
Residence



12, 12a Western Beach.JPG

Location

12A Western Beach, GEELONG VIC 3220 - Property No 219060

Municipality

GREATER GEELONG CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO2018

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on - December 6, 2018

Significant

Previously 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 Geelong City Fringe Heritage Area Review, RBA Architects + Conservation Consultants, 2018;

Hermes Number 21136

Property Number

Physical Description 1

Enlarged & converted to 2 dwellings in circa 1895.

Altered, 2 storey, rendered (with some tooled lines), hipped roof partly concealed by flat parapet with central gabled section & rendered cornice. 2 storey verandah at least partly altered with cast iron frieze, balustrades & later columns with capitals, altered openings including large windows doors (many aluminium), side entry to no.12.

Remnants of early adjacent house to party wall on north side, including quoining & bracketed cornice.

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/>