

1.0 Colpin Avenue Heritage Precinct

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1.1 Precinct Boundaries (refer to map in Appendix 2.1, Volume 3)

The Colpin Avenue Heritage Precinct is comprised of all the properties in Colpin Avenue, together with the properties at the corner of Colpin Avenue and Wendouree Parade, and the property at 1409 Gregory Street, east of the north end of Colpin Avenue.

1.2 Historical Evidence (refer to historical figures in Appendix 2.2, Volume 3)

The Initial Years

The Colpin Avenue Precinct is located between Lake Wendouree and Gregory Street in the Parish of Ballarat¹, County of Grenville, and was originally part of the Ballarat pastoral run held by the Yuille cousins, William Cross Yuille and Archibald Buchanan Yuille from 1838 to 1852.² They subsequently took over "all the country now known as Ballarat West and East and Sebastopol".³

Gold Discovery & Mining

In 1851 the area was transformed from a pastoral run into a hive of activity following the discovery of gold at Clunes, Buninyong, and Ballarat.⁴ Swamp Lead, Durham Company Shaft, Black Diamond Shaft and Lady of the Lake, are identified on Brache's 1861 Map of Ballarat near the northern shore of Lake Wendouree, Map of Ballarat and Sebastopol by John Ross in 1868 and Niven's Mining Map of 1870 (Figures 2.01-03). No physical evidence of these mines survives today, when viewed from the public realm.

Lake Wendouree

Nearby the Colpin Avenue Precinct is Lake Wendouree. Originally known as Wendouree or Yuille's Swamp (Figures 2.01-02), it was described by W.B. Withers in the *History of Ballarat* as a "one time alternate swamp and mud or dust hollow" which had been transformed into a permanent lake by "conserving the water and pouring in additions from catchwater drains and overflow from the forest reservoirs". The transformation had resulted in

a great home of local aquatic sports and pleasure taking. It is the only inland water resorted to for aquatic contests of any note, and the beauty of its shores, the safe depths of its water, and the large fleet of steam, sailing, and rowing boats at all times available, have made the lake the favorite trysting place not only of boating people but, during the summer season, of pic-nic parties from nearly all parts of the colony. [...] To-day [1870s-1880s] the visitor sees a nearly cleared sheet of some 300 acres of water, jetties, boathouses, yachts, and boats in profusion, and a fine fleet of steam pleasure boats plying from shore to shore at fares within the reach of all kinds of pleasure seekers. The City Council, with wise sagacity, has done much to improve the shores, and the walks round the well-planted borders are now among the pleasantest resorts of the pedestrian, who always has, as a permanent, strong

1 The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballaarat. This aboriginal name means "resting place" or "reclining on the elbow". Source: Ian D Clark and Toby Heydon, *Database of Aboriginal Placenames of Victoria*, CD-Rom, Victorian Aboriginal Corporation for Languages, 2002.

2 R V Billis and A S Kenyon, *Pastoral Pioneers of Port Phillip*, 2nd edn., Stockland Press Pty Ltd, 1974, p. 164.

3 W B Withers, *History of Ballarat*, rev. edn., F W Niven & Co, Ballarat, 1887, p. 3.

4 A W Strange, *Ballarat: The Formative Years*, B & B Strange, Ballarat, 1986, pp. 8-11.

attraction to healthful exercise, the botanic gardens as the western margin of the lake.⁵

Railway & Tramway Transport

In 1874 the western railway line from Ballarat to Beaufort (and ultimately Adelaide) was opened. This line ran to the north of Gregory Street thus separating the land immediately north of Lake Wendouree from North Ballarat. Railway crossings were installed at Gillies, Forest, Dowling and Burnbank Streets and Creswick Road where the Ballarat North Workshops were erected.⁶

In 1887 the horse-drawn tramway from the city to the Botanic Gardens and encircling Lake Wendouree was constructed and opened in December the same year. A depot was constructed east of Forest Street on Wendouree Parade with another tram stop installed between Barrett and Dowling Streets⁷ (Figure 2.04).

Early Land Holdings and Developments

The Colpin Avenue Heritage Precinct originally formed part of Block 2, Suburban Section C, allotment 1, comprising 7 acres and 2 roods (Figure 2.05). It was first purchased by W. Barbour on 30 May 1854.⁸

On 20 August 1870, George Smith, seedsman, of 41 Armstrong Street, Ballarat, purchased the land covered by the Colpin Avenue Precinct.⁹ In 1899, the property was in the hands of Smith's widow, Marjory Smith, before being acquired by Susannah Neal in 1919.¹⁰ Throughout these years, the property was known as Smith's Nursery.¹¹

Colpin Avenue Subdivision

In September 1932 Albert Edward Pinney of Barkly Street, Ballarat, and Richard Neil Collins of Skipton Street, Ballarat, both contractors, were the owners of the land each side of the present Colpin Avenue. In 1933, the land was subdivided into twenty allotments with Pinney and Collins retaining allotments 9 (No. 13) and 10 (No. 15) respectively. The name of the new street – Colpin Avenue – was derived from the names of the owners – Collins and Pinney¹² (Figure 2.06). Road and Drainage plans for Colpin Avenue are dated 1933.¹³

5 Withers, *op.cit.*, p. 254.

6 Victorian Railways, *Gradients & Curves*, Victorian Railways, c. 1927, p. 40.

7 K S Kings, *The Ballarat Tramways: An Illustrated History*, Australian Railway Historical Society Victorian Division, Melbourne, 1971, pp. 8, 10, 13.

8 Portion of map of the Township of Ballarat, Sheet 1, 1864. Source: Planning Department, City of Ballarat.

9 Certificate of Title, Land Title Office, Melbourne: Vol 361 Fol 72101.

10 Ibid.

11 Ballarat Ideal Homes Exhibition Catalogue, 1933, Margaret Wright private collection, Queenscliff.

12 Certificate of Title, Land Title Office, Melbourne: Vol 5850 Fol 1171710; LP13807, Plan of Subdivision, Part of Crown Allotment 1, (Suburban) Section C, City and Parish of Ballarat. Source: Land Title Office; Information provided by Michael Taffe, Ballarat, May 2005.

13 Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

Ideal Homes Exhibition: Colpin Avenue¹⁴

Original Exhibition

In August 1933, auctioneer and estate agent Edgar Bartrop wrote to the Agricultural & Pastoral Society with a "Proposed Plan for Sale of Show Ground Sites" incorporating an Ideal Homes Exhibition. This site was probably well known to Bartrop as he lived at No. 2 Haddon Street opposite the entrance to the showgrounds. The complexities and delays in dealing with government departments, the council and the Agricultural & Pastoral Society contributed to Bartrop's decision to abandon the Show Grounds site.

Colpin Avenue Exhibition¹⁵

In August 1933, the Colpin Avenue site had been set for the Ideal Homes Exhibition. Bartrop drew up an agreement between himself and the land owners, Pinney and Collins, whereby Bartrop was the exclusive agent for all allotments in the subdivision for a period of three years. The agreement included the construction of two "feature homes" by Pinney and Collins on allotments 2 and 6 (No. 518 Wendouree Parade and No. 7 Colpin Avenue) that were completed before late November 1933. The houses were to be open to the public for a period of eight to fourteen days. In return Bartrop organised the Exhibition and obtained "allied contributors". A similar agreement was drawn up between Bartrop and David Stanley Quayle who purchased allotment 16 (No. 8 Colpin Avenue) and erected another "feature home" for the exhibition. Not to be outdone by Collins and Pinney, Quayle actually purchased three allotments 15, 16 and 17 (Nos. 6, 8 and 10 Colpin Avenue), and by 1937 purchased a further two allotments: 5 (5 Colpin Avenue) and 8 (11 Colpin Avenue). By the opening of the exhibition, Quayle had also built the dwelling at 6 Colpin Avenue (Figure 2.07), however this house was not publicized as a "feature home".

On 25 November 1933, the Ideal Homes Exhibition was formally opened by the Mayor of Ballarat, A.J. Darling (Figure 2.08). It was described as Ballarat's "finest and most exclusive residential development" and the city's first Ideal Homes Exhibition. The City of Ballarat Memorial Band provided music for the event, with the exhibition well advertised throughout the city by mail circulars, advertisement on 3BA Ballarat radio, advertising on trams, night floodlighting during the exhibition (including floodlit signboards in three streets around the exhibition) (Figure 2.09), and artistic colour show cards of the exhibition (Figures 2.10-14). An student essay competition was also held with the topic being "What constitutes an Ideal Home?". The prize pool of £6/6- was donated by the Ballarat and District Auctioneers' and Estate Agents' Association. The winner was a 14 year old boy from Ballarat College, G.H. B. McLean (Figure 2.15). The School of Mines also conducted a posters competition with £5/5- prize money. Furthermore, invitations to a private inspection of the exhibition were distributed (Figure 2.16).

Figure 2.31 shows a detailed aerial image of Colpin Avenue on the opening day of the exhibition. The three feature homes at 518 Wendouree Parade and 7 and 8 Colpin Avenue, together with the additional house constructed by Quayle at 6 Colpin Avenue are shown. Two marquees in the foreground to the left (east side of Colpin Avenue) represented the location of the Ballarat Base Hospital's refreshment area, the hospital also collecting the sixpence entry fees

14 Correspondence and documents in Ideal Homes Exhibition file, Archives of Bartrop Real Estate, Ballarat; Information provided by Bruce Bartrop, son of Edgar Bartrop, May 2005.

15 Ibid.

towards the construction of a new two storey brick hospital in Drummond Street. A special feature of the exhibition at the rear of the "Lake House" was a replica of a pioneers' cottage constructed of split timber slab walls and a bark roof (Figure 2.18). It was built for the occasion by the Ballarat Scout Association, with the materials supplied by the District Scouter, E.J. Clarke. The Exhibition Catalogue explained that the replica cottage:

... serves a dual role to-day [1933] – tells how our grandfathers lived in the distant yesterday – and serves as a field office for the sponsor, at an exhibition of homes of to-day. A comparison will prove interesting!

Figure 2.19 is an aerial image of Colpin Avenue in 1933 from Lake Wendouree end.

The Ideal Homes Exhibition was opened daily until 9pm (except Sunday, when the exhibition was closed). A night watchman was on duty every evening. Additional facilities for the public included the running of special trams, seats provided "in the shade of the delightful trees" and importantly, there was "a place set apart for the kiddies to play and romp to their heart's content, with a competent sister in charge."

The Feature Homes¹⁶

Particular attention was paid to the quality of construction of the feature homes as part of the exhibition. Concrete to coarse stone and then hard burned brick set in cement mortar was used for the footings and walls (Figure 2.20). Care was taken to ensure adequate ventilation and that "a free draught of air circulates in all seasons." Bed plates carrying joists were built to rest on asphalt damp proof courses (Figure 2.21). The brick cavity walls were tied and reinforced to roof height, with mild steel bars used throughout for reinforcing (Figure 2.22). It was claimed that the roof framing was "a forest of timber" to ensure there was "never a sag" (Figure 2.23). Kiln-dried hardwoods were used throughout and internally "washable walls" were proudly featured. The exhibition catalogue explained that "Messrs. Pinney and Collins have perfected a process of wall finish which it is possible to wash with cold or warm water."

The suppliers involved with the construction, decorating and furnishing of the feature homes were local Ballarat firms (Figure 2.24). The Eureka Tile Company supplied tiles for the houses at 518 Wendouree Parade and 7 Colpin Avenue, while the bricks for all three houses came from J. Selkirk.

The Lake House, 518 Wendouree Parade

The eclectic interwar Spanish Mission styled "Lake House" built by Collins and Pinney represented the deluxe home of the exhibition (Figures 2.25-26). Featuring a broad tiled hipped roof form and a tiled projecting jerkin-head verandah, the "exclusive" Spanish Mission features were especially identified in the white-stuccoed wall finish and particularly the arched portico in the verandah, supported by barley twist columns. Entered through a corner gate in the rendered brick boundary fencing, the property was lavishly described in the exhibition catalogue:

Through the wide expanse of lawn and garden, one approaches the Lakeside Home with a thrill of pleasure. The friendly smile of colour welcomes ... buff stucco over brick ... warm blend of roofing tile ... the broad hospitable sweep of verandah invites cheerfulness, and then the door opens! One cannot step inside without taking off

16 Ibid.

one's hat even in the empty house. It is somehow home. How tasteful the decorative effects, the fine craftex finish, the air of spacious restfulness. All the rooms please. Both reception rooms with wide tripled windows opening on to beautiful Wendouree reminds one of happy summer time. Then thoughts of cosy winter evenings are brought to mind by a glance at deep fireplaces framed by texture bricks reflecting the art of the maker.

Of bedrooms there are three, and each with differing treatment and careful attention to detail are individual in purpose and achievement. How pleasantly will the guest room impress one's friend with the cheerful outlook – with the absolute lack of that cramped feeling engendered in some so-called modern homes.

The bathroom is a departure from the conventional indeed. Terrazzo – the art of the worker in marble and synthetic rock – cement concrete – is shown at its best. Splash to heart's content. Shout lustily as the water splashes down from the shower (hot or cold) – the walls will deaden the sound. Just note the fittings. Sunken bath (one need not fear slip or fall here), large pedestal basin, gas bathheater, roomy medicine chest and shaving cabinet, nickel towel rail, all adjuncts to the perfect bathroom. Casement windows give splendid light. Perfect ventilation is assured by special cowl, making an absolutely SAFE bathroom.

The kitchen, too, is modern. At once the breakfast nook compels attention. Built-in benches that slip so unobtrusively out of the way on hinged supports give comfortable seating accommodation for four adults. The morning paper, the cheery breakfast, are made certain by the ideal placing near the wide window with uninterrupted view. Just a few steps away, the spotless tiles of the modern fireplace with specially enameled one-fire stove (I.X.L.) in dainty blue, matching a gas stove of unusual beauty. Immediately at hand (no unnecessary steps) radiant white porcelain enamel sink, complete with draining board, attends the busy housewife. Turn left and face within arm's reach – insect-proof meat safe, built in, crockery, grocery, pot and pan, broom and other cupboards. Notice too the very clever arrangement of baking or ironing board which comes up at a touch ready for service. Just overhead is a Briar hot water heater ready for instant use.

The Lakeside house is a normal house in every way. Electric light, gas fuel, stove, briquette or wood fireplaces, being incorporated.

At the "back" door is a glass porch for the lover of potted plants – shelving has been unstinted. Laundry too is generously proportioned, and quite complete of course – troughs of cement colour, enameled gas copper. There is an Osbourne patent rotary clothes line for the inevitable Monday. Garage is roomy, woodshed and offices are attached unobtrusively.

Many features of interest are noted as one makes a second inspection.

Antique shelf in reception hall and rooms, beautiful lighting shades, flush wall switches, the lighting fixtures outside as well as in, wire blinds for all windows – the perfect ventilation – the letter box incorporated in gateway, the very fine fencing of brick (see the lovely texture bricks) and jarrah, the massive gates which swing shut with the click of precision.¹⁷

The All Electric House, 7 Colpin Avenue

The "All Electric House" (Figure 2.27) was also built by Collins and Pinney. A Mr Gerret was responsible for the landscaping and planting at the front and rear (which included a curved front pedestrian path and side driveway) (Figure 2.28). Designed in an eclectic interwar Spanish Mission style, the house features a steeply pitched and hipped tiled roof with a projecting arched loggia at the front. The house – which included three bedrooms, central hall, lounge, dining room, kitchen, bathroom and rear laundry and porch (Figure 2.29) - was described in detail in the exhibition catalogue:

Right at the entrance gates one can perceive that here is more than workmanship – it is craftsmanship of the highest type. Modern iron gates, the finely proportioned brick fencing with texture bricks at base, the sweep of brick drive and pathways, promise satisfaction to follow.

Then the structure. Surely a perfect example of domestic architecture. The natural beauty of the site has been enhanced indeed. From bluestone foundations, with specially selected hard burnt bricks superimposed, then stucco finished, with an entirely new facing to Ballarat a restful coloured texture treatment – to roof, beauty of line and proportion, harmony of colour, reflect in chaste simplicity the vibrant spirit of the times. It is solid. The battering ram of time will not shake or mar its excellence.

Note the Mediterranean arches of the portico – bathed in sunlight, yet holding within their grasp the deep shadows of cool restfulness. The rich colour blend of expansive tiles upon the verandah floor pleases. One passes through the wide entrance doors (it will be seen later that the designer has carried the motif to successful completion in all leadlight work in doors and windows) to a reception hall where finely conceived decorative work has been executed with dignity and restraint.

Then the lounge. Almost breath-catching is the room. Spacious, yet warm with invitation to partake of happy home-life, beautiful lighting effects, wonderful fireplace and special texture brickwork, massive beam for mantel shelf, yet withal finely touched with the art of the cabinetmaker, inviting bookshelves, again the work of craftsmen. Ah! It's fine! Double doors again lead to the diningroom where the like beauty of detail makes indeed an ideal room. Note here too, the unique curb and hearth. How they tone to carefully conceived design and texture of the brickwork.

Into the hallway one passes through an alcove fitted with robe cupboards and linen presses generous in proportion and finished with meticulous care.

17 Ballarat Ideal Homes Exhibition Catalogue, op.cit.

The kitchen! Never have we seen such a place of delight. It must be seen to be appreciated. One could not adequately describe – can but chronicle – the features contained therein. An artistic blend of colour, neutral and restful it is, touched with sparkle of cut glass knob, gleaming silver, of latch and sink (of stainless steel, excellent in itself alone). Cupboards! Examine them. China, grocery, broom, utensil, tradesman's, fuel, all are there ... quietly efficient and above criticism.

The wonders of the Ideal Home are not finished. The bathroom cannot but hold one's absolute allegiance. Again the happy choice of colour scheme – the exclusive tile – the wonderful sunken bath, with finest screen procurable, the massive pedestal basin, the alluring chromium-plated plumbing fittings – money could not buy better the world over – the cunningly-placed lighting fittings, the medicine and toilet cabinet, the well-placed windows, the towel rail (see it!), the soap rack even. They all are outstanding examples of what can be done by artists and craftsmen working in harmony.

Have you seen the bedrooms? Large, lofty, airy, well-lit, they are three of them will delight you, offering as they do a new standard of excellence. Particularly notice the ceiling work. Designed not only with an eye to beauty but with the scientific data of the psychologist who knows that certain designs are sleep inducing – the work here stands supreme.

Have you seen the doors? Laminex – modern as to-morrow – they again tell of pride of workmanship. Even the laundry – that little workroom is delightful and completely equipped. Just peep at the rotary clothes line ready for service. One can but be intrigued by the two little doors, one to tradesmen, one to fuel cupboards offering yet another touch of the ideal.

And, of course, the garage! ... and the domestic offices ... spacious and as well constructed as the home. Suffice it that the Ideal Home is complete.¹⁸

Not surprisingly, the house at 7 Colpin Avenue boasted the wonders of contemporary electrical wiring, fittings and fixtures. Installed by R.H. Wallis, electrician, the house was specially wired (Figure 2.30). The complexity of contemporary technology was especially highlighted in the electrical specifications (Figures 2.31-35), which indicated a variety of switches and watts sizes (ranging from 60-1000 watts) throughout the house.

The Gas Feature Home, 8 Colpin Avenue

The timber weatherboard Gas Feature Home was built by David Stanley Quayle in an interwar Bungalow style with tiled hipped roof forms and return flat roofed verandah supported on large rectangular rendered and face brick piers (Figures 2.07, 5.36). The City of Ballarat Building Permit Books suggest that this was the earliest home to be constructed in Colpin Avenue.¹⁹ At the front of the house was a large lounge and adjoining dining room, the two rear

¹⁸ Ibid.

¹⁹ Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat.

bedrooms and side kitchen being separated by a hall. Also at the rear was a bathroom, wash house, back verandah and sleep out, as shown on the floor plan (Figure 2.37). The house was described in the exhibition catalogue:

Those who champion the use of timber for the building of home – and there are many whose allegiance to the wooden house is unshaken – will spend a delightful time in viewing the home of which its builder, Mr. David S. Quayle, is so justly proud.

Bold in treatment with sweeping roof lines giving promise of spacious rooms, one is impressed at once with its air of dignity. Heightened is this impression when one at the outset enters the fine open verandah. In another country this sun porch would be called an outside room, for it is in truth much larger than the average room ... and yet the sense of privacy is in no wise lost, for to the left is a cosy nook – an “extra” verandah sheltering behind a balustrade where one can imagine lounge chair, a book, and a quiet observant hour.

Entering the house proper one is immediately pleased by the paneled walls rich in toning and reminiscent of old England. Into the lounge – a fine large room – at once the influence of the modern school is apparent in the robust treatment of the brick fireplace. Here the man of brick and his lieutenant, the tuck-pointer, have excelled themselves. A modern gas fire will hold your keen interest. Liberal window provision, – a triple fronted and two smaller windows flanking the mantel shelf (itself a confidence inspiring thing of strength and beauty) carries evidence of careful design for the modern touch is here apparent too – a counterpart to the treatment of double doors which grace the entrance to hallway lounge and then lead through to living room. This too is a large and cheerful room with paneled walls, antique shelf and massive fireplace which is the focal point in the room. In both reception rooms the wonderful art-plaster ceilings compel admiration.

Through a servery one has a glimpse of the kitchen – but let us hurry into the room. It impels instant admiration. Gleaming hospital-like finish in white (all washable), one whole wall is taken up by a series of cupboards. How spacious – how easy of access. A touch of a finger and the doors slide back, revealing well-placed shelves and a handy cellarette (not poky either). Next we must admire the porcelain sink with the double draining board conveniently set back into the wall. How delightful to be able to turn the tap (and they are all dripless nickel-plated taps – things of beauty and proven worth) and instantly obtain boiling water. The Briar hot water heater fitted just above provides for hot water day or night.

Turn right about now. Gas stove, specially selected by the manager of the Gas Company as being the best possible for the Gas-Feature Home, reveals the rapid strides made in domestic heating arrangements. To cook in such pleasant surroundings is surely no drudgery. In a few moments with a few motions the parts can be removed and (it is enameled inside and out) quickly and thoroughly cleansed. A perfect match the I.X.L. stove adjacent is enameled

with like pleasing result. Note here too the extra flange to top. Tiles surrounding the whole fireplace – some hundreds of them – gleam white and clear.

Worthy of more than passing note is the central hallway. Here in the cool of the house provision has been made for a lounge and its attendant pleasure in summer months. Here, too, the fine large linen press and hall robe.

Now into the bathroom. A cheerful little room with white walls, reflecting the nature of the whole house. The popular sunken bath – the pedestal basin – splendid in design and build, the flashing bath heater – a safety – fitted with hot and cold showers, the mirrored shaving cabinet – the splash-proof tile base used. Examine them all again. The inspection will repay you.

Bedrooms. Yes, they are in keeping. Again the same care on the part of the builder, that nothing should be out of keeping. The meticulous planning that makes the ideal home.

Stand on the verandah for a moment, and admire the glory of the garden that was and the garden that is to be! A mass of shrubs, flowering and evergreen banked at the eastern boundary, at hand, the lawn peeping through and the seedlings showing sturdy growth. Patent clothes lines, of course, garage, fuel shed, concrete paths, why – it's any Ideal Home – so of course they're there!²⁰

Ideal Homes Exhibition: Contextual Background

The concept of the Ideal Home Exhibition in Colpin Avenue was not a new phenomenon. It appears to have commenced in England with the first exhibition of that name being held in 1908. It was organized by the *Daily Mail* and was held annually, with the goal being "to bring together everything associated with having an "ideal home", such as the latest inventions for the modern house."²¹

The first exhibition was at Olympia in London and "was the brainchild of Wareham Smith, advertising manager of the *Daily Mail* newspaper. Visitors to the hugely successful Exhibition were amazed by the variety of equipment and products on offer." After World War II, homes were the first priority and "the first post-war Ideal Home Exhibition was staged in 1947 in an effort to speed up the recovery process." By 1956 the Exhibition presented the 'House of the Future'. In 1979 the Exhibition moved to Earls Court, with exhibitions still being held in England, Ireland,²² Dubai²³ and India.²⁴

Locally, the success of the Ideal Homes Exhibition led Edgar Bartop to establish and sponsor a similar exhibition in Dana Street (opposite the school) in c.1940. Called the "Contrast Home Show", the exhibition was open between 5 and 13 June. Of interest, Edgar Bartop provided details of his "Home Building Service" which appears to have had its roots in the "Ideal Homes Exhibition":

20 Ballarat Ideal Homes Exhibition Catalogue, op.cit.

21 Web site: <http://www.nationmaster.com/encyclopedia/Ideal-Home-Exhibition> .

22 Web site:

<http://www.ingenious.org.uk/Read/HomeandAway/IdealHome/TheDailyMailIdealHomeExhibition/>

23 Web site: <http://www.biztradeshows.com/trade-events/ideal-home.html>

24 Web site: <http://www.maditssia.com/idealhome/>

A Home Building Service means more than mere price giving and building. Designed after years of experience and with the knowledge of the difficulties besetting the average would-be home builder, the Service was intended to make perfectly clear each step that leads up to the Home Ideal – planning, designing, building and safe-guarding of hundreds of plans and designs (they are being added to daily) from the best brains in the architectural and building world – preparation of trouble-proof specifications protecting owner and builder alike from the slightest possibility of misunderstanding (the standard specification and governing addenda were prepared in collaboration with one of the outstanding architects of this generation) – the selection of materials found best by test for use in this climate.

The Service was designed to help – it has been successful. Dozen's of homes have been built for various owners – the variety of type already erected allowing a satisfactory comparison in actual buildings as well as the comparison of plans and design on paper.²⁵

Garden City Planning

Planning Philosophy

The planning of the Colpin Avenue subdivision has its roots in the Garden City Movement. Established by Ebenezer Howard in England with the creation of Letchworth Garden City in 1903, Hampstead Garden suburb (commenced in 1906) and Welwyn Garden City (begun 1920), the basic tenets of Garden City planning was neatly-designed and predominantly uniform dwellings set in pleasant, green surroundings.²⁶ On Garden City planning, Howard claimed:

... fresh air, sunlight, breathing room and playing room – shall be still retained in all needed abundance, and by so employing the resources of modern science that Art may supplement Nature, and life may become an abiding joy and delight.²⁷

In Australia, the development of Canberra from 1913 was influential on contemporary town planning. Although designed by the American architect, Walter Burley Griffin (whose supervised in the initial works), the eventual laying out of the Federal Capital was the responsibility of the Federal Capital Advisory Committee.²⁸ Its chairman was John Sulman, Australia's father of town planning who prescribed the Committee's "Garden Town" planning idiom for Canberra during 1920.²⁹ This appears to have been the result of an international Town Planning conference in Adelaide in 1917 where the eminent Garden City theorist and planner, Charles Reade, presented the keynote address.³⁰ In 1921, Sulman published *An Introduction to the study of Town Planning* in Australia which set out important Garden City principles. The publication included the following:

Fresh air, sunlight, and the reduction of congestion would go far towards making towns healthy. To their lack is due the inferior

25 Contrast Home Show, sponsored by Edgar Bartrop, Agent and Developer, 5-13 June [n.d., c.1940?], booklet provided by Bruce Bartrop, son of Edgar Bartrop, May 2005

26 Bannister Fletcher, *A History of Architecture*, 17th edn., Butterworths, London, 1983, p.1007.

27 E. Howard, *Garden Cities of To-Morrow*, Faber, London, 1906 [?], p.2.

28 D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1987, pp.154-155.

29 Ibid., p.154.

30 Ibid., p.155.

physical, mental, and moral health of town dwellers. Working in a vitiated atmosphere arouses the craving for stimulants; the abuse of drink encourages immorality; immorality caused widespread disease; and there cannot be sound minds in unsound bodies ... Parks, trees, and gardens can do much to render life in a city healthful and agreeable; but, unless the buildings are pleasant to look upon, no city or town can be regarded as a satisfactory dwelling-place for its inhabitants.³¹

In 1933, the precepts of modern Garden City planning were advertised in the *Ballarat Ideal Homes Exhibition* for Colpin Avenue.³² The exhibition catalogue proudly declared the "broad-voiced town planning" of Colpin Avenue and its "healthy location and open spaces" at the gateway to the "wonderful Botanical Gardens, with park and recreation reserve adjacent."³³ The average allotment size for the blocks in the Colpin Avenue subdivision were 7,500 square feet, 1,500 square feet larger than the local By-law,³⁴ allowing for generous landscaping and open space for each property.

Streetscape Construction & Landscaping

Early Years

The aerial photograph of the opening of the Ideal Homes Exhibition in Colpin Avenue in November 1933 (Figures 2.17, 5.19) illustrates the overall early streetscape works that had been carried out by this time. Brick kerb and channeling had been constructed along the length of the avenue on both sides (Figures 2.38-41). Other streetscape works, including the planting of the grass for the nature strips, face brick driveway cross overs and street tree planting were yet to be carried out. Fencing of each of the allotments in the avenue was another development that occurred in subsequent years.

Street Tree Planting

It was in 1940 when deliberations were made between the Ballarat City Council and the residents of Colpin Avenue about tree planting in the street. In April 1940, Mr Edgar Bass, resident at 11 Colpin Avenue, wrote to the City Council suggesting the planting of Golden Poplars.³⁵ A month later in May 1940, there was a proposal to plant Scarlet Oak and Mount Ash trees along both sides of the street, with posts and tree guards to be provided by the residents.³⁶ It appears that Scarlet Oaks were subsequently planted.

In May 1977, there was growing unrest by residents of Colpin Avenue with the regular pollarding of the street trees that had grown to a height that caused problems with the overhead power lines.³⁷ Another 13 years transpired before the residents prepared a petition to the City Council in 1990 for the bundling of the overhead wires to avoid the need for further damaging pruning to the trees

31 J. Sulman, *An Introduction to the study of Town Planning in Australia*, Government Printer of New South Wales, Sydney, 1921, p.40, 147.

32 Ballarat Ideal Homes Exhibition Catalogue, op.cit.

33 Ibid.

34 Ibid.

35 E.J. Bass to Ballarat City Council, 2 April 1940, VPRS 8118/P1, Unit 55, Council Correspondence, Public Records Office Victoria, Ballarat Archives Centre, supplied by J. Burrell, June 2005.

36 Ballarat City Council letter, 21 May 1940, VPRS 8118/P1, Unit 55, Council Correspondence, Public Records Office Victoria, Ballarat Archives Centre, supplied by J. Burrell, June 2005.

37 Jenny Burrell, email to Miriam Semmell, City of Ballarat, 7 June 2005.

(Figure 2.42).³⁸ At approximately \$10,000, the power lines were subsequently bundled.³⁹

Brick Engineering Infrastructure

While brick kerb and channeling was constructed for the exhibition in 1933 (Figures 2.39–40), the driveway cross overs remained unfinished gravel or were concreted. In more recent years, the brick driveway cross over channels have been covered in bitumen during road resurfacing, changing the original character and appearance of this aspect of the streetscape.

Building Development

Judging by the newspaper reports (Figure 2.43), the Ideal Homes Exhibition was a great success.⁴⁰ After just the first two days the hospital had received £35, which at sixpence a head represented 1400 paying visitors.⁴¹

By far the greatest success of the exhibition was the sale of allotments and the building of houses. The first allotment was sold to Sarah Ann Dehnert in May 1934, with all the blocks having been purchased by 1937, with the last allotment acquired by Alice Emily Blackburn in September of that year.⁴² Most of the houses in Colpin Avenue were built by 1941 and all of the dwellings were constructed by 1942.⁴³ The Ballarat Sewerage Authority Plans for 1934 and 1948 clearly convey the transformation of the area during this period (Figures 2.44–45).

The former land owners and builders responsible for two of the feature homes also gained further commissions after the exhibition. Individually or in partnership, they built another two dwellings at 13 and 15 Colpin Avenue (with their combined total of five houses constructed in the street).⁴⁴ The other local builders involved with house construction in the area included S.J. Weir (2 and 4 Colpin Avenue and 516 Wendouree Parade), S. Warren (16 Colpin Avenue) Priddle and Leggo (14 Colpin Avenue), David Stanley Quayle (5, 6, 8 and 10 Colpin Avenue), J E Blackburn (1 and 3 Colpin Avenue), H S Millard (11 Colpin Avenue) and F N Wilson (12 Colpin Avenue).⁴⁵ It is also known that the dwelling at 12 Colpin Avenue was designed by the local architectural firm of Clegg and Morrow.⁴⁶

Of further interest is the building of the house at 1409 Gregory Street by Herbert Reaby in 1933. Designed in a similar Spanish Mission Revival style as two of the feature homes at 7 Colpin Avenue and 518 Wendouree Parade, a building permit had been issued for its construction as early as March 1933.⁴⁷ The aerial image (Figure 2.19) of November 1933 shows the completed house in the top right corner (adjacent to the tennis courts), at the time of the exhibition. This suggests that Reaby – a rival builder – also capitalized on the publicity of the exhibition.

38 'Proposal for "Bundling the Wires" in Colpin Avenue, 1990, copy of petition supplied by Jennifer Burrell, June 2005.

39 Ibid. The petition claimed that the approximate cost of bundling the wires was \$10,000. No details on the actual cost have been ascertained.

40 Correspondence and documents in Ideal Homes Exhibition file, op.cit.

41 Ibid.

42 Certificate of Title, Land Title Office, Melbourne: Vol 5859 Fol 1171710.

43 Database of City of Ballarat Permit Books, op.cit.

44 Ibid.

45 Ibid.

46 Ibid.

47 Ibid.

A table of the original construction dates of the dwellings and the original owners is given as follows. The following data for significant dwellings within the Colpin Avenue precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 3). This data has been collated from various Directories, Land Titles and City of Ballarat Building Permit Books.

Property Address	Date of Construction	Original Building Owner
1 Colpin Avenue	c. 1937	Alice Blackburn
2 Colpin Avenue	c. 1941	William Ellison
3 Colpin Avenue	c. 1937	Jean Townrow
5 Colpin Avenue	c. 1937	David Stanley Quayle
6 Colpin Avenue	1933	David Stanley Quayle
7 Colpin Avenue *	1933 – Ideal Homes Exhibition, All Electric House	Pinney & Collins
8 Colpin Avenue	1933 – Ideal Homes Exhibition, Gas Feature Home	David Stanley Quayle
9 Colpin Avenue	c. 1935	Pinney and Collins
10 Colpin Avenue	c. 1938	Mary Connell
11 Colpin Avenue	c. 1938	Edgar J Bass
12 Colpin Avenue	c. 1940	William Denhart
13 Colpin Avenue	c. 1940	Richard Neil Collins / E Collins
14 Colpin Avenue	c. 1934	William Alfred Denhart
16 Colpin Avenue	c. 1939	Eric Mayo
1409 Gregory Street	1933	Herbert Christopher Reaby
518 Wendouree Parade *	1933 – Ideal Homes Exhibition – Lake House	Pinney & Collins

*BSA Plan = Ballarat Sewerage Authority Plan for 1934.

Significant Figures associated with the early development of Colpin Avenue⁴⁸

Albert Edwards PINNEY

Pinney was born c. 1883, son of Edward Howe Pinney and Jemima Bird. He was the second of thirteen children all born in Ballarat. Pinney's father, a miner, was also born in Ballarat, and his grandparents emigrated from Somersetshire, England.

48 Genealogical research by Susie Zada using Victorian Birth, Death and Marriage Indexes on CD-Rom, directories and various local indexes.

Pinney married Jane Chester c. 1907. They had four children: Alma Grace, Edna May, Albert Edwards and John Chester. Pinney died at Ballarat Base Hospital in September 1960.

There are 97 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of Pinney. Five of these are for E.B. or E. Pinney – possibly Albert Edwards Pinney's brother Ernest Baden Pinney. A small number do not include an initial, however the remainder are either A.E. Pinney or Pinney & Collins with whom Pinney was in partnership as a builder / developer.

Richard Neil COLLINS

Collins was born c. 1900, son of Ernest John Collins and Elizabeth Jane Nicholson. He was the third of nine children all born in Ballarat or Sebastopol. Collins's father, a timber merchant, was born in Sebastopol, and his grandparents emigrated from England and Scotland.

Collins married Bertha Wallace in 1921. They had two children: Ernest John and Gwenda. Collins died at Surrey Hills in Melbourne in July 1945.

There are 99 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of Collins. Thirty eight of these are with Pinney with whom Collins was in partnership as a builder / developer. Four are for R.N. (or N) Collins, six for E.J. Collins Jnr, and fifty for E. Collins. E.J. Collins is probably Richard Neil Collins's brother, Ernest James, and the E. Collins entries (dated later than E.J. entries) are also probably for Ernest James Collins.

David Stanley QUAYLE

Quayle was born c. 1892, son of William Quayle and Helen Bennett. He was the youngest of thirteen children all born in Ballarat. Quayle's father, also a builder, was born on the Isle of Man, and his mother in Dumfriesshire, Scotland.

Quayle married Florence May Gamham in 1919. They had two children: Coral Mona and David Graham. Quayle died in Geelong in November 1977 and is buried at Queenscliff with his wife.

There are 198 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of Quayle. These entries include W., A.L. and D.S. Quayle, Quayle and Son, and Quayle Brothers. Members of the Quayle family identified in the building industry include David Stanley Quayle and his older brother Alex Lezayra and their father William.

Edgar James BARTROP (Figure 2.46)

Edgar James Bartrop was born c. 1903 in Brighton, son of James Samuel Bartrop and Blanche Caroline Tomkins. The Bartrop family can be traced back to at least 1852 in Geelong with later children born in Geelong, Mount Moriac and Gnarwarre. Bartrop's grandparents then moved to Echuca and Yea, and his parents ended up in Melbourne in the suburbs of Brighton, Elsternwick and Glenhuntly.

Bartrop married Madge Evelyn McArthur in 1927. He commenced business in 1921 as auctioneer, valuer and real estate agent. There are 19 entries in the

Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of E. Bartrop with the first entry in 1926.

1.3 Physical Evidence

1.3.1 Building Character & Appearance (refer to photos in Appendix 2.3, Volume 3)

The Colpin Avenue Heritage Precinct is a small residential streetscape comprised of nineteen detached dwellings.

Height

The dwellings in the heritage area are predominantly single storey (Photos 3.01-04), apart from the two storey additions to the dwellings at 1, 3 and 4 Colpin Avenue. The additions to the dwelling at 1 Colpin Avenue are the least dominant (Photo 3.05), being situated behind the main ridge lines and having subservient proportions to the existing dwelling (the additions are recessive from the front and sides).

Form, Design and Scale

The dwellings in the Colpin Avenue precinct are largely characterized by interwar or later interwar Bungalow designs (Photos 3.01-04). Most of the interwar Bungalows have a major recessive hipped roof form with a projecting minor hip or gable forming asymmetrical compositions. The front hipped or gabled forms often include a verandah, or a flat roofed verandah is located at the front or side. Examples include the dwellings at 1, 3 and 10 Colpin Avenue (Photos 3.05-07). Some flat roofed verandahs project with a circular form, as shown at 13 Colpin Avenue (Photo 3.04). Another variation of the interwar Bungalow type is the dwelling at 8 Colpin Avenue, with a return verandah (Photo 3.08). This dwelling is the original "Gas Feature Home" that formed part of the Ideal Homes Exhibition.

Other notable type is the interwar Californian Bungalow. It has a major gabled roof form that traverses the site, together with gabled verandahs that project towards the street frontage. Examples include the dwellings at 6 and 9 Colpin Avenue (Photos 3.02-03) (the dwelling at 6 Colpin Avenue is the earliest of its type in the street, having been built prior to the opening of the Ideal Homes Exhibition).

Other notable variants of the interwar Bungalow type are the Mission Revival designs with their parapeted and/or arcaded loggias. These dwellings are at 7 Colpin Avenue (Photo 3.09), 1409 Gregory Street (Photo 3.10) and 518 Wendouree Parade (Photo 3.11). The dwellings at 7 Colpin Avenue and 518 Wendouree Parade represent the original "All Electric House" and the "Lake House" respectively, having formed part of the Ideal Homes Exhibition.

There are also a small number of late interwar Bungalows in the heritage precinct, such as the dwelling at 2 Colpin Avenue (Photo 3.12). These dwellings are similar in form and composition as the standard interwar Bungalows with multiple hipped roof forms and front verandahs or porches, but they are also commonly identified by larger windows and corner windows.

Most of the dwellings in the Colpin Avenue Heritage precinct commonly feature the following design characteristics:

- Hipped and/or gabled roof forms (with an approximate pitch between 25 and 35 degrees).
- Broad eaves.
- Timber framed double hung windows arranged singularly, in pairs, banks of three or as projecting bays, or as corner windows (postwar dwellings).
- Face or rendered brick chimneys that adorn the rooflines.
- Front verandahs with hipped, gabled or flat roof forms supported by columns or solid masonry piers.

Most of the dwellings in the area are medium in scale, although the few houses with later recessive two storey additions are now larger in size.

Construction and Finishes

The dwellings in the area are largely constructed of the following materials:

- Walls:
 - Face or rendered brick.
 - Horizontal timber weatherboards.
- Roofs:
 - Galvanised corrugated steel sheeting.
 - Terra cotta tiles.
- Windows and Doors:
 - Timber framing.

Garages and Carports

Typical of the interwar era of the area, no garages and carports project forward of the dwellings. In most cases, the garage or carports are detached and are situated towards the rear of the dwellings, accessed by side driveways from the front of the properties.

Of the "feature homes" that formed part of the Ideal Homes Exhibition, two original detached and recessive garages survive intact at 7 Colpin Avenue and 518 Wendouree Parade (accessed from Colpin Avenue). Both single storey, the rendered garages have introduced carports in front.

Significance of Dwellings

All except one of the nineteen properties are considered to be significant within the Colpin Avenue Heritage Precinct (based historical and aesthetic analysis). The dwellings at 7 Colpin Avenue (Photo 3.09), 8 Colpin Avenue (Photo 3.08) and 518 Wendouree Parade (Photo 3.11) have individual significance as the original feature homes of the Ideal Homes Exhibition.⁴⁹ Details and a photograph of each of the dwellings are provided in the Catalogue of Places as Appendix 2.4 (Volume 3).

The dwellings that are significant within the precinct are at:

- 1 Colpin Avenue.
- 2 Colpin Avenue.
- 3 Colpin Avenue.
- 5 Colpin Avenue.

49 Further research & assessment is required to fully determine the individual significance status of these dwellings. Nevertheless, they are considered to be significant with the precinct, given the historical evidence and physical assessment of the area.

- 6 Colpin Avenue.
- 7 Colpin Avenue.
- 8 Colpin Avenue.
- 9 Colpin Avenue.
- 10 Colpin Avenue.
- 11 Colpin Avenue.
- 12 Colpin Avenue.
- 13 Colpin Avenue.
- 14 Colpin Avenue.
- 16 Colpin Avenue.
- 1409 Gregory Street.
- 518 Wendouree Parade.

The dwellings that may have individual significance within the precinct are at:

- 7 Colpin Avenue.
- 8 Colpin Avenue.
- 518 Wendouree Parade.

The dwellings that are not considered to have significance within the precinct are at:

- 4 Colpin Avenue.
- 15 Colpin Avenue.

1.3.2 Urban Design & Engineering Infrastructure

Layout and Subdivision

The allotments in the area are largely articulated with a frontage onto Colpin Avenue. The regular allotment layout reflects the original subdivision pattern of 1932.

Setbacks

The area is notable for its regular front setbacks, most of which allow for mature garden settings. There are largely narrow side setbacks, with at least one wider side setback used as a driveway on each allotment. The side setbacks convey the clear building separation of the detached dwellings.

Engineering Infrastructure

An unusual engineering infrastructure feature of Colpin Avenue is the early brick kerb and channel on both sides of the streets (Photo 3.13). Some of the channels in the driveway cross overs have been partly covered in bitumen in recent years. The cross overs to the private driveways are constructed of concrete or are unmade with a gravel finish (Photo 3.14).

Another feature of Colpin Avenue is the lack of footpaths (Photo 3.15).

Along Colpin Avenue are overhead power lines. These lines have been bundled, alleviating the need to pollard the mature Oak trees.

Front Fences

The area is notable for its streetscape of early front fences that complement the interwar Bungalow design qualities of the dwellings. Of the 19 properties in the area, there are twelve dwellings (63%) that feature early or appropriate front fences. These fences are commonly low in height (up to 1100 mm approximately). The design and construction of the early fences is largely as follows:

- Face or rendered brick fences articulated with brick plinths and piers, having solid brick or open geometric steel trussed panels between.

Typical examples of these fences are at:

- 2 Colpin Avenue
- 3 Colpin Avenue (Photo 3.02)
- 5 Colpin Avenue
- 7 Colpin Avenue (Photo 3.09)
- 10 Colpin Avenue
- 11 Colpin Avenue
- 13 Colpin Avenue
- 518 Wendouree Parade (Photo 3.11)

A later fence that complements the design and construction of the dwellings is the timber post and woven wire fence at 14 Colpin Avenue.

There are a few other introduced fences that do not relate to the interwar era of the area, including the cast iron or aluminium palisade fences.

Views

Along Colpin Avenue are significant views to Lake Wendouree to the east.

1.3.3 Landscaping

The Colpin Avenue Heritage Precinct is especially identified by the mature Pin (and other) Oak trees that line both sides of the street (Photo 3.16). The broad grassed nature strips, uninterrupted by footpaths, also contributes to the landscape values of the area.

The front setbacks of most of the dwellings in the area also have landscape value. The open grassed settings with perimeter garden beds punctuated by pedestrian footpaths, side driveways and trees represent the most notable features.

1.4 Comparative Analysis

Crocker Street, Ballarat West⁵⁰

Possibly the most comparable streetscape with Colpin Avenue is Crocker Street in the proposed West Ballarat Heritage Area. Originally known as Albion Street, the allotments fronting Crocker Street were laid out in 1921, 12 years before the development of Colpin Avenue. The area has been identified as containing 'an almost undisturbed collection of substantial brick residences, set well back from the road, and generally single storey with attic rooms, or two storeys.' These dwellings appear to have been built between 1923 and 1938. The substantial houses largely range from interwar Bungalows to large interwar Georgian Revival styled dwellings having hipped and/gabled roof forms. Front boundary fences complement the designs of the dwellings. Grassed nature strips and grassed and graveled verges with mature canopy trees (including Oak, Plane, Ash, Maple, Elm and other exotic species) also help define the heritage character and appearance of Crocker Street. By comparison, Colpin Avenue has smaller-scaled dwellings of equal interwar Bungalow design

50 Information taken from Hansen Partnership Pty Ltd in association with Wendy Jacobs Architect and Heritage Consultant and Naga Services: Dr Jan Penny, 'City of Ballarat Study (Stage 2): Heritage Precincts', July 2003, vol. 2, pp.50-66.

quality. It also has landscaping of equal visual quality, in the grassed nature strips (without footpaths), distinctive brick kerb and channel, mature private front gardens and the mature Oak trees lining both sides of the street. Overall, both streets represent highly intact, homogenous interwar streetscapes.

Brawn Avenue, Old Showgrounds Heritage Precinct⁵¹

Brawn Avenue in the Old Showgrounds Heritage Precinct was laid out at the same time as Colpin Avenue in 1933. Initially proposed for the first "Ideal Homes Exhibition" by Edgar Bartrop, difficulties and delays in procuring the old showgrounds reserve led to the site being abandoned in favour of Colpin Avenue. Brawn Avenue forms the central thoroughfare of the old showgrounds subdivision. A predominantly intact street of economical and well-built single storey interwar Bungalows having hipped and/or gabled roof forms, Brawn Avenue is not as intact as Colpin Avenue and Crocker Street and does not possess the mature canopy of trees, but it does reflect a familiar interwar streetscape appearance. The dwellings are also more rudimentary, indicating a different socio-economic background than the substantial dwellings in Crocker Street and the "exclusive" area (as it was originally called) of Colpin Avenue.

Dowling Street (east side), Dowling Street Heritage Precinct⁵²

The collection of Bungalows on the east side of Dowling Street (between Gregory Street and Wendouree Parade) forms a distinctive interwar streetscape that is comparable to the interwar qualities of Colpin Avenue. A precursor to the highly successful "Ideal Homes Exhibition", the subdivision of "McLeod's Block" in Dowling Street in 1929 brought about the speculative development of 7 interwar Bungalows at 2-10 Dowling Street and 1215 Gregory Street by the local builders, Collins and Pinney. The design and construction of these dwellings, together with the opportunities for generous landscaped settings, grassed nature strips and mature street trees of Claret Ash and Elms in Dowling Street are those heritage features that are most comparable with the Colpin Avenue precinct.

1.5 Statement of Cultural Significance

The Colpin Avenue Heritage Precinct has significance as a highly intact streetscape of predominantly single storey interwar dwellings constructed largely between 1933 and 1941. These properties have mature garden settings, well designed and constructed front fences and set within a streetscape of grassed nature strips (without footpaths), distinctive brick kerb and channel and rows of mature Pin Oak street trees. Subdivided into 20 allotments by the original owners, Collins and Pinney, builders, Colpin Avenue (whose name is derived from the original owners) was the location of Ballarat's first "Ideal Homes Exhibition" in November and December 1933, sponsored by local auctioneer and real estate agent, Edgar Bartrop. It was proudly advertised as Ballarat's "most exclusive residential area", with three feature homes built offering the latest in design and technology. The "Lake House" and "All Electric House" at 518 Wendouree Parade and 7 Colpin Avenue respectively, were built by Collins and Pinney in interwar Spanish Mission styles. The third home was the "Gas Feature Home" built by David S. Quayle. These single storey, well built and designed dwellings were open to the public throughout the exhibition, which was opened by the Mayor of the City of Ballarat on 25 November 1933. Laid out along contemporary Garden City

51 See Volume 6 further details on the Old Showgrounds Heritage Precinct.

52 See Volume 5 for further details on the Dowling Street Heritage Precinct.

Planning principles, the exhibition heralded the transformation of Colpin Avenue into an homogenous and distinctive interwar streetscape by the early 1940s.

The Colpin Avenue Heritage Precinct is architecturally significant at a LOCAL level (AHC D.2, E.1). It demonstrates original design qualities as defined in the high proportion of predominantly intact interwar dwellings. These qualities include the hipped and/or gabled roof forms (with a pitch between 25 and 35 degrees) and the projecting front verandahs or porches having hipped, gabled or flat roofs. Other intact or appropriate qualities of these interwar Bungalow and interwar Californian Bungalow styled dwellings include the single storey height, broad eaves, timber framed double hung windows arranged singularly, in pairs, banks of three or as projecting bays, face or rendered brick chimneys, face or rendered brick wall construction and horizontal timber weatherboard wall cladding and the galvanized corrugated steel and terra cotta tile roof cladding. The more distinctive dwellings at 518 Wendouree Parade, 7 Colpin Avenue and 1409 Gregory Street in the precinct are designed in a Spanish Mission Revival style which also feature front parapeted and/or arcaded loggias. There are also three late interwar Bungalows which have similar design qualities, together with corner timber framed windows. The recessive garage and carport locations, allowing the dwellings to dominate, also contributes to the architectural significance of the place. Overall, the collection of dwellings in Colpin Avenue forms one of the most intact homogenous examples of a predominantly interwar streetscape in Ballarat, comparable with Crocker Street in Ballarat West and the east side of Dowling Street (between Gregory Street and Wendouree Parade) in Lake Wendouree.

The Colpin Avenue Heritage Precinct is aesthetically significant at a LOCAL level (AHC D.2, E.1). The area has highly important visual qualities that contribute to its distinctive interwar streetscape character. These qualities include the early face or rendered brick fences articulated with brick plinths and piers, and having solid brick or open geometrid steel trussed bays between. Other intact qualities include the face brick kerb and channel, generous grassed nature strips (without footpaths), mature private landscaped settings and the rows of mature Pin Oak trees on both sides of the avenue.

The Colpin Avenue Heritage Precinct is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with Ballarat's first "Ideal Homes Exhibition" sponsored by local auctioneer and real estate agent, Edgar Bartop, and opened on 25 November 1933 by the Mayor of the City of Ballarat, A.J. Darling. Proudly declared as the city's "most exclusive residential area", the exhibition displayed three "feature homes". The "Lake House" at 518 Wendouree Parade and the "All Electric House" at 7 Colpin Avenue were built by local builders, Collins and Pinney. They were the owners of the original 20-allotment subdivision of Colpin Avenue (whose name is derived from these original owners). The third feature home was the "All Gas Feature Home" at 8 Colpin Avenue built by David S. Quayle. He had also built a second house at 6 Colpin Avenue which was completed in time for the exhibition, but was not described as a "feature home". The exhibition involved various sections of the community. The Ballarat Base Hospital offered refreshments in a marquee, a slab and bark hut was built as the exhibition office by the local scouts. Most importantly, the feature homes offered the latest in architectural and interior design and building and utilities technology. The success of the exhibition brought with it the transformation of Colpin Avenue into a highly homogenous predominantly interwar streetscape in the ensuing years.

The Colpin Avenue Heritage Precinct is scientifically significant at a LOCAL level (AHC F.1). The original "feature homes" of the Ideal Homes Exhibition illustrate contemporary design and technology for the interwar period. The "All Electric" and "Gas Feature" homes reflect the latest in technological development for utility services that set a standard for all houses in the area. More broadly, the Ideal Homes Exhibition was in itself an innovative concept for Ballarat, the holistic approach to the design of the subdivision layout, houses, garden designs and engineering infrastructure became an appealing model for house sales and later house exhibitions.

Overall, the Colpin Avenue Heritage Precinct is of LOCAL significance.

1.6 Rationale to Statement of Cultural Significance

In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the Colpin Avenue Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The Colpin Avenue Heritage Precinct is considered to meet the following relevant Criteria:

A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

H.1: Importance for close associations with individual whose activities have been significant within the history of the nation, State or region.

It has been clearly documented with historical and physical evidence that the Colpin Avenue precinct has direct associations with Ballarat's first "Ideal Homes Exhibition" in 1933, sponsored by Edgar Bartrop, local auctioneer. This exhibition played a fundamental role in promoting interwar design and technology, which was made manifest in the immediate ensuing years in the construction of dwellings in Colpin Avenue. Edgar Bartrop played a critical role as the major organizer and sponsor of the exhibition, and together with local builders, Collins and Pinney and David S. Quayle, he was responsible for promoting Colpin Avenue as an "exclusive residential area" through the establishment of the original feature homes which has led to the interwar character and appearance of Colpin Avenue today.

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

E.1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The Colpin Avenue Heritage Precinct represents one of the most intact and homogenous interwar streetscapes in Ballarat. It clearly demonstrates the contemporary aspirations in design and technology for the interwar period, through the high proportion of interwar Bungalows, interwar Californian Bungalows, interwar Spanish Mission dwellings and (to a lesser degree) postwar Bungalows existing in the precinct. This is complemented by the intact landscaping and engineering infrastructure, as defined by the grassed nature

strips, mature garden settings, mature Oak trees on both sides of the avenue, intact early front fences and brick kerb and channel. This heritage fabric is recognized by the majority of the residents in Colpin Avenue today for its architectural and aesthetic values.

F.1: Importance for its technical, creative, design or artistic excellence, innovation or achievement.

The photographic and documentary evidence that resulted from the Ideal Homes Exhibition provides a clear understanding of the technological achievements in the use of electricity and gas in typical residential building construction. The electrical plan of the All Electric Home at 7 Colpin Avenue illustrates the early nature of using electricity in a holistic manner. The different electrical points for varying wattage supply shows the fledgling nature of the technology when compared with similar services today. More broadly, the Ideal Homes Exhibition was an innovative concept in Ballarat. The subdivision of MacLeod's block in Dowling Street in 1929 had been the precursor to the exhibition, but this event was more complete in advertising, marketing, laying out and construction of interwar dwellings. It was a new method of selling homes with greater appeal, having the latest in house design, furnishings, furniture, building products, utilities and landscaping on proud display for the interested buyer.

Appendix 2.1: Colpin Avenue Heritage Precinct Map



Colpin Avenue Heritage Precinct Map

Appendix 2.2: Colpin Avenue Precinct Historical Figures

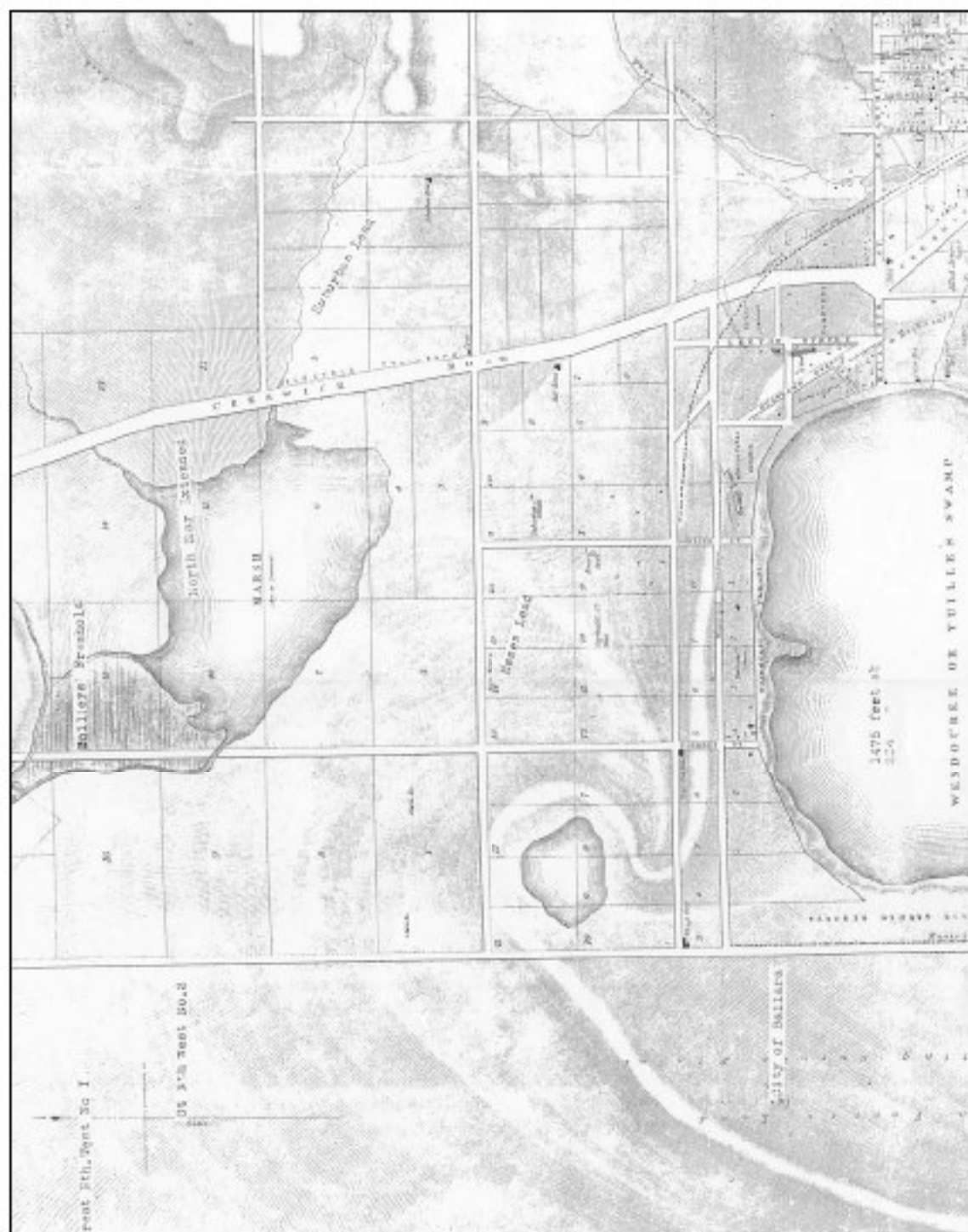


Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing Yuille's Swamp (Lake Wendouree), Public Garden Reserve, leads and shafts north of the lake, Gregory Street (Municipal Boundary), Agricultural Reserve, and Cricket Ground. Source: City of Ballarat.

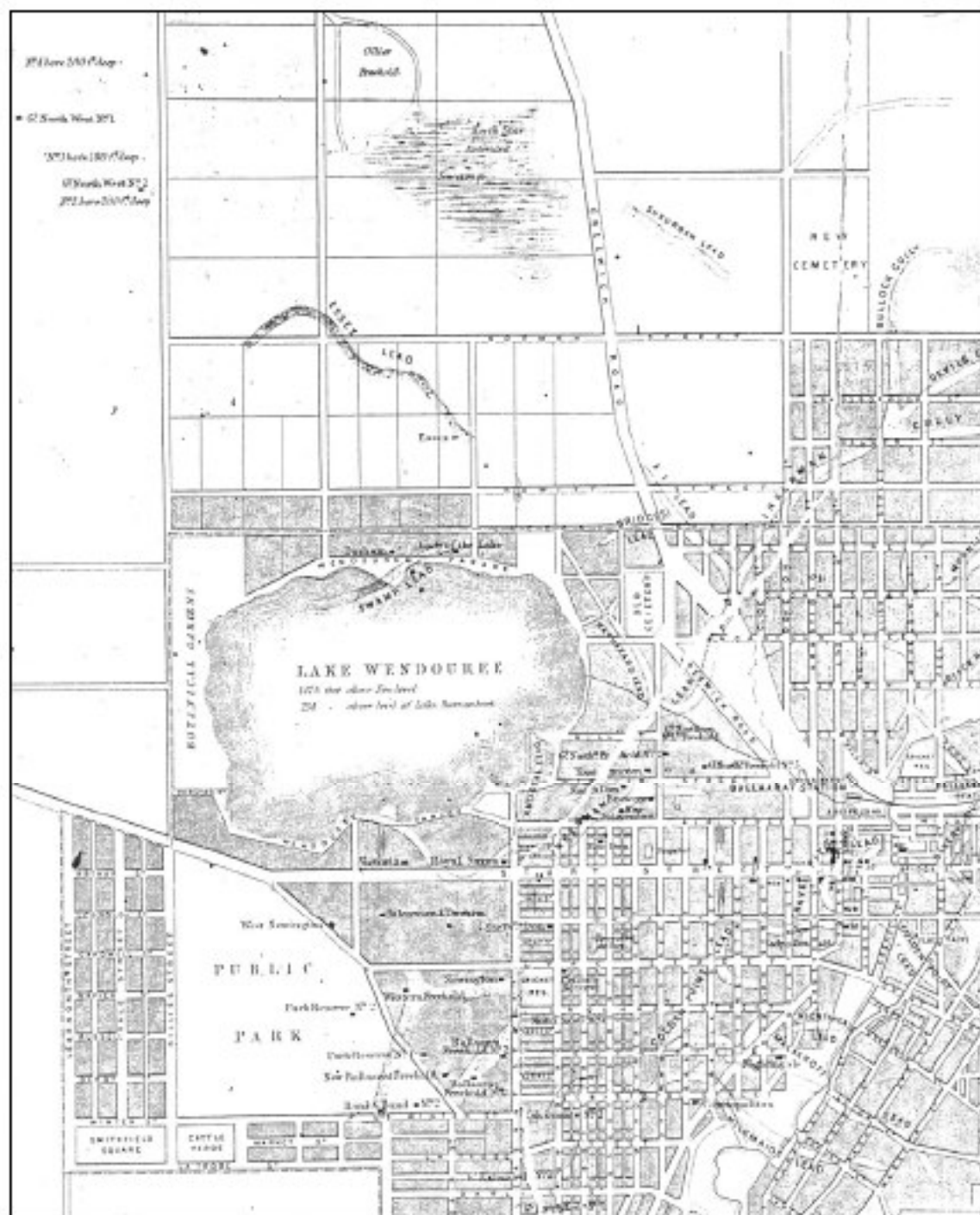


Figure 2.02: Portion of Map of Ballarat and Sebastopol, compiled and engraved from official and original mining surveys by John L. Ross, 1888, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), and leads and shafts north of the lake. Source: City of Ballarat.



Figure 2.03: Portion of Niven's Mining Map of Ballarat, compiled from Government Plans and the most recent surveys of the district mining surveyors, 1870, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), Agricultural Show Grounds Reserve, Pound Reserve, and leads and shafts north of the lake. Source: City of Ballarat.

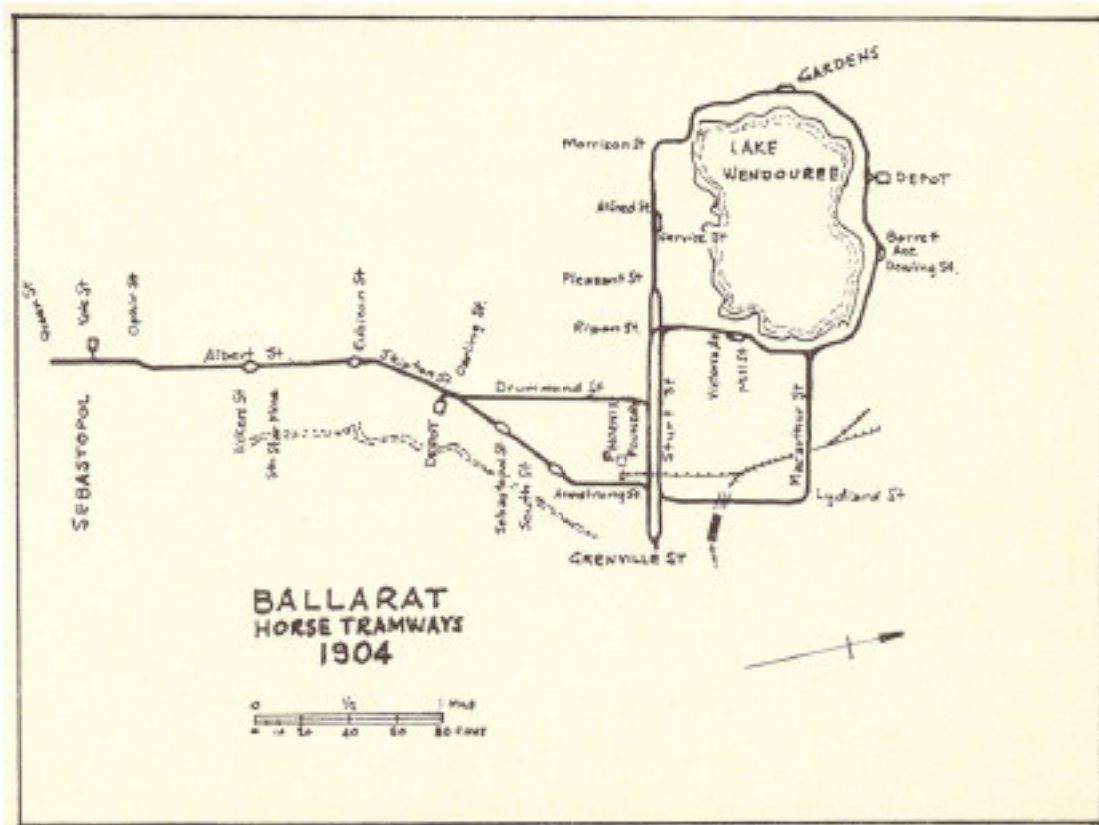


Figure 2.04: Ballarat Horse Tramways, 1904, showing depot and tram stop north of Lake Wendouree.
Source: *The Ballarat Tramways: An Illustrated History*, p. 8.

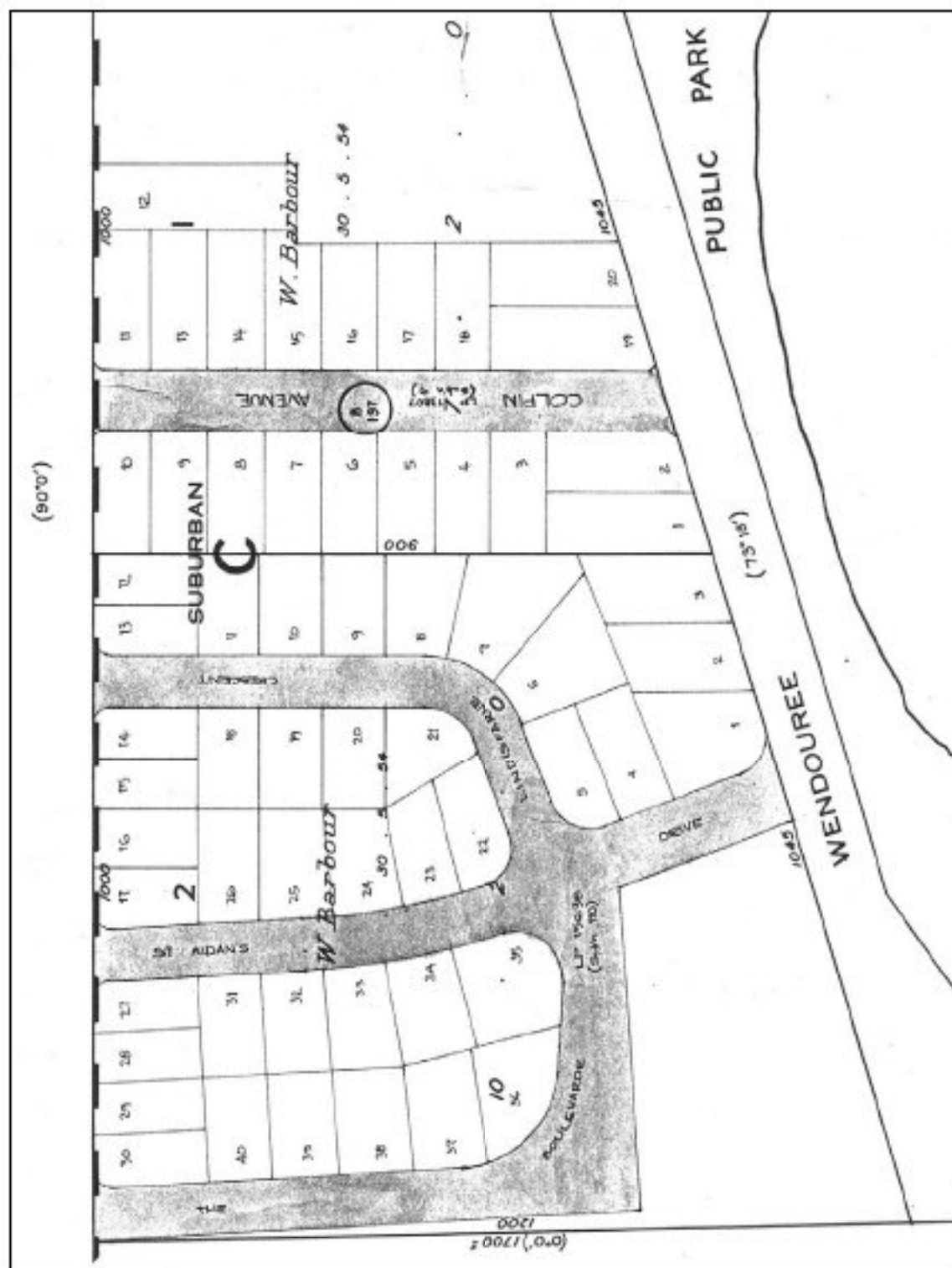


Figure 2.05: Portion of map, *Township of Ballarat, Sheet 1, 1964*, showing Section C, Allotments 1 and 2. Source: Planning Department, City of Ballarat.

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PLAN OF SUBDIVISION
PART OF CROWN ALLOTMENT 1, Section C⁷⁰⁰
CITY OF BALLAARAT at Ballaarat, North
PARISH OF BALLAARAT
COUNTY OF GRENVILLE

SCALE 80 FEET TO AN INCH.

V5859 F710

LP 13807

EDITION 1

PLAN MAY BE LODGED IT + 39

COLOUR CODE

BL-BLUE O-ORANGE
 BR-BROWN P-PURPLE
 Y-YELLOW R-RED
 H-HATCH CH-CROSS HATCH

THE LAND COLOURED BLUE
 IS APPROPRIATED OR SET
 APART FOR EASEMENTS OF
 DRAINAGE

THE LAND COLOURED BROWN
 IS APPROPRIATED OR SET
 APART FOR ROADS

GREGORY (FORMER) ROAD STREET

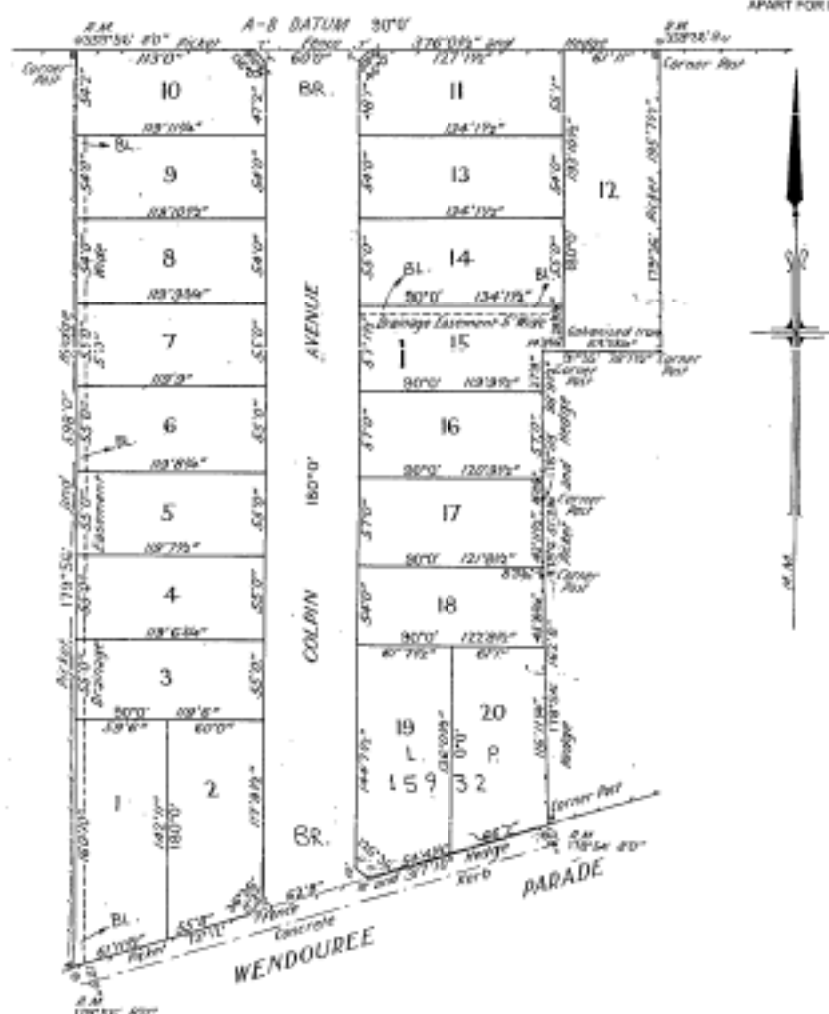


Figure 2.06: Plan of Subdivision LP13807, April 17, 1934. Source: Land Title Office.



Figure 2.07: Two dwellings built by David Quayle before November 1933. The dwelling on the right is at 6 Colpin Avenue (and was not built as a "feature" home) and the dwelling on the left is at 8 Colpin Avenue and represents the "Gas Feature Home". Also note the early front fence and brick kerb and channel. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.08: Official party on the temporary dais at the opening of the Ideal Homes Exhibition, 25 November 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.09: Ideal Homes Exhibition sign that was floodlit at night, 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.10: Series of advertising cards for Ideal Homes Exhibition – Card 1. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.11: Series of advertising cards for Ideal Homes Exhibition – Card 2. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.11A: Series of advertising cards for Ideal Homes Exhibition – Card 3. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.12: Series of advertising cards for Ideal Homes Exhibition – Card 4. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.13: Series of advertising cards for Ideal Homes Exhibition – Card 5. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.14: Series of advertising cards for Ideal Homes Exhibition – Card 6. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

ENTRY FORM.

Ideal Homes Exhibition.

ESSAY COMPETITION:
"My Ideal Home."

Adjudicator — T. W. COTTON, Esq.
Editor "BALLARAT COURIER"

CLOSING DATE—WEDNESDAY, 6th DECEMBER.

CONDITIONS—1. Essay to be not more than 750 words.
2. To be written on one side of paper only.
3. Age not more than 16 next birthday.
4. Entry form to be pinned to essay.

Name G. H. B. McLean

Address 111 1/2 Eve Street, Ballarat.

School Ballarat College

Grade or Form Upper Sixth Form

Age 14 years 11 months

I HEREBY CERTIFY that the Essay entered herewith is the entire work of
G. H. B. McLean
Miriam J. McLean
Parent or Guardian.

PRIZE : £6 - 6 - 0
The Gift of the Sponsor of the Exhibition.



EDGAR BARTROP
AUCTIONEER
REAL ESTATE AGENT
LYDIARD ST SOUTH
Ballarat

Figure 2.15: G H B McLean of Ballarat College was 1st Prize Winner in the Ideal Homes Exhibition Essay Competition. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.16: Invitation for a private inspection of the Ideal Homes Exhibition, Colpin Avenue, 1933.
Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.17: "An aerial view of Colpin Ave and the Ideal Homes – taken from a plane "hired" for the purpose on 25/11/1933 and carrying "the sponsor", Edgar Bartrop, and a photographer, as passengers!" Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.18: Replica of slab and bark pioneer's cottage used as the Ideal Homes Exhibition Office, dated either before or after the exhibition in 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.19: "An aerial view of Colpin Ave and the Ideal Homes – taken from a plane "hired" for the purpose on 25/11/1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.20: Possibly the "All Electric Home" at 7 Colpin Avenue under construction in 1933, showing the foundations and brick base walls with terra cotta subfloor vents installed. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.21: "All Electric Home" at 7 Colpin Avenue under construction in 1933, showing brick base walls supporting timber floor structure. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.22: Detail of cavity brick wall construction, possibly at the "All Electric Home", 7 Colpin Avenue in 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.23: Construction of roof structure, possibly at the "All Electric Home" at 7 Colpin Avenue, 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.

<p>BALLARAT'S FIRST</p> <p>IDEAL HOMES EXHIBITION</p> <p>Sponsored by EDGAR BARTROP.</p> <p>COLPIN AVENUE</p> <p>Ballarat's Finest and Most Exclusive Residential Location.</p> <p>A Development of MESSRS. PINNEY & COLLINS.</p>			
ALL-ELECTRIC HOME.		THE LAKESIDE HOME.	
BUILT BY —	Pinney & Collins	BUILT BY —	Pinney & Collins
Ballarat Hardware	Builders' Hardware	Amst. Metropolitan Ass. Co.	Insurance
Ballarat Meat Stores	Meat	Batt & Lyons	Car
Bowen & Poirer	Timber	J. Echart	Clocks, etc.
W. Dabie	Ice Cream	Ballarat Hardware	Radio
Draffler Bros.	Electric Hot Water Service	D. & W. Chandler	Builders' Hardware
A. E. Dunnett	Plumbing	Andrew Carr	Stove
Harry Davies & Co.	House Linens	Eyres Bros.	Kitchen Utensils
Electric Supply Co.	Electricity	Eureka Tile Co.	Tiles
J. Evans & Sons	Books	T. D. Findlay	Decorating
Eureka Ties Co.	Tiles	W. Gear	Chemist
W. Gibbels & Co.	Men's Wear	R. M. Gullen	Leather Goods
R. Graham & Sons	Boots and Shoes	J. A. Holland	Bicycle
G. E. Gerrells	Gardens	T. J. Hayman	Lamp Shades
J. Holloway & Sons	Plumbers' Supplies	Model Grocery	Groceries
J. P. Hutchinson Pty. Ltd.	Bread	Mark & Philip	Men's Wear
Loveland & Haslam	Car	W. F. Osborne	Clothes Line
McFadyen & Taylor	Decorators	Peas Furniture	Furniture
W. R. Phillips	Fibro Plaster	H. J. Symons	Motor Cycle
Royal Insurance Co. Ltd.	Insurance	Amelia Spiers	Ladies' Wear
W. Ritchie	Generators	Stones'	Bricks
Taylor & Taylor	Dairy Produce	J. Sellark	Timber
F. R. Taylor & Sons	Furniture	R. Sim & Co.	Bread
R. H. Wallis	Electric Fittings	A. Wilkie & Sons	Cartage
Wastell & Cutler	Spectacles	G. Walker	Small Goods
Warrat A. Wilson	Rodin	E. H. Lloyd	Terrazzo
J. Sellark	Bricks	A. E. Conlson	
Spensfield & Smith	Glazing		
H. P. Hinton	Crystal		
GAS FEATURE HOMES.		David S. Quayle	
BUILT BY —			
O. F. Bateh	Furniture		
Ballarat Gas. Co.	Gas		
A. E. Coulter	Mile (Ustensils)		
D. & W. Chandler	Radio and Kitchen		
Harry Davies & Co.	Furnishings		
Eyres Bros.	Builders' Hardware		
Sam Ellis & Son	Car		
V. G. Finishes	Plumbing		
Geo. Farmer	Hair and Bacon		
G. Gay & Co.	Timber		
Henry Bros.	Meat		
J. R. Topling	Electric Fittings		
W. E. Landhurst	Bread		
H. T. Lingham	Groceries		
Phoenix Assurance Co. Ltd.	Insurance		
Postmaster-General Dept.	Telephone		
Red & Williams	Men's Wear		
J. Sellark	Bricks		
Thomas' Supply Stores	Bronzeware		
Tyrell's Plant Farm	Florist		
Wendouree Butter Factory	Butter		
Bona's	Ladies' Wear		
S. L. Vale	Printer		

Figure 2.24: Suppliers to each of the homes in the Ideal Homes Exhibition. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

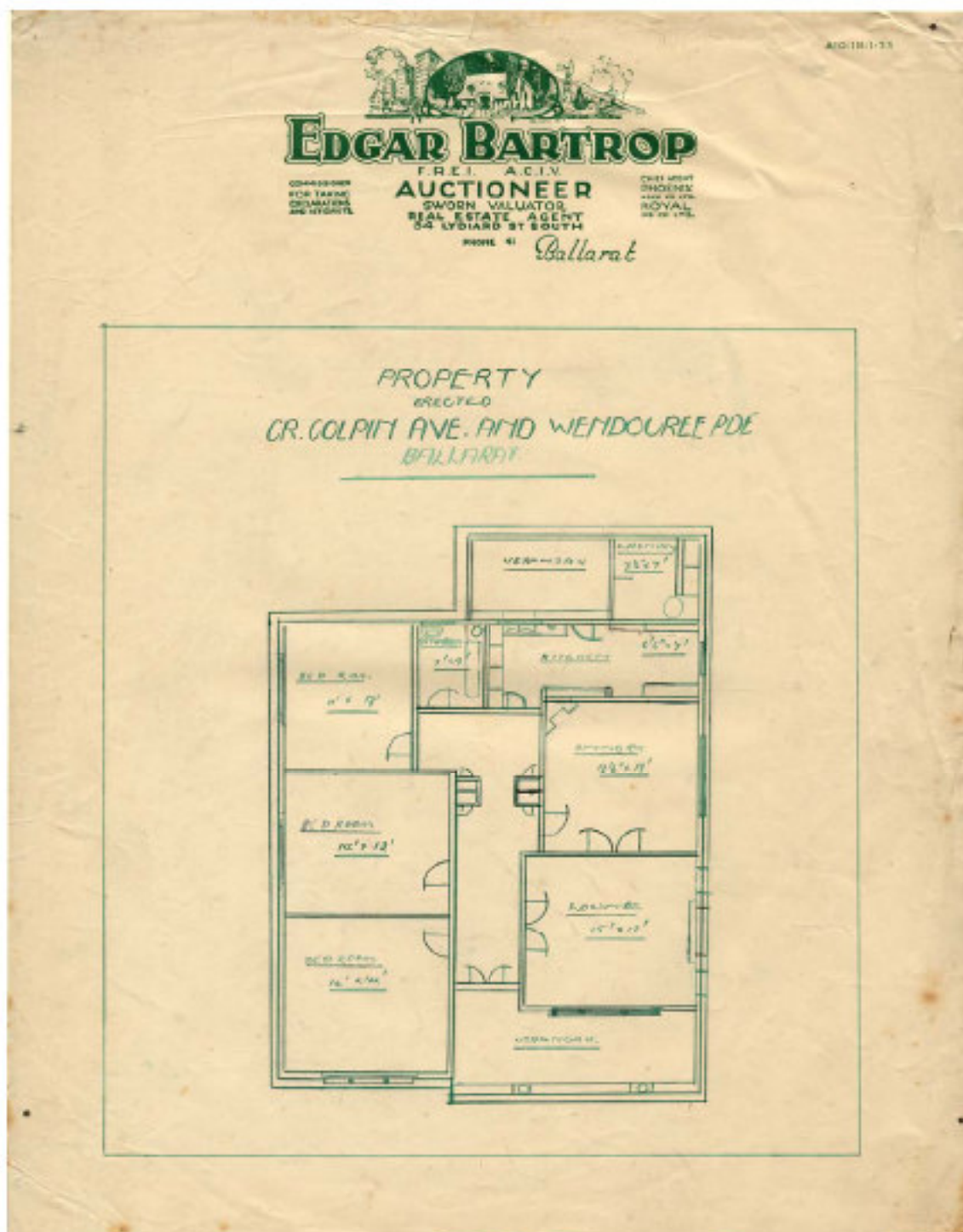


Figure 2.25: Ideal Homes Exhibition – Floor Plan for the Lake House, 518 Wendouree Parade. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.26: "Lake House". One of the three feature homes open during the Ideal Homes Exhibition, 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.27: "All Electric House", a feature home of the Ideal Homes Exhibition, 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.28: Front garden recently laid out at the "All Electric House", 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.

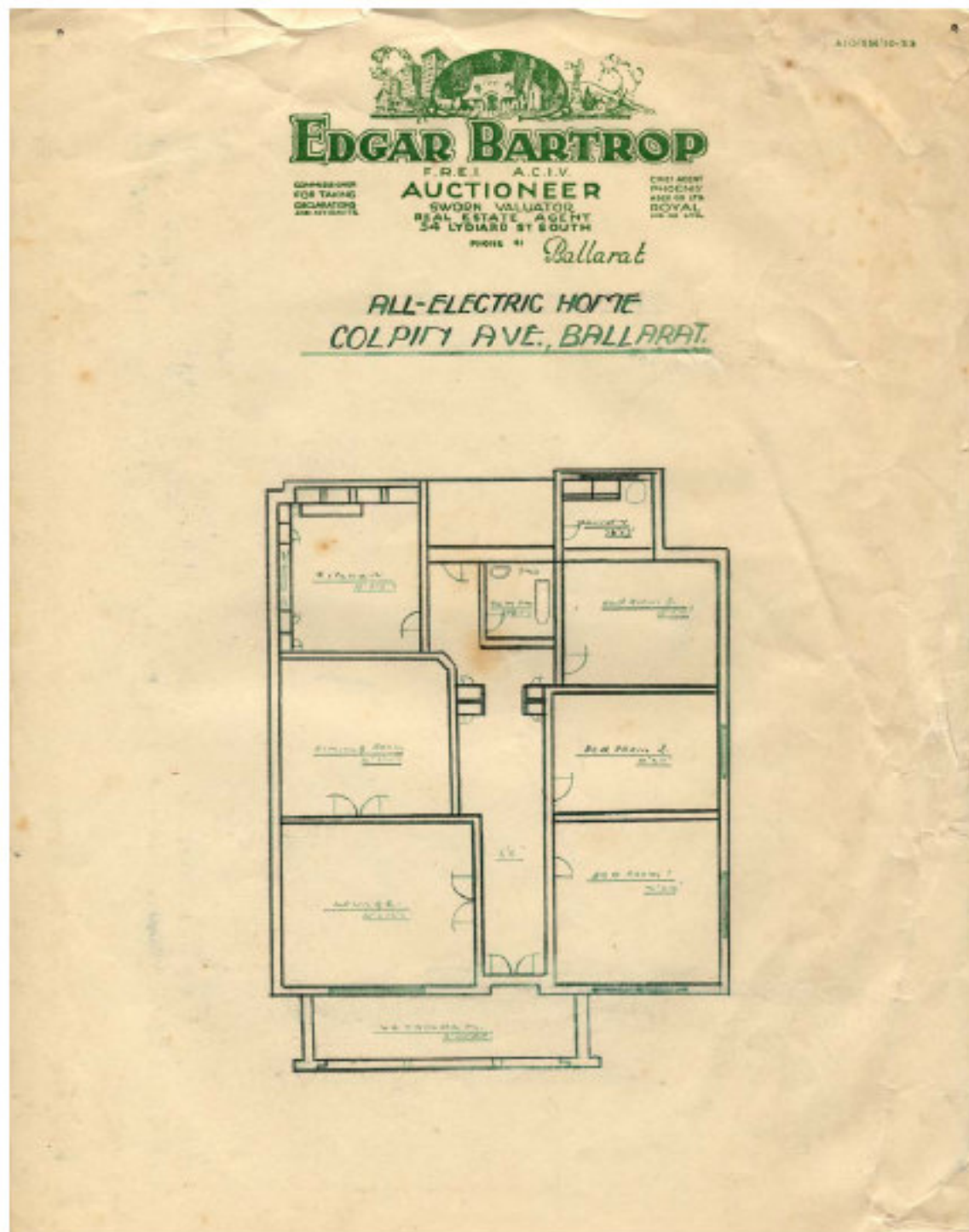


Figure 2.29: Ideal Homes Exhibition – Floor Plan for the Lake House, 518 Wendouree Parade. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

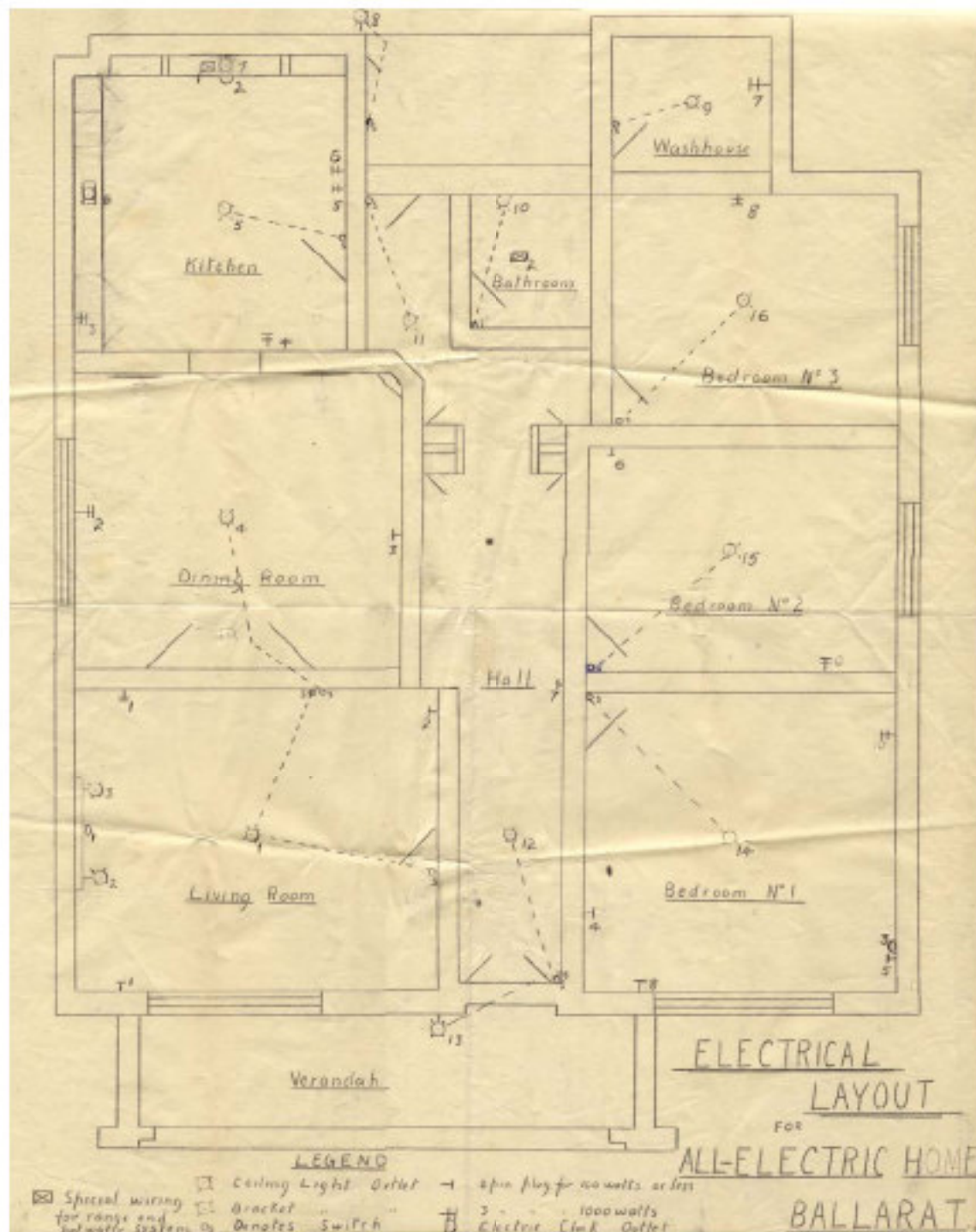


Figure 2.30: Ideal Homes Exhibition – Electrical Layout for the All Electric House, 7 Colpin Avenue.
Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

Section	OUTLET			Circuit No.	Dist. Int.	SWITCH			LAMP		Lighting Unit	Remarks
	No.	Position	Type			Size Amp.	Type	Position	Size Watts	Type		
LIVING ROOM	1	Shown on plan	New era block			5	Flush two-way	Door-way	5-40	B.C. I.F.	Pipe light fixture	Wiring of all points to terminate at outlet with block, ceiling rose, etc, as shown in "Outlet Type" column
"	2	"	"			5	Flush one-way	Beside brackets	15	"	One-light wall bracket	
"	3											
DINING ROOM	4	"	Bake lite ceiling rose			5	"	Outside door	100	"	20" parchment shade	Lamps and lighting fixtures not included in wiring.
KITCHEN	5	"	6 1/2" block and brass button holder			5	"	Beside door	75	B.C. clear	8 1/2" kitchen unit	
"	6	In box above sink	brass button holder			5	"	Beside sink	60	"	Wooden box 9" in depth built into soffit of sink to accommodate 18" x 9" sheet of glass.	
"	7	6' above floor in range recess	"			5	"	Beside range	25	B.C. I.F.	Glass shade and nickel kitchen bracket	
OUTSIDE BACK VERANDAH	8	Back wall	Swan neck bracket & B.C. holder			5	Bake-lite S.P.	Shown on plan	60	"	10" enamel shade	
WASH-HOUSE	9	Shown on plan	Block & B.C. button holder			5	Bake-lite S.P.	"	60	"	-----	
BATHROOM	10	"	3 1/2" block			5	"	"	40	"	Green bathroom bracket	
HALL	11	"	3 1/2" block and B.C. button holder			5	Flush	"	40	"	-----	
"	12	"	New era block			5	Flush	"	40	"	Hall fixtures	
VERANDAH	13	"	"			5	"	"	60	"	Bracket lantern	
BEDROOM NO. 1	14	"	Bake-lite ceiling rose			5	"	"	75	"	Inverted shade	

Figure 2.31: Ideal Homes Exhibition – Electrical Specifications p.1 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS - LIGHTING

Sheet No. 2.

Section	OUTLET			Cir- cuit No.	Dist Feet	SWITCH			LAMP		Lighting Unit	Remarks
	No.	Position	Type			Size Amps	Type	Position	Size Watts	Type		
BEDROOM NO. 2	15	Shown on plan	New era block			5	Flush	Shown on plan	75	B.C I.P	12" bowl.	
" 3	16	"	"			5	"	"	75	"	12" bowl.	3

Figure 2.31A: Ideal Homes Exhibition – Electrical Specifications p.2 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS- LIGHT PLUGS

Sheet No. 4.....

Rec'd table

Section	OUTLET			Circuit No.	Dist. Feet	SWITCH			SWITCH		Lighting Unit	Remarks
	No.	Position	Type			Size Amp	Type	Position	Size Watts	Type		
LIVING ROOM	1	Shown on plan on skirting	2-pin round pin plug			5	Flush	Beside plug	100	Flush	Table lamp	Plugs rated at 100 watts with small label at each plug plainly marked "For use with appliances not exceeding 100 watts"
"	2	"	"			5	"	"	"	"	"	
DINING ROOM	3	"	"			5	"	"			Ornament	
BEDROOM NO. 1	4	"	"			5	"	"			Bed Reading lamp	
"	5	"	"			5	"	"			Dressing table light	
BEDROOM NO. 2	6	"	"			5	"	"			Bed Reading Lamp	
HALL	7	"	"			5	"	"			Ornament	
BEDROOM NO. 1	8	6'6" above floor	"			5	"	"			Fan	

Figure 2.32: Ideal Homes Exhibition – Electrical Specifications p.3 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS - POWER PLUGS

Sheet No. 1

Section	OUTLET			Circuit No.	Dist. In.	SWITCH			Receptacles		Lighting Unit	Remarks
	No.	Position	Type			Size Amp.	Type	Position	Size Watts	Type		
LIVING ROOM	1	Shown on plan on skirting	3-pin round pin			5	Flush	Beside plug	1000	Flush	Radiator, radio, etc.	
DINING ROOM	2	"	"			5	"	"	"	"	Radiator, vacuum cleaner, toaster, etc.	
KITCHEN	3	"	"			5	"	"	"	"	Refrigerator	
"	4	"	"			5	"	"	"	"		
"	5	"	"			5	"	"	"	"		
"	6	"	"			5	"	"	"	"		
WASH- HOUSE	7	"	"			5	"	"	"	Sur- face	Washing machine	
BEDROOM NO. 3	8	"	"			5	"	"	"	Flush		
BEDROOM NO. 2	9	"	"			5	"	"	"	"		
BEDROOM NO. 1	10	"	"			5	"	"	"	"		

Figure 2.33: Ideal Homes Exhibition – Electrical Specifications p.4 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS - CLOCK OUTLETS

Sheet No. 1

Section	OUTLET			Circuit No.	Dist. In.	SWITCH			Receptacles		Lighting Unit	Remarks
	No.	Position	Type			Size Amp.	Type	Position	Size Watts	Type		
LIVING ROOM	1	On mantle-piece	Recessed light siding recess						60		Clock	Clock outlets are to be included in the lighting circuits at 60 watts rating each.
BEDROOM NO. 1	2	On skirting	"						60		Clock	
KITCHEN	3	On wall above range recess	"						60		"	

Figure 2.347: Ideal Homes Exhibition – Electrical Specifications p.5 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS - SPECIAL OUTLETS

Sheet No. 1.

Section	OUTLET			Circuit No.	Dist. In.	SWITCH		Receptacle		Lighting Unit	Remarks
	No.	Position	Type			Size Amp.	Type	Position	Size Watt		
KITCHEN	1	Range recess									Special wiring for 6 KW. electric range, balanced over two phases.
BATHROOM	2	Tank above ceiling									Special wiring for 300 watt continuous hot water service. (Make provision in wiring for possible future changeover to 1400 watt continuous element and 1500 watt booster element. Provide D.P. switch for element and D.P. switch for booster above ceiling, also S.P. switch for booster in bathroom.)

Figure 2.35: Ideal Homes Exhibition – Electrical Specifications p.6 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.36: "Gas Feature" Home under construction, 1933. Also note the recently-constructed brick kerb and channel. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.

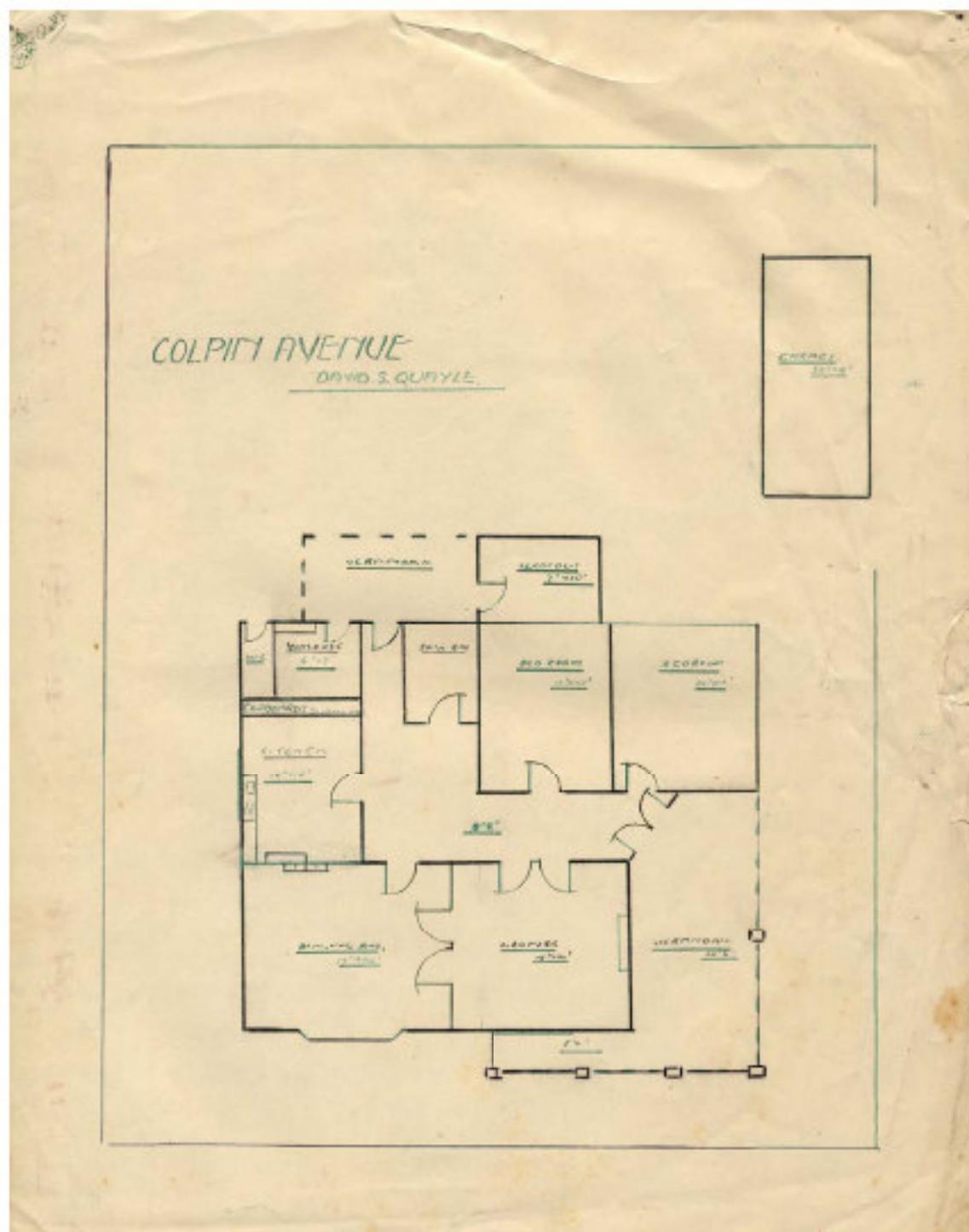


Figure 2.37: Ideal Homes Exhibition – Floor Plan for the Gas Feature Home, 8 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.38: "All Electric House" under construction, 1933. Note the brick kerb and channel that had been constructed by this time. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.39: Streetscape view of Colpin Avenue looking north with the "All Electric House" in the background, 1933. Note the brick kerb and channel that had been constructed by this time and the laid out nature strips with graveled pedestrian tracks (the grass had not been planted by this time). Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.40: Streetscape view of Colpin Avenue looking south towards Lake Wendouree, 1933. The "Gas Feature Home" and other house built by David Quayle at 6 Colpin Avenue are shown in the background. Note the newly constructed brick kerb and channel, laid nature strips (with the grass yet to be planted) and the surviving Italian Cypress tree that appears to have been temporarily retained. This tree may have formed part of Smith's Nursey that had previously taken up the Colpin Avenue area. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.41: Streetscape view looking north-east showing the "Gas Feature Home" and the other house built by David Quayle (6 Colpin Avenue) in the middle ground. Note the rudimentary nature of the nature strips and the few mature trees dotted throughout the subdivision that appear to have once formed part of Smith's Nursery that was originally situated in this area. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.42: Pollarded Oak trees in Colpin Avenue in 1990, prior to the bundling of the overhead electricity wires. Source: Jenny Burrell.

[illegible]

Figure 2.43: Ideal Homes Exhibition – newspaper clippings. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

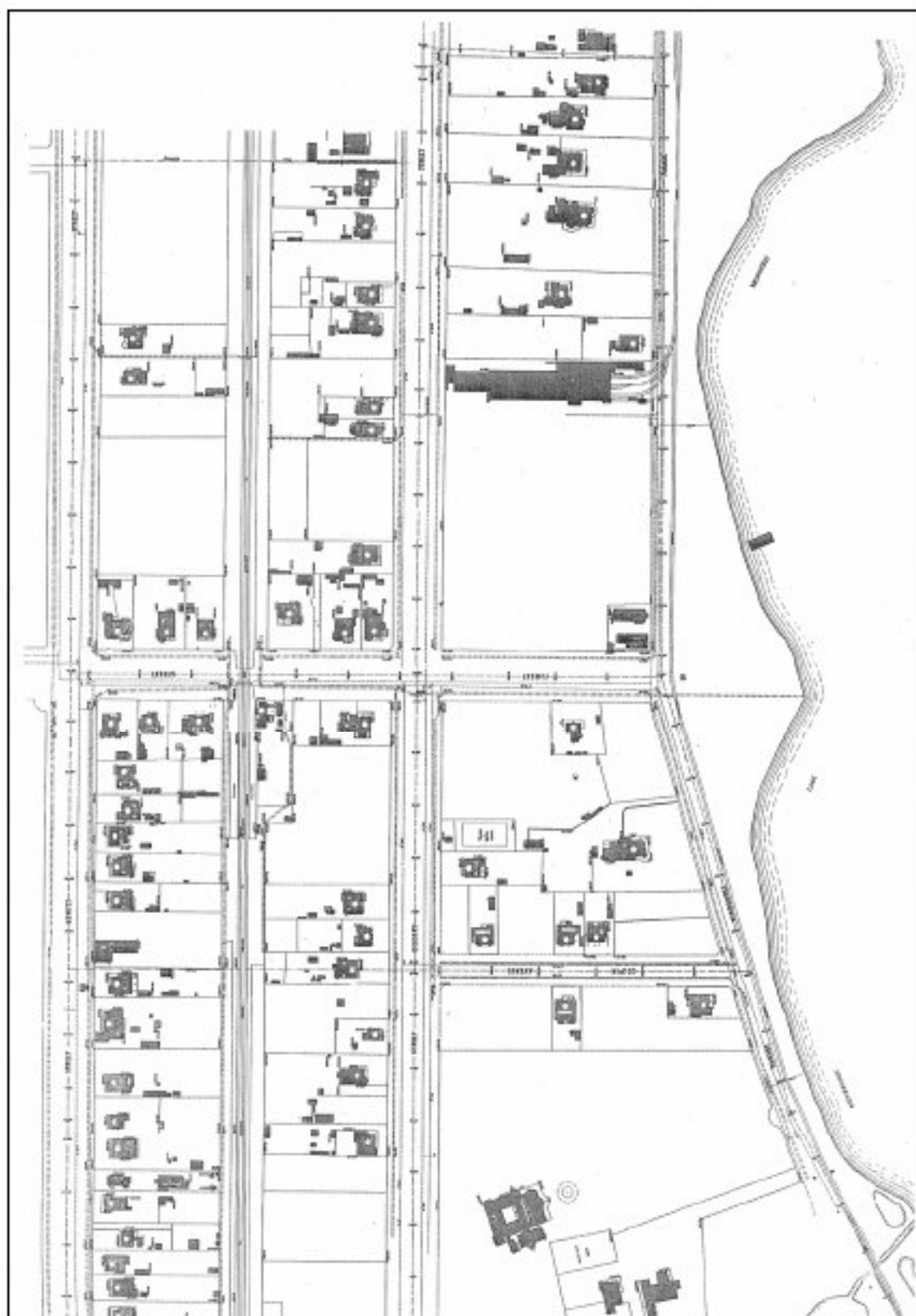


Figure 2.44: Ballarat Sewerage Authority Plan, 29 October 1934. Source: Wendy Jacobs.

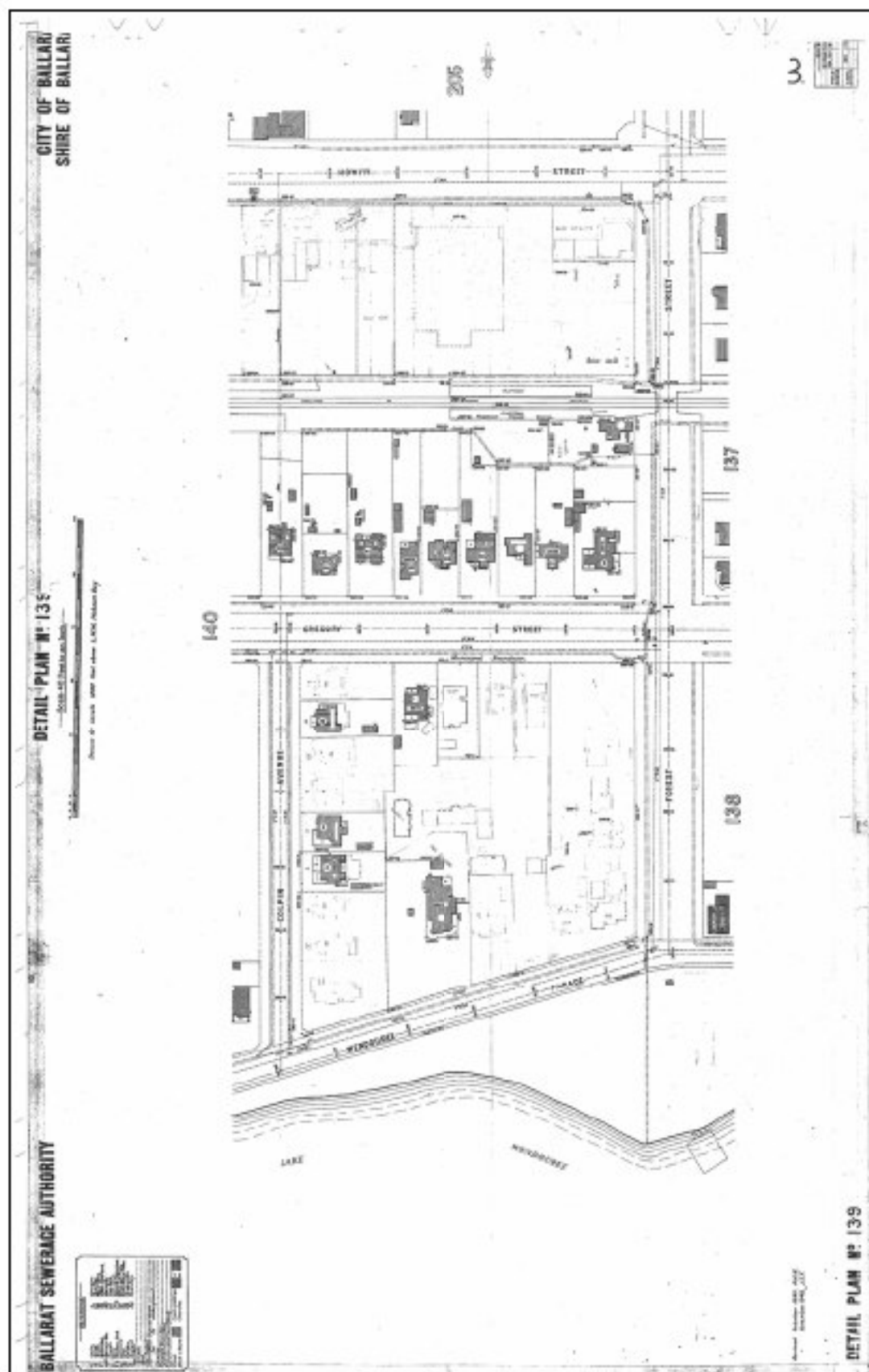


Figure 2.45: Ballarat Sewerage Authority Plan, 1948. Source: Planning Department, City of Ballarat.

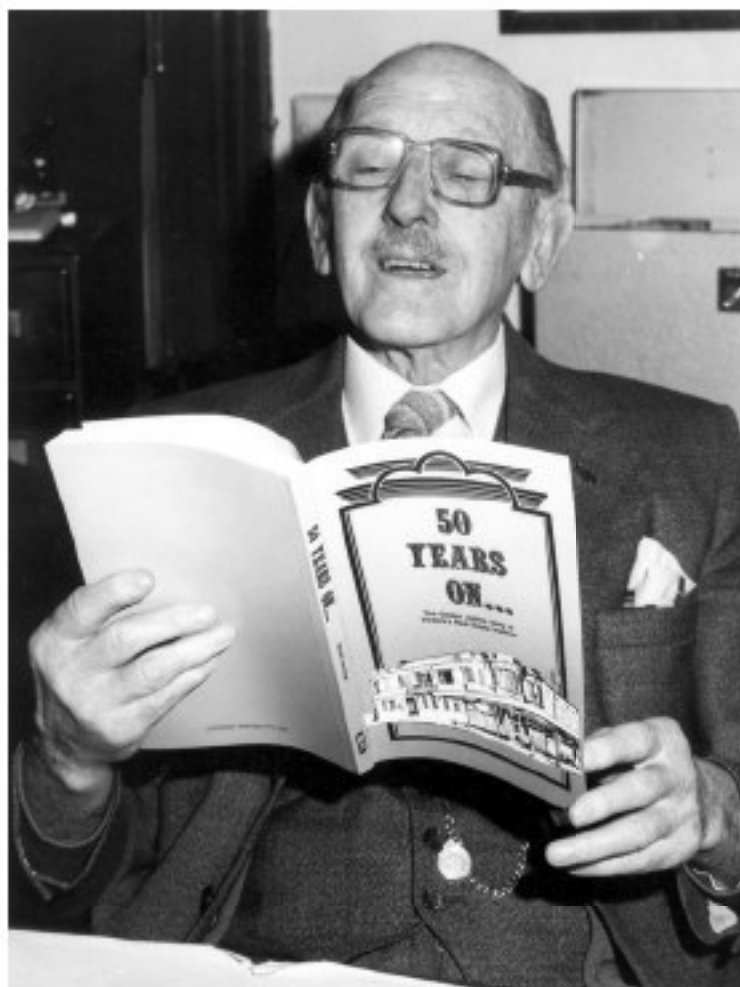


Figure 2.46: Mr Edgar Bartrop, c.1987. Source: Bruce Bartrop, Bartrop Real Estate.

Appendix 2.3: Contemporary Photographs



Photo 3.01: Interwar Bungalow styled dwelling, 5 Colpin Avenue.



Photo 3.02: Interwar Californian Bungalow styled dwelling, 6 Colpin Avenue.



Photo 3.03: Interwar Californian Bungalow styled dwelling, 9 Colpin Avenue.



Photo 3.04: Interwar Bungalow styled dwelling, 13 Colpin Avenue.



Photo 3.05: Single storey interwar Bungalow styled dwelling with two storey additions, 1 Colpin Avenue.



Photo 3.06: Interwar Bungalow styled dwelling with hipped roof front verandah (the two storey component represents later additions), 3 Colpin Avenue.



Photo 3.07: Interwar Bungalow styled dwelling, 10 Colpin Avenue.



Photo 3.08: "Gas Feature Home" interwar Bungalow styled dwelling, 8 Colpin Avenue.



Photo 3.09: "All Electric House" interwar Mission Revival styled dwelling, 7 Colpin Avenue.



Photo 3.10: Interwar Mission Revival styled dwelling, 1409 Gregory Street.



Photo 3.11: "Lakeside House" interwar Mission Revival styled dwelling, 518 Wendouree Parade.



Photo 3.12: Late interwar Bungalow styled dwelling, 2 Colpin Avenue.



Photo 3.13: Detail of original brick kerb and channel, Colpin Avenue.



Photo 3.14: Streetscape view, Colpin Avenue, showing graveled driveway crossover.

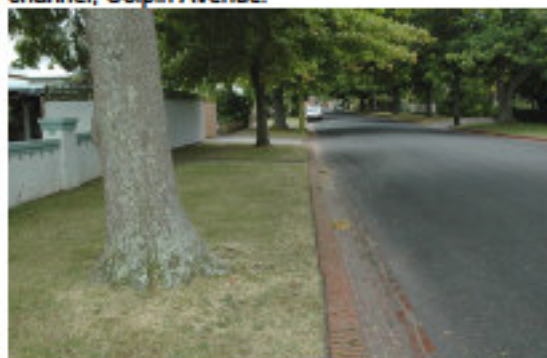


Photo 3.15: Streetscape view, Colpin Avenue, showing grassed nature strips and lack of footpaths.

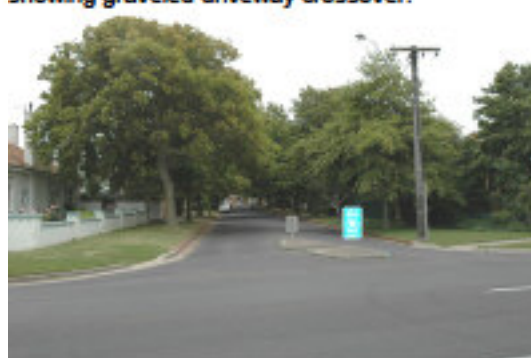


Photo 3.16: Streetscape view of Colpin Avenue looking north, showing mature Oak street trees.