
Ballinasloe Precinct

Municipality

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1958

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Cultural Significance

The Ballinasloe heritage precinct has significance as a predominantly intact 19th and early 20th century era residential area defined by modestly scaled, detached, single storey, timber dwellings of conventional Victorian, Edwardian and interwar Bungalow designs. The modest and rudimentary nature of the majority of the dwellings in the area reflects the predominant working class population for whom they were originally built. The significance of the precinct also lies in the grid layout of the streets and rectangular allotments, initially laid out as the Ballinasloe subdivision estate in January 1854. The area does not appear to have been developed with housing until the 1880s, with a further period of growth in the 1910s. It was especially after the First World War in the 1920s when the precinct was transformed as a residential area, with the construction of a contextually large number of interwar Bungalows. A number of local builders are known to have constructed multiple dwellings in the area, including G.F. Moreland (Edwardian era) and Michael Denno, C.E. Stringer, George Neunhoffer and Fairborn Hill (interwar era). While the streetscapes present a mix of Victorian, Edwardian and interwar dwellings, there are portions of the precinct with homogenous streetscapes, some of which appear to be a consequence of the building developments of the known local builders, including the row of Edwardian dwellings at 13-27 George Street (G.F. Moreland) and the row of interwar Bungalows in Laira Street (Michael Denno). Other homogenous stretches of housing include the row of five Edwardian dwellings and six interwar Bungalows in Gertrude Street, and the rows of interwar Bungalows in Crofton Street and the northern portion of George Street. Further contributing to the significance of the precinct is the remnant early engineering infrastructure, including the bluestone pitcher and concrete channels in Crofton Street (east of George Street) and the asphalt footpaths in French Street. The narrow grassed nature strips in Autumn, French, Crofton and Gertrude Streets provide the only early public landscaping to the precinct.

The Ballinasloe heritage precinct is architecturally and aesthetically significant at a LOCAL level (AHC D.2). It demonstrates original and conventional design qualities of Victorian, Edwardian and interwar Bungalow styles, as

presented in the notable number of surviving modestly scaled, single storey, detached, hipped and/or gabled, timber dwellings with front and/or side verandahs, brick chimneys, timber framed windows and corrugated sheet metal roof cladding.[2] The rudimentary character of the designs largely reflects the working class population for which they were originally built. Most of the dwellings are predominantly or moderately intact and representative examples of their stylistic type, with verandahs and other architectural details consistent with the type. Contributing to the aesthetic significance of the area are the narrow grassed nature strips in Autumn, French, Crofton and Gertrude Streets, bluestone pitcher and concrete channels in Crofton Street (east of George Street) and the asphalt footpaths in French Street.

The Ballinasloe heritage precinct is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with the housing subdivision of the Ballinasloe Estate in January 1854, although the historical significance of the precinct is especially embodied in the surviving building stock that was constructed during the Victorian and Edwardian periods, and particular the interwar era, between the 1880s and early 1940s. The precinct was largely established for Geelong West's working class population and a small number of local builders are known to have constructed multiple dwellings during the Edwardian and interwar periods. The precinct therefore has historical associations with G.F. Moreland (Edwardian era) and Michael Denno, C.E. Stringer, George Neunhoffer and Fairborn Hill (interwar era).

Overall, the Ballinasloe heritage precinct is of LOCAL significance.

Heritage Study/Consultant Greater Geelong - Ashby Heritage Review, D Rowe and W Jacobs, 2010;

Heritage Act Categories Registered place,

Hermes Number 119395

Property Number

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/>