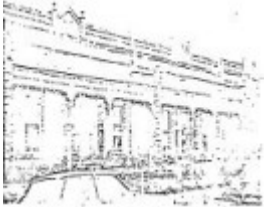


---

# Terrace Houses



21,23,25 Victoria Avneue -  
Film 9 / Frame 20 - Ballarat  
Conservation Study, 1978

---

## Location

21, 23, AND 25 VICTORIA AVENUE, LAKE WENDOUREE - PROPERTY NUMBERS 2032875, 2032876, 2032877, BALLARAT CITY

## Municipality

BALLARAT CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO129

## Heritage Listing

Ballarat City

---

## Statement of Significance

Last updated on - March 5, 2024

**What is significant?**

**How is it significant?**

**Why is it significant?**

Part of Recommended Area A3.23

No SoS provided in this citation. Please refer to descriptions, history, construction, loc govt, listings and images sections in this place record for further information.

Heritage Study/Consultant Ballarat - Ballarat Conservation Study, Jacobs Lewis Vines Architects, 1978;  
Construction dates 1888,  
Hermes Number 123728  
Property Number

---

## Physical Description 1

This building would appear to have been built between 1888 and 1905. Originally there were four terraces constructed, being replaced by a detached dwelling in the 1920's.

The group now comprises of three single storey double fronted terraces, principally of red brick with unpainted rendered parapets and trim. The projecting windows and highly decorative entrances are of particular significance. The entrances are of special interest; they are set back within arched openings surrounded by banded brickwork. The transoms are emphasised by a strip of upstanding decorative iron behind which are lunettes with blue glass etched with the home names.

The group is exceptionally intact externally, and is a most unusual group resulting from the combination of decorative elements

## Intactness

INTACTNESS: substantially intact

## Physical Description 2

These terraces are an exceptionally pleasing group of three storey double fronted terraces, notwithstanding the missing fourth terrace. None of the original decorative elements are totally missing. The carcass is in red brick with cement dressings, with No 25 up to reflect the ground line. The ends of the wing walls are finished in cement as drafted ashlar blocks, stacked but not keyed, terminating with a double console on the face and a ball on top. There is a balustrade parapet interrupted by a square pier at wall line; a central pointed name plate between two further square piers.

The verandah is of a convex but not bullnose profile in which traces of the original striping remain. It is carried on exceptionally thin iron columns with an ornamental frieze and central pendant drops in each bay.

The most important elements are the entrances, flanked by bay windows, emphasised by rendered piers and set back within arched openings, surrounded by banded but not keyed brickwork. Across the top of the transom are strips of decorative iron behind which the lunettes have retained the blue glass on which the house names are etched.

The group is externally exceptionally intact, particularly the decorative face brickwork and natural cement render as well as the other decorative elements. The original fence has been replaced.

*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/>*