

# Colpin Avenue Heritage Precinct



Figure 2.09: Ideal Homes Exhibition sign that was floodlit at night, 1933. - Ballarat Heritage Precincts Study, 2006



Figure 2.15: G H B McLean of Ballarat College was 1st Prize Winner in the Ideal Homes Exhibition Essay Competition. - Ballarat Heritage Precincts Study, 2006



Figure 2.16: Invitation for a private inspection of the Ideal Homes Exhibition, Colpin Avenue, 1933. - Ballarat Heritage Precincts Study, 2006



Figure 2.17: An aerial view of Colpin Ave and the Ideal Homes ? taken from a plane ?hired? for the purpose on 25/11/1933 and carrying ?the sponsor?, Edgar Bartrop, and a photographer, as passengers!?! - Ballarat Heritage Precincts Study, 2006



Figure 2.19: An aerial view of Colpin Ave and the Ideal Homes ? taken from a plane ?hired? for the purpose on 25/11/1933. - Ballarat Heritage Precincts Study, 2006



Figure 2.24: Suppliers to each of the homes in the Ideal Homes Exhibition. - Ballarat Heritage Precincts Study, 2006

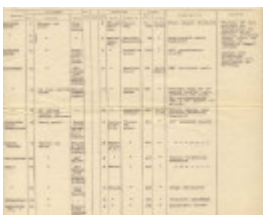


Figure 2.31: Ideal Homes Exhibition Electrical Specifications p.1 for the All Electric House, 7 Colpin Avenue. - Ballarat Heritage Precincts Study, 2006

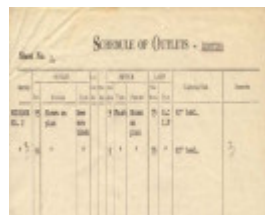


Figure 2.31A: Ideal Homes Exhibition Electrical Specifications p.2 for the All Electric House, 7 Colpin Avenue. - Ballarat Heritage Precincts Study, 2006

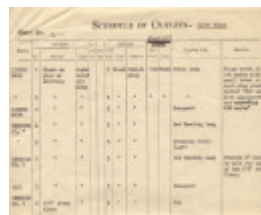


Figure 2.32: Ideal Homes Exhibition Electrical Specifications p.3 for the All Electric House, 7 Colpin Avenue. - Ballarat Heritage Precincts Study, 2006

A table titled 'SCHEDULE OF OUTLETS - 1933' with columns for 'No.', 'Description', 'Quantity', and 'Remarks'. It lists electrical specifications for an 'All Electric House'.

Figure 2.33: Ideal Homes Exhibition Electrical Specifications p.4 for the All Electric House, 7 Colpin Avenue. - Ballarat Heritage Precincts Study, 2006

A table titled 'SCHEDULE OF OUTLETS - 1933' with columns for 'No.', 'Description', 'Quantity', and 'Remarks'. It continues the electrical specifications from the previous page.

Figure 2.347: Ideal Homes Exhibition Electrical Specifications p.5 for the All Electric House, 7 Colpin Avenue. - Ballarat Heritage Precincts Study, 2006

A table titled 'SCHEDULE OF OUTLETS - 1933' with columns for 'No.', 'Description', 'Quantity', and 'Remarks'. It concludes the electrical specifications for the house.

Figure 2.35: Ideal Homes Exhibition Electrical Specifications p.6 for the All Electric House, 7 Colpin Avenue. - Ballarat Heritage Precincts Study, 2006



Figure 2.42: Pollarded Oak trees in Colpin Avenue in 1990, prior to the bundling of the overhead electricity wires. - Ballarat Heritage Precincts Study, 2006



Figure 2.43: Ideal Homes Exhibition - newspaper clippings. - Ballarat Heritage Precincts Study, 2006



Figure 2.46: Mr Edgar Bartrop, c.1987. - Ballarat Heritage Precincts Study, 2006



Ideal Homes Exhibition Booklet 1933, Front Cover -



Ideal Homes Exhibition Booklet 1933, p.1. -



Ideal Homes Exhibition Booklet 1933, p.2. -



Ideal Homes Exhibition Booklet 1933, p.3. -



Ideal Homes Exhibition Booklet 1933, p.4. -



Ideal Homes Exhibition Booklet 1933, p.5. -



Ideal Homes Exhibition Booklet 1933, p.6. -



Ideal Homes Exhibition Booklet 1933, p.7. -



Ideal Homes Exhibition Booklet 1933, p.8. -



Ideal Homes Exhibition Booklet 1933, p.9. -



Ideal Homes Exhibition Booklet 1933, p.10. -



Ideal Homes Exhibition Booklet 1933, p.11. -



Ideal Homes Exhibition Booklet 1933, p.12. -



Ideal Homes Exhibition Booklet 1933, p.13. -



Ideal Homes Exhibition Booklet 1933, p.14. -



Ideal Homes Exhibition Booklet 1933, p.15. -



Ideal Homes Exhibition Booklet 1933, p.16. -



Ideal Homes Exhibition Booklet 1933, p.17. -



Ideal Homes Exhibition Booklet 1933, p.18. -



Ideal Homes Exhibition Booklet 1933, p.19. -



Ideal Homes Exhibition Booklet 1933, p.20. -



Ideal Homes Exhibition Booklet 1933, p.21. -



Colpin Avenue Heritage Precinct Map - Ballarat Heritage Precincts Study, 2006

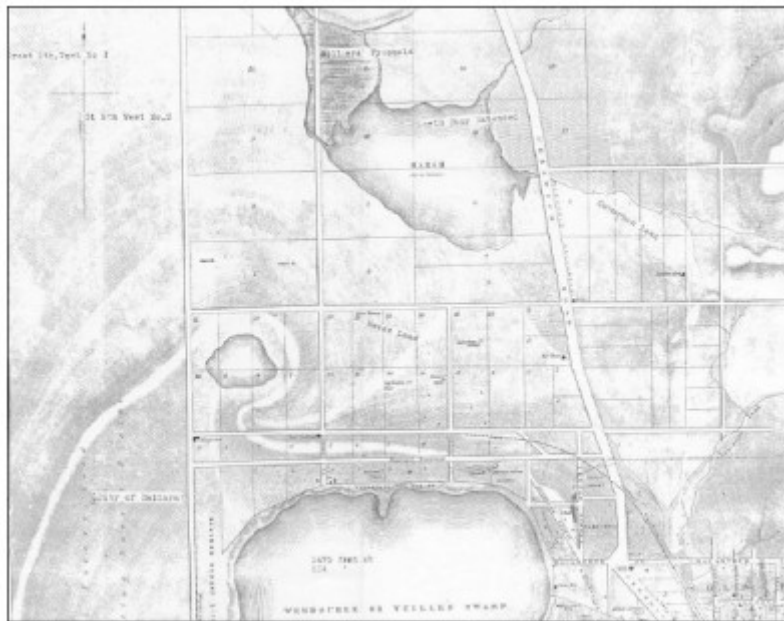


Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing Yuille's Swamp (Lake Wendouree), Public Garden Reserve, leads and shafts north of the lake, Gregory Street (Municipal Boundary), Agricultural Reserve, and Cricket Ground. - Balla



Figure 2.02: Portion of Map of Ballarat and Sebastopol, compiled and engraved from official and original mining surveys by John L. Ross, 1868, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), and leads and shafts north of th



Figure 2.03: Portion of Niven's Mining Map of Ballarat, compiled from Government Plans and the most recent surveys of the district mining surveyors, 1870, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), Agricultural Show G

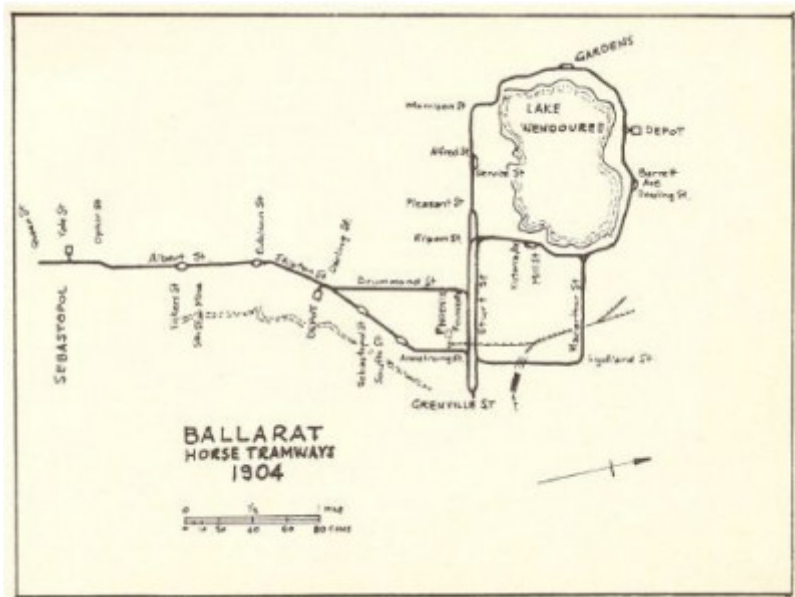


Figure 2.04: Ballarat Horse Tramways, 1904, showing depot and tram stop north of Lake Wendouree. - Ballarat Heritage Precincts Study, 2006

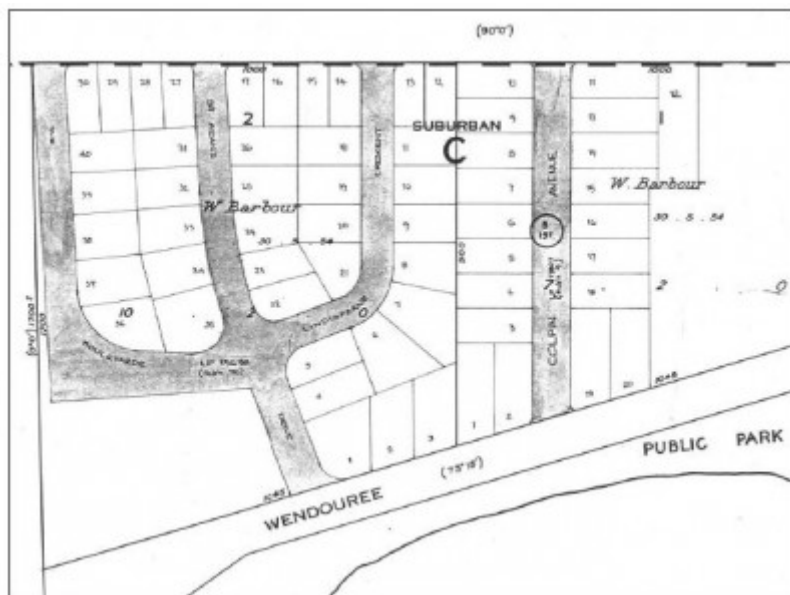


Figure 2.05: Portion of map, Township of Ballarat, Sheet 1, 1964, showing Section C, Allotments 1 and 2. - Ballarat Heritage Precincts Study, 2006

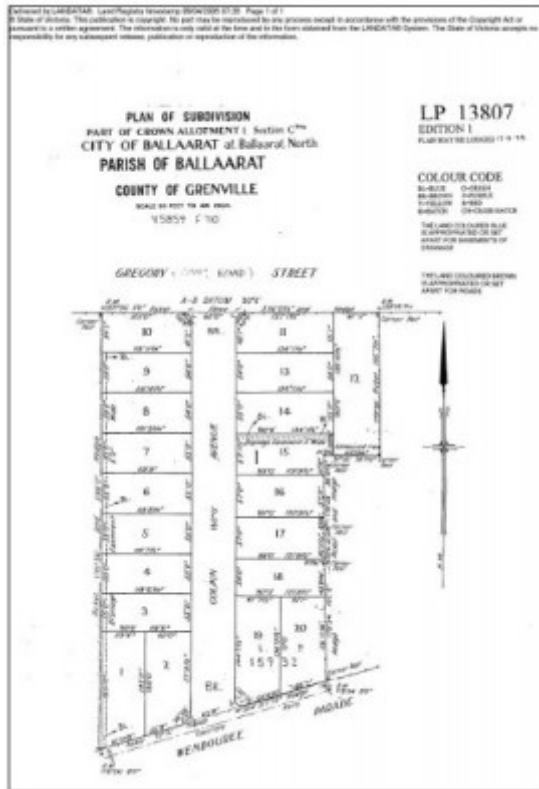


Figure 2.06: Plan of Subdivision LP13807, April 17, 1934. - Ballarat Heritage Precincts Study, 2006

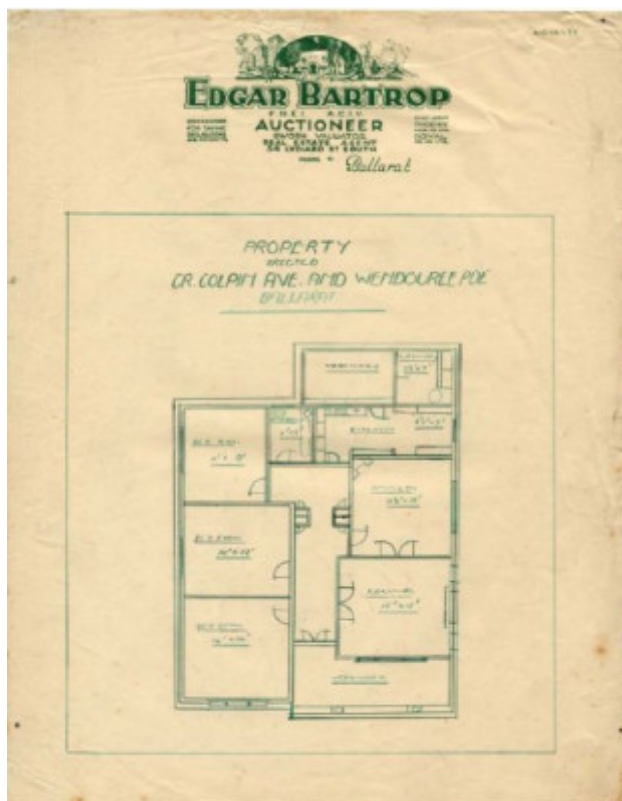


Figure 2.25: Ideal Homes Exhibition Floor Plan for the Lake House, 518 Wendouré Parade. - Ballarat Heritage Precincts Study, 2006

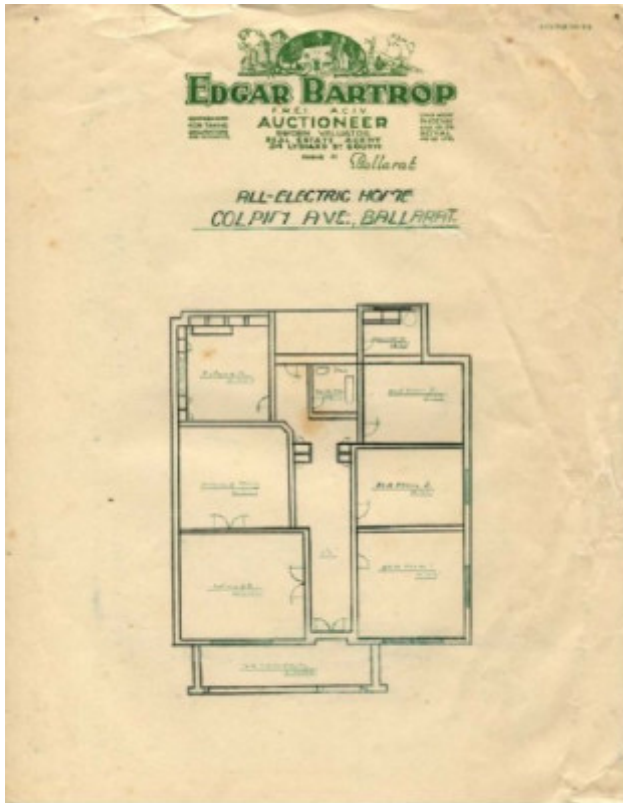


Figure 2.29: Ideal Homes Exhibition Floor Plan for the Lake House, 518 Wendouree Parade. - Ballarat Heritage Precincts Study, 2006



Figure 2.30: Ideal Homes Exhibition Electrical Layout for the All Electric House, 7 Colpin Avenue. - Ballarat Heritage Precincts Study, 2006



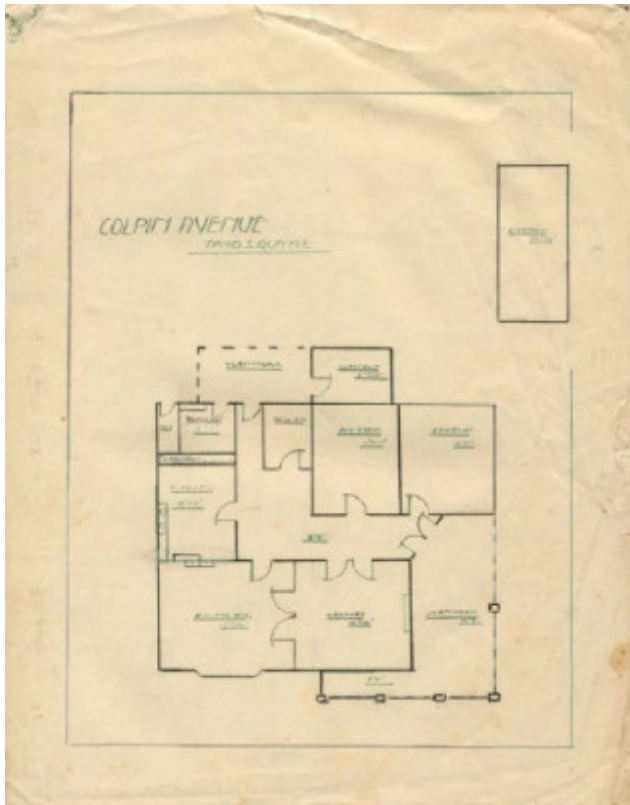


Figure 2.37: Ideal Homes Exhibition Floor Plan for the Gas Feature Home, 8 Colpin Avenue. - Ballarat Heritage Precincts Study, 2006



Figure 2.44: Ballarat Sewerage Authority Plan, 29 October 1934. - Ballarat Heritage Precincts Study, 2006

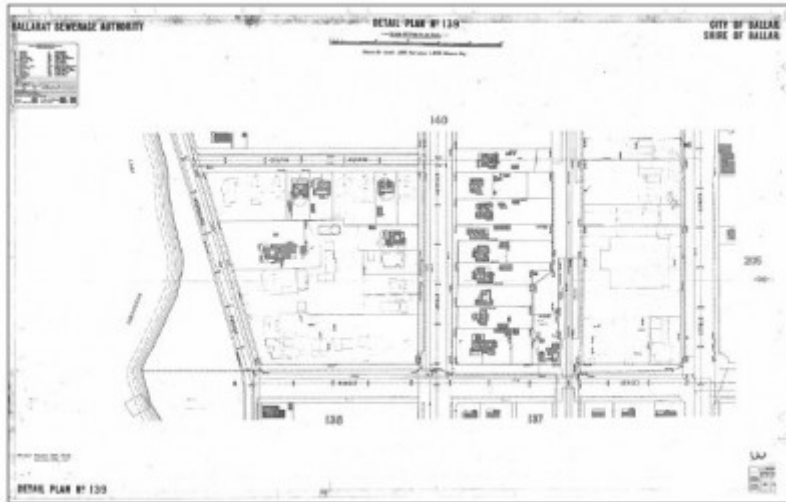


Figure 2.45: Ballarat Sewerage Authority Plan, 1948. - Ballarat Heritage Precincts Study, 2006

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## Location

Colpin Avenue and Colpin Avenue cnr Wendouree Parade and 1409 Gregory Street LAKE WENDOUREE, BALLARAT CITY

## Municipality

BALLARAT CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO184

## Heritage Listing

Ballarat City

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## Statement of Significance

Last updated on - July 1, 2006

### Statement of Cultural Significance

The Colpin Avenue Heritage Precinct has significance as a highly intact streetscape of predominantly single storey interwar dwellings constructed largely between 1933 and 1941. These properties have mature garden settings, well designed and constructed front fences and set within a streetscape of grassed nature strips (without footpaths), distinctive brick kerb and channel and rows of mature Pin Oak street trees. Subdivided into 20 allotments by the original owners, Collins and Pinney, builders, Colpin Avenue (whose name is derived from the

original owners) was the location of Ballarat's first "Ideal Homes Exhibition" in November and December 1933, sponsored by local auctioneer and real estate agent, Edgar Bartrop. It was proudly advertised as Ballarat's "most exclusive residential area", with three feature homes built offering the latest in design and technology. The "Lake House" and "All Electric House" at 518 Wendouree Parade and 7 Colpin Avenue respectively, were built by Collins and Pinney in interwar Spanish Mission styles. The third home was the "Gas Feature Home" built by David S. Quayle.

These single storey, well built and designed dwellings were open to the public throughout the exhibition, which was opened by the Mayor of the City of Ballarat on 25 November 1933. Laid out along contemporary Garden City Planning principles, the exhibition heralded the transformation of Colpin Avenue into an homogenous and distinctive interwar streetscape by the early 1940s.

The Colpin Avenue Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates original design qualities as defined in the high proportion of predominantly intact interwar dwellings. These qualities include the hipped and/or gabled roof forms (with a pitch between 25 and 35 degrees) and the projecting front verandahs or porches having hipped, gabled or flat roofs. Other intact or appropriate qualities of these interwar Bungalow and interwar Californian Bungalow styled dwellings include the single storey height, broad eaves, timber framed double hung windows arranged singularly, in pairs, banks of three or as projecting bays, face or rendered brick chimneys, face or rendered brick wall construction and horizontal timber weatherboard wall cladding and the galvanized corrugated steel and terra cotta tile roof cladding. The more distinctive dwellings at 518 Wendouree Parade, 7 Colpin Avenue and 1409 Gregory Street in the precinct are designed in a Spanish Mission Revival style which also feature front parapeted and/or arcaded loggias. There are also three late interwar Bungalows which have similar design qualities, together with corner timber framed windows. The recessive garage and carport locations, allowing the dwellings to dominate, also contributes to the architectural significance of the place. Overall, the collection of dwellings in Colpin Avenue forms one of the most intact homogenous examples of a predominantly interwar streetscape in Ballarat, comparable with Crocker Street in Ballarat West and the east side of Dowling Street (between Gregory Street and Wendouree Parade) in Lake Wendouree.

The Colpin Avenue Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2, E.1). The area has highly important visual qualities that contribute to its distinctive interwar streetscape character. These qualities include the early face or rendered brick fences articulated with brick plinths and piers, and having solid brick or open geometrid steel trussed bays between.

Other intact qualities include the face brick kerb and channel, generous grassed nature strips (without footpaths), mature private landscaped settings and the rows of mature Pin Oak trees on both sides of the avenue.

The Colpin Avenue Heritage Precinct is **historically** significant at a **LOCAL** level (AHC A.4, H.1). It is associated with Ballarat's first "Ideal Homes Exhibition" sponsored by local auctioneer and real estate agent, Edgar Bartrop, and opened on 25 November 1933 by the Mayor of the City of Ballarat, A.J.

Darling. Proudly declared as the city's "most exclusive residential area", the exhibition displayed three "feature homes". The "Lake House" at 518 Wendouree Parade and the "All Electric House" at 7 Colpin Avenue were built by local builders, Collins and Pinney. They were the owners of the original 20- allotment subdivision of Colpin Avenue (whose name is derived from these original owners). The third feature home was the "All Gas Feature Home" at 8 Colpin Avenue built by David S. Quayle. He had also built a second house at 6 Colpin Avenue which was completed in time for the exhibition, but was not described as a "feature home". The exhibition involved various sections of the community. The Ballarat Base Hospital offered refreshments in a marquee, a slab and bark hut was built as the exhibition office by the local scouts. Most importantly, the feature homes offered the latest in architectural and interior design and building and utilities technology. The success of the exhibition brought with it the transformation of Colpin Avenue into a highly homogenous predominantly interwar streetscape in the ensuing years.

#### Rationale to Statement of Cultural Significance

In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the Colpin Avenue Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The Colpin Avenue Heritage Precinct is considered to meet the following relevant Criteria: A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

H.1: Importance for close associations with individual whose activities have been significant within the history of the nation, State or region.

It has been clearly documented with historical and physical evidence that the Colpin Avenue precinct has direct associations with Ballarat's first "Ideal Homes Exhibition" in 1933, sponsored by Edgar Bartrop, local auctioneer. This exhibition played a fundamental role in promoting interwar design and technology, which was made manifest in the immediate ensuing years in the construction of dwellings in Colpin Avenue. Edgar Bartrop played a critical role as the major organizer and sponsor of the exhibition, and together with local builders, Collins and Pinney and David S. Quayle, he was responsible for promoting Colpin Avenue as an "exclusive residential area" through the establishment of the original feature homes which has led to the interwar character and appearance of Colpin Avenue today.

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

E.1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Colpin Avenue Heritage Precinct represents one of the most intact and homogenous interwar streetscapes in Ballarat. It clearly demonstrates the contemporary aspirations in design and technology for the interwar period, through the high proportion of interwar Bungalows, interwar Californian Bungalows, interwar Spanish Mission dwellings and (to a lesser degree) postwar Bungalows existing in the precinct. This is complemented by the intact landscaping and engineering infrastructure, as defined by the grassed nature strips, mature garden settings, mature Oak trees on both sides of the avenue, intact early front fences and brick kerb and channel. This heritage fabric is recognized by the majority of the residents in Colpin Avenue today for its architectural and aesthetic values.

F.1: Importance for its technical, creative, design or artistic excellence, innovation or achievement.

The photographic and documentary evidence that resulted from the Ideal Homes Exhibition provides a clear understanding of the technological achievements in the use of electricity and gas in typical residential building construction. The electrical plan of the All Electric Home at 7 Colpin Avenue illustrates the early nature of using electricity in a holistic manner. The different electrical points for varying wattage supply shows the fledgling nature of the technology when compared with similar services today. More broadly, the Ideal Homes Exhibition was an innovative concept in Ballarat. The subdivision of MacLeod's block in Dowling Street in 1929 had been the precursor to the exhibition, but this event was more complete in advertising, marketing, laying out and construction of interwar dwellings. It was a new method of selling homes with greater appeal, having the latest in house design, furnishings, furniture, building products, utilities and landscaping on proud display for the interested buyer.

### Significance of Dwellings

All except one of the nineteen properties are considered to be significant within the Colpin Avenue Heritage Precinct (based historical and aesthetic analysis).

The dwellings at 7 Colpin Avenue (Photo 3.09), 8 Colpin Avenue (Photo 3.08) and 518 Wendouree Parade (Photo 3.11) have individual significance as the original feature homes of the Ideal Homes Exhibition.<sup>49</sup> Details and a photograph of each of the dwellings are provided in the Catalogue of Places as Appendix 2.4 (Volume 3).

The dwellings that are significant within the precinct are at: . 1 Colpin Avenue.

. 2 Colpin Avenue.

. 3 Colpin Avenue. . 6 Colpin Avenue.

- . 7 Colpin Avenue.
- . 8 Colpin Avenue.
- . 9 Colpin Avenue.
- . 10 Colpin Avenue.
- . 11 Colpin Avenue.
- . 12 Colpin Avenue.
- . 13 Colpin Avenue.
- . 14 Colpin Avenue.
- . 16 Colpin Avenue.
- . 1409 Gregory Street.
- . 518 Wendouree Parade.

The dwellings that may have individual significance within the precinct are at: . 7 Colpin Avenue.

- . 8 Colpin Avenue.
- . 518 Wendouree Parade.

The dwellings that are not considered to have significance within the precinct are at: . 4 Colpin Avenue.

- . 15 Colpin Avenue.

Heritage Study/Consultant	Ballarat - Ballarat Heritage Precincts Study, Dr David Rowe and Wendy Jacobs, 2006;
Hermes Number	118201
Property Number	

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## Physical Description 1

Precinct Boundaries (refer to map in attachments or images sections of this citation)

The Colpin Avenue Heritage Precinct is comprised of all the properties in Colpin Avenue, together with the properties at the corner of Colpin Avenue and Wendouree Parade, and the property at 1409 Gregory Street, east of the north end of Colpin Avenue.

## Physical Description 2

**Physical Evidence 1.3.1 Building Character & Appearance** (refer to photos in the attachments or images sections of this citation)

The Colpin Avenue Heritage Precinct is a small residential streetscape comprised of nineteen detached dwellings.

**Height** The dwellings in the heritage area are predominantly single storey (Photos 3.01-04), apart from the two storey additions to the dwellings at 1, 3 and 4 Colpin Avenue. The additions to the dwelling at 1 Colpin Avenue are the least dominant (Photo 3.05), being situated behind the main ridge lines and having subservient proportions to the existing dwelling (the additions are recessive from the front and sides).

**Form, Design and Scale** The dwellings in the Colpin Avenue precinct are largely characterized by interwar or later interwar Bungalow designs (Photos 3.01-04). Most of the interwar Bungalows have a major recessive hipped roof form with a projecting minor hip or gable forming asymmetrical compositions. The front hipped or gabled forms often include a verandah, or a flat roofed verandah is located at the front or side. Examples include the dwellings at 1, 3 and 10 Colpin Avenue (Photos 3.05-07). Some flat roofed verandahs project with a circular form, as shown at 13 Colpin Avenue (Photo 3.04). Another variation of the interwar Bungalow type is the dwelling at 8 Colpin Avenue, with a return verandah (Photo 3.08). This dwelling is the original "Gas Feature Home" that formed part of the Ideal Homes Exhibition.

Other notable type is the interwar Californian Bungalow. It has a major gabled roof form that traverses the site, together with gabled verandahs that project towards the street frontage. Examples include the dwellings at 6 and 9 Colpin Avenue (Photos 3.02-03) (the dwelling at 6 Colpin Avenue is the earliest of its type in the street, having been built prior to the opening of the Ideal Homes Exhibition).

Other notable variants of the interwar Bungalow type are the Mission Revival designs with their parapeted and/or arcaded loggias. These dwellings are at 7 Colpin Avenue (Photo 3.09), 1409 Gregory Street (Photo 3.10) and 518 Wendouree Parade (Photo 3.11). The dwellings at 7 Colpin Avenue and 518 Wendouree Parade represent the original "All Electric House" and the "Lake House" respectively, having formed part of the Ideal Homes Exhibition.

There are also a small number of late interwar Bungalows in the heritage precinct, such as the dwelling at 2 Colpin Avenue (Photo 3.12). These dwellings are similar in form and composition as the standard interwar Bungalows with multiple hipped roof forms and front verandahs or porches, but they are also commonly identified by larger windows and corner windows.

Most of the dwellings in the Colpin Avenue Heritage precinct commonly feature the following design characteristics:

- . Hipped and/or gabled roof forms (with an approximate pitch between 25 and 35 degrees).
- . Broad eaves.
- . Timber framed double hung windows arranged singularly, in pairs, banks of three or as projecting bays, or as corner windows (postwar dwellings).
- . Face or rendered brick chimneys that adorn the rooflines.
- . Front verandahs with hipped, gabled or flat roof forms supported by columns or solid masonry piers.

Most of the dwellings in the area are medium in scale, although the few houses with later recessive two storey additions are now larger in size.

**Construction and Finishes** The dwellings in the area are largely constructed of the following materials: . Walls: - Face or rendered brick.

- Horizontal timber weatherboards.

. Roofs: - Galvanised corrugated steel sheeting.

- Terra cotta tiles.

. Windows and Doors: - Timber framing.

**Garages and Carports** Typical of the interwar era of the area, no garages and carports project forward of the dwellings. In most cases, the garage or carports are detached and are situated towards the rear of the dwellings, accessed by side driveways from the front of the properties.

Of the "feature homes" that formed part of the Ideal Homes Exhibition, two original detached and recessive garages survive intact at 7 Colin Avenue and 518 Wendouree Parade (accessed from Colpin Avenue). Both single storey, the rendered garages have introduced carports in front.

## Physical Description 3

**1.3.2 Urban Design & Engineering Infrastructure Layout and Subdivision** The allotments in the area are largely articulated with a frontage onto Colpin Avenue. The regular allotment layout reflects the original subdivision pattern of 1932.

**Setbacks** The area is notable for its regular front setbacks, most of which allow for mature garden settings. There are largely narrow side setbacks, with at least one wider side setback used as a driveway on each allotment. The side setbacks convey the clear building separation of the detached dwellings.

**Engineering Infrastructure** An unusual engineering infrastructure feature of Colpin Avenue is the early brick kerb and channel on both sides of the streets (Photo 3.13). Some of the channels in the driveway cross overs have been partly covered in bitumen in recent years. The cross overs to the private driveways are constructed of concrete or are unmade with a gravel finish (Photo 3.14).

Another feature of Colpin Avenue is the lack of footpaths (Photo 3.15).

Along Colpin Avenue are overhead power lines. These lines have been bundled, alleviating the need to pollard the mature Oak trees.

**Front Fences** The area is notable for its streetscape of early front fences that complement the interwar Bungalow design qualities of the dwellings. Of the 19 properties in the area, there are twelve dwellings (63%) that feature early or appropriate front fences. These fences are commonly low in height (up to 1100 mm approximately). The design and construction of the early fences is largely as follows:

. Face or rendered brick fences articulated with brick plinths and piers, having solid brick or open geometric steel trussed panels between.

Typical examples of these fences are at: . 2 Colpin Avenue . 3 Colpin Avenue (Photo 3.02) . 5 Colpin Avenue . 7 Colpin Avenue (Photo 3.09) . 10 Colpin Avenue . 11 Colpin Avenue . 13 Colpin Avenue . 518 Wendouree Parade (Photo 3.11) A later fence that complements the design and construction of the dwellings is the timber post and woven wire fence at 14 Colpin Avenue.

There are a few other introduced fences that do not relate to the interwar era of the area, including the cast iron or aluminium palisade fences.

**Views** Along Colpin Avenue are significant views to Lake Wendouree to the east.

## Physical Description 4

**1.3.3 Landscaping** The Colpin Avenue Heritage Precinct is especially identified by the mature Pin (and other) Oak trees that line both sides of the street (Photo 3.16). The broad grassed nature strips, uninterrupted by footpaths, also contributes to the landscape values of the area.

The front setbacks of most of the dwellings in the area also have landscape value. The open grassed settings with perimeter garden beds punctuated by pedestrian footpaths, side driveways and trees represent the most notable features.

*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/>*