

CITY OF GEELONG WEST

URBAN CONSERVATION STUDY: BUILDING IDENTIFICATION FORM.

BUILDING ADDRESS *72 Britannia Street*

Type
residence

Original Use
residence

PRESENT BUILDING TITLE
-

EXISTING DESIGNATION

HBR

GBR

NER

GRPS

NATIONAL TRUST

Classified

Recorded

Reg. No.

641

CONSERVATION AREA

Name

Survey Date

28.4.86

Neg. File

039-016

PERIOD

pre 1860

1860 - 1879

1880 - 1899

1900 - 1919

1920 - 1939

post 1940



MATERIALS

walls

*brick
timber*

roof *tiled*

CONSTRUCTION DATE

c. 1854.

source

rate books

SIGNIFICANT FEATURES

original materials

early paint colour scheme or original unpainted finish

ornamental wall detailing
(brick panelling)

original doors, windows, ~~boards~~
(some)

intact verandah / porch structure

original parapet

original roof form and finish

original chimneys

eaves, roof or gable decoration

intact verandah decoration

early fence

early garden

other prominent contributing elevations

INTEGRITY RATING

excellent

good

fair

poor

LORRAINE HUDDLE

LOUISE HONMAN

RICHARD AITKEN

Architectural & Conservation Consultants

1986

page 1

CITY OF GEELONG WEST

URBAN CONSERVATION STUDY: BUILDING IDENTIFICATION FORM.

BUILDING ADDRESS

72 BRITANNIA STREET.

HISTORY

This house appears to have been built in the second half of 1854. It is first recorded in the Villamanta Ward Rate Book of 1854-5 and the ratepayer was Robert Turner. It was described as a four roomed brick and weatherboard building and was highly rated compared with other buildings in the street. Taylor's 1854 map shows a brick and weatherboard building in about the same position in Britannia Street. An unusual aspect of this building is that two thirds of the front elevation (south) is brick and one third is timber. That is, the east side elevation is brick and the west side elevation is timber. Taylor's map also shows the building materials in this combination. Most brick and weatherboard buildings shown on the 1854 map consist of the front two rooms in one material and the rear section in the other material. It is located in the area formerly known as the Brickfields or Kildare. Brickfields were prolific in this area and many hotels were built to cater for the brickworkers and for the many travellers to and from Ballarat. It is a rare survivor of the many 1850's houses erected in Kildare. Today, there are no brickfields or associated remnants, only the Saleyards Hotel remains, and very few of the hundreds of houses have survived.

Other occupants and/or owners of this house have included George Hall 1855-6, Henry Greater a carrier, 1856-7 to 1860-61, James Morrow a platelayer 1864-5 to 1876-77, (James Morrow is listed in the Rate Books, near to this location, back to 1856-7), William Armstrong a laborer 1879-80 to 1893-94, Eligh Armstrong 1908-9. The Armstrong family are listed near this house as early as 1860. They appear to have owned this building from 1879 until at least 1908.

DESCRIPTION

A single storey building set close to the street frontage, it is built of bricks, timber and has a hipped roof with a projecting gable. The east elevation is unusual in that it is built of brick with three recessed panels extending from the ground to the eaves, the central panel being considerably wider than those either side. The two projecting panels have long windows sharply cut into them. Above the windows are brick voussoirs. (One of these windows has been bricked up.) All the brickwork has been painted a pale green colour. Part of the front elevation is built of brick with a window and a door placed asymmetrically to the east. A verandah (a later addition) covers this brick section. Projecting from the western most side of the front elevation is a weatherboard gable-end room. This is probably an addition from the 1880's. The whole length of the western elevation is constructed in timber. The decorative tiles on the roof are a recent alteration.

SIGNIFICANCE

Historically, 72 Britannia Street is very important to the City of Geelong West as one of very few houses remaining from Kildare's industrious period of the 1840's and 1850's. It was a substantial dwelling for the low socio-economic population of the 1850's and 1860's. The Morrow family and the Armstrong family were both very early residents in this part of Geelong West and they were both occupants of this house for long periods of time. It is of State significance.

POLICY/RECOMMENDATIONS

Historic Buildings Register, National Estate Register, Geelong Regional Planning Scheme.

Removal of the paint from the brickwork, by an approved method, would greatly enhance the character of this building as would a more sympathetic roof covering, fence and colour scheme.

REFERENCES

- Taylor's 1854 map of Little Scotland, Ashby and Portion of Kildare.
- Higgins Collection, Solicitor's Index. GHRC.
- Villamanta Ward Rate Books and Valuation Books, 1854 to 1859-60.
- Thomson Ward Rate Books, 1863-4 to 1875.
- Borough of Geelong West Rate Books, 1875-6 to 1908-9.