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## Residence



48 Swanston Street

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### Location

48 Swanston Street, GEELONG VIC 3220 - Property No 218177

### Municipality

GREATER GEELONG CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO1639

### Heritage Listing

Greater Geelong City

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### Statement of Significance

Last updated on -

Significant

C Listed - Local Significance **STATEMENT OF SIGNIFICANCE**

The house at 48 Swanston Street, Geelong, has significance as part of an unusual set of four intact Late Victorian Italianate styled timber houses. Built in 1902 as part of a speculative development for Thomas Clarke, farmer, the house appears to be in good condition when viewed from the street.

The house at 48 Swanston Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of an intact Late Victorian Italianate style. These qualities include the hipped roof form that traverses the site, together with the conical bay window and hipped bullnosed verandah that project towards the street frontage. Other intact or appropriate qualities include the asymmetrical composition, single storey height, horizontal timber weatherboard wall cladding, galvanised corrugated steel roof cladding, narrow eaves with worked timber brackets and panelling, three rendered brick chimneys with projecting corniced tops, projecting gabled verandah portico, turned verandah timber columns, decorative framed timber fretwork valances including the arched valance within the verandah portico, timber framed double hung windows, moulded timber window architraves, timber window label moulds, and the front timber framed doorway with sidelights and highlights, and the turned finials surmounting the projecting bay and verandah portico. The framed timber picket fence also contributes to the significance of the place. The significance of the dwelling also relies on the retention of the neighbouring three houses of identical design and construction.

The house at 48 Swanston Street is historically significant at a LOCAL level. It is associated with residential developments in Geelong in the late 19th century. In particular, this house has associations with Thomas Clarke, farmer of Drysdale, who instigated construction of this house in 1902 as part of speculative development of four houses in Swanston Street.

Overall, the house at 48 Swanston Street is of LOCAL significance.

#### REFERENCES:

Reports and Drainage Plans, Barwon Water profis system, 1983.  
Voters' Roll, Bellerine Ward, 1992, Geelong Historical records Centre.  
Sands & McDougall's Directory of Geelong, 1972, Geelong Historical Records Centre.  
Sands & McDougall's "Invicta" Geelong Directory, 1968, Geelong Historical Records Centre.  
Geelong City Council Rate Books (Bellerine Ward), 1901-1960, Geelong Historical Records Centre.  
Town Plan of Geelong 1881, Geelong Historical Records Centre.  
Investigator, Journal of the Geelong Historical Society, September, 1988 and March, 1989, 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; Geelong City Fringe Heritage Area Review, RBA Architects + Conservation Consultants, 2018;
Hermes Number	20788
Property Number	

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## Physical Description 1

#### DESCRIPTION:

The house at 48 Swanston Street, Geelong, is one of an unusual set of four identically designed timber houses neighbouring each other. This house is set on an average block for the area and has a modest front setback and narrow side setbacks. The front has a garden characterised by perimeter flower beds and grassed areas. The front is bound by a timber picket fence that is approximately 1200 mm high.

The asymmetrical, predominantly single storey, horizontal weatherboard, Late Victorian Italianate styled house is characterised by a hipped roof form that traverses the site, together with a conical bay window and hipped

bullnosed verandah that project towards the street frontage. These roof forms are clad in galvanised corrugated steel. Narrow overhangs, worked timber brackets and panelling are features of the eaves. Three early rendered brick chimneys with projecting corniced tops adorn the roofline.

A feature of the design is the front verandah. It has an early projecting gabled portico, and is supported by turned timber columns with decorative framed timber fretwork valances. The valance within the verandah portico forms an arch and is also early.

Other early features of the design include the timber framed double hung windows in the projecting bay, including the moulded timber architraves and the timber label moulds. The front timber framed doorway with sidelights and highlights is also early, as is the pair of timber framed double hung windows with moulded architraves under the front verandah. The turned finials surmounting the projecting bay and verandah portico are also early.

## **Physical Description 2**

Group of 4 largely intact transitional houses (with nos 44, 46, 50). Weatherboard (beaded to facade), faceted bay to front, hipped roof clad in clad in corrugated metal sheeting, rendered chimneys with projecting capping, paired timber brackets & panels to eaves. Bullnose verandah with gabled entry, turned timber posts, timber frieze, brackets, finial & deck. Timber sash windows, paired to verandah with timber panels to base, timber label mould to bay windows. Panelled timber door with leadlight to upper part & leadlight highlight & sidelights.

*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/>*