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## Korumburra Church and Residential



Queen St Cottages



House, 51 Radovick St



House, 53 Radovick St



House, 7 Victoria St

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### Location

47 & 46-52 GUYS ROAD, 25, 27 & 28-40 QUEEN STREET, 17-63 & 18-70 RADOVICK STREET, and 7-19, 25 & 18-26 VICTORIA STREET, KORUMBURRA, SOUTH GIPPSLAND SHIRE

### Municipality

SOUTH GIPPSLAND SHIRE

### Level of significance

Recommended for Heritage Overlay

### Heritage Listing

South Gippsland Shire

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### Statement of Significance

Last updated on -

What is significant?

The Radovick Street Residential precinct comprising the houses built from c.1895 to c.1955, at 17-61 & 18-70 Radovick Street and 7-13, 18-24, 19 & 25 Victoria Street, Korumburra is significant. Significant and Contributory houses in the precinct may be broadly categorized as follows:

- . Pre-World War I houses
- . Interwar bungalows
- . 1930s and postwar Moderne bungalows

Pre-World War I houses

The Pre-World War I houses include:

Victorian cottages, constructed of timber with a M-hip roof and a separate verandah across the front, which sometimes returns on one or more sides. They usually have one or two corbelled brick chimneys. The basic type is block-fronted with a symmetrical facade comprising a central front door flanked by windows. Superior examples are distinguished by Italianate style form and detailing including the use of entrance doors with sidelights and highlights, imitation Ashlar boards, Venetian (tripartite) style or bay windows, and eaves and verandah decoration.

Asymmetrical houses with a M-hip roof punctuated by projecting front bay (gabled or hip) with a verandah that springs from below the eaves, and return along the side in examples that have a second side-facing gable. This type includes transitional examples that combine some of the detailing of the superior 'Victorian survival' houses with Queen Anne style details.

Federation Bungalows or villas. While they had many similar details - such as casement windows and half-timbering to the projecting gables - they differed in two important features. The Federation Bungalows often have an innovative diagonal axis to their plan and expression, and the main roof and verandah is integrated giving visual dominance to the sheltering eaves.

1920s bungalows

The 1920s bungalows include transitional simple gable-fronted bungalows as well as California Bungalows. These two types share a number of stylistic details, including heavy verandah supports resting on dwarf piers, box-frame single or multi-pane windows, use of contrasting materials and textures (e.g., timber shingles, roughcast render), tall brick and render chimneys (the chimneys are usually square with flat tops and sometimes with terracotta pots), and weatherboard walls (there are no brick examples within the precinct).

Their differentiating features of California Bungalows are their more complex gable roofs (main transverse gable or gable fronted with minor gables), use of tapered verandah piers or paired timber posts (atop dwarf piers), and a Japanese influence (seen in lych gates, pergolas, vent and window frames).

1930s bungalows and Moderne houses

The houses in the precinct that date from the late-1930s to the mid-1950s are characteristically double or triple-fronted houses of timber or masonry construction with hipped tile roofs. They are free of non-functional details seen in the 1920s houses: wall and chimneys are plain, and decoration is often limited to the porch and front entrance, and roof eaves are boxed (sheeted horizontally). Some are complemented by low front brick or timber fences. In some houses the Moderne influence is demonstrated by the use of corner windows, curved walls, and the contrast between features that provide a strong horizontal emphasis such as windows and brickwork detailing, and vertical features such as chimneys.

On this basis, the following houses are Significant:

- . 26, 31, 33, 40, 52-54 & 61 Radovick Street
- . 9, 18 & 20 Victoria Street

With the exception of the Non-contributory places specified below, other houses are Contributory, as are the front fences and gates at nos. 24, 33, 35, 46, 48 & 55 Radovick Street.

Also contributory are the mature street trees in Radovick Street (Planes, *Plantanus sp.*, and Ash, *Fraxinus sp.*), and the mature trees within the gardens at 52-54 Radovick Street (Norfolk Island Pines, *Araucaria heterophylla*) and 18 (Canary Island Palm, *Phoenix canariensis*, and *Magnolia grandiflora*) and 20 (*Magnolia grandiflora*) Victoria Street.

Non-original alterations and additions to the Significant and Contributory houses and other buildings on these sites and the houses at 23, 27, 29, 36, 43, 45, 49, 50, 57, 58 Radovick Street are not significant. Non-original alterations and additions, other than those specified above, are not significant.

How is it significant?

The Radovick Street Precinct, in Korumburra, is of local historic and aesthetic significance to the South Gippsland Shire.

### **Why is it significant?**

Historically, this precinct demonstrates the growth of Korumburra into the largest town in South Gippsland, which was associated with the development of the coal industry in the late nineteenth century, and establishment and expansion of the butter factory in the early to mid-twentieth century. Of note are the houses that date from prior to 1900, which are now rare within the town. (Criterion A, B)

It is a representative example of a residential area comprised of three main stages of development prior to World War I, and during the interwar and early post-war period, set within a regular nineteenth century subdivision. (Criterion D)

Aesthetically, it is a residential area comprised of predominantly early- to mid-twentieth century detached houses on garden allotments. Although different in style, the majority of houses are of consistent single storey scale with regular front and side setbacks, hip and gable roofs, predominantly weatherboard construction, and asymmetrical planning and demonstrate the development of the bungalow style from the early 1900s to the 1950s. (Criterion E)

Of note are the following houses:

. Braeside at 52-54 Radovick Street is a fine and well-detailed example of a transitional Victorian/Federation villa, which is notable for the unusual asymmetrical front elevation, fine verandah detailing, and the rare roof lantern. Situated on a prominent elevated site its landmark qualities are enhanced by the mature Norfolk Island Pines.

. 26 Radovick Street is a fine and intact example of an interwar bungalow with a characteristic dominant gable-fronted roof. It is notable for its range of original details, which include wide banks of multiple timber sash windows including a shallow bow window to the projecting bay and an unusual box bay set an angle in the northeast corner (both have horizontal hoods), timber shingles to the gable ends and as 'skirts' to the bow/bay windows and feature leadlight window beside the side entry.

. 31 and 40 Radovick Street are fine examples of asymmetrical Federation villas with characteristic hipped roofs and a separate verandah contained between the projecting gables to the front and side. No. 31 is notable for the original verandah details comprising shallow arched brackets with quatrefoil details and the timber trusswork to the gable ends, while No. 40 is distinguished by the fine detailing to the gable end, the coloured multi-pane glass to the windows in the projecting bay, and the brick and render chimneys.

. 33 Radovick Street is a fine example of an Italianate villa with characteristic asymmetric form and a three-sided bay window. It is notable for its range of original details including pressed metal window hoods, paired eaves brackets, finely detailed architraves to the timber sash windows, a bullnose verandah supported on turned posts with a deep cast iron frieze and a patterned fascia and corbelled brick chimneys. Although the fence dates from early twentieth century it is a fine example of its type and contributes to the setting of the house.

. 61 Radovick Street is a late Victorian symmetrical villa, altered in the interwar period. It is notable for the fine detailing to the front and southwest elevations, which demonstrates how the house was originally set within a larger garden extending to Guys Road and was designed to be viewed from that direction. This includes the ornate architraves to the paired and single windows, and imitation Ashlar boards. The original Victorian front door with arched top panels and the interwar verandah with Tuscan columns resting on a brick balustrade are also distinctive features.

. 9 and 18 Victoria Street are fine examples of Federation bungalows, with the distinctive strong diagonal emphasis created by the bay window set at the corner with a roof gablet above. The setting of 18 Victoria Street is enhanced by the mature Canary Island Palm and Magnolia Grandiflora.

. 20 Victoria Street is a transitional bungalow, which is notable for its asymmetrical form with projecting half-timbered gable placed off-centre and the distinctive verandah details, which comprise paired posts, a full arch ladder frieze set on brick and render piers with a solid balustrade to the projecting bay and ladder balustrade elsewhere. The setting of the house is enhanced by a mature Magnolia Grandiflora.

Heritage Study/Consultant	South Gippsland - South Gippsland Heritage Study, David Helms with Trevor Westmore, 2004;
Construction dates	1890,
Hermes Number	31524
Property Number	

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## Physical Description 1

The Korumburra Radovick Street heritage precinct in Korumburra includes the following properties:

- 47 & 48 Guys Road
- 27 and 28-40 Queen Street (inclusive)
- 17, 31-63 and 18-70 Radovick Street (inclusive)
- 1A-13, 19, 25, 27 and 18-26 Victoria Street (inclusive)

Radovick Street runs from Commercial Street at its northern end, through to Guys Road at the south, and runs along the hillside that falls away from Bridge Road, situated on the ridge, with properties on the east side occupying the higher ground. Victoria, Queen and William Streets intersect Radovick at right angles, being part of the original grid of streets laid out by Lardner in 1887 to the south of Commercial and are parallel to it.

This precinct is almost exclusively residential and the various building styles represented demonstrate the desirability of this area over a long period and create streetscapes of great consistency. The area is predominantly comprised of late Victorian and Federation cottages and villas, which include some of the best examples of these styles of dwellings in the Shire. Some examples include the late Victorian villas at 31, 33 & 53 Radovick Street, and 47 Guys Road.

Interwar dwellings are well represented with a number of notable examples including the residences at 26 Radovick Street, 9, 18 & 20 Victoria Street, and the group opposite Coleman Park in Queen Street.

The most outstanding house in the precinct (and one of the best in the Shire) in terms of its size, style and position is "Braeside" at 52 Radovick Street. It is a large transitional Victorian/Federation residence and its position at the crest of the hill in Radovick Street emphasises its already imposing presence in the streetscape when approached from both directions and makes it visible from many vantage points in the town. The three mature Norfolk Island Pines in the garden further distinguish the "landmark" status of this site.

Streets are either fully or partly constructed. Concrete is the predominant footpath and kerb & channel material. Radovick Street has mature street trees comprising Ash species along the east side, and Plantanus species along the west. Ash species are also found in some of the other streets. Coleman Park, which includes the handsome WW1 Soldier's memorial and entrance gates, enhances the amenity of Queen Street.

## Physical Description 2

It is recommended that the Korumburra Residential heritage precinct in Korumburra be added to the Schedule to the South Gippsland Planning Scheme Heritage Overlay.

Extent of Designation: See Description.

Conservation Recommendations Refer to specific recommendations for each place of individual significance (where applicable) and to the Heritage Policy.

*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/>*