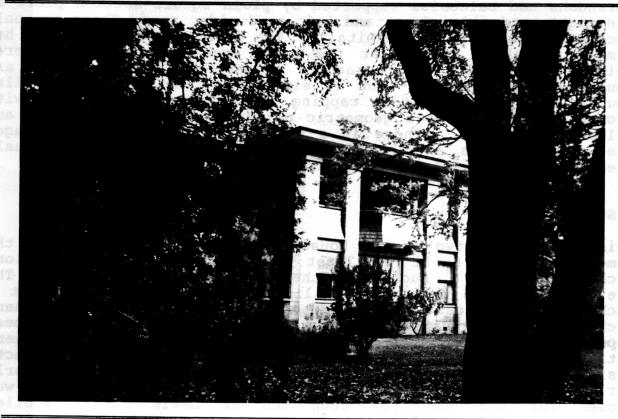
PLACE NAME ADDRESS AREA

21 Virginia Street DATE/PERSON 23.4/RP LEVEL: A

NEG: 1.18, 19, 20 & 21



DATES

Construction: 1924

USE

Residential Present Use:

Original Use: House

Alterations?: Ground floor verandah probably glazed.

FORM

Detached Double storey

Triple fronted

DESCRIPTION

(I = Intact A = Altered

WALLS

I T'cotta tile

Mt Gambier

Limestone (?)

* = significant)

STYLE

ROOF FORM

Chimneys

VERANDAH

* Form

FENESTRATION Doors

Windows

FINISHES

Paint colours

Californian Bungalow

Unpainted

INTERIOR

GARDEN & SETTING

OTHER COMMENTS

Fences & gates

Plants: trees

Outbuildings: garage

CONDITION & INTEGRITY

Condition: Excellent

Integrity:

Minor modif.

THREATS

DESCRIPTION

A severe and disciplined, early Modern, two-storey house of pale grey fine limestone (Mt. Gambier stone?). Triple fronted, with verandahs and balconies supported by plain square-section piers at the right-hand side, front and left-hand side, rear. These are only decorated with a plate 'capital'. The first floor balustrade has timber shingles, splayed at the base, supported on cantilevered joists. Hip-roofs have terracotta Marseilles tiles. Windows are double bay and the top sash is six-paned. The fence is similar (but cruder) masonry with a capping to match the house piers, with wrought iron gates in a geometric pattern, with both rivetted and welded connections. There is a similar hip-roof masonry garage. The paint colours of all timber joinery may well be original. There are mature oaks in the garden.

HISTORY

This substantial two storey house at 21 Virginia Street was the home from 1924 until at least 1960 of the notable Geelong architect, Thomas J. Buchan, of the firm Laird and Buchan 68. The previous year the property was listed as vacant land 93 feet 9 inches by 229 feet owned and occupied by Thomas J. Buchan, architect 69. Elevated sites in Newtown's North Ward had been popular locations for the residences of Geelong's more affluent citizens from the 1880s or earlier, and were often architect-designed 70. Virginia Street was still described in the post-World War I period, as "the Best Residential Locality in Newtown" and was chosen for the homes of such men as Lewis Hirst, woollen manufacturer (1918-19) 471 and Stewart Balfour, garage proprietor (1930) 472. Buchan's partner, Laird lived at 19 Roebuck Street, a single-storey Italianate house which also still survives 473.

SIGNIFICANCE

substantial two-storey residence has state historical significance as the home from 1924 until at least 1960 of the notable Geelong architect Thomas J. Buchan, of the firm Laird and It is typical of the fine houses constructed on elevated sites in Newtown, often architect-designed, favoured by Geelong's more affluent residents. It has architectural significance at state level as an important essay in Early Modern design by Buchan. Of interest are the modern interpretations of traditional elements such as the plate 'capitals', extensive double-storey verandahs and stone construction. The massing is particularly well handled. Contextural elements such as the fence, garage and garden contribute to the significance. The survival of the original colours is also important.

^{468.} Newtown rate book 1924, North Ward, No 120,; 1960 No 139.

^{469.} Ibid 1923 No 114.

^{470.} Gladys Seaton, Model Borough, City of Newtown, 1983, p.28.

^{471.} Auction Sale notice, Newtown, Geelong. "Yemoneit", 51 Virginia Street. Subdivisional Plan Folio 8/194. Geelong Historic Records Centre.

^{472.} Balfour's former residence was at 41 Virginia Street.

^{473. &}quot;90 Prospect Road, Newtown", unpublished Conservation Report by Tan Hoong Wai, Deakin University, June 1990.

RECOMMENDATIONS

Existing Listings

NONE

Recommend'ns

HBR

RNE

LPS Area 2 Place