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## Residence



12 Verner St, Geelong South

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### Location

12 Verner Street, GEELONG SOUTH VIC 3220 - Property No 218769

### Municipality

GREATER GEELONG CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO1641

HO1179

### Heritage Listing

Greater Geelong City

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### Statement of Significance

Last updated on -

C Listed - Local Significance

#### STATEMENT OF SIGNIFICANCE:

The house at 12 Verner Street, South Geelong, has significance as a reasonably externally intact example of the Late Federation style. Built in 1914 for Samuel Walpole, this house appears to be in fair condition when viewed



from the street.

The house at 12 Verner Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of a Late Federation style. These qualities include the complex roofs that include a broad hipped roof form, minor hipped roof and flying gable that project towards the street frontage, rear minor gable that projects at the side, and the recessed return verandah. Other intact or appropriate qualities include the asymmetrical composition, single storey height, galvanised corrugated iron roof cladding overpainted dark red, modest eaves with timber brackets, three unpainted brick chimneys with projecting rendered brick caps and terra cotta pots, projecting rectangular bay window with the bank of timber framed casement windows and highlights (and crowned by the projecting window hood supported by large, elongated timber brackets), small timber brackets and plain panel gable infill to the flying gable, chamfered corner under the return verandah with the bank of timber framed casement windows and highlights, other timber framed side windows with window hoods supported by decorative timber fretwork brackets, paired square timber columns and the timber verandah valances.

The house at 12 Verner Street is historically significant at a LOCAL level. It is associated with residential developments in South Geelong in the early 20th century, and particularly with Samuel Walpole, original owner of the allotment in 1913 and of the house from 1914.

Overall, the house at 12 Verner Street is of LOCAL significance.

#### REFERENCES:

Drainage Plans and Reports, 1961, 1963, 1966, 1971, 1992, Barwon Water profits system, City of Greater Geelong.  
Certificate of Title 1922.  
Sands & McDougall Directory, 1972.  
Sands & McDougall "Invicta" Directory, 1968.  
Electoral Roll, Division Corio, Subdivision Geelong, 1984, Geelong Historical Records Centre.  
Geelong City Council Rate Books, Barwon Ward, 1913-1960, Geelong Historical Records Centre.  
Geelong Town Plan, 1881, Geelong Historical Records Centre.

Heritage Study/Consultant	Greater Geelong - Geelong City Urban Conservation Study, Volumes 2-5, Graeme Butler, 1991; Greater Geelong - Geelong City Urban Conservation Study Volume 1, Graeme Butler, 1993; Greater Geelong - Geelong City 'C' Citations Study, Dr David Rowe, 2002;
Hermes Number	20969
Property Number	

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## Physical Description 1

#### DESCRIPTION:

The house at 12 Verner Street, South Geelong, has a front setback that is consistent with the front setbacks of the neighbouring houses. The front garden consists of grassed areas and a pine tree. There is a grassed and graveled driveway along one side. The front is bound by a timber post and double rail, and ripple iron fence, approximately 1300 mm high.

The asymmetrical, single storey, horizontal weatherboard, Late Federation styled house is characterised by complex roofs, including a broad hipped roof form, minor hipped roof and flying gable that project towards the street frontage, rear minor gable that projects at the side, and a recessed return verandah under the main roofline. These roof forms are clad in lapped galvanised corrugated iron overpainted dark red. Three early



unpainted brick chimneys with projecting rendered brick caps and terra cotta pots adorn the roofline. Modest overhangs with timber brackets are features of the eaves.

A feature of the design is the front hipped roof and flying gable, forming a projecting rectangular bay window. This window has a bank of timber framed casement windows with highlights and is crowned by a projecting window hood supported by large, elongated timber brackets. The flying gable is also supported by small timber brackets and has a plain panel gable infill.

Another early feature of the design is the chamfered corner under the return verandah. It consists of another bank of timber framed casement windows with highlights. The other windows are also early and timber framed, with windows along one side having early window hoods supported by decorative timber fretwork brackets.

The verandah is supported by paired square timber columns with introduced timber valances.

The timber framed doorway at the front (adjacent the front window bay) has been introduced.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*