
Clarkes Hill Heritage Area

Location

NEWTOWN, GREATER GEELONG CITY

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1921

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Cultural Significance

The Clarkes Hill Heritage Precinct is significant for its notable number of Victorian, Edwardian, Federation and interwar Bungalow styled dwellings built on the southern slope of Clarke's Hill, land first subdivided in the mid 19th century. Few dwellings of this earliest era of building development survive today, with the rendered Victorian dwelling at 21 Austin Street (built before 1863) being an exception. Most of the dwellings were built as a consequence of the sale of Buckland's Paddock from 1890, with further development occurring after the First World War. While there is diversity in scale (from very modest to medium size), most of the dwellings have a single storey appearance (some are more elevated as a result of the topography of the land). Within the stylistic range, there are also consistent design characteristics, including simple or complex hipped and/or gabled roof forms clad in corrugated sheet metal, front or return verandahs, narrow or wide eaves, timber weatherboard wall construction (fewer being built in brick) and architectural detailing consistent with the stylistic era in which the dwellings were built. Also contributing to the significance of the area is the bluestone kerbs and channels.

The Clarkes Hill Heritage Area 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 mid 19th century until c.1940. These qualities are expressed in the Victorian, Edwardian/Federation and interwar Bungalow styled dwellings that are largely single storey in appearance and have predominantly detached compositions. The buildings include the following design characteristics: hipped and gabled roof forms (with

simple or complex roof outlines having a pitch between 25 and 35 degrees), front or return verandahs, corrugated galvanised steel roof cladding, horizontal timber weatherboard wall construction, some brick cladding, brick chimneys (detailed to reflect the design era), brick verandah supports, narrow or wide eaves, timber verandah posts, timber brackets and/or valances (some in cast iron), timber framed doorways with sidelights and highlights and timber windows arranged singularly, in pairs or bays. Overall, these dwellings constitute 79% of the building stock in the area. The early engineering infrastructure of bluestone kerb and channel also contributes to the significance of the area.

The Clarkes Hill Heritage Area is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with important eras of residential development that occurred from the early 1850's and throughout the next 55 years. Allotments in the first subdivision were sold from the mid 1850's from the south side of Austin Street. It was the sale of Buckland's Paddock from 1890 when houses north of Austin Street were constructed. The area was home of some of Geelong's important figures including William Cakebread, early limeburner and coal merchant. William Purnell and Sons, noted local architects and builders, were other early land owners who appear to have designed some of the Federation era dwellings at 16 and 62 Austin Street.

The residents in the Clarkes Hill Heritage Area were originally a mix of the middle class including a jeweler, engineer, produce merchant and agent and the working class including storeman, ironmonger, carpenter and spinner.

Overall, the Clarkes Hill Heritage Area is of **LOCAL** significance.

Hermes Number 46773

Property Number

Physical Description 1

Physical Evidence

Building Character & Appearance

The Clarkes Hill Heritage Precinct is predominantly a residential area comprised of 68 dwellings.

Height

The dwellings in the heritage area are predominantly single storey in appearance and height (Photos 7.01, 7.02, 7.08). There are some houses that have two storey additions that are recessive from the front.

Along the western section of Austin Street, the properties are elevated on sloping ground causing some properties to include a garage beneath the dwelling.

There are new two storey dwellings that have been constructed in the last decade at 42 Austin Street and 26 Clarke Street. Other single storey dwellings that have recently been constructed include 2 Austin Terrace and 46 Clarke Street.

Form, Design and Scale, Construction and Finish

The dwellings in the area comprise Victorian, Edwardian/Federation and interwar era (Interwar Bungalow) design style buildings.

The majority of the early buildings Victorian, Edwardian and Federation style buildings are constructed of timber. There are some late interwar bungalow style dwellings that are built of brick.

The 19th Century era dwellings are Victorian and Late Victorian in style (examples include 13 Austin Street, 5 Austin Street and 48 Clarke Street) and largely of the following type:

Symmetrical facades.

Hipped and/or gabled roof forms with a 25-35 degree pitch.

Galvanized corrugated steel roof cladding.

Ogee form or half round gutters.

Square edged timber weatherboard cladding.

Cast iron verandah valances with timber posts.

timber framed front doorways (with timber framed sidelights and highlights).

narrow eaves (with decorative timber brackets).

corbelled brick chimney.

timber framed double hung windows (arranged singularly, paired or as tripartite windows),

The early Victorian Italianate dwelling at 21 Austin Street is constructed from stone and is rendered. The former manse at 57 Austin Street is an altered Victorian design and constructed of polychrome brickwork.

The Edwardian buildings in the precinct reflect the following key characteristics:

Asymmetrical facades.

Recessive hipped roof forms and a gable and front verandah that projects towards the street some, with front verandahs formed under the main roof. Alternatively, broad hipped, gabled or gambrel roof forms.

Strapped and/or corbelled brick chimneys.

The verandahs are largely supported by timber posts and feature decorative timber fretwork valances and brackets.

Timber framed double hung windows and timber framed doorways with sidelights and highlights.

Timber joinery and roughcast gable infill.

The dwellings are constructed of horizontal timber weatherboards.

Galvanized corrugated steel (non-zincalume) roof cladding pitched at 25-35 degrees.

Timber eave bracket and exposed rafters.

Timber window hoods.

Rounded picket fence or capped timber picket fence.

Examples of timber Edwardian buildings include the row of buildings between No's 6, 8, 10 and 14 Austin Terrace circa 1928-29 (Photo 7.10), 44 Austin Street and 40 Austin Street. The buildings built by the noted Architect and Builder, Purnell and Sons include:

16 Austin Street (built c. 1911-12);

62 Austin Street (built c. 1895-96);

The Federation era buildings in the precinct reflect the following key characteristics: Asymmetrical facades.

Complex hipped and gable roof forms clad in galvanized corrugated steel (non-zincalume) roof cladding (some colourbond) pitched at 25 to 35 degrees.

The dwellings are constructed of horizontal timber weatherboards.

The verandahs are largely supported by timber posts and feature decorative timber fretwork valances and brackets and some verandah's include a side return.

Bowed projecting bay windows.

Timber framed or casement or double hung window

Dominant face red brick chimneys, commonly strapped with terra cotta pots.

Decorative timber fretwork, brackets and posts to verandahs.

Timber joinery and roughcast gable infill.

Timber window hoods.

Timber shingling.

Examples of more elaborate Federation dwellings include 38 Clarke Street, 12 Austin Street, 17 Austin Street and 55 Austin Street.

The interwar era dwellings are designed as interwar Bungalows and interwar Californian Bungalows and include the following types:

A gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side.

Timber framed double hung windows, arranged singularly, in pairs.

Galvanized corrugated steel roof cladding and Marseilles terra cotta tiles.

Verandahs are mainly supported by timber posts and brick piers, or solely with brick piers.

There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops.

The gable infill comprises timber shingles.

Gable ventilator.

Constructed in both horizontal timber weatherboards and face brick.

Low pitched roof forms.

Wide eaves with exposed timber rafters.

Example of interwar style Bungalows are the dwellings at 18 Clarke Street, 10 Beales Street and 50 Austin Street. Examples of interwar Californian Bungalow buildings include 20 Clarke Street and 53 Austin Street.

Residential Garages and Carports

The majority of dwellings have front vehicular street access. Along the western section of Austin Street, the properties are elevated on sloping ground causing some properties to include a garage beneath the dwelling.

Significance of Dwellings

Fifty four (54) dwellings of the sixty eight (68) dwellings (79 %) within the Clarkes Hill Heritage Area are considered to have significance within the area. There are two buildings that have local individual C significance. These include 21 Austin Street (built pre 1860-61) and 32 Clarke Street (built 1880-1895). Further details and a photograph of each of the dwellings are provided in the Inventory of Places Volume 2.

The dwellings that have contributory significance (D) listing within the heritage precinct are:

5 Austin Street
9 Austin Street
10 Austin Street
11 Austin Street
12 Austin Street
13 Austin Street
15 Austin Street
16 Austin Street
17 Austin Street
19 Austin Street
20 Austin Street
22 Austin Street
24 Austin Street
26 Austin Street
31 Austin Street
32 Austin Street
33 Austin Street
35 Austin Street
36 Austin Street
38 Austin Street
39 Austin Street
40 Austin Street
44 Austin Street
45 Austin Street
46 Austin Street
50 Austin Street
52 Austin Street
53 Austin Street
55 Austin Street
57 Austin Street
62 Austin Street

6 Austin Terrace
8 Austin Terrace
10 Austin Terrace
14 Austin Terrace
7 Beales Street
10 Beales Street
18 Clarke Street
20 Clarke Street
22 Clarke Street
24 Clarke Street
28 Clarke Street
32 Clarke Street
38 Clarke Street
40 Clarke Street
42 Clarke Street
48 Clarke Street
52 Clarke Street
54 Clarke Street
56 Clarke Street
58 Clarke Street

The properties that are **NOT** considered to have significance within the precinct are at:

14 Austin Street
29 Austin Street
42 Austin Street
43 Austin Street
48 Austin Street
58 Austin Street
60 Austin Street
2 Austin Terrace
16 Clarke Street
26 Clarke Street
34 Clarke Street

44 Clarke Street

46 Clarke Street

Urban Design & Engineering Infrastructure

Layout and Subdivision

The allotments within the Clarkes Hill Heritage Precinct follow a traditional grid pattern layout of subdivision.

The allotment sizes are generally uniform within the street and the precinct as a whole, although the size of the allotments in Montmorency Street, Beales Street and Austin Terrace are smaller to those in Austin Street and Clarke Street.

Setbacks

Throughout the precinct are regular front setbacks. Most dwellings form a consistent front setback pattern. The setbacks to the houses in Montmorency Street, Beales Street, and Austin Terrace are smaller due to the reduced size (width and depth) of the allotment.

All dwellings have side setbacks with clear visual building separation.

Engineering Infrastructure

The Clarkes Hill Heritage Precinct has limited early engineering infrastructure. There is bluestone kerb and concrete and bluestone channel in Montmorency Street. The remaining streets including Austin Street, Clarke Street and Beales Street have introduced concrete kerb and channel and concrete footpaths.

Front Fences

The Clarkes Hill Heritage Precinct has a substantial number of introduced front fences. The Austin Street and Clarke Street properties are characterized by low (1.0 metres) to medium height fences (1.5 metres) (Photo 7.07 and 7.08).

There are some visually permeable front fences 1000-1500mm high. These fences are constructed as timber pickets, timber post and woven wire, low brick fences, brick posts and iron palisade, stone and iron palisade fences.

The few fences that relate to the era and design of the dwellings include the timber post and woven wire fence (although introduced) at 36 Austin Street and 44 Austin Street.

7.3.3 Landscaping

Within the narrow nature strip in Clarke Street are *Melaleuca styphelioides* - (Prickly Paperbark) and *Lophostemon confertus* - (Queensland Brush Box) trees. In Austin Street there are a number of species planted including *Callistemon salignus* - (Pink Tips Bottlebrush), *Corymbia ficifolia* - (West Australian Flowering Gum), *Prunus cerasifera* - Pink Flowering Cherry and *Eucalyptus leucoxylon* - Yellow Gum trees. These trees are not listed but they contribute to the character and appearance of the area.

The setbacks to the properties include grassed areas, often bordered with flower beds or shrubbery and trees on the larger allotments. There is a well developed hedge planted on the front (or rear) boundary for the dwelling that is located at 54-56 Austin Street, but has a frontage to Buckland Avenue.

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/>