
Residence

Location

91 Swanston Street, GEELONG VIC 3220 - Property No 218215

Municipality

GREATER GEELONG CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO1641

HO1160

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

STATEMENT OF SIGNIFICANCE:

The semi-detached house at 91 Swanston Street, Geelong, has significance as part of an intact example of a Victorian styled duplex. Built in 1871-72 for James Kerley, the semi-detached house has experienced some alterations but is in good condition when viewed from the street.

The semi-detached house at 91 Swanston Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of a Victorian style. These qualities include the longitudinal hipped roof form that traverses the site, together with the skillion verandah that project towards the street frontage. Other intact or appropriate qualities include the central dominant rendered masonry chimney, narrow eaves, masonry verandah party wall, galvanised corrugated steel verandah roof cladding, slate tile hipped roof cladding, central timber framed doorway and timber framed transom window above, flanking timber framed double hung 4 paned windows with shallow arches, unpainted bluestone wall construction, single storey height, and the brick framing and quoinwork about the windows and door. The architectural significance of the semi-detached house also relies on the retention of the semi-detached house at 89 Swanston Street.

The semi-detached house at 91 Swanston Street is historically significant at a LOCAL level. It is associated with

residential duplex developments in Geelong in the second half of the 19th century. In particular, this house has associations with James Kerley, carrier and original owner who instigated construction in 1871-72.

Overall, the semi-detached house at 91 Swanston Street is of LOCAL significance.

REFERENCES:

Reports and Drainage Plans, Barwon Water profis system, 1922, 1943, 1955, 1978, 1993, 1996.
Voters' Roll, Barwon Ward, 1992, Geelong Historical Records Centre.
Electoral Roll, Division Corio, Subdivision Geelong, 1984, 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 (Barwon Ward), 1872-1960, Geelong Historical Records Centre.
Town Plan of Geelong 1881, Geelong Historical Records Centre.
Land Title Search App 40183, Land Titles Office, Marland House, Bourke Street, 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 | 20816 |
| Property Number | |

Physical Description 1

DESCRIPTION:

The semi-detached house at 91 Swanston Street, Geelong, forms part of a duplex of semi-detached houses. Both houses are set on narrow allotments and have modest front setbacks and narrow side setbacks. The front garden of the house at 91 Swanston Street largely consists of a row introduced exotic trees, other plantings and wood chip mulch. There is no front fence.

The single storey, unpainted bluestone, Victorian styled duplex is characterised by a longitudinal hipped roof form that traverses the site, together with skillion verandahs that project towards the street frontage. These verandahs are clad in galvanised corrugated steel, and the main hipped roof is clad in early slate tiles. Separating the verandahs is a masonry party wall. There is also a central, dominant rendered masonry chimney that adorns the roofline. Narrow overhangs are features of the eaves.

The semi-detached house at 91 Swanston Street also has a symmetrical composition accentuated by the early central timber framed doorway with flanking timber framed double hung 4 paned windows with shallow arches. The panelled timber door with an upper glazed panel has been introduced. There is also a clear-glazed transom window above.

An early decorative feature of the design is the bricking framing and quoinwork about the windows and door.

The front skillion verandah is supported by recent square timber columns and is devoid of any valance or brackets.

The south wall of the building has a white-washed finished, while there is an introduced rear parapetted horizontal weatherboard addition with timber framed double hung window and transom window that projects

towards the south.

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/>