

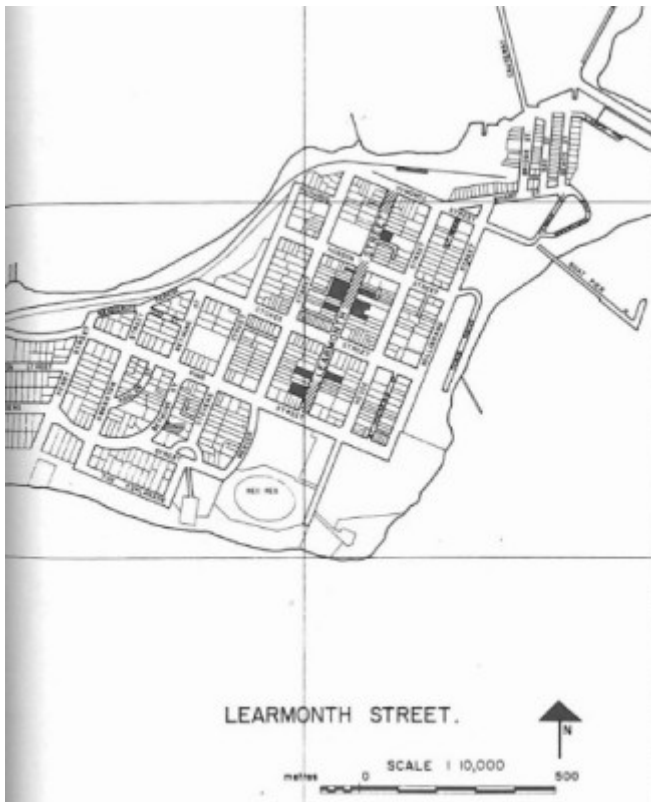
## Nippy-Ville, 26 Learmonth Street, Queenscliff



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### Location

26 Learmonth Street QUEENSCLIFF, QUEENSCLIFFE BOROUGH

### Municipality

QUEENSCLIFFE BOROUGH

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO124

HO11

## Heritage Listing

Queenscliffe Borough

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## Statement of Significance

Last updated on - October 1, 1982

Statement of Significance as recorded under the Queenscliff Heritage Study 2009

*Nippy-Ville* is of local historical and architectural significance as a modest early shop building in Queenscliff. Its simple form and siting are typical of the early buildings in Queenscliff. It is also of historical significance for its association with Joseph Brooks, Queenscliff painter and decorator, and one of a number of houses and shops devoted to the early building trade in the town.

Heritage Study/Consultant	Queenscliffe - Queenscliffe Urban Conservation Study, Allom Lovell & Associates P/L, Architects, 1982; Queenscliffe - Queenscliffe Heritage Study, Lovell Chen, 2009;
Construction dates	1860,
Hermes Number	120705
Property Number	

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## Physical Description 1

The remaining lot, after this subdivision, was the site of 26 Leannonth Street. By 1863, it was described as a brick shop with an iron roof and a timber dwelling, at the rear, of four rooms.(5) Subsequent photographs from the later 1870s do not show the dwelling but, instead two timber skillions.(6)

Brooks occupied this shop and dwelling until the 1870s(7) when he moved his business into 80 Hesse Street. Walter Keen and later William Goliglitly who was a building contractor like Brooks, leased the shop.(8) George Harding paid 600 pounds to 'Brooks' executors(9), after his death in 1884 (10), and Charles Harding took the shop after 1888.(11) Ernest Hensch, who was a painter, like Brooks continued the shop's association with the building trade into the 1890s.(12)

26 Learmonth Street is a simple stuccoed brick building with a high gabled roof and an overall domestic appearance which is only belied by its siting on the street frontage. It has been little altered over the years externally. It was the starting point of Joseph Brook's business in Queenscliff, and one of a collection of houses and shops devoted to the early building trade in the town.

## Physical Description 2

Extract from the 2009 study

No. 26 Learmonth Street is a simple and modestly scaled, single-storey stuccoed brick building sited hard up onto the street edge, with a high gabled corrugated metal roof and an overall domestic appearance. The Learmonth Street facade (south-east elevation) is asymmetric with three timber sash windows (six-pane upper sash) and a front entrance with a recent screen door. Both the eaves and the gable ends have minimal overhangs. A timber gate to the east provides access to the rear. At the rear of the building is a large skillion roofed extension (possibly recently altered) which provides additional accommodation.

## Intactness

GOOD

*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/>*