

## Late Victorian Timber Residence Series



77 Albert Street Sebastopol



102 Albert Street Sebastopol



155 Albert Street Sebastopol



160 Albert Street Sebastopol



168 Albert Street Sebastopol



193 Albert Street Sebastopol



208 Albert Street Sebastopol



230 Albert Street Sebastopol



240 Albert Street Sebastopol



280 Albert Street Sebastopol



140 Beverin Street  
Sebastopol



140 Beverin Street  
Sebastopol - south elevation



3 Bridge Street Sebastopol



100 Grant Street Sebastopol



114 Grant Street Sebastopol



1 Kent Street Sebastopol



12 Vickers Street Sebastopol



101 Vickers Street  
Sebastopol



62 Yarrowee Street  
Sebastopol



73 Yarrowee Street  
Sebastopol

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## Location

77, 102, 155, 160, 168, 193, 208, 230, 240, & 280 ALBERT STREET, 140 BEVERIN STREET, 3 BRIDGE STREET, 100 & 114 GRANT STREET, 1 & 7 KENT STREET, 101 & 103 VICKERS STREET, AND 62 & 73 YARROWEE STREET, SEBASTOPOL, BALLARAT CITY

## Municipality

BALLARAT CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO122

## Heritage Listing

Ballarat City

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## Statement of Significance

Last updated on - March 5, 2024

### What is significant?

The houses of the Late Victorian Timber Residence Series as described are located in Albert Street, Beverin Street, Bridge Street, Grant Street, Kent Street, Vickers Street and Yarrowee Street, Sebastopol. They are on individual allotments and are non-contiguous in location. The residences date between 1880 and 1910. The significant elements of each place include the external fabric including the chimneys, verandahs, building (and

roof) form and materials, early outbuildings to the rear of the main dwelling, the early front fences and pathways, mature gardens and trees (in particular the mature trees and Canary Island Palm at 160 Albert Street and 73 Yarrowee Street, and the Canary Island Palms at 168 and 193 Albert Street), the generous front and side setbacks, side driveways and views to the side elevation of the residences from the public realm. The houses all have a high degree of integrity externally, and almost all are in good condition. The places included in this serial listing are:

77 Albert Street  
102 Albert Street  
155 Albert Street  
160 Albert Street  
168 Albert Street  
193 Albert Street  
208 Albert Street  
230 Albert Street  
240 Albert Street  
280 Albert Street  
140 Beverin Street  
3 Bridge Street  
100 Grant Street  
114 Grant Street  
1 Kent Street  
7 Kent Street  
62 Yarrowee Street  
73 Yarrowee Street  
101 Vickers Street  
103 Vickers Street

#### **How is it significant?**

The houses of the Late Victorian Timber Residence Series are of local historical and aesthetic/architectural significance to the township of Sebastopol and the City of Ballarat.

#### **Why is it significant?**

The houses of the Late Victorian Timber Residence Series are of local historical significance. The houses date from the period of the 1890s through to 1910, and help demonstrate residential development of the middle class in Sebastopol in this period, and the preferred or typical residential housing types. The houses are also significant for being associated with a particular phase of growth and development in Sebastopol, the second deep lead mining boom. Following a lean period of gold mining in the 1870s and 1880s, a new 'boom' period was experienced in Sebastopol from 1886-1909, reflecting accurately the approximate period of development represented by the houses within the Series. The prosperity of the new leads re-invigorated existing commercial and social enterprise, and the growing prosperity of the township brought new residents and businesses - small scale manufactories opened. (Criterion A)

At this time, Sebastopol was consolidating from a small rural settlement, with a fluctuating population to an integrated rural township, with its own services, infrastructure and social and cultural identity. The development of these late Victorian residences reflected the stabilization of the population, as evidenced by the construction of permanent, non-relocatable residences, built with stone and brick footings, with elaborate decorative chimneys and verandahs, often carefully sited on large allotments with attractive gardens. This shift was also reflected in the housing which gradually evolved from the earlier, simpler and more modest forms predominantly found in rural towns, and evidenced by some of the dwellings in this group, to the later Federation houses and then bungalows and other interwar housing types more typical of Ballarat's satellite towns and suburbs. (Criterion A and D)

While they are typically modest in design and architectural expression, and constructed of timber, they are nevertheless comparatively intact examples of common nineteenth century housing types, albeit some were constructed in the first years of the twentieth century. The subject properties include examples of double-fronted houses with front verandahs and symmetrical arrangements of windows and central door, this being one of the simplest nineteenth-century Victorian house types; and houses with an L-shaped plan and a projecting room to one side, which reflects an early Federation approach. (Criterion E and D)

## Theme

### 4. Transforming and managing the land 6. Building towns cities and the garden state

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

Construction dates 1886,

Heritage Act Categories Registered place,

Hermes Number 184487

Property Number

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## Integrity

Each of the places within this series retains a fair to high degree of integrity externally. Minor additions have been made over time to some, and most have had skillion or later additions at the rear. Some of the later additions which have been made to the buildings enhance rather than detract from the history and significance of the building.

Noted alterations and additions include:

- 77 Albert Street: Alterations include the removal of the lower portion of the timber posts supporting the verandah, replacing them with brick piers (probably in the interwar period). A central step and hand rail has also been added to the verandah. This is easily reversible.
- 102 Albert Street: Alterations include the removal of the verandah post capitals, and the replacement of the verandah frieze and brackets.
- 155 Albert Street: Original corrugated iron roof has been replaced with zincalume; bichromatic chimney on north side has lost corbelled top, concrete verandah base and concrete apron around residence; new masonry and tile step to verandah constructed. New front fence (unsympathetic) . Retains many original features including verandah (and original lace and cast iron posts), windows, doors, square edged weatherboards, decorative eave brackets and window hoods.
- 160 Albert Street: Highly intact externally. Early outbuildings in rear of allotment are also highly intact, and predate the existing residence by as much as two decades. The garden layout and some plantings survive intact, including a large willow tree in the front garden.
- 168 Albert Street: Retains many original features including from Victorian and early Federation period, including original windows, doors, timber verandah, cast iron verandah posts and lace, roof form, eave brackets, chimney. The verandah has been altered to accommodate the early Federation additions, but is still considered to retain a high degree of integrity as is integral to the development over time to the residence. A *Phoenix canariensis* (Canary Island Palm) in the front garden is original, although earlier garden setting has been lost. An unsympathetic new powder coated steel fence has also been constructed on the street boundary.
- 193 Albert Street: Alterations include the brick enclosed balustrade and piers supporting the verandah, dating to the interwar period. The low brick front fence is postwar in date. These alterations are of sufficient integrity, quality and interest that they provide an additional layer of history to the place rather than detracting from it.
- 208 Albert Street: Later additions include a step and handrail attached to the verandah.
- 230 Albert Street: Highly intact externally, new front fence (appropriate in style and materials).

- 240 Albert Street: Highly intact externally, of particular interest is the detailed timber fretwork and turned timber posts on the verandah.
- 280 Albert Street: Intact generally - chimneys appear to have been altered in the interwar period
- 140 Beverin Street: Alterations include: new garage at the rear with modern roller door, Vinyl weatherboard cladding (easily reversible).
- 3 Bridge Street: Later additions include vinyl cladding to the external walls of the residence (easily reversible).
- 100 Grant Street. Later additions include vinyl cladding to the external walls of the residence (easily reversible).
- 114 Grant Street. Alterations include a later verandah with a central gablet. Later timber window hoods have been added to the side elevations.
- 1 Kent Street - highly intact residence externally, including the remnants of the original early Twentieth century garden (plantings and layout) and hairpin fence and gate.
- 7 Kent Street - highly intact residence externally.
- 101 Vickers Street - alterations and additions include: new verandah posts, new bullnose verandah and new front fence.
- 62 Yarrowee Street - additions include vinyl weatherboard cladding on the facade of the building (easily reversible).
- 73 Yarrowee Street has a metal tile roof that probably replaced the original corrugated iron cladding.

## **Physical Conditions**

The following residences are in good condition:

- 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol
- 140 Beverin Street, Sebastopol
- 3 Bridge Street, Sebastopol
- 100 and 114 Grant Street, Sebastopol
- 1 and 7 Kent Street, Sebastopol
- 101 Vickers Street, Sebastopol
- 103 Vickers Street, Sebastopol
- 62 and 73 Yarrowee Street, Sebastopol

## **Physical Description 1**

### Location

The individual places which make up the late Victorian timber residence series are located in Albert Street, Beverin Street, Grant Street, Kent Street, Vickers Street and Yarrowee Street, in Sebastopol. The buildings are all stylistically good examples of late Victorian timber residences, although some were probably constructed in the early Twentieth Century, and others are earlier residences with significant late Victorian style alterations and additions. All of the residences are located on individual allotments of varying size within the former township of Sebastopol. The land on which the residences stand is generally non-contiguous in location. The residences are believed to date between 1880 and 1910.

## Setback and allotments

The properties vary in their setback from the street, but typically have space for a substantial front garden and where the allotment allows, a side driveway, often leading to a later garage located at the rear of the residence (the location and construction of which post dates the residence). Many of the residences were originally on much larger allotments, which have been subdivided to allow for infill development within the township. Where generous allotment sizes and abutting setbacks allow, side elevations are apparent, illustrating a sequence of development.

## Gardens and trees

The appearance of the properties is often enhanced by mature gardens and trees. *Phoenix canariensis* (Canary Island Palm) is a common planting which occurs in the front garden of several residences, typical of the late Victorian and early Federation garden style. Typically the residences have low fences on the street boundary, dating from various periods. Few early fences survive. Replacement fence types include timber pickets, wire 'hair-pin', simple timber and cyclone mesh, low brick fences and modern types. 1 Kent Street retains its early wire ribbon fence and gate.

## Materials and design

The double fronted house with a front verandah and simple hip roof is one of the simplest nineteenth century house designs, originating in Victoria from the 1850s and replicated in various ways until the turn of the century. The simple hipped roof was often altered through later development when the residence was enlarged to form either a 'M shaped hip' or an L shaped roof.

The three roof styles which are exhibited in this listing are simple hipped roof, M shaped hipped roof and M-hip with projecting transverse gable (which could be broadly described as L-shaped in massing/plan).

Houses are either block-fronted or have a projecting bay to one side of the facade. Almost all of the residences retain at least one (or more) of their original chimneys. There are two predominant chimney styles within the listing - the first is a highly decorative bi-chromatic brickwork chimney of red and cream brickwork (or rarely, polychromatic), often with intact detailed corbelling, terracotta chimney pots or other decoration; the second is simple corbelled red brick chimney with limited decoration.

All of the houses in this series are clad in weatherboard. Some of the finer residences have mock ashlar boards to the facade, imitating stone, a feature common in the mid to late Victorian period. Several of the weatherboard residences have had reversible alterations, such as the addition of vinyl weatherboard cladding added to the exterior. The principal windows visible from the public realm are timber, and usually double hung sashes with single panes of glass, although there are some exceptions. Roofs and verandahs are all clad with corrugated iron, and chimneys are all tall, constructed of red brick, bichromatic brick in a variety of styles, some of the later examples with cement render applied to the top courses, showing a Federation influence. Bichromatic chimneys of an identical stepped corbel and decorative design are located at 77, 168, 193, 230 Albert Street; 7 Kent Street, 62 Yarrowee Street, 3 Bridge Street. The large red brick chimney with cement render at 1 Kent Street is the most decorative and grandiose example of the red brick chimneys.

Typical of the period, arrangements of timber brackets, scrolls and roundels appear under the eaves, and are in some cases repeated in the detailing of timber joinery elsewhere, including window frames on the facade. An exception is 208 Albert Street, which has little decorative timber detailing and a back, simple timber verandah with no under eave decoration. Almost all of the residences in this listing retain their original 4 or 6 panelled timber doors, often with sidelights and fanlights. There are some examples of the use of red and blue sidelights, typical of the period.

The verandahs are either slightly convex or bullnose, clad in corrugated iron and most have had their original timber flooring replaced with brick and concrete. Numbers 77, 160 and 168 Albert Street retain their original timber floors. The verandah posts are square timber, turned timber (240 and 280 Albert Street and 100 Grant Street) or decorative cast iron columns which are set either in a timber or brick (concrete rendered) base. There is one example of an interwar verandah where brick piers and porch have been added to the timber verandah (193 Albert Street), and another where brick piers have replaced the lower half of timber verandah posts (77 Albert Street). Many residences retain their original cast-iron friezes, and a few even have original cast-iron or timber posts. The residence at 240 Albert Street retains particularly fine timber fretwork and decorative turned

timber verandah posts. Typical of the period, many of the more substantial houses with this roof type exhibit decorative timber detail beneath boxed eaves - timber brackets, roundels, scrolls and other motifs appear in varying patterns. Some have an additional timber frieze above the cast iron lace, such as the sawtooth timber frieze on the verandah at 168 Albert Street. 208 Albert Street has a very simple timber verandah without decorative elements.

Many of the residences retain their original window hoods, particularly on the north and west elevations.

#### Simple Hip roofed type

Only one house in the series retains the early simple hip roof form. This residence at 77 Albert Street comprises a large hip roof with smaller hip and skillion at the rear, all clad in corrugated iron. The decorative under eave timber brackets survive. Two original bi-chromatic chimneys with stepped cement rendered cornice survive, symmetrically arranged on either side of the roof. The facade is symmetrically arranged, with a central door flanked by two double hung sash windows with decorative side lights. The verandah stretches the width of the facade, and while it retains its original form, the base of the timber posts have been replaced with brick piers and the verandah floor has been replaced with cement rendered brick. In addition, a central brick step and metal handrail have been added. The decorative iron lacework survives between the timber verandah posts. The verandah retains its bullnose roof, cast-iron frieze and the upper part of slender, chamfered timber posts. The cornice features unusual applied curved ornament between pairs of brackets.

The front fence is made of upright timber posts, with a top timber rail and heavy gauge cyclone mesh between the uprights dates from the interwar period. The residence retains a high degree of integrity. The changes made in the interwar period do not detract from the significance, but add another layer of historical information to the place. It is in good condition.

#### M-shaped hip roofed type

There are 15 residences of this roof type included within the series. This type of residence comprises a traditional transverse hipped roof, and is the most common roof type within the series. Commonly referred to as M shaped hip roof, this roof was often the result of alterations to an early simple hip cottage, although the M-hip roof form was a common design for new builds from the 1870s. Many of the M-shaped hip roof residences have later skillion or shed roofed additions at the rear. In addition to the traditional M shape, Sebastopol has a number of variations with projecting gable or hip at a depth of approximately one room back from the facade. 168 and 102 Albert Street both have a projecting half-timbered gable on the south side, 3 Bridge Street has a projecting hip on the south side and 7 Kent Street has a pair of projecting gables on the east and west sides of the residence.

At least one of the original tall polychromatic brick chimneys with corbelled caps remain on all houses, except where corbelled red brick chimneys are evident (240 and 280 Albert Street and 100 Grant Street), or where they appear to be missing (as at 101 and 103 Vickers Street). The red brick chimneys may have courses rendered at the cap, showing a Federation influence.

All of the houses with this roof type have verandahs which extend straight across the facade. The exception to this is the former residence at 168 Albert Street which has a return verandah to accommodate the later (early 20th century) addition of a projecting gable bay on the south side. 3 Bridge Street has a similar projecting hip, but no return verandah has been constructed to accommodate it. Other than 168 Albert Street, all of the residences are arranged symmetrically about the facade with a central door flanked by double hung timber sash windows. The windows are variously simple timber sashes of one pane up one pane down, or large timber double hung sash windows with sidelights. There is one example of a pair of simple timber sashes on each side of the central door at 240 Albert Street. This pairing of windows may demonstrate a slightly later construction date, suggesting a Federation influence. 1 Kent Street provides an interesting contrast in the arrangement of the facade - while it is still symmetrical, the sophisticated design of recessed timber panelled entrance with a group of three timber double hung sash windows (one wide window flanked by two narrower) suggests the influence of an architect and possibly post 1900 date.

102 Albert Street

155 Albert Street

168 Albert Street

208 Albert Street

230 Albert Street

240 Albert Street

3 Bridge Street

100 Grant Street

114 Grant Street

1 Kent Street

7 Kent Street

62 Yarrowee Street

73 Yarrowee Street

101 Vickers Street

103 Vickers Street

### **M-hip with projecting transverse gable**

*(L Shaped roof type)*

There are four residences which are included within this type in the series. This type of residence, which may also date from the early Federation period, are L shape in plan. The L is formed through a transverse projecting wing one room wide on one side of the building. All of the projecting wings are gable, excepting at 140 Beverin Street, which is a low pitched hip.

At least one of the original tall polychromatic brick chimneys with corbelled caps remain on all houses, except where corbelled red brick chimneys are evident (168 and 280 Albert Street), or where they appear to be missing. The red brick chimneys may have courses rendered at the cap, showing a Federation influence. The residences with a projecting gable to the facade often have a timber finial in the apex and a window that mirrors or compliments the other window of the facade.

All of the houses with this roof type have verandahs which extend straight across the facade from the projecting wing to the edge of the facade. The exception to this is the residence at 160 Albert Street, which has a return verandah to accommodate the later addition of a projecting gable wing on the southern elevation. The straight verandahs all have very modest amounts of decorative iron lace and other detailing, suggesting a post Federation date. 280 and 168 Albert Street, which are overall more decoratively detailed, are the exception.

All of the residences in this type are asymmetrically arranged with a projecting gable (or hip), a centrally arranged door (located hard against the projecting gable). A timber window is located centrally between the front door and the edge of the facade. Another timber window is located on the front of the projecting wing. The fenestration varies between the residences, as does the decorative detailing. The more modest residences have a simple double hung sash window located on both the projecting wing and the facade, protected by a simple timber and corrugated iron window hood, such as at 73 Yarrowee Street. 140 Beverin Street has a pair of sash windows on both the projecting wing and the facade, while 160 and 280 Albert Street have large double hung sashes with side lights and decorative timber detailing on the architraves. These windows are all original to the period of construction. 193 Albert Street has an unusual projecting bay window on the gable, which is likely to have replaced an earlier window when other works were undertaken to the verandah and porch.

160 Albert Street

193 Albert Street

280 Albert Street

140 Beverin Street



Notable individual features within this listing:

**102 Albert Street** has a high hip roof, showing a Federation influence, with a projecting gable on the south side elevation; this gable has half-timber detail and rough-cast infill. The return verandah continues from the facade to meet this side gable. The chimney is red brick with unusual decorative corbelling.

**155 Albert Street** has decorative timber window hoods on the side elevations. The convex-roof verandah has a cast-iron frieze and cast-iron fluted Corinthian columns. There is a scalloped trim applied to the verandah beam.

**160 Albert Street** has a projecting front gable with a bay window. The house also features timber window hoods to the side elevation. Red brick corbelled chimneys.

**168 Albert Street** has a mature Canary Island Palm, located at the front of the property. This residence has a deep setback and is a part of the allotment 164-166 Albert Street. The house has a bi-chrome brick chimney (top removed). The facade features two canted bay windows with well detailed panelling. An ornate return verandah with cast-iron columns runs the length of the facade and continues to a projecting gable bay on the south facade. This gabled wing appears to be an early 20th-century extension.

**193 Albert Street** has a bi-chrome brick chimney, and a canted bay window in the front projecting bay. There is a timber window hood on the side elevation (it has been altered or is a later addition). The property includes a mature Canary Island Palm, directly in front of the house.

**240 Albert Street** features an unusual and very fine timber verandah frieze, with cast-iron brackets and ornate timber posts, which show Federation influence, as do the corbelled red brick chimneys. The facade is clad in mock-ashlar boards, while the other elevations are weatherboard.

**140 Beverin Street** has a projecting hip roof bay to the facade and a large canted bay on the southern elevation. Chimneys are bi-chrome brick. Simple timber window hoods appear on the north and east (front) elevations. The hood to the front window retains an unusual pressed-metal fringe. The verandah is supported by cast-iron fluted Corinthian columns and has a cast-iron frieze.

**1 Kent Street**'s facade has mock-ashlar cladding, while the side and rear elevations are clad in unusually wide weatherboards. The M-hip roof has a red brick chimney with a wide render cornice. The bullnose verandah retains original cast-iron columns and frieze. The reveal to the front door is deep and panelled. Overall, the quality of this house is very high. The property has a mature garden and trees, and a rare woven 'ribbon' fence and gate in poor condition remains.

**73 Yarrowee Street** has an M-hip roof with projecting front gable and bi-chrome brick chimneys. It has decorative timber window hoods to the front and north elevations, and a mature Canary Island Palm at the north boundary. The verandah retains a cast-iron frieze and the chamfered timber posts may be original but have lost their capitals.

*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/>*