
Nursing Home



288 Pakington Street,
Newtown

Location

288 Pakington Street, NEWTOWN VIC 3220 - Property No 203951

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1945

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Significance

The house earlier known as 'Twyford' at 288 Pakington Street, Newtown, has significance as a predominantly intact and rare known surviving example of the domestic work of the Geelong architects, Seeley and King. Built in 1898-99 for Samuel Vaughan, the dwelling has recently been restored and appears to be in excellent condition when viewed from the street.

'Twyford' at 288 Pakington Street is architecturally significant at a LOCAL level (AHC D.2, E.1). It represents a rare known surviving example of the work of Geelong architects, Seeley and King, and demonstrates original design qualities of the Federation Queen Anne style. These qualities include the central gable roof form that traverses the site, symmetrically-composed gables that project towards Pakington Street (and terminate at the rear as hipped forms), another gable at the rear that projects towards Buckland Avenue and the centrally located front broken-back verandah with gabled portico. Other intact or appropriate qualities include the single storey height, detached composition, corrugated sheet metal profile roof cladding, face red brick wall construction, face brick chimneys with rendered tops and terra cotta pots, modest eaves, turned timber verandah posts with stylized timber capitals, timber brackets and decorative timber valances, timber framed double hung windows, front timber framed doorway with sidelights and highlights, brick strapping in the gable ends, timber weatherboard cladding in the upper gable ends, timber gable brackets and the window hoods above the windows on the projecting front gables.

'Twyford' at 288 Pakington Street, is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with residential developments in Newtown in the late 19th century and has particular associations with the Geelong architects, Seeley and King. It was built in 1898-99 for Samuel Vaughan.

Overall, 'Twyford' at 288 Pakington 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

To the extent of the whole site.

Other Recommendations:

Opportunities are available to replace the introduced front fence with a fence design and construction that relates to the Federation era of the dwelling.

References

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

Geelong Waterworks & Sewerage Trust Plan of Drainage N4576, c.1932. Source: Barwon Water.

D. Rowe, 'Architecture of Geelong 1860-1900', B. Arch. Thesis, Deakin University, 1991.

G. Butler & Associates, 'City of Geelong Urban Conservation Study', vol. 4, p.97.

Heritage Study/Consultant	Greater Geelong - Newtown Heritage Study 2008 Vol 1-3, City of Greater Geelong, 2008;
Heritage Act Categories	Registered place,
Hermes Number	25664
Property Number	

Physical Description 1

Description

The residence at 288 Pakington Street is set on an average sized corner allotment for the area. It has a small front setback comprised open grassed areas. The low solid fence that forms the front perimeter boundaries has been introduced.

The single storey building, face red brick, Federation Queen Anne styled detached house is characterised by a central gable roof form that traverses the site, together with symmetrically-composed gables that project towards Pakington Street (and terminate at the rear as hipped forms) and another gable at the rear that projects towards Buckland Avenue. Centrally located at the front is a broken back verandah with central gabled portico. There is also a rear central hipped roof. These roof forms are clad in corrugated sheet metal. Three face brick chimneys with rendered tops and terra cotta pots adorn the roofline. Modest overhangs are features of the eaves.

An early feature of the design is the front verandah. It is supported by turned timber posts with stylized timber capitals, timber brackets and decorative timber valances.

Other early features of the design include the timber framed double hung windows, front timber framed doorway with sidelights and highlights, brick strapping in the gable ends, timber weatherboard cladding in the upper gable ends, timber gable brackets and the window hoods above the windows on the projecting front gables.

Integrity

Integrity

Moderate-High Integrity. Recent restoration works have been carried out.

Physical Conditions

Condition

Excellent.

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/>