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# "Leeton" Residence

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## Location

57 Maud Street, GEELONG VIC 3220 - Property No 215645

## Municipality

GREATER GEELONG CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO1641

HO1007

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

C Listed - Local Significance

### STATEMENT OF SIGNIFICANCE

The house at 57 Maud Street, Geelong has significance as a substantial and considerably intact example of the interwar Bungalow style. This house was built in 1927-28 for Albert Leslie Backwell, stove manufacturer, and it is still owned by a member of the Backwell family today. The house appears to be in good condition when viewed from the street.

The house at 57 Maud Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of an interwar Californian Bungalow style. These qualities include the gabled roof form that traverses the site, together with a gable that projects towards the street frontage, and the flat-roofed verandah at the side. Other intact or appropriate qualities include the asymmetrical composition, two storey height, tiled roof cladding, unpainted rendered brick chimneys with unpainted brick strapping, wide eaves, unpainted red brick verandah piers with soldier course capitals, timber framed double hung windows arranged as a large projecting bay at the front and as banks of boxed windows and as a projecting flat-roofed side bay, dichromatic brick construction (whereby the base walls are the delineated from the upper red brick walls by darker brick construction), soldier

course stringcourse at ground floor level, brick buttress on the south-east corner, unpainted cement rendered wall construction about the gable ends, second storey gable and under the eaves, concrete verandah steps with solid brick balustrades and painted concrete cappings, window leadlighting, timber gable brackets, and the gable infill (timber battening and panelling, shingling and brackets). The brick-terraced garden frontage and fence also contribute to the significance of the place.

The house at 57 Maud Street is historically significant at a LOCAL level. It is associated with the subdivision of the former Geelong Grammar School Reserve in 1916, and especially with residential developments in the area during the interwar period (1920s-1940s). Built in 1927-28, the house has long associations with the Backwell family who continue to own the property. The house was originally built for Ebenezer Backwell, who continued his father's stove manufacturing business and further establishing the Backwells as a well-known family in Geelong.

Overall, the house at 57 Maud Street is of LOCAL significance.

#### References

Drainage Plans and Reports, 1927, 1928, Barwon Water profis system, City of Greater Geelong.

Voters' Roll, Barwon 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.

Victorian Deaths Index, 1920-1985, Geelong Historical Records Centre.

Geelong City Rate Books, Barwon Ward, 1927-1960, Geelong Historical Records Centre.

Old Geelong Grammar School Estate, auction notice, 8 April 1916, Geelong Historical Records Centre.

Geelong Town Plan, 1923, Geelong Historical Records Centre.

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;
Heritage Act Categories	Registered place,
Hermes Number	19578
Property Number	

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## Physical Description 1

### Description

The house at 57 Maud Street, Geelong, is set on a long, sloping allotment of average size for the area. It has a moderate frontage to the street, with an early, brick-terraced garden. The garden consists of grassed areas and perimeter flower beds and shrubs. The front is bound by a lower solid brick fence, approximately 800 mm high.

The elevated, asymmetrical, two storey, brick, interwar Californian Bungalow styled house is characterised by a gabled roof form that traverses the site, together with a gable that projects towards the street frontage. These roof forms are clad in terra cotta tiles. Unpainted rendered brick chimneys with unpainted brick strapping. Wide overhangs are features of the eaves.

To one side of the house is a single storey flat roofed verandah, supported by unpainted red brick piers with soldier course capitals. The timber framed double hung windows are early, and are arranged as a large projecting bay at the front, as banks of boxed windows at the front and side, and as a projecting flat-roofed side bay. The timber framed, fixed and double hung windows in the second storey gable appear to have been introduced. An early decorative feature of the design is the dichromatic brick construction delineating the base walls from the upper reaches of the house. Other early wall features include the soldier coursing at ground floor level, brick buttress on the south-east corner, unpainted cement rendered wall construction about the gable ends, second storey gable and under the eaves. The concrete verandah steps with solid brick balustrades and painted concrete cappings are other early features.

Other early decorative features of the design include the window leadlighting, timber gable brackets, and the gable infill (timber battening and panelling, shingling and brackets).

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