
Residence



104 Nicholas Street,
Newtown

Location

104 Nicholas Street, NEWTOWN VIC 3220 - Property No 203231

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1942

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Significance

The residence at 104 Nicholas Street, has significance as a predominantly intact and representative example of an interwar Arts and Crafts Bungalow style in Newtown. Built in 1925-26 for Frederick and Elizabeth Ford, the dwelling is an example of the notable residential building developments in Newtown during the interwar period. The dwelling appears to be in good condition when viewed from the street.

The residence at 104 Nicholas Street is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of an interwar Arts and Crafts Bungalow style. These qualities include the broad gabled roof form clad in terra cotta tiles, and the timber weatherboard and battened roughcast wall cladding. Other intact or appropriate qualities include the single storey height, asymmetrical composition, brick chimney, broad eaves with exposed timber rafters, projecting flat-roofed rectangular front bay with timber framed double hung windows having diamond pattern leadlighting, recessed front verandah denoted by a large verandah opening, timber gable ventilator and the decorative gable infill, and the timber framed front doorway with sidelights

The residence at 104 Nicholas Street, is historically significant at a LOCAL level (AHC A.4). It is associated with notable residential development in Newtown during the interwar period. The residence was built in 1925-26 for Frederick and Elizabeth Ford.

Overall, the residence at 104 Nicholas Street is of **LOCAL** significance.

Recommendations

Heritage Overlay Schedule Controls

External Paint Controls: No

Internal Alteration Controls: No

Tree Controls: No

Outbuildings and/or Fences: No

Extent of Heritage Overlay & Significance

The HO apply to the whole of the site.

Other Recommendations:

Opportunities are available to remove the introduced glazing in the front verandah opening.

References

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

Geelong Waterworks and Sewerage Trust Plan of Drainage NN6072 (1925).

Laird & Buchan, Day Book, May - August 1932, p.53, Geelong Heritage Centre.

Laird & Buchan, Original Drawings of J.F. & J. Swithenbank residence (106 Nicholas Street), Geelong Heritage Centre.

Sands & McDougall's Directory, 1938 & 1950.

Heritage Study/Consultant	Greater Geelong - Newtown Heritage Study 2008 Vol 1-3, City of Greater Geelong, 2008;
Heritage Act Categories	Registered place,
Hermes Number	25531
Property Number	

Physical Description 1

Description

The dwelling at 104 Nicholas Street is set on an average sized allotment for the area. The sloping site has a modest front setback comprised of open grassed areas with perimeter garden beds and some mature trees and shrubs. An introduced low timber picket fence forms the front boundary.

The asymmetrical, single storey, interwar Arts and Crafts Bungalow styled detached house is characterised by a broad gabled roof form clad in terra cotta tiles, and timber weatherboard and battened roughcast wall cladding. An early brick chimney adorns the roofline. Broad overhangs with exposed timber rafters are features of the eaves.

The front of the dwelling is especially characterized by a projecting flat-roofed rectangular bay with timber framed double hung windows have diamond pattern leadlighting, and a recessed front verandah denoted by a large verandah .

Other early features of the design include the timber gable ventilator and the decorative gable infill, and the timber framed front doorway with sidelights.

Integrity

Integrity

Moderate-High Integrity.

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/>