
Units



92 Aphrasia Street, Newtown

Location

92 - (10 Units) Aphrasia Street, NEWTOWN VIC 3220 - Property No 321280

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1934

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Significance

"Weering": at 92 Aphrasia Street, Newtown, has significance as a predominantly intact and representative example of the transitional Late Victorian/Edwardian style in Newtown. Built in c. 1907/08 for James Palmer the building appears to be in good condition when viewed from the street. The building is located on a large allotment with ten other units. The subject house is located at the front of the site.

"Weering" at 92 Aphrasia Street is architecturally significant at a LOCAL level (AHC D.2, E.1). It demonstrates original design qualities of the transitional Late Victorian/Edwardian style. These qualities include the gable roof form, together with the front verandah that forms part of the roof. Other intact or appropriate qualities include the single storey height, asymmetrical composition, brick construction, slate roof cladding with terra cotta ridge capping, brick chimney, decorative timber valence, timber framed double hung window. "Weering" is an intact and representative example of its type.

"Weering" at 84 Aphrasia Street is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with residential developments in Newtown in the early part of the 20th century. In particular, this house has associations with James Palmer who was a clerk, William E Palmer and his father John Palmer who were plasterers and who owned a number of properties nearby in Newtown and outside the region.

Overall, "Weering" at 92 Aphrasia Street is of LOCAL significance.

Recommendations

Heritage Overlay Schedule

Controls External Paint Controls: Yes

Internal Alteration Controls: No

Tree Controls: No

Outbuildings and/or Fences: No

Extent of Heritage Overlay & Significance

The extent of the house and land surrounding from the front boundary line but excluding the rear units.

References

City of Newtown and Chilwell Rate Books 1860-1950, digital copies on CD, Geelong Heritage Centre.

State Library of Victoria web site images www.slv.vic.gov.au

Geelong Waterworks & Sewerage Field Book Plan 1913

Heritage Study/Consultant	Greater Geelong - Newtown Heritage Study 2008 Vol 1-3, City of Greater Geelong, 2008;
Heritage Act Categories	Registered place,
Hermes Number	24393
Property Number	

Physical Description 1

Description

"Weering" at 92 Aphrasia Street is set on a large-sized allotment for the area. The original rear portion of the property has been subdivided and now contains 10 units. It has a modest front setback comprising a grassed area with perimeter garden beds and it is also punctuated by some mature trees and shrubs. The front boundary

has an introduced fence comprised of brick piers with open bays of capped palisades between.

The asymmetrical, single storey, face brick, transitional Late Victorian/Edwardian styled house is characterised by a broad hipped roof form, together with a gable that projects towards the front and a broken back verandah along the east side. These roof forms are clad in slate and are adorned with terra cotta ridge decoration and finials. Early face brick chimneys with rendered tops and terra cotta pots adorn the roofline.

A notable early feature of the design is the side verandah, supported by turned timber posts with timber fretwork (having geometric patterning), timber brackets and the rising sun motif in the verandah end.

Other early features of the design include the rendered horizontal banding on the walls and the rendered panel in the front gable, having an early segmentally arched window opening with timber framed casements arranged in a bank of three and with stained glass highlights above. The other windows and front doorway also appear to be early.

Condition

Overall, the building appears to be in good condition.

Integrity

Integrity

Predominantly intact

Physical Conditions

Condition

Good

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/>