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## Clifton House, 26-28 Stokes Street



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### Location

26-28 Stokes Street QUEENSCLIFF, QUEENSCLIFFE BOROUGH

### Municipality

QUEENSCLIFFE BOROUGH

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO146

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

*Clifton House* is of historical and architectural significance to the Borough of Queenscliffe. It is historically significant due to its association with a comparatively early phase of development in Queenscliff, and for its albeit brief association with the pilots' service. Historically, the property was also associated with the eminent and long-

serving pilot Captain George Bowers; and with other owners of note including merchant John Marshall, Freiderich W Prell, and builder-turned-hotelier George Admans. Although altered over time, the building is still demonstrably a mid-nineteenth century dwelling and significant as one of many rendered masonry historic buildings in Queenscliff, with a simple form and restrained architectural detailing.

Heritage Study/Consultant	Queenscliffe - Queenscliffe Urban Conservation Study, Allom Lovell & Associates P/L, Architects, 1982; Queenscliffe - Queenscliffe Heritage Study, Lovell Chen, 2009;
Construction dates	1868,
Hermes Number	120758
Property Number	

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## Physical Description 1

Architecturally, the building has undergone many alterations and reductions. It represents the double-storey, hipped roof prototype which is better exemplified by Coombe Lodge (qv) 90 Hesse Street, although this house is also undergoing renovation.

## Physical Description 2

Extract from the 2009 study

*Clifton House* is a two storey rendered masonry dwelling with an 'M'-hipped roof, and a two storey concave roofed verandah to the front (south) facade with simple timber balustrading. The front entrance door with fan light above, is positioned slightly off-centre compared with the French doors to the upper floor verandah. The doors are flanked by timber-framed, double-hung sash windows at both ground and first floor levels. The roof has two rendered chimneys with moulded cornices.

To the rear of the building are several single storey extensions which form a U-shape, projecting beyond the eastern flank wall of the main house. A rendered parapet wall shields these structures.

The building has undergone many alterations, including recent restoration works which removed the large, two storey extension on Stokes Street to the east side, and replaced it with a more modest single-storey extension set well back from the building line.

## 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/>*