
Residence



293 Pakington Street,
Newtown

Location

293 Pakington Street, NEWTOWN VIC 3220 - Property No 203933

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1947

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Significance

The house at 293 Pakington Street, has significance as a predominantly intact example of an interwar Spanish Mission style, and is one of few notable examples of the style in Newtown. Built in 1930 for George Choate, the dwelling appears to be in good condition when viewed from the street. The front brick fence also contributes to the significance of the place.

The house at 293 Pakington Street is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of an interwar Spanish Mission style. These qualities include the broad recessed hipped roof form, together with the minor hipped roofs that project at the front and side, with the front hip forming a verandah having a round-arched loggia supported by roughcast piers and square tapered Doric columns. Other intact or appropriate qualities include the elevated single storey height, asymmetrical composition, clinker brick and roughcast render wall construction, terra cotta tile roof cladding, roughcast brick chimneys with terra cotta pots, broad eaves, round-arched window openings at the northern end of the main (east) facade, solid clinker brick balustrades within the arched verandah openings, garage below the front verandah with paneled timber and glazed concertina doors, timber framed double entrance door opening and the timber framed double hung windows. The front fence also contributes to the significance of the place

The house at 86 Aphrasia Street is historically significant at a LOCAL level (AHC A.4). It is associated with residential development in Newtown during the interwar period. It was built in 1930 for George James Choate.

Overall, the house at 86 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: Yes- front fence

Extent of Heritage Overlay & Significance

The HO apply to the whole of the site.

Other Recommendations:

Nil

References

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

Geelong Waterworks & Sewerage Trust Plan of Drainage 1957.

Authentic Heritage Services Pty Ltd, C Citations Study, prepared for the City of Greater Geelong, 2002.

R. Peterson, 'Newtown Urban Conservation Study C Citations', prepared for the City of Greater Geelong, vol.5a, 1996.

Heritage Study/Consultant	Greater Geelong - Newtown Heritage Study 2008 Vol 1-3, City of Greater Geelong, 2008;
Heritage Act Categories	Registered place,
Hermes Number	25672
Property Number	

Physical Description 1

Description

The house at 293 Pakington Street is set on an average-sized allotment for the area. It has a front setback that is equivalent to the neighbouring dwelling to the south. The front yard is dominated by mature trees, shrubs and other plantings. There is a driveway along the south side. The front brick fence particularly the piers appear to be early.

The asymmetrical, elevated single storey, clinker brick and rough cast, interwar Spanish Mission styled dwelling is characterized by a broad recessed hipped roof form, together with minor hipped roofs that project at the front and side. These roof forms are clad in terra cotta tiles. Early roughcast brick chimneys with terra cotta posts adorn the roofline. Broad overhangs are features of the eaves

Early features at the front include the round-arched verandah loggia supported by roughcast piers and square tapered Doric columns, and the round-arched timber framed double hung windows at the northern end. The projecting hipped verandah loggia has solid clinker brick balustrades within the arched openings. Below the verandah is an early garage featuring early paneled timber and glazed concertina garage doors.

Other early features of the design include the timber framed double entrance door opening and the timber framed double hung windows.

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/>