

Stokes Street Precinct



32-36 Stokes Street



38, 40, 42 Stokes Street



46-48 Stokes Street



46-48 Stokes Street



42 Stokes Street



Gordon Terrace, 32-36
Stokes Street



Borough of Queenscliffe Heritage Overlay map

Location

Stokes Street QUEENSCLIFF, QUEENSCLIFFE BOROUGH

Municipality

QUEENSCLIFFE BOROUGH

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO8

Heritage Listing

Queenscliffe Borough

Statement of Significance

Last updated on - November 1, 2009

Statement of Significance as recorded under the Queenscliff Heritage Study 2009

What is significant?

This precinct comprises a group of relatively externally intact and representative late Victorian residences, one and two-storey and constructed variously of a timber and brick. They exhibit a high level of consistency of scale, form and design quality.

Specific significant and contributory buildings within the precinct are identified in the attached schedule.

How is it significant?

This precinct is of historical and aesthetic significance to the Borough of Queenscliffe.

Why is it significant?

While its high level of consistency is somewhat atypical in a Queenscliff context, the Stokes Street precinct is of local historical importance for its ability to demonstrate the nature of residential development of the 1880s and 1890s.

The aesthetic qualities of the precinct derive from its relative intactness and consistency as a group of terraced and detached residences of the Victorian period. While representative rather than extraordinary examples in a broader state context, in the Queenscliff context, this is a notable collection of fine Victorian residences with considerable presence in the township. A number are considered to be of individual significance in the local context.

Gordon Terrace at the east end of this precinct is unique in Queenscliff. It is largely intact and is of significance as the only two-storey terrace development within the town.

Heritage Study/Consultant	Queenscliffe - Queenscliffe Urban Conservation Study, Allom Lovell & Associates P/L, Architects, 1982; Queenscliffe - Queenscliffe Heritage Study, Lovell Chen, 2009;
Hermes Number	120885
Property Number	

Usage/Former Usage

This section of the north side of Stokes Street remained undeveloped until the late 1860s and it was not until the 1880s and 1890s that most of the existing buildings were built. The street forms one of the few continuous Victorian streetscapes in the town and is of major significance. The row of buildings commences at the east end with a row of two storey brick terrace houses with ornate iron lace verandahs. These are the only examples of such terrace housing in Queenscliff. There follows a succession of almost identical brick and weatherboard single storey houses with M-hip roofs and assorted convex roofed verandahs. The row is broken in the centre by another unusual house form for the town, a pair of gable ended single storey terraces in cream and brickwork. These have fine curved brick wing walls which project to the street frontage. The block is terminated at the west end with a typical late nineteenth century double fronted weatherboard house and a shop built on the street corner.

While none of these buildings are of great architectural significance on an individual basis, they form a distinctive and imposing streetscape.

Physical Description 1

Streetscape

The streetscape is typical of Queenscliff with concrete footpaths, kerb and channel, a mown naturestrip and wide gravel verge to the central bitumen carriageway. The streetscape could be further enhanced by the planting of street trees preferably in the gravel verge to the road as in the south end of Hesse Street. The trees should be of a substantial nature and deciduous to allow winter light penetration.

Physical Description 2

Extract from the 2009 study

The area is bounded by Stokes Street between Learmonth and Mercer Streets and the rear of properties on the north side of Stokes Street.

At the eastern end of the precinct is Gordon Terrace, a row of three, two-storey brick terrace houses with ornate iron lace verandahs and a simple parapet with cornice (the only example of a two-storey Victorian terrace in Queenscliff). There follows a series of double-fronted single-storey brick or timber houses with hipped roofs and assorted convex roofed verandahs (a number of which have been reinstated/ reconstructed). In the centre of the row is another unusual house form for the town, a pair of dichromatic brick single-storey terraces in with projecting wing walls with blind arches. The last residence in the row is a typical late nineteenth century double-fronted weatherboard residence. The sequence is terminated at the west end by a single-storey shop set at the back of the pavement on the street corner which has a timber parapet and an awning with timber posts which projects over the pavement.

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/>