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# House. 40 Queens Avenue, ST ARNAUD



SD 222 - House. 40 Queens Avenue, ST ARNAUD

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## Location

40 Queens Avenue ST ARNAUD, NORTHERN GRAMPIANS SHIRE

## Municipality

NORTHERN GRAMPIANS SHIRE

## Level of significance

Recommended for Heritage Overlay

## Heritage Listing

Northern Grampians Shire

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## Statement of Significance

Last updated on - August 18, 2004

The house at 40 Queens Avenue makes a significant contribution to the predominantly single storey, Victorian styled residential streetscape. The Victorian style of the house suggests that it was constructed in the late 19th century.

Although partially altered, the house at 40 Queens Avenue is **historically** and **architecturally** significant at a **LOCAL** level. It is associated with residential developments in St. Arnaud in the late 19th century, and it demonstrates original design qualities of a Victorian style. These qualities include the single storey height, simple dominant hipped roof form, together with a return bullnosed verandah that projects at the front and side (but not the verandah infill in the corner). Other intact qualities include the galvanised corrugated iron roof cladding, the ashlar block profile and horizontal weatherboard wall cladding, two brick chimneys (one chimney is missing its early corbelled top), narrow eaves with paired timber brackets, early timber framed, triple light, double hung

windows, and the central entrance with a four panelled timber front door and timber framed side and toplights. The two substantial palm trees at the front also contribute to the significance of the place.

Overall, the house at 40 Queens Avenue is of **LOCAL** significance.

Heritage Study/Consultant	Northern Grampians - Shire of Northern Grampians - Stage 2 Heritage Study, Wendy Jacobs, Vicki Johnson, David Rowe, Phil Taylor, 2004;
Hermes Number	111758
Property Number	

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## Physical Description 1

The site at 40 Queens Avenue has visual connections with other significant, predominantly Victorian styled, single storey houses in the residential streetscape of Queens Avenue. It is also visually connected to the significant urban foci of the Christ Anglican Church and Christ Anglican Church hall (a former denominational school), the Church of the Immaculate Conception Presbytery and the Church of the Immaculate Conception, all located in Queens Avenue. The house is generally in accord with the landscaping, form, setbacks and style of the significant houses visually connected to it. The Victorian style of the house suggests that it was constructed in the late 19th century.

The front of the site is bound by an introduced post and cyclone wire fence, and is especially characterised by two substantial palm trees. The front setback is approximately 5 metres and typical for the street, as are the narrow side setbacks.

The single storey, Victorian styled house, clad with ashlar block profile weatherboards and horizontal weatherboards, is characterised by a simple dominant hipped roof form, together with a return bullnosed verandah that projects at the front and side. The integrity of the house has been effected by the verandah infill at the front in the corner. The roof forms are clad in early galvanised corrugated iron.

Two early brick chimneys (recently painted?) adorn the roofline. One chimney has been altered and is missing the early corbelled top that characterises the other chimney closest to the street. Narrow overhangs and paired timber brackets are features of the eaves. The timber framed, triple light, double hung windows on the front facade are another early feature of the design. These are symmetrically arranged about a central entrance featuring a four panelled timber door with timber framed side and toplights.

The timber verandah columns appear to have been introduced, replacing earlier (possibly cast iron) columns.

*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/>*