
Interwar Bungalow Heritage Precinct 2



90 Albert Street, Sebastopol



94 Albert Street Sebastopol



96 Albert Street Sebastopol

Location

90-100 Albert Street SEBASTOPOL, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO218

Heritage Listing

Ballarat City

Statement of Significance

Last updated on - March 5, 2024

What is significant?

Interwar Bungalow Heritage Precinct 2 is a small discrete portion of Albert Street in Sebastopol which was developed in the late 1920s and early 1930s for residential housing. The row includes all of the built structures and all of the land at 90, 92, 94, 96, 98 and 100 Albert Street, Sebastopol.

The contributory elements within the precinct include the row of five intact identical (mirror image) bungalows at 92-100 Albert Street and one altered timber bungalow at 90 Albert Street. Other contributory elements include the mature trees in the garden of 90 Albert Street, all of the front fences, concrete paths in the front gardens which lead to the porches of each residence.

Elements which contribute to the significance of the precinct include (but are not limited to):

- The uniform hipped roof form with corrugated iron cladding and roughcast rendered chimneys with an exposed brick cap
- The uniform asymmetrical arrangement of the facade with projecting transverse gable.
- The variety in character and expression within consistent suburban bungalow
- The intactness of many individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered, retaining verandahs and decorative render and timber detailing, and original fences
- The consistent, modest single-storey scale of the built form;
- The enclosed brick porches with dichromatic brick details and piers
- Dichromatic brick front fences
- Original lead light windows and door in the facade
- The gabled or hipped roofs with and plain corrugated metal cladding;
- The detached form and uniform pattern of front and side setbacks and arrangement of side driveways;
- The discrete form and siting of vehicle accommodation at the rear of the dwellings with single driveway access.

How is it significant?

Interwar Bungalow Heritage Precinct 2 is of local historical and aesthetic significance to the township of Sebastopol and the City of Ballarat.

Why is it significant?

Interwar Bungalow Heritage Precinct 2 is of historical significance as it demonstrates residential development within Sebastopol in the period c.1925-1930. It is representative of Sebastopol's growth in the late 1920s and early 1930s as it gradually moved from an individual township to a southern suburb of Ballarat. This period also saw the removal of many mullock heaps and other mining infrastructure in Albert Street, which allowed for new rows of small scale residential development to occur, such this one, as well as at 12-20 Albert Street and 140-148 Albert Street. (Criterion A)

The small precinct is of aesthetic significance as a small collection of substantially intact and cohesive housing in a modest timber 'Bungalow style'. While individual buildings are reasonably typical of the period, the precinct is notable for its consistent character, which is derived from single-storey bungalows with identical form, scale, form, setback and materials (some mirror images). The houses are characteristic of modest bungalow residences throughout Victoria of the interwar period. (Criterion E)

Significant places within the precinct - none

Contributory and intact places within the precinct - 94, 96, 98 and 100 Albert Street

Contributory but altered places within the precinct - 90 and 92 Albert Street

Non contributory places - none

Theme

6. Building towns cities and the garden state

Heritage Study/Consultant Ballarat - Sebastopol Heritage Study (Stage 2), Context Pty Ltd, 2015;

Construction dates 1925,

Hermes Number 184472

Property Number

Physical Description 1

The Interwar Bungalow Heritage Precinct 2 consists of a row of six contiguous individual allotments on the west side of Albert Street, Sebastopol, between Gray and Vickers streets. Within the precinct, there is a row of six interwar bungalow style residences. All of the buildings are modest timber examples of the bungalow form, and are identical (sometimes mirror images) of roof and building form. Each has a differing porch or verandah with decorative brick detailing, and a matching original front fence. The houses and fences date from the period c.1925-1935.

Setting

Immediately adjacent to the precinct, Albert Street is a four-lane wide arterial road with a median strip and concrete kerb and channel. The west side of the street has a concrete footpath and wide nature strip (with a bituminised portion used for parking). The concrete pedestrian footpath and nature strip form a part of the precinct, as they contribute to its setting. The four lane road and bitumenised portion of the street does not form part of the precinct.

Arrangement and setback

The houses are uniformly set back from the front boundary, with allowance for a medium-sized garden at the front and all retain their original allotment, allowing for generous rear gardens. All houses have a driveway (most are concrete) against the north or south boundary. The appearance of the properties is often enhanced by mature gardens and trees.

Fences & paths

A feature of the houses in this precinct is the low polychromatic and dichromatic brick fences, with diaper patterns that are reflected in the brickwork of the porches. All the bungalows retain their original brick fences: numbers 90 (partially rendered and overpainted), 92 (remnants of render; may also have been reduced in height), 94, 96, 98 & 100 Albert Street.

Also significant are the original footpaths in the front gardens, which are set slightly off centre with a very slight serpentine curvature terminating at the front porch.

Houses

The houses are single-storey with shallow-pitch rooflines and wide eaves, often with exposed rafters, typical of the era. They have a hipped roofs and asymmetrical facades, often with a projecting bay that has a hip or gabled roof. Numbers 92, 94, 96 and 98 Albert Street have timber shingles in the projecting gables and at the base of the bay windows (some of these have been replaced on number 94). They are all clad in weatherboard, and have the same original roof form. All of the windows retain their original decorative lead light windows across the facade (both in the projecting bay and the main body of the residence) and their original decorative double timber doors.

All roofs are clad in (new or original) corrugated iron. The chimneys are tall stacks with minimal corbelling at the top. Numbers 90, 92 (overpainted), 94, 96 and 98 have similar pairs of chimneys that are roughcast rendered with an exposed brick cap. The pair of chimneys at 100 Albert Street have exposed variegated cream brick.

The bungalows incorporate a porch or verandah of varying design. In the precinct, the key types of bungalow porch and verandah are:

1. A verandah with a separate roofline that runs the length of the facade to the projecting gable. Supported by polychrome brick piers. Can have an enclosed brick balustrade, the pattern of which can match the brick fence (eg. nos 92, 94, 96 & 98 Albert Street).
2. A small square porch with a separate roofline, supported by brick piers. It has an enclosed brick balustrade (eg. no. 90 Albert Street, which has a partially corbelled balustrade).
3. A circular porch, with a separate roofline, supported on Ionic columns that sit on an enclosed brick, polychrome balustrade. The pattern on the balustrade is the reverse of the front fence (eg. no. 100 Albert Street).

The entrance is either a single or double door, often with decorative glazing bar patterns and leadlights that are repeated in the upper sashes of the facade windows. Most projecting gable bays have bay windows, with three or four one-over-one sash windows below a flat roof. No 100 has one-over-two sash windows with horizontal glazing bars, indicating its later date.

The precinct consists of the following contributory places:

90, 92, 94, 96, 98 & 100 Albert Street.

Integrity

The precinct generally retains a high degree of integrity. Individually the residences at 94, 96, 98 and 100 retain a high degree of integrity. Some places (90 and 92 Albert Street) have had minor alterations, but are still considered contributory to the precinct.

Alterations/additions include:

- 90 Albert Street has had minor additions including the application of vinyl cladding to the weatherboards and external aluminium roller shutters have been affixed to the exterior windows. The front fence has been partially rendered. These additions do not detract from the significance of the place, and are easily reversible. The original corrugated iron roof has been replaced with colourbond.
- 92 Albert Street has had the original brick piers in the front porch removed and replaced with mild steel supports. The chimneys have been overpainted (very minor alteration).
- 96 Albert Street -Alterations include the replacement of pedestrian and vehicular gates with timber pickets.

Physical Conditions

Overall, the precinct is in good condition, although the individual places within the precinct vary. Nos. 90, 92, 96, 98, 100 Albert Street are in good condition. No. 94 Albert Street is in fair condition.

Physical Description 2

Significant Places within the precinct - none

Contributory and intact places - 94 Albert Street, 96 Albert Street, 98 Albert Street, 100 Albert Street

Contributory but altered places - 90 Albert Street and 92 Albert Street

Non-contributory places - none

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/>