
Residence



16 Stinton Avenue, Newtown

Location

16 Stinton Avenue, NEWTOWN VIC 3220 - Property No 205264

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1956

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Significance

"Barrabool" at 16 Stinton Avenue, Newtown, has significance as an intact, rare and early known surviving example of the work of the Geelong architect, Thomas Seeley, and for its associations with late 19th century residential building development as part of the Newtown Hillside Estate. 'Barrabool' was built in 1893 for William Grutzner, successful dyer and scourer and owner of the Victorian Dye and Cleaning Works. The dwelling appears to be in good condition when viewed from the street.

"Barrabool" at 16 Stinton Avenue is architecturally significant at a LOCAL level (AHC D.2, E.1). It represents one of the earliest known surviving examples of the work of Geelong architect, Thomas Seeley, and it demonstrates original design qualities of a Late Victorian style. These qualities include the hipped roof form, together with the rear double hipped (M) roof forms and the bullnosed verandah that projects towards the front and sides. Other intact or appropriate qualities include the symmetrical composition, single storey height, corrugated profile sheet metal roof cladding, horizontal timber weatherboard wall cladding, four strapped red brick chimneys with terra cotta pots, modest eaves with brackets and diamond panels between projecting central gabled verandah portico, timber verandah posts, cast iron verandah valances and brackets, timber framed doorway with sidelights and highlights, and the timber framed double hung windows.

"Barrabool" at 16 Stinton Avenue 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 Newtown Hillside Estate subdivision of 1888 and with the Geelong architect, Thomas Seeley. It was built in 1893 for William Grutzner, successful dyer and scourer and owner of the Victorian Dye and Cleaning Works Company in Geelong.

Overall, "Barrabool" at 16 Stinton Avenue 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:

Nil

References

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

Geelong Waterworks & Sewerage Trust Field Book 1912.

Geelong Waterworks & Sewerage Trust Plan of Drainage 1978.

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

Geelong Advertiser, 13 July 1889.

Subdivision plan of Newtown, c.1850s-60s, Geelong Heritage Centre Plan F27.

Newtown Hillside Estate Subdivision Plan, 10 November 1888, Geelong Heritage Centre map N3.

Stinton Nursery Estate Plan, n.d., Geelong Heritage Centre map S04.

Heritage Act Categories	Registered place,
Hermes Number	26278
Property Number	

Physical Description 1

Description

"Barrabool" at 16 Stinton Avenue is set on a corner allotment and has modest front setbacks to Stinton Avenue and Nicholas Street, defined by open grassed areas with perimeter garden beds and shrubs. The front is bound by a low timber picket fence that complements the setting and house design.

The symmetrical, single storey, horizontal timber weatherboard, Late Victorian styled detached house is characterised by a hipped roof form, together with rear double hipped (M) roof forms and a bullnosed verandah that projects towards the front and sides. These roof forms are clad in corrugated sheet metal. Four early strapped red brick chimneys with terra cotta pots adorn the roofline. Modest overhangs with timber brackets (with diamond panels between) are features of the eaves.

An early feature of the design is the front verandah. It has a projecting central gabled portico at the front and is supported by timber posts. It also features elaborate cast iron valances and brackets.

Other early features of the design include the central timber framed doorway with sidelights and highlights and the timber framed double hung windows.

Integrity

Integrity

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/>