

CITY OF GEELONG WEST

URBAN CONSERVATION STUDY: BUILDING IDENTIFICATION FORM.

BUILDING ADDRESS *5 Glenleith Avenue*

Type *residence*

Original Use *residence*

PRESENT BUILDING TITLE *N.A.*

EXISTING DESIGNATION

HBR

GBR

NER

GRPS

NATIONAL TRUST

Classified

Recorded

Reg.No.

-

-

-

694

-

-

CONSERVATION AREA No.

Name

Drumcondra

Survey Date *9.4.86*

Neg. File *021-033*
021-035

PERIOD

pre 1860

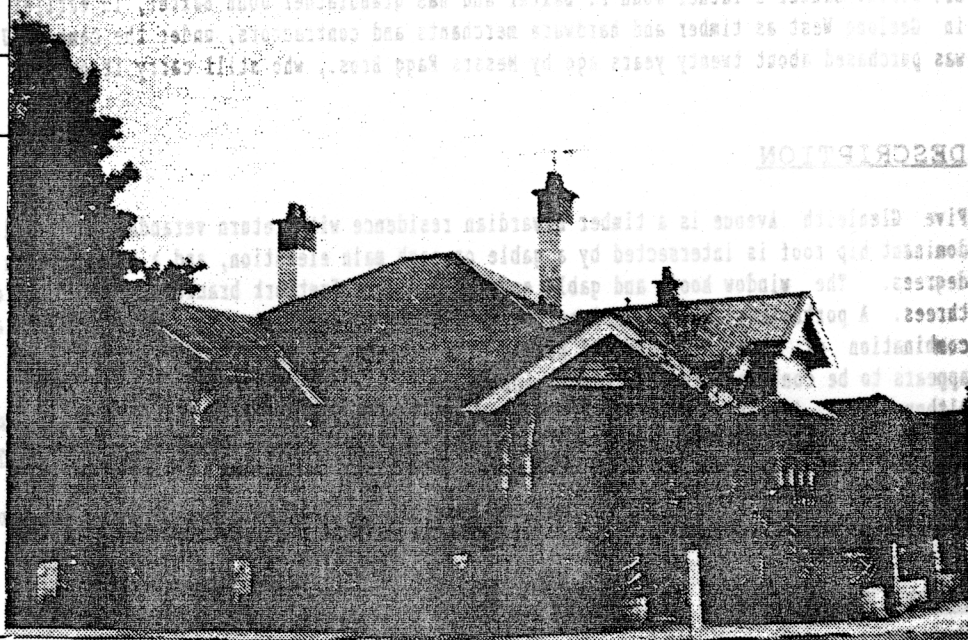
1860 - 1879

1880 - 1899

1900 - 1919

1920 - 1939

post 1940



MATERIALS

walls

weatherboard

roof

corrugated iron

CONSTRUCTION DATE *1912*

source

rate books

SIGNIFICANT FEATURES

original materials



early paint colour scheme or original unpainted finish



ornamental wall detailing



original doors, windows, hoods



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



glass house



INTEGRITY RATING

excellent



good



fair



poor



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1986

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BUILDING ADDRESS

5 GLENLEITH AVENUE.

HISTORY

The Drumcondra Estate was first subdivided in the early part of the twentieth century (c. 1908 and some later subdivision). Prominent people tended to take up allotments which were within easy access of the bay. As there were only very few isolated dwellings in Drumcondra until this time it is highly likely that the residence at number 5 Glenleith Avenue (formerly Church Street) was the first building on this site. At that time in 1912, it was described as a seven roomed weatherboard building with a 'motor shed'. The residence was built in 1912 for John Percy H. Baxter a prominent Geelong auctioneer of Read and Baxter, Auctioneers and Estate Agents, Malop Street. He was also a generous benefactor to the community generally. Some of his friendly gifts included the land for Baxter House, Geelong Hospital, the Baxter Houses at Grace McKeller and generous provision for intellectually gifted young men to further their studies. In 1932 it was noted in the Geelong Advertiser, " For eighty years the name of Baxter has been identified with Geelong. Cr. J.P.H. Baxter's father John P. Baxter and his grandfather John Baxter, in earlier times were associated in business in Geelong West as timber and hardware merchants and contractors, under the name of John Baxter and Son. Their business was purchased about twenty years ago by Messrs Fagg Bros., who still carry it on. "

DESCRIPTION

Five Glenleith Avenue is a timber Edwardian residence with return verandah decorated with sinuous timber fretwork. The dominant hip roof is intersected by a gable on each main elevation, and a gabled porch addresses the corner at forty-five degrees. The window hoods and gable ends have timber fretwork brackets. Penetration is arranged mainly in modules of threes. A porthole window emphasises the entrance. The tall straight chimneys have a surface treatment which is a combination of face and rendered brick. The corner site enhances the residence and contains a small glass house which appears to be contemporary with the residence.

Although the designer of this residence is not known, it is believed to be by Angus Laird of the prominent Geelong architects Buchan Laird and Buchan. Angus and John Percy Baxter were known to be very good friends and that Angus did a lot of architectural work for John.

Alterations have included reroofing and the possible loss of ridge decoration. The front fence is a later addition.

SIGNIFICANCE

Historically, this residence is of interest as it was the home of one of the Geelong community's most generous benefactors, J.P.H. Baxter. Architecturally it is a particularly good example of the large Edwardian house with timber fretwork, believed to be designed by the prominent Geelong architect, Angus Laird. The complimentary glass house is of particular interest. It is of regional significance.

POLICY/RECOMMENDATIONS

National Estate Register, G.R.P.S.

Reinstatement of the ridge decoration and a more appropriate colour scheme and fence would greatly enhance this building.

REFERENCES

Borough of Geelong West Rate Books, 1910-11, 1911-12, 1921.

Sands and McDougall Directories, 1912, 1916.

The Morrow Pioneers Index, GHRC.

Geelong Advertiser, 11.10.1911., 3.12.1932.