
Angarrack Flats (4 Dwellings)



55315 238 Latrobe Terrace
Geelong West

Location

238 Latrobe Terrace, GEELONG WEST VIC 3218 - Property No 321600

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1966

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

C Citations - Local Significance

'Angarrack Flats', 238 Latrobe Terrace, Geelong West, has significance as a predominantly intact and rare example of interwar Modernist Functionalist 'minimum flat' design in Geelong of the late 1930s. Built by N.T. Press in 1938-39 for Elizabeth Tremayne Andrews (widow of the late A.T. Andrews), the flats have associations with the Melbourne architectural firm of A.C. Leith and Bartlett. The progressive image afforded the design of

'Angarrack Flats' is especially celebrated in the strong geometry of the shallow-pitched gable roof with widely projecting eaves, corner 'sleep-out' openings (now glazed), cantilever balconies and rear parapeted north-west wing. 'Angarrack Flats' represents one of only few 1930s local designs based on European Modernist precedents and the 'minimum flat' concept widely espoused at the time by young Melbourne architects. Within this modernist image, 'Angarrack Flats' (which comprises four, two-bedroomed apartments) is also unusual for its outward appearance as a single dwelling. Alternative versions of this Modern Functionalist 'minimum flat' idiom is the Burnham Flats, 2A Skene Street, Newtown, built in 1935 with a cuboid form (by virtue of a crowning parapet that disguises a traditional hipped roof behind) and curved cantilever balcony, and the flats at 272 Latrobe Terrace, Newtown, also apparently built in 1935-36, with a streamlined rectilinear form having rendered and parapeted walls. 'Angarrack Flats' appears to be in fair condition when viewed from the street. The rear flat-roofed garage also contributes to the significance of the place.

'Angarrack Flats', 238 Latrobe Terrace is architecturally significant at a LOCAL level (AHC D.2, E.1). The building epitomises contemporary Modern Functionalist 'minimum flat' design through its streamlined shallow-pitched gable roof form and wide eaves, corner sleep-out openings (now glazed), cantilever balcony with horizontal timber paling balustrade, rear parapeted north-east wing and banks of timber framed double hung windows. The horizontality of the design is juxtaposed by the verticality of the corner windows to the rear flats. An emphasis on northern orientation - which also gives an opportunity to capture views to Corio Bay - departs from the traditional approach of facing the building to the street. This aspect of the design further contributes to the 'minimum flat' and climate-responsive principles espoused by progressive architects in Melbourne in the 1930s. Comprised of four, two-bedroom apartments, 'Angarrack Flats' has further significance for its outward design appearance as a single dwelling. Other intact or appropriate qualities include the cream brick wall construction with clinker brick base, wide brick chimneys with terra cotta pots, corrugated asbestos sheet roof cladding, and the individual metal lettering on the front wall that reads "Angarrack". The rear flat-roofed garage also contributes to the significance of the place.

'Angarrack Flats', 238 Latrobe Terrace, is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with progressive residential development in Geelong in the 1930s, when multiple dwellings on a single site formed part of a Modernist 'minimum flat' design concept through streamlined forms, economy and climate. 'Angarrack Flats' has particular associations with the Melbourne architectural firm of A.C. Leith and Bartlett. Harold Bartlett's return from gaining extensive overseas experience in 1934 brought about an emphasis on Modernist European precedents in flat design in the firm's work. 'Angarrack Flats' is a localised embodiment of these progressive international precedents as espoused by the Leith and Bartlett architectural practice.

Overall, 'Angarrack Flats', 238 Latrobe Terrace, Geelong West, is of LOCAL significance.

Heritage Study/Consultant Greater Geelong - Ashby Heritage Review, D Rowe and W Jacobs, 2010;

Heritage Act Categories Registered place,

Hermes Number 55315

Property Number

Physical Description 1

Description

'Angarrack Flats', 238 Latrobe Terrace, Geelong West, is set on an average-sized allotment for the area. There is a front yard having a grassed surface with mature shrubs. The front is bound by an introduced low solid brick fence. Along the north side is a concrete driveway leading to early flat-roofed garaging at the rear. This garaging has some substantial cracks and other structural defects, and it does not appear to be functioning adequately given its contextually small size in relation to contemporary vehicles. On the south side is a concrete pedestrian

path.

The two storey, cream brick, interwar Modern Functionalist styled building is characterised by a shallow-pitched gable roof form having very wide eaves, together with a rear parapeted and flat-roofed wing in the north-west corner. The gabled roof is clad in early corrugated asbestos and the eaves soffit is constructed of strapped cement sheet. The cream brick wall construction is offset by a clinker brick base around the building. Two wide cream brick chimneys with terra cotta pots adorn the roofline.

The streamlined design is accentuated by the lack of elaborate detailing and an emphasis on horizontal lines, as shown in the banks of early timber framed double hung windows, corner sleep-out openings (the timber framed double hung windows

may be original, or may have been introduced an at early time as they seem to differ from the sketch in Figure 2), cantilever balcony on the north facade with horizontal paling balustrade and the broad expanses of eave overhangs. The horizontality of the design is juxtaposed by the vertically-emphasised timber framed corner windows on the north facade of the rear flats.

The progressive image of the design is further enhanced by its northern orientation, responding to the local climate and capturing views to Corio Bay to the north-east. The only decorative detail afforded the design is the individual metal lettering on the Latrobe Terrace facade, reading "Angarrack".

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/>