
Residence



35 Stinton Avenue, Newtown

Location

35 Stinton Avenue, NEWTOWN VIC 3220 - Property No 205236

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1957

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Significance

The residence at 35 Stinton Avenue, Newtown, has significance as an intact and representative example of a Federation style in Newtown. Built in c. 1915-16 for Urban J. Austin, the site has associations with the Newtown Hillside Estate subdivision that was initially laid out in 1888. The dwelling appears to be in good condition when viewed from the street.

The residence at 35 Stinton Avenue is architecturally significant at a LOCAL level (AHC D.2, E.1). It demonstrates original design qualities of a Federation style. These qualities include the broad hipped roof form, together with the minor gable roofs that project at the front and side, and the return verandah formed under the main hipped roof. Other intact or appropriate qualities include the asymmetrical composition, single storey height, horizontal timber weatherboard wall cladding, corrugated sheet metal roof cladding, red brick chimneys, broad eaves with exposed timber rafters, front gable verandah, stop chamfered square timber verandah posts, segmental timber verandah arch and Art Nouveau fretwork in the verandah gable, unusual curvilinear timber fretwork and brackets in the return verandah, slightly projecting rectangular bay with timber framed casement windows and highlights under the verandah gable, corner window opening with similar casements and highlights, timber framed doorway with sidelights and highlights at the side, finials, curvilinear timber gable brackets and the bracketed timber window hood above the windows on the side gable.

The residence at 35 Stinton Avenue is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with residential developments in Newtown in the early 20th century and also has associations with the Newtown Hillside Estate subdivision of 1888. The residence was built in 1915-16 for Urban J. Austin, grocer.

Overall, the residence at 35 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 Plan of Drainage 1983.

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 Study/Consultant	Greater Geelong - Newtown Heritage Study 2008 Vol 1-3, City of Greater Geelong, 2008;
Heritage Act Categories	Registered place,
Hermes Number	26304
Property Number	

Physical Description 1

Description

The residence at 35 Stinton Avenue is set on an average-sized allotment for the area. It has a modest front setback comprised of open grassed areas with perimeter garden beds and some mature trees and shrubs. An introduced but appropriate timber picket fence and pedestrian gate form the front boundary.

The asymmetrical, single storey, horizontal timber weatherboard, Federation styled detached house is characterised by a broad hipped roof form, together with minor gable roofs that project at the front and side, linked by a return verandah formed under the main hipped roof. These roof forms are clad in corrugated sheet metal. Two early red brick chimneys adorn the roofline. Broad overhangs with exposed timber rafters are features of the eaves.

Early features of the design are the verandahs. The front gable projects to form a verandah supported by stop chamfered square timber posts which punctuate a segmental timber arch with Art Nouveau timber fretwork. Further sinuous timber fretwork motifs are located between the paired posts. The return verandah is also supported by stop chamfered timber posts and it also features unusual curvilinear timber fretwork and brackets.

Under the front gable is an early projecting rectangular bay with timber framed casement windows having highlights above. The diagonal composition of the dwelling is also emphasized by the corner window opening with similar casements and highlights. An early timber framed doorway with sidelights and highlights is situated at the side.

Other early features of the design include the finials, curvilinear timber gable brackets and the bracketed timber window hood above the windows on the side gable.

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/>