
Residence



12 Fitzroy Street

Location

12 Fitzroy Street, GEELONG VIC 3220 - Property No 213346

Municipality

GREATER GEELONG CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO1639

HO926

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on - December 6, 2018

Significant

C Listed - Local Significance

STATEMENT OF SIGNIFICANCE

The house at 12 Fitzroy Street, Geelong, has significance as an intact example of a substantial interwar Californian Bungalow. Built in 1924 for John Rankin, clerk and accountant, the house appears to be in good condition when viewed from the street.

The house at 12 Fitzroy Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of an interwar Californian Bungalow style. These qualities include the dominant gable roof form that traverses the site, together with the minor attic dormer and single storey gable that project towards the street frontage. Other intact or appropriate qualities include the asymmetrical composition, predominantly single storey height (with attic within the roof space), horizontal weatherboard wall cladding, terra cotta tile roof cladding, two unpainted brick and rendered chimneys with terra cotta pots, wide eaves and large timber brackets and rafters, recessed verandah at the front supported by square tapered columns on brick piers with concrete cappings, timber framed windows arranged as a projecting bay at one corner, bowed bay under the projecting gable and as horizontal banks, timber framed portal window under the verandah, segmentally arched window under the projecting gable, timber doorway and timber and glazed door and sidelight, bank of timber framed dormer windows, and the decorative features including the window leadlighting and the gable infill (timber shingling, battening and panelling and the oculus ventilator).

The house at 12 Fitzroy Street is historically significant at a LOCAL level. It is associated with the development of substantial residences in Geelong during the interwar (1920s-1940s) period. In particular, this house has associations with John Albert Rankin, clerk and accountant and original owner, from 1924 until the 1950s. The property remained in the Rankin family until 1968.

Overall, the house at 12 Fitzroy Street is of LOCAL significance..

References

Drainage plans and Reports, Barwon Water profis system, 1925, 1976.

Voters' Roll, Bellerine Ward 1992, Geelong Historical Records Centre.

Electoral Roll, Division Corio, Subdivision Geelong, 1984, Geelong Historical Records Centre.

Sands & McDougall Directory of Geelong 1972, Geelong Historical Records Centre.

Sands & McDougall "Invicta" Geelong Directory, 1968, Geelong Historical Records Centre.

Geelong City Council Rate Books (Bellerine Ward), 1920-1960, Geelong Historical Records Centre.

Geelong Town Plan 1923, Public Records Office, Melbourne.

Heritage Study/Consultant	Greater Geelong - Geelong City Urban Conservation Study, Volumes 2-5, Graeme Butler, 1991; Greater Geelong - Geelong City Urban Conservation Study Volume 1, Graeme Butler, 1993; Greater Geelong - Geelong City 'C' Citations Study, Dr David Rowe, 2002;
Hermes Number	18689
Property Number	

Physical Description 1

Description

The house at 12 Fitzroy Street, Geelong, is set on a contextually large allotment for the local area. The house has a sizeable frontage that consists of a rambling concrete path and side driveway, open grassed areas and perimeter flower beds. The area has narrower side setbacks. The front is bound by an introduced lower brick and open patterned block fence, approximately 700 mm high.

The substantial, asymmetrical, predominantly single storey (with attic), horizontal weatherboard, interwar Californian Bungalow styled house is characterised by a dominant gable roof form that traverses the site, together with a minor attic dormer and single storey gable that project towards the street frontage. These roof forms are clad in early terra cotta tiles. Two early unpainted brick and rendered chimneys with terra cotta pots adorn the roofline. Wide overhangs and large timber brackets and rafters are features of the eaves.

A feature of the design is the recessed verandah at the front. It is supported by early square tapered columns on brick piers with concrete cappings. Other features of the design are the timber framed windows arranged as a projecting bay at one corner, bowed bay under the projecting gable and as horizontal banks. There is also an early timber framed portal window under the verandah and a segmentally arched window under the projecting gable. The timber doorway has an early timber and glazed door and sidelight. The early flat roofed dormer has a bank of timber framed windows.

Early decorative features of the design include the window leadlighting and the gable infill (timber shingling, battening and panelling and the oculus ventilator).

Physical Description 2

Largely intact, distinctive & substantial bungalow. Single storey with attic level & flat roof dormer with timber brackets & multi-pane windows.

Weatherboard above dado, shiplap boards beneath. Transverse gable roof clad in terracotta tiles with finials, exposed rafter ends, squat brick & render chimneys with pots. Timber brackets, weatherboards, battened sheeting & circular vent to gable end. Tapered columns to recessed verandah (shiplap boards & brackets to base), curved bay windows to front. Timber windows with leadlight to upper sash, round portal window & segmental picture window with leadlight, timber door with leadlight sidelight.

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/>