

---

## Residence



84 Maud St, Geelong

---

### Location

84 Maud Street, GEELONG VIC 3220 - Property No 215670

### Municipality

GREATER GEELONG CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO1641

### Heritage Listing

Greater Geelong City

---

### Statement of Significance

Last updated on -

C Listed - Local Significance

#### STATEMENT OF SIGNIFICANCE

The house at 84 Maud Street, Geelong, has significance as a largely intact example of a transitional Late Victorian and Federation style. This house was built in 1902 for George Hobbs, engineer, and it was owned by

the Hobbs family until 1923. The house appears to be in good condition when viewed from the street.

The house at 84 Maud Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of a transitional Late Victorian and Federation style. These qualities include the complex roof forms, including the central hipped roof and projecting gables, and the broken back return verandah. Other intact or appropriate qualities include the asymmetrical composition, predominantly single storey height (from Maud Street, but higher at the rear), horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, rendered and unpainted red brick chimneys with vertical header strapping and terra cotta pots, modest eaves, timber framed double hung windows framed with moulded timber architraves, timber and glazed door, turned timber verandah columns with decorative capitals, timber framed verandah valance with cast iron decoration, timber verandah floor, timber gable brackets, iron finials and the gable infill (timber joinery simulating shingling). The front timber post and cast iron palisade fence also contributes to the significance of the place.

The house at 84 Maud Street is historically significant at a LOCAL level. It is associated with residential developments in Geelong around the Federation period (c.1895-1915). Built in 1902, the house has associations with George Hobbs, an engineer and original owner. Other associations include the Henry Christopher, Timothy Lehane, Stephen Clark and the Bumpstead family, all owners of the property.

Overall, the house at 84 Maud Street is of LOCAL significance.

## REFERENCE

Drainage Plans and Reports, 1921, 1984, Barwon Water profis system, City of Greater Geelong.  
Electoral Roll, Barwon Ward, 1992, Geelong Historical Records Centre.  
Electoral Roll, Division Corio, Subdivision Geelong, 1984, Geelong Historical Records Centre.  
Sands & McDougall Directory of Geelong, 1961, 1972.  
Geelong City Rate Books, Barwon Ward, 1898-1960, Geelong Historical Records Centre.  
Geelong Town Plan, 1881, 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;
Hermes Number	19591
Property Number	

---

## Physical Description 1

### DESCRIPTION

The house at 84 Maud Street is set on a sloping allotment of average size for the area. The house has a modest front setback with a garden consisting of perimeter flower beds and plantings, shrubs and grassed areas. The front is bound by an early timber post and cast iron palisade fence, approximately 1200 mm high. The timber fence posts are surmounted by rudimentary timber urns. At the rear of the house is an introduced brick gabled outbuilding.

The asymmetrical, predominantly single storey, horizontal weatherboard, transitional Late Victorian and Federation styled house is characterised by complex roof forms, with a central hipped form and projecting gables, and broken back return verandah. These roof forms are clad in galvanised corrugated iron. Two early rendered and unpainted red brick chimneys with vertical header strapping and terra cotta pots adorn the roofline. Modest overhangs are features of the eaves.

A feature of the design is the return verandah at the front. It is supported with turned timber columns with decorative capitals. These columns in turn support an early valance with timber frames and cast iron decoration. The verandah floor also appears to be constructed of timber.

The timber framed double hung windows are also early, and are framed with moulded timber architraves. The timber and glazed door at the side, with lower panelling and a large glazed upper panel, may have been altered. At the rear of the house is an introduced timber deck with a timber balustrade.

Early decorative features of the design include the timber gable brackets, iron finials, and the gable infill (timber joinery simulating shingling).

*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/>*