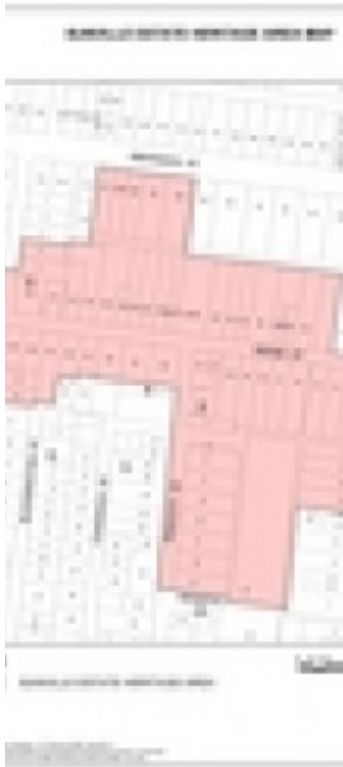


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# Sunville Estate Heritage Area



34522 Sunville Estate  
heritage area map

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## Municipality

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO1917

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

### Statement of Cultural Significance

The Eyre Heritage Precinct is significant for its notable concentration of Victorian, and particularly Edwardian/Federation, interwar and postwar buildings constructed between c.1864 and c.1953. Parts of the area were initially laid out from the 1840s and 1850s, but the precinct largely reflects important eras of building development from the late 19th and early 20th centuries and during the interwar period. The majority of the dwellings of heritage value are single storey and are typical examples of Edwardian, Federation, interwar and postwar Bungalow styles. Most are built of timber weatherboard wall construction with slate or more particularly corrugated sheet metal hipped and gabled roofs, and front or return verandahs. Carports and garages are located towards the rear. The precinct is also identified by a small number of commercial buildings that form local landmarks in Skene Street, including the Gold Diggers Hotel at 87 Skene Street, former shop at 89 Skene Street, corner shops at 105 Skene Street and the shop at 125 Skene Street. Kenwith Park, which was laid out in c.1909, forms an important landscaped public park in the area, while the stone pine tree at the rear of the Gold Diggers Hotel represents another notable landscape feature. Also contributing to the significance of the area are the asphalt footpaths, as well as the bluestone kerbs and channels in Manning and Pescott Streets.

The Eyre Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criterion D.2). It demonstrates original and early design qualities associated with the residential development of the area from the late 19th century but predominantly from the early 20th century until c.1953. These qualities are expressed in the Victorian, but predominantly Edwardian/Federation and interwar Bungalow styled dwellings and post war commercial shops that are predominantly single storey in appearance. The buildings include the following design characteristics: hipped and gabled roof forms (with simple or complex roof outlines having a pitch between 25 and 35 degrees for residential dwellings and flat roofs and/or pitched roofs for commercial buildings some with parapets), front or return verandahs (some commercial buildings have verandahs over street footpath), slate and

corrugated galvanised steel roof cladding, horizontal timber weatherboard wall construction, brick chimneys (detailed to reflect the design era), brick cladding and brick verandah supports, narrow or wide eaves, timber verandah posts with decorative cast iron or timber brackets and/or valances, timber framed windows arranged singularly, in pairs or bays, and the rear location of carports and garaging. Overall, these dwellings constitute 85% of the building stock in the area.

The Eyre precinct also demonstrates important visual qualities that reflect the historical and residential development of the area. These qualities include the layout of the roads, streets and allotment configuration. The two storey Hotel at the corner of Skene Street and Pescott Street forms a local landmark. The early bluestone kerb and channel in Manning Street and Pescott Street and asphalt footpaths also contribute to the significance of the place. The lack of a visual presence of garages and carports from the street frontages further retains the aesthetic heritage values of the area.

The Eyre Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with important eras of residential and commercial development after the subdivision of the area from the c.1840s and 1850s and in the late 19th and early 20th centuries and during the interwar (c.1920-1953) period. Allotments in the first subdivision were sold from 1850's. However, it was especially from the Federation period with the construction of dwellings in Aberdeen, Manning and Skene Streets when the area was transformed into the residential neighborhood identified today. Further residential building development occurred during the interwar period as shown in the interwar Bungalows. Limited commercial developed occurred initially from c.1864 with the construction of the Gold Diggers Hotel. It was remodeled during the early 20th century when a small number of shops were built in Skene Street to service the local residents.

Overall, the Eyre Heritage Precinct is of **LOCAL** significance.

Hermes Number 34522

Property Number

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## Physical Description 1

### Physical Evidence

#### Building Character & Appearance

The Eyre Heritage Precinct is predominantly a residential area with some commercial activity, comprised of 46 dwellings, one hotel and carpark associated with the hotel (located opposite the subject site), three shops (one attached with a dwelling), a Council reserve known as Kenwith Reserve and a naval clubroom in Skene Street.

#### Height

The dwellings in the heritage area are predominantly single storey in appearance and height (Photo 3.05, Photo 3.08 and Photo 3.14) apart from the more recent two storey dwellings at 9 and 21 Pescott Street, 84 Skene Street and a greatly altered dwelling that has a two storey extension at 15 Pescott Street. The Gold Diggers Arms Hotel is an early and prominent two storey brick building, located on the corner of Pescott Street and Skene Street (Photo 3.07). The hotel is an important atypical landmark in the area. The other commercial shops are single storey in height.

#### Form, Design and Scale

##### Residential Buildings

The dwellings in the precinct have largely been constructed in the Federation/Edwardian era, although these are two intact Victorian era houses, together with a contextually small number of interwar Bungalows.

The two 19th Century era dwellings are Victorian and Late Victorian in style at 94 Skene Street and 111 Aberdeen Street they are characterised by:

Symmetrical facades.

Hipped and/or gabled roof forms with a 30-35 degree pitch.

Galvanized corrugated steel roof cladding.

Ogee form or half round gutters.

Square edged timber weatherboard cladding.

Cast iron verandah valances with timber posts.

timber framed front doorways (with timber framed sidelights and highlights).

narrow eaves (with decorative timber brackets).

corbelled brick chimney.

timber framed double hung windows (arranged singularly, paired or as tripartite windows),

The early 20th century era buildings are largely designed in Edwardian and Federation styles and reflect the following type:

The Edwardian buildings in the precinct reflect the following key characteristics: asymmetrical compositions and three dimensional composition of the overall form of the building.

Recessive hipped roof forms, and a gable and front verandah that projects towards the street some, with front verandahs formed under the main roof. Alternatively, broad hipped, gabled or gambrel roof forms.

Strapped and/or corbelled brick chimneys.

The verandahs are largely supported by timber posts and feature decorative timber fretwork valances and brackets.

Timber framed double hung windows and timber framed doorways with sidelights and highlights.

Timber joinery and roughcast gable infill.

Most of these dwellings are constructed of horizontal timber weatherboards.

Galvanized corrugated steel (non-zincalume) roof cladding pitched at 30-35 degrees.

Timber eave bracket and exposed rafters.

Timber window hoods.

Rounded picket fence or capped timber picket.

Examples of brick Edwardian buildings include 81 and 99 Skene Street and examples of Edwardian timber dwellings include 21 Manning Street (Photo 3.17) and 77 Skene Street (Photo 3.20).

The Federation era buildings in the precinct reflect the following key characteristics: asymmetrical compositions and three dimensional composition of the overall form of the building.

Complex hipped and gable roof forms clad in slate or galvanized corrugated steel (non-zincalume) roof cladding pitched at 25 to 35 degrees.

Unpainted red brick construction.

Bowed projecting bay windows.

Timber framed or casement or double hung window

Dominant face red brick chimneys, commonly strapped with terra cotta pots.

Decorative timber fretwork, brackets and posts to verandahs.

Timber joinery and roughcast gable infill.

Timber window hoods.

Timber shingling.

Examples of more elaborate Federation dwellings include 107 Aberdeen Street and 67 Skene Street (Photo 3.18).

The interwar era dwellings are designed as interwar Bungalows and interwar Californian bungalows and include the following types:

A gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side.

Timber framed double hung windows, arranged singularly, in pairs.

Verandahs are mainly supported by timber posts and brick piers, or solely with brick piers.

There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops.

The gable infill comprises timber shingles.

Gable ventilator.

Street facing gable.

Constructed in horizontal timber weatherboards.

Low pitched roof forms.

Wide eaves with exposed timber rafters.

Galvanized corrugated steel roof cladding.

interwar Bungalows with multiple hipped roof forms having front or side verandahs and several of the features listed for the interwar Californian Bungalows.

Examples of interwar dwellings are located at 109A Aberdeen Street, 13 Pescott Street and 83 Skene Street.

### Commercial Buildings

The Eyre Heritage Precinct is also defined by 4 commercial buildings. The earliest is the Gold Diggers Hotel, 87 Skene Street, initially built in c. 1854. It has been remodelled on a number of occasions and now reflects a streamlined interwar cream brick facade surmounted by a parapet.

The other buildings have been built in the interwar and post war periods. The Corio Trading Co building at 105 Skene Street has a distinctive curved facade that addresses its corner location. A cantilevered parapet (with early pressed metal soffit) projects over the footpath. The building is dominated by a curved parapet with Art Deco-like parallel line motifs defined by the projecting -courses of brickwork. On the west facing facade is early signage which reads "[B]utcher". Early metal framed shopfront windows with tile surrounds comprise the facade below the verandah. A similar but more streamlined building located at 124 Skene Street, constructed of cream brick and lacking a verandah, it is a standard representation of a suburban post war building.

Also distinctive is the interwar shop at 89 Skene Street, with its Spanish Mission parapet defined by the rendered parapet capped with terra cotta cordova tiles. The building has an early cantilevering verandah, timber framed shopfront windows, door opening and tile surrounds.

### Residential Garages and Carports

A majority of the properties fronting Aberdeen Street, Skene Street and Pescott Street have vehicle access from the rear right of way. In other cases, the garage or carports are either detached or attached towards the rear of the dwelling, accessed by side driveways from the front of the properties. There is a more recent carport projecting forward of the front building line at 17 Manning Street. Generally the location of carports and garages are not streetscape features in the Eyre Heritage Precinct.

### Significance of Dwellings/Commercial buildings

Forty five (45) places of the fifty three (53) places (or 85%) within the Eyre Heritage Precinct are considered to have significance within the area.

The buildings and places include multiple residential dwellings, one hotel, three shops (one attached with a dwelling), naval clubroom and Kenwith Park.

The precinct also has six buildings that have potential individual significance. Further details and a photograph of each of the dwellings are provided in the Inventory of Places as Volume 2.

The properties that are considered to have individual Local Significance (C) are: 107 Aberdeen Street.

10 Kenwith Grove & 10 Little Pescott Street (Pescott Park).

67 Skene Street.

87 Skene Street (Gold Diggers Arms Hotel) including Stone Pine tree at No's 5 and 7 Pescott Street.

89 Skene Street (Shop).

105 Skene Street (Shop/Office).

124 Skene Street (Shop).

The dwellings that have contributory significance (D) listing within the heritage precinct are:

105 Aberdeen Street

109 Aberdeen Street

109A Aberdeen Street

111 Aberdeen Street

5 Cumberland Street

7 Cumberland Street

17 Manning Street

19 Manning Street

21 Manning Street

23 Manning Street

11 Pescott Street

13 Pescott Street

15 Pescott Street

17 Pescott Street

19 Pescott Street

69 Skene Street

71 Skene Street

73 Skene Street

75 Skene Street

77 Skene Street

79 Skene Street

81 Skene Street

83 Skene Street

88 Skene Street

91 Skene Street

94 Skene Street

97 Skene Street

99 Skene Street

100 Skene Street

101 Skene Street

102 Skene Street

103 Skene Street

104 Skene Street

106 Skene Street

108 Skene Street

110 Skene Street

112 Skene Street

114 Skene Street

The properties that are **NOT** considered to have significance within the precinct are at:

13 Cumberland Street.

15 Cumberland Street

9 Pescott Street

21 Pescott Street

80 Skene Street

82 Skene Street

84 Skene Street

86 Skene Street

90 Skene Street

95 Skene Street

96-98 Skene Street (vacant- car park)

118 Skene Street 126 Skene Street (residence)

#### Layout and Subdivision

The allotments within the Eyre Heritage Precinct follow a traditional grid pattern layout of subdivision.

The allotment sizes vary significantly within each street and the precinct as a whole.

The allotment frontage size varies generally between 30 feet (9.1 metres) to 70 feet (21.3 metres) in Aberdeen Street to 40 feet (8 metres) to 50 feet (15.24 metres) in Skene Street. In Pescott Street the allotments have a frontage 50 feet (15.24 metres) and in Manning Street they vary between 33 feet (10 metres) to 50 feet (15.24 metres).

#### Setbacks

Throughout the precinct are regular front setbacks. Most dwellings form a consistent front setback pattern.

The shops and hotel are located on the street boundary. All residential dwellings are setback from the street frontage.

Apart from very few dwellings that abut a side boundary, most dwellings have side setbacks with clear visual building separation.

### Engineering Infrastructure

The Eyre Heritage Precinct retains very little early engineering infrastructure with the exception of the following locations: Little Pescott Street (Photo 3.15) : a bluestone drain in the laneway between Pescott Street and Manning Street,

Pescott Street (Photo 3.12), : bluestone kerb and two pitcher wide bluestone channel including asphalt footpath.

Cumberland Street (Photo 3.10) on both sides between Aberdeen Street and Skene Street: Bluestone kerb and three pitcher wide bluestone channel including asphalt footpath, and

Manning Street (Photo 3.14): bluestone kerb and two pitcher wide bluestone channel including asphalt footpath.

Crossovers to the private driveways are constructed of concrete.

In Skene Street and Aberdeen Street there are more recent concrete kerb and channel (Photo 3.08 and Photo 3.16). Asphalt footpaths have been constructed in Skene Street, Pescott Street, Cumberland Street and Aberdeen Street (Photo 3.08, Photo 3.12 and Photo 3.16).

There are overhead power lines in all the streets within the Eyre heritage precinct.

### Front Fences

The streetscapes within the Aberdeen and Skene Street are identified by a substantial number of introduced front fences. Some relate to the period of the dwelling.

In Aberdeen Street there are a number of introduced high timber and brick fences. Skene Street properties are characterised by a variety of fencing heights ranging from 1.0 metres to 2.0 metres.

Most properties have introduced brick, corrugated iron sheeting and timber infill fences, low timber picket or other fences including landscaped hedging.

### Landmarks

The two storey Gold Diggers Arms Hotel (Photo 3.07) at the corner of Skene Street and Pescott Street forms a local architectural and historical landmark.

The interwar and post war shops located at the corner of Skene Street and Cumberland Street (Photo 3.01, Photo 3.02 and Photo 3.04) also form local landmarks but at a more modest scale.

### Recreational Park

A local Council public park known as Kenwith Park is located at the rear of the Pescott Street, Manning Street and Skene Street properties (Photo 3.13). This land once formed part of the land associated with Kenwith House. The park includes grassed areas bounded by a post and rail fence and two asphalt tennis courts. The park has a small number of trees on the perimeter.

### 3.3.3 Landscaping

With the exception of a narrow nature strip and street trees in Manning Street there are no grassed nature strips and street trees within the Eyre Heritage Precinct.

The setbacks to the properties include grassed areas, often bordered with flower beds or shrubbery and trees on the larger allotments.

There is a large tree located at the rear of the Gold Diggers Arms Hotel fronting Pescott Street (Photo 3.09) known as a Stone Pine, (*Pinus pinea*). The tree is approximately 15 metres in height by 15 metres in canopy



width. It has a trunk diameter estimated at about 1.25 metres at 1 metre above ground level. The Stone Pine is generally not uncommon or rare, however in the Newtown area the tree is rare given it's species, age and size. The history of the tree is not known but it is likely to be about 100-120 years old, associated with the c. 1854 Gold Diggers Arms hotel on the same site.

*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/>*