 [possibly c.1895]	Not known Occupant in 1904 – John Britton
701 Macarthur Street	c. 1900-01	Alfred Williams
702 Macarthur Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Nathaniel B McKay
704 Macarthur Street	Pre 1891 [possibly	Ballarat North Police Station

Property Address	Date of Construction	Original Building Owner
	c.1890]	
705 Macarthur Street	c. 1913-14	Alfred Ernest Nicholson
705a Macarthur Street	c. 1914-15	Alfred Ernest Nicholson
706 Macarthur Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Andrew Rooke
707 Macarthur Street	c. 1892-93	Andrew McIntyre
708 Macarthur Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – John J Young
710 Macarthur Street	Pre 1904 [possibly c.1895 with c.1925 shop]	Not known Occupant in 1904 – Thomas White
712 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Donald Johnston
714 Macarthur Street	c. 1938	Edward H Davis
801 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Walter J Fairlie
803 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Thomas A Davey
805 Macarthur Street	Pre 1920 [possibly c.1920]	Not known Occupant in 1920 – Stanley Batten
807 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Stanley Beckman
808 Macarthur Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – George Barker
809 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – William Jones
811 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Frederick Barrett
812 Macarthur Street	1888-90	Not known

Property Address	Date of Construction	Original Building Owner
		Occupant in 1891 – Michael Kennedy, Vine Hotel
813 Macarthur Street	Pre 1920 [possibly c.1890]	Not known Occupant in 1920 – Walter B Moore
3 Ronald Street	c. 1915	E Price
5 Ronald Street	c. 1915	E Price
7 Ronald Street	c. 1915	E Price

*BSA Plan = Ballarat Sewerage Authority Plan

Avenue of Honour

An Avenue of Honour commemorating the soldiers from the area who were serving in World War One was planted along Beaufort Crescent in 1916-17. The *Ballarat Mayor's Annual Report* for August 1917 declared that "two rows of trees in Beaufort Crescent between Macarthur Street and Creswick Road were planted by the North Progress Association with maple and ash".¹⁸⁹ It is believed that the avenue of trees linked the Ballarat North Railway Station with the monument inside the gates of the Railway Workshops and was in the form of a pedestrian walk called Monash Avenue.¹⁹⁰ The current war memorial located at the Railway Workshops was erected some forty years later - in 1957 (Figures 2.13-14).

Neighbouring Brick Kilns

Brick Kilns were situated south of the precinct as early as 1895 when Marks and Coyte, potters, were listed in directories for this location fronting Creswick Road and north of Trench Street (Figure 2.15).¹⁹¹ When additions and extensions were made to the factory 1920-22, the site was owned by the Ballarat Pottery Company. Martin Stoneware Pipe Ltd was the occupier listed in the 1941 and 1945 directories. The factory and kilns were demolished in the 1960s, with the bricks being used to construct the Old Ballarat Village opposite Sovereign Hill. However one of the chimneys of the complex was retained on the site identifying the location of the former Stoneware Pipe business and forms a local landmark visible within the Creswick Road and Macarthur Street precinct.¹⁹²

¹⁸⁹ City of Ballarat Mayor's Annual Report, 1917, p. 15.

¹⁹⁰ Taffe, op.cit.

¹⁹¹ Plan of Survey, Part of Crown Allotments 15 and 16, M337, February 18, 1960. Source: Planning Department, City of Ballarat.

¹⁹² Sands and McDougalls directories, various years; Information provided by Michael Taffe, Ballarat, June 2005.

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 19th 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 19th 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 19th 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 19th and early 20th 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 20 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, 8A and 11A Baird Street) and S.J. Weir (builder for 2 and 2A Baird Street and 714 Macarthur Street). There

area also has associations with residents of a broad mix of socio-economic backgrounds in the 19th and early 20th 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 19th and early 20th 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') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie 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
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
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
699	Macarthur Street	Ballarat Central
703	Macarthur Street	Ballarat Central
709	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

BARKLY STREET/HUMFFRAY STREET SOUTH HERITAGE PRECINCT

Description / Precinct Boundaries

(refer to map in Appendix 2.1, Volume 2)



Barkly Street & Humffray Street Heritage Precinct Map

The Barkly Street and Humffray Street Heritage precinct is comprised of the lower ground south-west of Bakery Hill. The area is bound by Barkly, Humffray, Porter and Steinfeld Streets and is bisected by Eastwood Street and the open channels in the north-east and south-east portions of the precinct.

Historical Evidence

(refer to historical figures in Appendix 2.2, Volume 2)

The Initial Years

The Barkly Street and Humffray Street Precinct is located to the south-west of Main Road at Bakery Hill in Ballarat East, Parish of Ballarat¹⁹³, County of Grenville. It was originally part of the Ballarat pastoral run held by the Yuille cousins, William Cross Yuille and Archibald Buchanan Yuille from 1838 to

¹⁹³ The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballaarat. This aboriginal name means “resting place” or “reclining on the elbow”. Source: Ian D Clark and Toby Heydon, *Database of Aboriginal Placenames of Victoria*, CD-Rom, Victorian Aboriginal Corporation for Languages, 2002.

1852.¹⁹⁴ They subsequently took over “all the country now known as Ballarat West and East and Sebastapol”.¹⁹⁵

Gold Discovery & Mining

In 1851 the area was transformed from a pastoral run into a hive of activity following the discovery of gold at Clunes, Buninyong, and Ballarat.¹⁹⁶ Significantly, the first gold strike in Ballarat occurred immediately south of the precinct area. According to early historian, W.B. Withers, who arrived in the area in November 1852:

By the time the first week was over there had gathered near 100 diggers at the Point [nearby Golden Point], the riches unearthed there quickly attracting not only all the other prospectors, but setting the colony on fire with excitement from end to end. The quiet Ballarat sheep run, with its grassy slopes and shadowy glades, and its green valley where the Yarrowee poured its limpid waters, became suddenly transformed by the wand of an enchanter ... The axe of the digger quickly made inroads upon the forest all round; the green banks of the Yarrowee were lined with tubs and cradles, its clear water were changed to liquid, yellow as the yellowest Tiber flood, and its banks grew to be long shoals of tailings.¹⁹⁷

The Barkly Street and Humffray Street heritage precinct was also transformed into a ‘gold workings site’, with shafts in the north and west of the precinct, the Red Streak Lead running across the area, and the North First Chance mine located within the precinct. Shoals of tailings, mullock dumps, mining equipment and workings largely characterised the area, as partially identified in the photograph of c.1868 (Figure 2.05). The North First Chance Mine was still listed in the local directories on the south side of Eastwood Street as late as 1920 (Appendix 2.5, Volume 2). Adjacent to it there a large mullock dump was in existence in December 1926 (Figure 2.07), but it had been removed for housing development in later years prior to the Second World War by March 1927 (Figure 208).¹⁹⁸ The location of the shaft is identified by the leaning house and business premises at 40 and 42 Eastwood Street respectively.

Traversing the area was a creek. By 1861, the course of the creek had been altered as a result of the mining works and the “sludge” channel, known as

¹⁹⁴ R V Billis and A S Kenyon, *Pastoral Pioneers of Port Phillip*, 2nd edn., Stockland Press Pty Ltd, 1974, p. 164.

¹⁹⁵ W B Withers, *History of Ballarat*, rev. edn., F W Niven & Co, Ballarat, 1887, p. 3.

¹⁹⁶ A W Strange, *Ballarat: The Formative Years*, B & B Strange, Ballarat, 1986, pp. 8-11.

¹⁹⁷ Withers, *op.cit.*, pp.22-23, taken from Hansen Partnership Pty Ltd in association with Wendy Jacobs, Architect & Heritage Consultant, & Naga Services: Dr Jan Penny, *Ballarat Heritage Study Stage 2*, prepared for the City of Ballarat, July 2003.

¹⁹⁸ The Ballarat Sewerage Authority Plan for March 1927 shows that the mullock dump and shaft had been replaced by houses. However, it appears that these houses may have been added later to this early plan.

the Caledonian Channel along Steinfeld Street, was formed at this time¹⁹⁹ (Figures 2.01-03, 4.07-08). Branch channels and culverts through the precinct linked to the Specimen Vale Channel were subsequently excavated. These channels are shown on the Portion of Ballarat Gold Field Map for 1917 (Figure 2.06). They are also shown on the Ballarat Sewerage Authority Drainage plans for 1926 and 1917, but it was not until 1936 when the channels were finished in masonry and concrete construction.²⁰⁰

Early Town Surveys

Ballarat East was created as a municipal district in 1857 “to unite the numerous gold diggings to the east of Ballarat.” It was proclaimed a town in August 1872.²⁰¹

In 1854 the population of the diggings of Ballarat East was 5,486 and by 1857 this had grown to an estimated 21,728. The 1857 estimate did not include 4,000 Chinese at the diggings.²⁰²

Nearby Bakery Hill & Eureka²⁰³

The Barkly Street and Humffray Street heritage precinct is adjacent to Bakery Hill that became the rallying point for mass meetings of diggers in the period leading up to the Eureka “uprising” in December 1854. The first meeting was on the 1 November 1854, at which complaints were voiced about the arrest and detention of “innocent people” and speakers began agitating for political reform, seen as the only means of gaining a redress of their grievances. A “general league of diggers” was suggested for the first time. Chartists²⁰⁴, who had participated in demonstrations and petitions for parliamentary reform in

¹⁹⁹ Hansen Partnership Pty Ltd, et.al., *op.cit.*, pp.170-221.

²⁰⁰ *Ibid.* The branch channel between Eastwood and Porter Streets may have been finished in bluestone pitchers with brick walls as early 1907.

²⁰¹ A.B. Watson, *Lost & Almost Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B Watson, 2003, p. 22; Victorian Municipal Directory 1890, p. 120.

²⁰² *Ibid.*

²⁰³ Extracted from *St Paul's Anglican Church Conservation Management Plan*, Dr David Rowe and Wendy Jacobs, May 2005. Unless otherwise noted, the information in this section has been drawn from the following references: “150 Years of Anglican Presence on Bakery Hill 1854-2000 – A Brief History of St. Paul's Church Ballarat”, compiled by parishioners of St. Paul's Church, Nov. 2004, which, in turn, drew on research by Keith Rash, Member of the Council of the Royal Historical Society of Victoria, and also of the National Trust of Australia (Victoria); M. Kiddle, *Men of Yesterday – A Social History of the Western District of Victoria*, 1963; “Historical Studies – Eureka Supplement”, 1965; Manning Clark, *A Short History of Australia*, 1963; and C.M.H. Clark ed, *Select Documents in Australian History*, Vol. 2, 1851-1900, 1955.

²⁰⁴ D. Richards & J. Hunt, *The Illustrated History of Modern Britain*, Longmans, 1962, p.135. The “People's Charter, drawn up by radicals in Birmingham in 1838, consisted of 6 demands: - a vote for all adult males, the secret ballot, annual elections, abolition of the property qualifications for M.P.s, payment of M.P.s, and equal electoral districts.

England in 1848²⁰⁵, were among the immigrants who arrived on the goldfields in the 1850s, and appear to have had considerable influence.

At a second “monster meeting” on Bakery Hill, attended by 10,000 men on 11 November, the Ballarat Reform League was established, its charter demanding ‘full and fair representation, manhood suffrage, no property qualifications for members of the Legislative Council, payment of members, and short duration of parliaments.’ The meeting also voiced complete lack of confidence in the Gold Commissioners, the government and the judicial system.

A third mass meeting of 15,000 diggers at Bakery Hill on 29 November approved a number of resolutions, including calls for the dismissal of the Gold Commissioners, for provision for self-defence and for the burning of licences, the latter call resulting in a “huge bonfire”. Troops were sent to establish order, but they were attacked and overpowered. From this point the diggers’ movement was increasingly influenced by more radical leaders such as Peter Lalor. Diggers pledged allegiance to the Southern Cross and armed themselves. *The Argus* newspaper reported on 2nd December that ‘there is a long line of diggers on Bakery Hill giving in their names. All appear to be armed.’²⁰⁶

The climax was reached when the miners fortified an acre of ground at Eureka Lead, proclaimed the Republic of Victoria and flew over the stockade a new flag of blue on which was placed a white Southern Cross. Shortly after 3.30 a.m. on Sunday, 3 December 1854, government troops stormed the stockade and the rebellion was swiftly crushed. Nevertheless, a Commission into the Condition of the Goldfields was convened within a fortnight, which led to a host of reforms. A Miner’s Right of £1 per year and an export duty on gold replaced the gold licence; digger hunts were abolished; goldfields commissioners were replaced by wardens; the goldfields were included in electoral districts; and the Miner’s Right entitled the holder to vote for the Legislative Assembly in Victoria.

Within 3 years the new Victorian Parliament, established in Melbourne in November 1856 after the granting of responsible government, introduced manhood suffrage, vote by ballot, a redistribution of electoral districts, and the abolition of the property qualification for members of the Legislative Assembly.

The importance of Bakery Hill in the Eureka story was first recognised on 2 December 1979 with a flag pole and plaque at Bakery Hill. A location marker and a flagpole flying the Eureka flag was also placed on the pavement just outside the north-eastern boundary of St. Paul’s Church car park, at the highest point of the hill, on 20 November 2004.²⁰⁷

If not the birthplace of democracy in Victoria, Bakery Hill was, at the very least, the crucible from which it sprang.

²⁰⁵ *Ibid.*, p.173.

²⁰⁶ A.J. Feeley, “With the Argus to Eureka”, in *Historical Studies – Eureka Supplement*, MUP, 1965, p.76.

²⁰⁷ Information supplied by Joan Ferres, St. Paul’s Anglican Church, 20 February 2005.

Land Purchases and use

J. Brache's 1861 Map of Ballarat (Figure 2.01) and the Main Street Map of 1861 (Figure 2.02) show very few buildings in the heritage precinct at this time, as a consequence of the area being a gold workings site. Interestingly, in the 1860s, a large area to the south east was "Reserved for Baths & Washhouses" and a "General Market Reserve" was set aside opposite the precinct in Barkly Street (Figure 2.03).

Allotments identified as Crown Land purchases fronting Main Street were sold between 1856 and 1858. It was many years after the initial gold rush of the 1850s before the area was subdivided into residential allotment. Humffray Street sales were between 1880 and 1883; Porter Street sales 1882-1885 and Eastwood Street sales in 1883. Allotments in Eastwood Street adjoining the drainage reserve were sold in 1940, 1948 and 1957²⁰⁸ (Figures 2.09-10).

Barkly and Humffray Streets Precinct Subdivision

The size of allotments within the precinct generally remained the same as the original size shown in the 19th century maps. These ranged from small narrow allotments measuring between five and thirteen perches fronting Main Street and larger allotments of approximately one rood in the remainder of the precinct. Three of the larger allotments, 36, 37 and 38 on the south side of Eastwood Street were subdivided into smaller parcels in 1939-40²⁰⁹ (Figures 2.09-10).

By 1904 there were 8 residences or buildings in Barkly Street, 5 in Eastwood Street, 13 in Humffray Street, 8 in Porter Street, and 4 in Steinfeld Street.²¹⁰

A range of Road and Drainage plans exist for the streets within the precinct including (with earliest [but not original] dates shown only): Eastwood Street (1887); Humffray Street (1860); Main Street / Road (1865); Steinfeld Street (1933).²¹¹

Street names within the precinct are believed to have their origins from significant figures. Steinfeld Street was named after Emanuel Steinfeld, a prominent businessman who dealt in furniture and pianos. Humffray Street took its name from John Basson Humffray (Figure 2.11), chartist, businessman, politician and Minister of Mines. Eastwood Street was named after Dr F H Eastwood, honorary physician at the Ballarat Hospital. Barkly Street took its name from Sir Henry Barkly, Governor of Victoria, and W

²⁰⁸ Portion of map of the Township of Ballarat East, Sheet 6, 1957; Portion of map of the Township of Ballarat East, Sheet 17, 1957. Source: Planning Department, City of Ballarat.

²⁰⁹ LP15380, Plan of Subdivision, c. 1939-40.

²¹⁰ Wise's *Victorian Post Office Directory*, 1904.

²¹¹ Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

Porter, Crown Land purchaser in 1882 (Figure 2.09) appears to have been the origins of the name for Porter Street.²¹²

Building Development in the Barkly / Humffray Precinct

A comparison of Brache's Map of Ballarat in 1861 (Figure 2.01) and the Map of Main Street in 1861 (Figure 2.02) with the Ballarat Sewerage Authority Plans for 1926 and 1927 clearly convey the dramatic transformation of the area from a 19th century gold diggings site with 3 buildings in the 1860s, to a residential enclave of many houses. There were 13 buildings along Humffray Street, 7 in Barkly Street, 7 in Porter Street, 15 in Eastwood Street and 7 in Steinfeld Street (Figures 2.07-08). The most prolific builder in the precinct was R A Wines who also owned land in Eastwood Street.²¹³ A table of the original construction dates of the dwellings and the original owners is given below (refer to Appendix 2.5, Volume 2, for further details of later owners).

Building Construction Dates and Owners

The following data for Individually Significant places and places of Significance within the Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 2). This data has been collated from various Directories and City of Ballarat Building Permit Books. Due to the multiple occurrences of renumbering of places and the fact that some Directory entries and Permit Book entries do not include street numbers, some earlier data for listed places may have been collected but cannot be confidently matched with current street numbers. Further research would be required to confirm these details.

Property Address	Date of Construction	Original Building Owner
104 Barkly Street	c.1900-10	
106 Barkly Street	Possibly relocated to site – before 1926	
202 Barkly Street	Possibly relocated to site – before 1926	
204 Barkly Street	c.1925 (pre 1926, but interwar building)	
206 Barkly Street	Post 1926, possibly c.1928-30	
34 Eastwood Street	c.1927-30	

²¹² W. Bate, *Lucky City The First Generation at Ballarat: 1851-1901*, Melbourne University Press, Carlton, 1978, pp. 64, 137, 231 & Withers, *op.cit.*, pp. 259, 311.

²¹³ Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat.

Property Address	Date of Construction	Original Building Owner
34a Eastwood Street	c.1927-30	
38 Eastwood Street	1939	Ernest J Horgan or Morgan
39 Eastwood Street	c.1890	
40 Eastwood Street	1938	R A Wines
41 Eastwood Street	Altered, c.1915	
45 Eastwood Street	c.1927-30	
51 Eastwood Street	c.1910	
103 Humffray Street	c.1925	
105 Humffray Street	c.1900-1910	
109 Humffray Street	c.1900-1910	
113 Humffray Street	c.1890-1900	
201 Humffray Street	c.1927-1930	
203 Humffray Street	c.1890-1900	
205 Humffray Street	c.1890-1900	
207 Humffray Street	c.1910	
209 Humffray Street	c.1925	
211 Humffray Street	c.1920	
213 Humffray Street	c.1890-1900 or relocated pre 1926	
13 Porter Street	Possibly relocated pre 1926	
15 Porter Street	c.1900	
17 Porter Street	c.1900-1910	
13 Steinfeld Street	Possibly relocated pre 1926	
19 Steinfeld Street	Possibly relocated pre 1926	
21 Steinfeld Street	Possibly relocated pre 1926	
25 Steinfeld Street	c.1927-1930 (different plan of house on 1926 sewerage plan)	

*BSA Plan = Ballarat Sewerage Authority Plan

BARKLY STREET/HUMFFRAY STREET 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 19th, early 20th century and interwar era dwellings. Overall, 66% 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 19th 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 19th century. A physical legacy of these early years recognizable from the public realm is the North First Chance mine shaft at 40-42 Eastwood Street (the mine is recognized by the leaning buildings whose foundations have partially sunken). 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 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 19th and early 20th century infrastructure. Other significant infrastructure includes the bluestone spoon drains in Porter and Steinfeld Streets. The area is also notable for the line of mature deciduous trees along the southern side of Steinfeld Street, mature Elm and Oak trees in the drainage easement at the corner of Barkly and Eastwood Streets and the grassed edges to the open channels.

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 19th century until the mid 20th 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 66% 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 19th 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 20th 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 19th century. As a result, there were only approximately 3 buildings in the precinct during these years. A physical legacy of these early years recognizable from the public realm is the North First Chance mine shaft at 40-42 Eastwood Street (the mine being recognized by the leaning buildings whose foundations have partially sunken).

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 19th and early 20th centuries and during the interwar period reflects the evolution of housing needs in this area over an 80-year period. The later 19th 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 surviving mining shaft at 40-42 Eastwood Street (former North First Chance mine), and 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 landscape features within the precinct – notably the 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, grassed nature strips, and the small front private gardens – make an important contribution to the aesthetic heritage character of the area. In association with the landscaping is the early engineering infrastructure such as the bluestone spoon drains and graveled road verges. 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') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie 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	SUBURB
102	Barkly Street	
108	Barkly Street	
32	Eastwood Street	
42	Eastwood Street	
44	Eastwood Street	
46	Eastwood Street	
47	Eastwood Street	
49	Eastwood Street	
107	Humffray Street South	
111	Humffray Street South	
5	Porter Street	
7	Porter Street	
9	Porter Street	
11	Porter Street	
15	Steinfeld Street	
17	Steinfeld Street	
23	Steinfeld Street	

END OF DOCUMENT