
House, 32 Clifton Avenue, STAWELL



SL 063 - House, 32 Clifton Avenue, STAWELL

Location

32 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 32 Clifton Avenue has significance as an intact example of a transitional Federation and interwar Bungalow style. Possibly built in the 1920s by a Mr. Walz, builder, the house appears to be in good condition when viewed from the street.

The house at 32 Clifton Avenue is **architecturally** significant at a **LOCAL** level. It demonstrates original design qualities of a transitional Federation and interwar Bungalow style. These qualities include the complex roof forms comprising the central hipped form, together with gable roofs that project at the front and side, corner tower with the pyramidal roof and the return broken back verandah. Other intact or appropriate qualities include the single storey height, horizontal timber weatherboard and strapped roughcast wall cladding, lapped and red painted galvanised corrugated iron roof cladding, face brick chimney with rendered top and terra cotta pots, modest eaves, paired turned timber verandah columns supported by roughcast piers, timber fretwork verandah valances,

capped roughcast verandah balustrades, chamfered building corner featuring timber framed double hung windows with highlights, timber framed double hung windows, timber framed doorway, portal window under the verandah, roof ridge decoration and the turned timber finial surmounting the tower.

The house at 32 Clifton Avenue is **historically** significant at a **LOCAL** level. It is associated with residential developments in Stawell in the early 20th century. In particular, this house appears to have associations with a Mr. Walz, builder, who constructed it in the c.1920s.

Overall, the house at 32 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	112076
Property Number	

Physical Conditions

The house at 32 Clifton Avenue, Stawell, is set on an average sized allotment and has a typical front setback. The front is characterised by mature shrubbery and there is an open grassed area beyond.

The single storey, horizontal timber weatherboard and strapped roughcast, transitional Federation and interwar Bungalow styled house is characterised by complex roof forms comprising a central hipped form together with gable roofs that project at the front and side, a corner tower with a pyramidal roof and a return broken back verandah. These roof forms are clad in early lapped and red painted galvanised corrugated iron. An early face brick chimney with a rendered top and terra cotta pots adorns the roofline. Modest overhangs are features of the eaves.

An early feature of the design is the return verandah punctuated at the corner by the tower. The verandah is supported by early, paired turned timber columns. These columns are supported by early roughcast piers. Early timber fretwork valances provide decoration, while capped roughcast balustrades form the perimeter to the verandah. The building corner at the under has also been chamfered and features early timber framed double hung windows with highlights. The other timber framed double hung windows are also early, as is the timber framed doorway.

Other early features of the design include the portal window under the verandah, roof ridge decoration and the turned timber finial surmounting the tower.

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/>