
House, 28 Clifton Avenue, STAWELL



SL 060 - House, 28 Clifton Avenue, STAWELL

Location

28 Clifton Avenue STAWELL, NORTHERN GRAMPIANS SHIRE

Municipality

NORTHERN GRAMPIANS SHIRE

Level of significance

Recommended for Heritage Overlay

Heritage Listing

Northern Grampians Shire

Statement of Significance

Last updated on - August 20, 2004

The house at 28 Clifton Avenue, Stawell, has significance as a moderately intact example of a transitional Late Victorian and Edwardian style. Although the construction date for the house has not been determined it was probably built in the late 19th or early 20th century. The house appears to be in good condition when viewed from the street.

The house at 28 Clifton Avenue is **historically** and **architecturally** significant at a **LOCAL** level. It is associated with residential developments in Stawell in the late 19th and early 20th centuries, and it demonstrates original design qualities of a transitional Late Victorian and Edwardian style. These qualities include the hipped roof forms that traverse the site, together with the hipped roof that projects towards the street frontage, and the return bullnosed verandah. Other intact or appropriate qualities include the asymmetrical composition, single storey height, horizontal timber weatherboard wall cladding, galvanised corrugated iron roof cladding, face brick

chimney with a rendered top and terra cotta pot, narrow eaves with paired timber brackets, roof ridge decoration, timber framed double hung windows (including the tripartite window) and the timber framed doorway with sidelights and highlight.

Overall, the house at 28 Clifton 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	112073
Property Number	

Physical Conditions

The house at 28 Clifton Avenue, Stawell, is set on a typical residential allotment for the area, and has a modest front setback. The front garden appears to be recent, as does the aluminium palisade fence that is approximately 1300 mm high.

The asymmetrical, single storey, horizontal timber weatherboard, transitional late Victorian and Edwardian styled house is characterised by a hipped roof forms that traverse the side, together with a hipped roof that projects towards the street frontage, and a return bullnosed verandah that projects at the front and side. These roof forms are clad in galvanised corrugated iron. An early face brick chimney with a rendered top and terra cotta pot adorns the roofline. Narrow overhangs and paired timber brackets are features of the eaves.

A feature of the design is the return verandah. It is supported by introduced timber columns and the cast iron-like brackets also appear to be introduced.

Other early features of the design include the timber framed double hung windows (including the tripartite windows), timber framed doorway with sidelights and highlight, and the roof ridge decoration.

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/>