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# Residence

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## Location

12 Western Beach, GEELONG VIC 3220 - Property No 219059

## Municipality

GREATER GEELONG CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO1181

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

C Listed - Local Significance

### STATEMENT OF SIGNIFICANCE

The terraced houses at 12 and 12A Western Beach, Geelong, have significance as an unusual, moderately intact example of a Victorian eclectic styled house in this part of Geelong. Built initially in c.1854 and with alterations in 1880 and particularly in c.1895 when the property was converted into two dwellings, the duplex appears to be in good condition when viewed from the street.

The terraced houses at both 12 and 12A Western Beach are architecturally significant at a LOCAL level. Although altered, they still demonstrate original design qualities of a Victorian eclectic style. These qualities include the rudimentary stepped parapet with incised panel in the stylised pediment, moulded parapet cornice, terrace bays and the brick party walls that project towards the street frontage. Other intact or appropriate qualities include the predominantly symmetrical composition, two storey height, brick wall construction but not the overpainting, cast iron verandah and balcony columns and valances, and the cast iron balcony balustrades. The terraced houses at 12 and 12A Western Beach are historically significant at a LOCAL level. They are associated with residential developments in Geelong in the second half of the 19th century. In particular, these houses are associated with Andrew and Elizabeth Martin, original owners who instigated construction in c.1854. The house was enlarged by Charles Anderson in c.1880 and by his widow, Sarah, in c.1895. This latter enlargement altered

the original house into two separate dwellings forming a duplex. Overall, the terraced houses at 12 and 12A Western Beach are of LOCAL significance.

## References

Reports and Drainage Plans, Barwon Water profis system, 1986

Sands & McDougalls Directory of Geelong, 1972, Geelong Historical Records Centre

Sands & McDougalls "Invicta" Geelong Directory, 1968, Geelong Historical Records Centre

Geelong City Council Rate Books (Villamanta Ward), 1854-1960, Geelong Historical Records Centre

Town Plan of Geelong 1858, Geelong Historical Records Centre

Investigator, Journal of the Geelong Historical Society, September 1974, and March 1980, Geelong Historical Records Centre

Brownhill, W - The History of Geelong and Corio Bay, Geelong Historical Records Centre

Morrow, WJ and Wynd I - Geelong Hotels and their Licensees, 1996, Geelong Historical Records Centre

Heritage Study/Consultant Greater Geelong - Geelong City 'C' Citations Study, Dr David Rowe, 2002;

Hermes Number 21133

Property Number

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## Physical Description 1

### Description

The terrace houses at 12 and 12A Western Beach, Geelong, forms part of a significant 19th century house now duplex that takes up a large extent of the site. There is a modest front setback with flower gardens and the front is bound by an introduced painted brick and aluminium palisade fence and gates that are approximately 1600 mm high.

The predominantly symmetrical, brick with introduced overpainting, two storey, Victorian eclectic styled duplex of terraces at 12 and 12A Western Beach are characterised by a rudimentary stepped parapet with incised panel in the stylised pediment and moulded cornice below which are two terrace bays. The bays are flanked by early brick now overpainted party walls that project towards the street frontage. The party wall on 12 Western Beach, with its quoinwork, bracketed cornice and other details, has been introduced.

A characteristic early decorative feature of the duplex is the cast iron columns, valances and balustrades to the front balconies and verandahs. The window and door openings in both terraces have been altered, with aluminium framed windows and doors introduced. The original door opening at the front of 12 Western Beach appears to have been replaced with an aluminium framed window.

There is also an introduced gabled addition to 12 Western Beach, which now comprises the front doorway.

*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/>*