

## **1.0 Dowling Street Heritage Precinct**

## 1.0 Dowling Street Heritage Precinct CONSERVATION ANALYSIS

### 1.1 Precinct Boundaries (refer to map in Appendix 2.1, Volume 5)

The Dowling Street Heritage Precinct is comprised of most of the properties fronting Dowling Street (between Wendouree Parade and the railway line), seven properties on the north side of Gregory Street, and the allotments fronting Wendouree Parade, Martin Avenue and the south side of Gregory Street forming the block bound by these streets and Dowling Street (except the dwellings at 7-15 Martin Avenue and 1205-1207 Gregory Street).

While the dwellings on the northern side of Gregory were historically situated in a different municipality and are therefore unrelated to the subdivision development on the south side of the street, the designs and landscape settings have an visual connection with some of the places within Dowling Street and Wendouree Parade.

### 1.2 Historical Evidence (refer to historical figures in Appendix 2.2, Volume 5)

#### The Initial Years

The Dowling Street Precinct is located between Lake Wendouree and Gregory Street in the Parish of Ballarat<sup>1</sup>, 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.<sup>2</sup> They subsequently took over "all the country now known as Ballarat West and East and Sebastopol".<sup>3</sup>

#### 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.<sup>4</sup> 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 1861 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. In close proximity (although outside) the Dowling Street precinct was the Lady of the Lake Mine.

#### Early Town Surveys

The township of Ballarat was surveyed and proclaimed in 1852 with the northern boundary being Gregory Street to the north of Lake Wendouree.<sup>5</sup> In 1854 the population of the town and suburbs, including Ballarat, Ballarat East, Sebastopol and Wendouree, was 13,148 (by 1857 the

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.

5 A.B Watson, *Lost & Almost Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B Watson, 2003, p. 20.

population had grown to 30,970).<sup>6</sup> The town was proclaimed a Municipality in 1855 and a city in 1870.<sup>7</sup>

### Road Formation

By 1854, the major thoroughfares of Gregory and Dowling Streets and Wendouree Parade within the Dowling Street precinct had been established, as shown as Brache's Map of Ballarat for 1861 (Figure 2.01). Gregory Street formed the municipal boundary between the Shire of Ballarat (to the north) and Town (later City) of Ballarat (to the south). It appears to have been named after the Ballarat Town Councillor, Joshua Gregory.<sup>8</sup> Dowling Street terminated at Lake Wendouree and was the route to Dowling Forest. It has its origins with Mrs Elizabeth Dowling, mother Mrs W.J.T. Clarke (wife of the highly influential grazier, land owner and financier, "Big" Clarke).<sup>9</sup> In 1905, plans were prepared for the bluestone channel for Dowling Street.<sup>10</sup> Wendouree Parade originates from the language of the Wauthaurong Aboriginal Tribe, meaning, "be off" / "off you go".<sup>11</sup> By 1882, it was a "metalled road".<sup>12</sup>

The laying out of Martin Avenue was not to occur for another 80 years. In 1933, the former Agricultural Reserve adjoining the Dowling Street precinct (Figure 2.01) was subdivided into residential allotments. It was at this time when Martin Avenue took shape although it was to be another 3 years in 1936 before it took its name. The thoroughfare was given its name by local Auctioneer and Estate Agent, Edgar Bartrop. He named it after Michael Martin, businessman (who operated Martin's Stoneware) and Mayor of Ballarat.<sup>13</sup>

### Lake Wendouree

Beside the Dowling Street precinct is Lake Wendouree that was 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

6 *Ibid.*, p. 21.

7 Victorian Municipal Directory 1890, p. 90.

8 Information provided by Michael Taffe, Ballarat, May 2005, from personal research and a list of street names compiled by Frank Madden, former Town Clerk.

9 *Ibid.*

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

11 Ian D Clark and Toby Heydon, Database of Aboriginal Place Names of Victoria, CD Rom, Victorian Aboriginal Corporation for Languages, Melbourne, 2002.

12 Wendouree Parade is shown on portion of Map of Country of Grenville, Township of Ballarat, 14 February 1882, Planning Department, City of Ballarat, ref no. M248.

13 Taffe, op.cit.



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 attraction to healthful exercise, the botanic gardens as the western margin of the lake.<sup>14</sup>

It appears that may have been the attraction of Lake Wendouree that led to housing subdivision and development in the Dowling Street precinct in the early 20<sup>th</sup> century.

### **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.<sup>15</sup>

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 between Barrett and Dowling Streets.<sup>16</sup> (Figure 2.04)

### **Subdivisions**

#### **Original Land Holdings**

The largest and earliest Crown Land purchaser in the Dowling Street precinct on the southern side of Gregory Street was D. Harris. On 30 May 1854, he acquired 7 acres and 2 roods of Block 2, Suburban Section A, Allotment 1, Parish of Ballarat. This large allotment was bound by Gregory and Dowling Streets (to the north and west) and Wendouree Parade (to the south). Adjoining the western boundary of the property was the Agricultural Showgrounds reserve (Figures 2.01-03, 7.05). There is no evidence of any building developments by Harris in the precinct today.

Thirty years later, the land on the west side of Dowling Street (south of Gregory Street) was sold. On 16 September 1884, M. Kilmartin was the original purchaser of 2 roods and 1 4/10 perches at the south-west corner of Gregory and Dowling Streets.<sup>17</sup> The southern portion of the block was sold to M.E. Hassell, comprising allotments 1A (3 roods and 3 perches) and allotment 1J (1 rood) on 16 September and 8 October 1884 respectively<sup>18</sup> (Figure 2.05).

The land on the northern side of Gregory Street in the former Shire of Ballarat (and later Township of Ballarat North) was also sold on 30 May

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

15 Victorian Railways : Gradients & Curves, Victorian Railways, c. 1927, p. 40.

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

17 Portion of map of the Township of Ballarat, Sheet 2, 1964. Source: Planning Department, City of Ballarat.

18 *Ibid.*

1854<sup>19</sup> (Figure 2.06). The original owners of allotments 7 and 8, Section B (comprising 8 acres and 2 roods, and 7 acres and 36 perches) were J. Alexander and J. Hayes respectively.<sup>20</sup> These original allotments stretched to Howitt Street, although the Ballarat and Ararat Railway line was clearly marked on the plans.

### Later Residential Subdivisions

#### Harris's Land

Harris's land fronting the east side of Dowling Street subsequently appears to have been sold to a Mr McLeod. In August 1929, this land – known as "McLeod's block"<sup>21</sup> – was subdivided into 9 housing allotments, with 5 blocks fronting Dowling Street, 1 block fronting Gregory Street and 3 blocks fronting Wendouree Parade.<sup>22</sup> The official subdivision for McLeod's block is dated 6 September 1929 (Figure 2.07).<sup>23</sup>

On 18 February 1941, the large portion of land in the south-west corner of Harris's original land (corner of Wendouree Parade and Martin Avenue) that contained a large brick house (Figure 2.08) was laid out into 8 allotments (the northern-most allotments had earlier formed part of the old showgrounds subdivision of 1933).<sup>24</sup> Just twelve months later in February 1942, another three allotments – 336 (lot 2) and 340 (lot 1) Wendouree Parade and 1209 and 1209A Gregory Street (lot 3) – were subdivided (Figure 2.09).<sup>25</sup> The allotments now addressed as 1209, 1209A and 1211 Gregory Street appear to have been subdivided after 1949.<sup>26</sup>

#### Hassell's Land

By 1934, M.E. Hassell's land (allotment 1A) on the west side of Dowling Street had been subdivided into four house blocks, with two allotments fronting Dowling Street, and two blocks fronting Wendouree Parade. It was in August 1938 when a rear portion of land – now addressed as 1 Dowling Street – was split from Hassell's early property at 402 Wendouree Parade (Figure 2.10).<sup>27</sup>

#### Land on North Side of Gregory Street<sup>28</sup>

In 1906, the land comprising allotment 8 on the north side of Gregory Street was subdivided into 16 allotments (Figure 2.11). Sydney John Penny owned the largest allotment now comprising 1302 and 1304 Gregory Street. Malcolm Montague McCallum purchased two allotments

19 Portion of plan of Township of Ballarat North, County of Grenville, n.d., Lands Office, Melbourne.

20 Ibid.

21 Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat; City of Ballarat Mayor's Annual Report, 1930, p. 36.

22 LP13274, Plan of Subdivision, Block 2, Suburban Section A, Allotment 1, City and Parish of Ballarat. Source: Planning Department, City of Ballarat.

23 Portion of plan of County of Grenville, City of Ballarat (LP13274), 6 September 1929, Planning Department, City of Ballarat, ref.3.

24 LP16147, Plan of Subdivision, 18 February 1941, Planning Department, City of Ballarat, ref. no. 142. See also Auction notice for the old showgrounds, 11 October 1933 in the archives of Bartop Real Estate, Ballarat.

25 LP19015, Plan of Subdivision, February 1942, Planning Department, City of Ballarat, ref. no. 132.

26 Certificates of Title, vol. 1765, fol. 352806, vol. 5692, fol. 296, vol. 7193 fol. 482.

27 Portion of plan of City & Parish of Ballarat, County of Grenville, 4 August 1938, Planning Department, City of Ballarat, ref. No. 3.

28 Plan of Subdivision by William Titheridge and Charles William Growcott of Allot 8 Sec B, Certificate of Title, book 435, no. 412, 20 August 1906, Lands Office, Melbourne.



now addressed as 1306 and 1308 Gregory Street, while the property at 1310 Gregory was acquired by Charles Albert Clarke.

## Building Development

### Early Building

The earliest recorded dwellings in the Dowling Street precinct were constructed in the second half of the 19<sup>th</sup> century, although the exact dates have not been ascertained. At 402 Wendouree Parade, a dwelling was built before 1882 on allotment 1J originally owned by M.E. Hassell. The location of the house is shown on the early map of 1882 of the area. (Figure 2.12). In 1901, Frank Hassell appears to have carried out additions.<sup>29</sup> This house may have been demolished and replaced with a weatherboard dwelling in 1937 (which has subsequently been replaced by a more recent house).<sup>30</sup> An Edwardian dwelling was built at 3 Dowling Street on the original allotment 1A owned by M.E. Hassell. This house survives at 3 Dowling Street today. There also appears to have been a timber dwelling built on M. Kilmartin's land at 7 Dowling Street after 1884 and this house survives in a largely intact state today.<sup>31</sup>

On the east side of Dowling Street, John McLeod was the owner of a house known as "Rassaay" that fronted onto Wendouree Parade. Additions were carried out in 1910.<sup>32</sup> By 1904, other properties along Wendouree Parade within the original block first acquired by Harris in 1854 included James Affleck's "Opawa" and James Tyler's "The Pines".<sup>33</sup> This latter house appears to have been a substantial mansion as shown as "brick house" in the subdivision plan of 1941 (Figure 2.08). The large property is also identified on the Ballarat Sewerage Authority Plan for 1934 (Figure 2.13), whereby the newly formed Martin Avenue and neighbouring Old Showgrounds subdivision are situated to the east.

By 1906, Sydney J. Penny, nurseryman, owned the large allotment at the south-west corner of Gregory and Dowling Streets. The Post Office Directory for 1904 indicates that Penny was occupying this land at this time, suggesting that a dwelling may have been situated on the site by this time. The land at 1306 Gregory Street was owned by Malcolm McCallum in 1906. He appears to have sold the site to Dodwell Brown who built a brick Federation styled house in the ensuing years. McCallum also built a Federation house (but in timber) in subsequent years. The allotment addressed as 1310 Gregory Street had been acquired by Charles Clark in 1906. A Federation styled dwelling appears to have been built at this time.

### Early 20<sup>th</sup> Century

The northern side of Gregory Street (west of Dowling Street) witnessed the construction of Federation houses in the early 20<sup>th</sup> century. These properties included the three surviving dwellings at 1306, 1308 and 1310 Gregory Street. These dwellings are shown on the Ballarat Sewerage Authority Plan for 1933 (Figure 2.14).

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

30 Ibid.

31 Figure 2.05 shows that M. Kilmartin was the owner of the property now known as 7 Dowling Street from 16 September 1884, indicating that the Victorian dwelling was built after this time.

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

33 Ibid.

### Interwar Period

By far the largest concentrated development occurred in 1929-30 when Richard Neil Collins and Albert Edward Pinney built new houses on the east side of Dowling Street on "McLeod's block". The Mayor stated that "this fine block of residences reflects great credit and enterprise on two Ballarat contractors".<sup>34</sup> The construction of the seven dwellings by Collins and Pinney brought about the removal of John McLeod's own house that fronted onto Wendouree Parade.<sup>35</sup> A notable entrepreneurial development, these new single storey detached dwellings were designed as interwar Bungalows featuring jerkin head, hipped and gabled roof forms and were constructed of face and rendered brickwork or weatherboard cladding, with tiled or galvanized corrugated steel roofs. They were also adorned with brick fences, constructed to reflect the designs of the dwellings. These houses are predominantly intact and are at 2, 4, 6, 8 and 10 Dowling Street, 348 Wendouree Parade, and 1215 Gregory Street, the earliest of this collection dating from 1929 (the other dwellings were built in 1930). The remaining houses that formed "McLeod's block" at 344 and 346 Wendouree Parade were more substantial and were built in 1931 by L. Ludbrook and Sons. Both dwellings were designed in an interwar English Domestic Revival style by the local architectural firm, Richards, Coburn and Richards.<sup>36</sup> All of these dwellings on McLeod's block are shown in Figure 2.13.

The concentrated development on the east side of Dowling Street was a precursor to the more locally well-known residential development in Colpin Avenue in 1933. There, Edgar Bartrop, local auctioneer and estate agent, sponsored the Ideal Homes Exhibition, whereby the All-Electric Home (7 Colpin Avenue), Gas-Feature Home (8 Colpin Avenue) and Lakeside Home (518 Wendouree Parade) were proudly displayed as the latest in residential design and contemporary living.<sup>37</sup> The All-Electric Home and Lakeside Home were built by Collins and Pinney, with the Gas-Feature Home being the work of another local builder, D.S. Quayle.<sup>38</sup> Other similarly-designed houses soon followed. Although the development of Colpin Avenue was more extensive and well publicized through the Ideal Homes Exhibition, this grouping of dwellings in Dowling and Gregory Street and Wendouree Parade reflect similar building and design aspirations of the architects and builders.

During the ensuing years, other interwar Bungalows were constructed on the original Harris landholding. These included the dwellings at 1207 Gregory Street for G. Houlse that was built by W.L. Richards in 1935,<sup>39</sup> 5 Dowling Street and 1302 Gregory Street, as shown on the Ballarat Sewerage Authority Plans for 1933 and 1940 (Figures 2.15-16). A

34 Ibid. & Planning Department, City of Ballarat; City of Ballarat Mayor's Annual Report, 1930, p. 38.

35 Ideal Homes Exhibition Catalogue, Colpin Avenue, 1933, Margaret Wright private collection, Queenscliff.

36 Family history notes provided by Margaret Wright, granddaughter of Geoffrey Selwyn Richards, June 2005.

37 Ideal Homes Exhibition Catalogue, op.cit.

38 Family history notes provided by Margaret Wright, op.cit., & Database of City of Ballarat Permit Books op.cit.

39 Ibid.



substantial late interwar Bungalow as built in c.1939 for J.T. John to a design by local Architect, L.H. Vernon.<sup>40</sup>

### Postwar Development

There was also some residential development immediately after the Second World War. The dwellings at 3 Martin Avenue, 334 Wendouree Parade (built for V. Lancashire), and 1209A Gregory Street are physical legacies of this development.

### Building Construction Dates and Original Owners

A table of the original construction dates of the dwellings and the original owners is given as follows. The following data for Individually Significant place and places that are Significant within a Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 5).<sup>41</sup> This data has been collated from various Directories and City of Ballarat Building Permit Books.

Property Address	Date of Construction	Original Building Owner
2 Dowling Street	c. 1930	Collins & Pinney
3 Dowling Street	c. 1901	Frank Hassell
4 Dowling Street	c. 1930	Collins & Pinney
5 Dowling Street	c. 1938	James V Robinson
6 Dowling Street *	c. 1930	Collins & Pinney
7 Dowling Street *	Pre 1934 [late 19 <sup>th</sup> century]	Not known Occupant in 1934 – Fred Petchell
8 Dowling Street	c. 1930	Collins & Pinney
10 Dowling Street	c. 1930	Collins & Pinney
1209a Gregory Street	c. 1947	K L Johnson
1213 Gregory Street	c.1933	Herbert Pascoe
1214 Gregory Street	Pre 1941 [possibly c.1935]	Not known Occupant in 1941 – Benjamin J Wood
1215 Gregory Street	c. 1929	John Coutts
1302 Gregory Street *	Pre 1920 [possibly c.1918]	Not known Occupant in 1920 – John R Lawrie
1304 Gregory Street *	Pre 1920 [possibly c.1918]	Not known Occupant in 1920 – Hilton White
1306 Gregory Street *	Pre 1920 [possibly c.1910]	Not known Occupant in 1920 – Dodwell J Brown
1308 Gregory Street	Pre 1941 [possibly c.1910]	Malcolm McCallum Occupant in 1941 – Gerald

40 M. Lewis (ed.), *Australian Architectural Index*, revd. edn, University of Melbourne, Parkville, 1986. The index lists "L H Vernon, 1938, Residence for J.T. JOHN Esq., Wendouree Pde., Ballarat, Vic."

41 Extensive and detailed research of historic Ballarat Rate Books may assist in further determining specific dates of house construction.



Property Address	Date of Construction	Original Building Owner
		Hanrahan
1310 Gregory Street	Possibly c.1906	Charles A Clark Occupant in 1941 – Alfred C Guider
3 Martin Avenue	c. 1950	G W Shorten
328 Wendouree Parade Demolished 2005	c. 1945	Arthur C Roddis
330 Wendouree Parade	c. 1941	Alan T Faull
332 Wendouree Parade	c. 1941	Mrs E M Ellis
334 Wendouree Parade	c. 1951-56	V Lancashire
336 Wendouree Parade	c. 1947	W R Morshead
340 Wendouree Parade *	c. 1939 [Possibly 1938 <sup>42</sup> ]	J T John
344 Wendouree Parade *	c. 1931	W R Thomas
346 Wendouree Parade *	c. 1931	Morgan B John

\*BSA Plan = Ballarat Sewerage Authority Plan

### 1.3 Physical Evidence

#### 1.3.1 Building Character & Appearance (refer to photos Appendix 2.3, Volume 5)

The Dowling Street Heritage Precinct is a medium-sized and varied residential area comprised of 43 dwellings.

##### Height

The heights of the dwellings within the precinct vary. The majority of the dwellings have a single storey appearance, including some dwellings with attics, such as the house at 6 Dowling Street (Photo 3.01). There are a small number of notable two storey dwellings, including the house at 340 Wendouree Parade (Photo 3.02). Two storey additions to single storey dwellings (with the additions being recessive, allowing the existing single storey appearance to dominate) are also identified throughout the area and include the dwelling at 8 Dowling Street (Photo 3.03).

##### Form, Design and Scale

The Dowling Street Heritage precinct features a variety of architectural styles from the 19<sup>th</sup> century through to the interwar and postwar periods. A notable example of a Victorian design of the 19<sup>th</sup> century is the dwelling at 7 Dowling Street (Photo 3.04). It has a hipped roof form that traverses the site, together with a minor gable and verandah that project towards the street frontage.

At 1306 Gregory Street is a distinctive example of a Federation style (Photo 3.05), with its steeply pitched roof forms, including the gable that projects towards the front. Another example is at 1308 Gregory Street (Photo 3.06), with its broad gambrel roof form having an encircling verandah formed under the projection of the main roof.

Dowling Street (between Wendouree Parade and Gregory Street) is especially notable for its collection of interwar Bungalows with their jerkin head, hipped and/or gabled roof forms having front verandahs of varying types. More substantial examples and variant types of interwar Bungalow are English Domestic Revival styled dwellings at 344 and 346 Wendouree Parade (Photos 3.07-08), with their steeply pitched and tiled gabled, hipped and jerkin head roof forms, elongated brick chimneys and porches. Another variant example of the type is at 332 Wendouree Parade (Photo 3.09), with its corbelled brick gable ends. There are also more rudimentary examples of interwar Bungalows in Gregory Street (south side), together larger-scaled types at 336 and 340 Wendouree Parade (Photo 3.02). Other variant examples of interwar design include the dwelling at 330 Wendouree Parade (Photo 3.10), with its waterfall style frontage as defined by the curved parapetted brick walls and stepped chimneys.

At 3 Martin Avenue is an example of a postwar Bungalow (Photo 3.11). It has the gabled form of the earlier Bungalows, but larger brick chimneys and more substantial corner windows.

Overall, the majority of the dwellings in the Dowling Street Heritage Precinct feature the following design characteristics:

- Multiple hipped, jerkin head, and/or gabled roof forms (with an approximate pitch between 25 and 35 degrees).
- Broad eaves (a number with exposed timber rafters).
- Predominantly timber framed double hung or fixed windows arranged singularly, in pairs, banks of three, projecting bays or in corners. There are a few dwellings with casement windows.
- Face or rendered brick chimneys.
- Front verandahs with hipped, gabled or flat roof forms supported by columns or solid masonry piers. A number of the verandahs also feature solid brick balustrades. A minor number of the late 19<sup>th</sup> and early 20<sup>th</sup> century era verandahs feature decorative valances and brackets.
- Decorative gable infill consistent with the era of the dwelling.
- Corbelled brick gable ends to some interwar era dwellings.
- Brick wall bands to some interwar era dwellings.
- Gable ventilators to some interwar era dwellings.

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.
  - Tiles.
- Windows and Doors:
  - Timber framing.

### Garages and Carports

No garages and carports project forward of the dwellings in the Dowling Street heritage precinct. In most cases, the garage or carports are detached and are situated towards the rear of the dwellings.

### Significance of Dwellings

Twenty-three of the thirty-seven dwellings in the Dowling Street Heritage precinct (62%) are considered to have significance within the area. The precinct also has a contextually high proportion of dwellings that may have individual significance, with 10 dwellings of this significance category.<sup>43</sup> Details and a photograph of each of the dwellings are provided in the Catalogue of Places as Appendix 2.4 (Volume 5).

The dwellings that are significant within the precinct are at:

- |                        |                        |
|------------------------|------------------------|
| • 2 Dowling Street     | • 1215 Gregory Street  |
| • 3 Dowling Street     | • 1302 Gregory Street  |
| • 4 Dowling Street     | • 1304 Gregory Street  |
| • 5 Dowling Street     | • 1306 Gregory Street  |
| • 6 Dowling Street     | • 1308 Gregory Street  |
| • 7 Dowling Street     | • 1310 Gregory Street  |
| • 8 Dowling Street     | • 3 Martin Avenue      |
| • 10 Dowling Street    | • 328 Wendouree Parade |
| • 1209A Gregory Street | • 330 Wendouree Parade |
| • 1213 Gregory Street  | • 332 Wendouree Parade |
| • 1214 Gregory Street  | • 336 Wendouree Parade |

The dwellings that may have individual significance are at:

- 5 Dowling Street.
- 6 Dowling Street.
- 7 Dowling Street.
- 10 Dowling Street.
- 1302 Gregory Street.
- 1304 Gregory Street.
- 1306 Gregory Street.
- 340 Wendouree Parade.
- 344 Wendouree Parade.
- 346 Wendouree Parade.

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



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

- 1 Dowling Street.
- 100 Dowling Street.
- 101 Dowling Street.
- 1209 Gregory Street.
- 1208-1210 Gregory Street.
- 1211 Gregory Street.
- 1212 Gregory Street.
- 1 Martin Avenue.
- 5 Martin Avenue.
- 348 Wendouree Parade.
- 402 Wendouree Parade.

### 1.3.2 Urban Design & Engineering Infrastructure

#### Layout and Subdivision

Within the precinct, the allotment sizes vary considerably, due to different subdivisional developments during the 19<sup>th</sup> and 20<sup>th</sup> centuries. At 1304 and 1306 Gregory Street and at 336 and 340 Wendouree Parade, there are substantial allotments with sizeable homes having considerable front setbacks and garden settings. The remainder of the allotments in the area is medium-small in scale, like many of the allotments in nearby areas.

#### Setbacks

Most of the dwellings fronting Dowling and Gregory Street and Martin Avenue have regular front setbacks.

All the dwellings in the heritage area have side setbacks that provide clear visual building separation.

#### Engineering Infrastructure

In Gregory Street there are concrete kerbs and channels, with a wide channel on the south side of the street. Dowling Street is characterised by open bluestone spoon drains. In Wendouree Parade and Martin Avenue are concrete kerbs and channels.

Another characteristic of both Gregory and Dowling Streets are the grassed and graveled road verges.

Concrete footpaths are also a feature in each street except Martin Avenue which has no footpaths.

#### Front Fences

The Dowling Street Heritage Precinct has a range of fence designs, most of which have been constructed to suit the era and construction of the dwellings. These fences are:

- Low (up to 700 mm) interwar-postwar era fences with brick piers and plinths having geometric trussed steel panels between – the design and construction largely matching the interwar era dwellings. Typical examples include the fences at
  - 330 Wendouree Parade (Photo 3.10).

- 332 Wendouree Parade (Photo 3.09).
- 334 Wendouree Parade (Photo 3.07).
- Low interwar era solid brick fences of construction and detailing to match the interwar era dwellings. Typical examples include the fences at:
  - 6 Dowling Street (Photo 3.01).
  - 10 Dowling Street (Photo 3.12).
- Timber picket fences of varying designs consistent with the 19<sup>th</sup> and early 20<sup>th</sup> century and interwar eras of the dwellings. At 1306 Gregory is also a surviving original timber fence post (Photo 3.13), providing a physical legacy of the original fencing to this property. Typical examples include the fences at:
  - 7 Dowling Street (Photo 3.04).
  - 1302 Gregory Street.
  - 1308 Gregory Street (Photo 3.06).
  - 1310 Gregory Street.
- Introduced higher timber fencing and cast iron and aluminium palisade fencing that does not relate to the aesthetic values of the heritage precinct or the design and construction of the dwellings.

#### Landmarks and Views

Within the precincts are local landmarks specific to the area. These include the Maltworks at 1114 Gregory Street and the substantial dwellings and their garden settings at 336 and 340 Wendouree Parade (Photos 3.10, 7.02) and 1304 and 1306 Gregory Street (Photo 3.05).

From Dowling Street and the intersection of Dowling and Gregory Streets are important uninterrupted views to Lake Wendouree.

#### 1.3.3 Landscaping

Landscaping also forms an important aesthetic characteristic of the Dowling Street heritage precinct. In Dowling Street there are mixed exotic street trees including Claret Ash and Elms (Photo 3.14). This similar variety of exotic trees (together with Plane trees) is also identified in Gregory Street (Photo 3.15). In Martin Avenue, there are large canopies of Oak trees (Photo 3.16).

Wide grassed nature strips form another feature of the streetscapes in Gregory and Dowling Streets (Photos 3.14-15). There are also narrower grassed nature strips in Martin Avenue (Photo 3.16) and Wendouree Parade.

The landscape qualities of the area are also identified by the mature garden settings of the private properties. Some of these settings are substantial, including the properties at 1304 and 1306 Gregory Street, and 344 Wendouree Parade (Photo 3.07). These properties feature mature hedges at the side and front respectively. There is also a mature cypress hedge along the Gregory Street frontage to the property at 7 Dowling Street (Photo 3.04).

The private garden settings include grassed areas with perimeter flower or shrubbery beds, including garden beds along the front behind the



fences and side concrete driveways. Some properties have notable exotic trees, including the cypresses at 3 Dowling Street and the mature Liquid Amber at 344 Wendouree Parade (Photo 3.04).

#### 1.4 Statement of Cultural Significance

The Dowling Street Heritage Precinct has significance as a predominantly intact and diverse area of 19<sup>th</sup> and early 20<sup>th</sup> century and especially interwar era houses. The heritage precinct is mainly characterised by detached, single storey, jerkin head, gabled and/or hipped Late Victorian, Federation and interwar Bungalow dwellings constructed of face or rendered brick or weatherboard wall cladding with tiled or galvanized corrugated steel roofs. Overall, 62% of the dwellings contribute to the significance of the area. On the north side of Wendouree Parade are a small number of notable two storey dwellings on substantial landscaped allotments. Also contributing to the heritage values of the area are the grassed and graveled road verges in Gregory and Dowling Streets, open bluestone spoon drains in Dowling Street, front brick and timber fences, wide grassed nature strips, private garden settings and the mixed exotic street trees in Dowling Street (including the Claret Ash and Elm trees). With the first land in the area being sold in 1854 to D. Harris (the land bound by Dowling and Gregory Streets, Wendouree Parade and Martin Avenue), the earliest known surviving dwelling in the precinct is the house at 7 Dowling Street on land first sold to M. Kilmartin in 1884. North of this property at 1306-1310 Gregory Street is a small group of substantial Federation styled houses reflecting the important residential developments after the subdivision of this land in 1906. However, the greatest volume of house building in the area occurred during the interwar period. In particular, the subdivision of 9 allotments in "McLeod's Block" fronting the east side of Dowling Street in 1929 was applauded by the City of Ballarat at the time. The construction of 6 interwar Bungalows at 2-10 Dowling Street and 1215 Gregory Street by Collins and Pinney witnessed a bold entrepreneurial development by these local builders, pre-dating the more well-known and publicized Ideal Homes Exhibition in Colpin Avenue of 1933 of well designed interwar Bungalow dwellings constructed by the same builders, Collins and Pinney and other local builders. The "McLeod's Block" development was supplemented by the building of two substantial interwar English Domestic Revival styled dwellings at 344 and 346 Wendouree Parade designed by Richards Coburn and Richards and built by L. Ludbrook and Sons between 1929 and 1931, together with the two large brick dwellings at 336 and 340 Wendouree Parade in the 1940s. Other interwar Bungalows fronting Wendouree Parade and Gregory Street were also constructed in the 1930s and 1940s.

The Dowling Street Heritage Precinct is architecturally significant at a LOCAL level (AHC D.2, E.1). It demonstrates original and early design qualities in its diverse collection of 19<sup>th</sup> and early 20<sup>th</sup> century dwellings and interwar Bungalows. These significant dwellings constitute 62% of the building stock in the area. The earliest surviving dwellings at 3 and 7 Dowling Street are largely Late Victorian and Edwardian in design, with hipped and gabled roof forms, asymmetrical and detached compositions timber construction (wall cladding and window frames) and slate and galvanized corrugated steel roof cladding. These dwellings were originally situated on larger allotments. Federation design qualities in the area is especially reflected in the dwellings at 1306, 1308 and 1310 Gregory Street. The intact qualities include the single storey, detached



and asymmetrical compositions, hipped, gambrel and gable roof forms clad in galvanized corrugated steel, brick and timber weatherboard wall construction, timber framed double hung and casement windows arranged singularly or in banks, decorative gable infill, return or front verandahs and the prominent brick chimneys. Of particular architectural significance for the area is the interwar Bungalows fronting Dowling Street, Wendouree Parade and Gregory Street (south side). The development by Collins and Pinney is especially reflected in the dwellings on the east side of Dowling Street, dwelling at 1215 Gregory Street and the more substantial interwar English Domestic Revival styled dwellings at 344 and 346 Wendouree Parade, with their detached and asymmetrical compositions, jerkin head, hipped and gabled roof forms, front verandahs, face or rendered brick chimneys, broad eaves (including those with exposed timber rafters), timber framed double hung windows, face and rendered brick and timber weatherboard wall construction and tiled and galvanized corrugated steel roof cladding. The other interwar Bungalows and the few notable postwar Bungalows in the area have architectural significance for similar design qualities. Throughout the precinct is a lack of forward projecting and dominant garages and carports. The recessive nature of these structures, allowing the dwellings to dominate, also contributes to the architectural significance of the area.

The Dowling Street Heritage Precinct is aesthetically significant at a LOCAL level (AHC D.2, E.1). The area has contextually important visual qualities as a result of the diverse subdivisional eras and subsequent varying allotment sizes with large and smaller sized landscaped private gardens (some with mature exotic trees), and the public landscapes. These latter qualities are especially identified in the wide grassed nature strips, mature street trees including the Claret Ash and Elms in Dowling Street, Claret Ash, Elm and Plane trees in Gregory Street and large canopies of exotics on the west side of Martin Avenue. The open bluestone spoon drains in Dowling Street, concrete kerbs and wide channels in Gregory Street and the grassed and graveled road verges also contribute to the public landscape qualities of the area, as do the views to Lake Wendouree from Wendouree Parade, Dowling Street, Martin Avenue and Gregory Street (from the Dowling Street intersection). The front fences that have been designed to complement the style and construction of the dwellings as especially identified in Dowling Street further help to reflect the aesthetic significance of the area.

The Dowling Street Heritage Precinct is historically significant at a LOCAL level (AHC A.2, H.1). The area has associations with diverse land sales and subdivision and building developments in the 19<sup>th</sup> and early 20<sup>th</sup> centuries and during the interwar period. The first land in the area was sold to D. Harris in May 1854 and included 7 acres and 2 roods bound by Dowling Street, Gregory Street and Wendouree Parade. It was thirty years later before further land sales took place on the west side of Dowling Street in 1884. These allotments were purchased by M. Kilmartin and M.E. Hassell, although Hassell had constructed a dwelling on the north-west corner of Dowling Street and Wendouree Parade by 1882. Gregory Street formed the municipal boundary in the early years. Land was also sold in May 1854, with Sydney Penny's residence having been built at the corner of Gregory and Dowling Streets by 1904. A subdivision of the large allotment in 1906 witnessed the construction of three Federation styled houses. The Dowling Street Heritage Precinct is

especially associated with residential developments during the interwar period, particularly on the large block of land first owned by D. Harris. In 1929, a nine-lot subdivision of "McLeod's Block" that mainly fronted the east side of Dowling Street (including the extant dwellings at 2, 4, 6, 8 and 10 Dowling Street and 1215 Gregory Street) soon brought about a collection of well-design interwar Bungalows built by Collins and Pinney, local builders that was applauded by the Mayor of the City of Ballarat. This small but bold early entrepreneurial development appears to have been the catalyst for further house building in the area in the 1930s and 1940s, including the substantial Bungalows at 344 and 346 Wendouree Parade designed by Richards, Coburn and Richards and built by G. Ludbrook.

Overall, the Dowling Street Heritage Precinct is of **LOCAL** significance.

### **1.5 Rationale to Statement of Cultural Significance**

In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the Dowling Street 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 Dowling Street 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 individuals whose activities have been significance within the history of the nation, State or region.

The historical development of the Dowling Street Heritage precinct and the diversity of land subdivisions and house construction in the 19<sup>th</sup> and early 20<sup>th</sup> centuries and particularly in the interwar period have been clearly documented. From the earliest land sales in 1854 and 1884, to house building in the Federation period on the northern side of Gregory Street, to the major house building of the interwar period, intact and significant physical fabric also reflects the evolution of the area. Particular emphasis has been given to the interwar housing developments, given that it was during this period when the most substantial number of houses and therefore the most dramatic change in the aesthetic amenity of the area occurred. The subdivision of "McLeod's Block" in 1929 brought with its associations with one of Ballarat's most entrepreneurial building firms for the period, Collins and Pinney. This small speculative development of interwar Bungalow house construction on the east side of Dowling Street (and fronting Gregory Street and Wendouree Parade) was the precursor to the more well-known and publicized development of interwar Bungalow building known as the Ideal Homes Exhibition of 1933 in Colpin Avenue. It appears to have been the success of the "McLeod's Block" development that led to similar and larger-scaled, well-designed and constructed Bungalows in Colpin Avenue. Contextually more importantly, it may have been the "McLeod's Block" housing development that was the catalyst for further interwar Bungalow house building in the precinct.



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 characteristic diversity of the area in allotment size and house style reflects the important phases of house building in Dowling Street. The high quality of construction is reflected in the extant Late Victorian, Federation and interwar Bungalows in the area. This diversity and contextually high design quality demonstrates the importance of the area as a place to reside – whether beside Lake Wendouree in Wendouree Parade or in the tree-lined streets of Gregory Street and Dowling Street, with its collection of notable interwar Bungalows (a number of matching fence design and construction) that was applauded by the Mayor of the City of Ballarat at the time of proposed building development in 1929. The few Late Victorian styled dwellings and Federation styled houses are a physical legacy of the changing land uses in the area and design techniques in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Community consultation has indicated that the dwellings, street trees and engineering infrastructure are valued by some members of the local community.



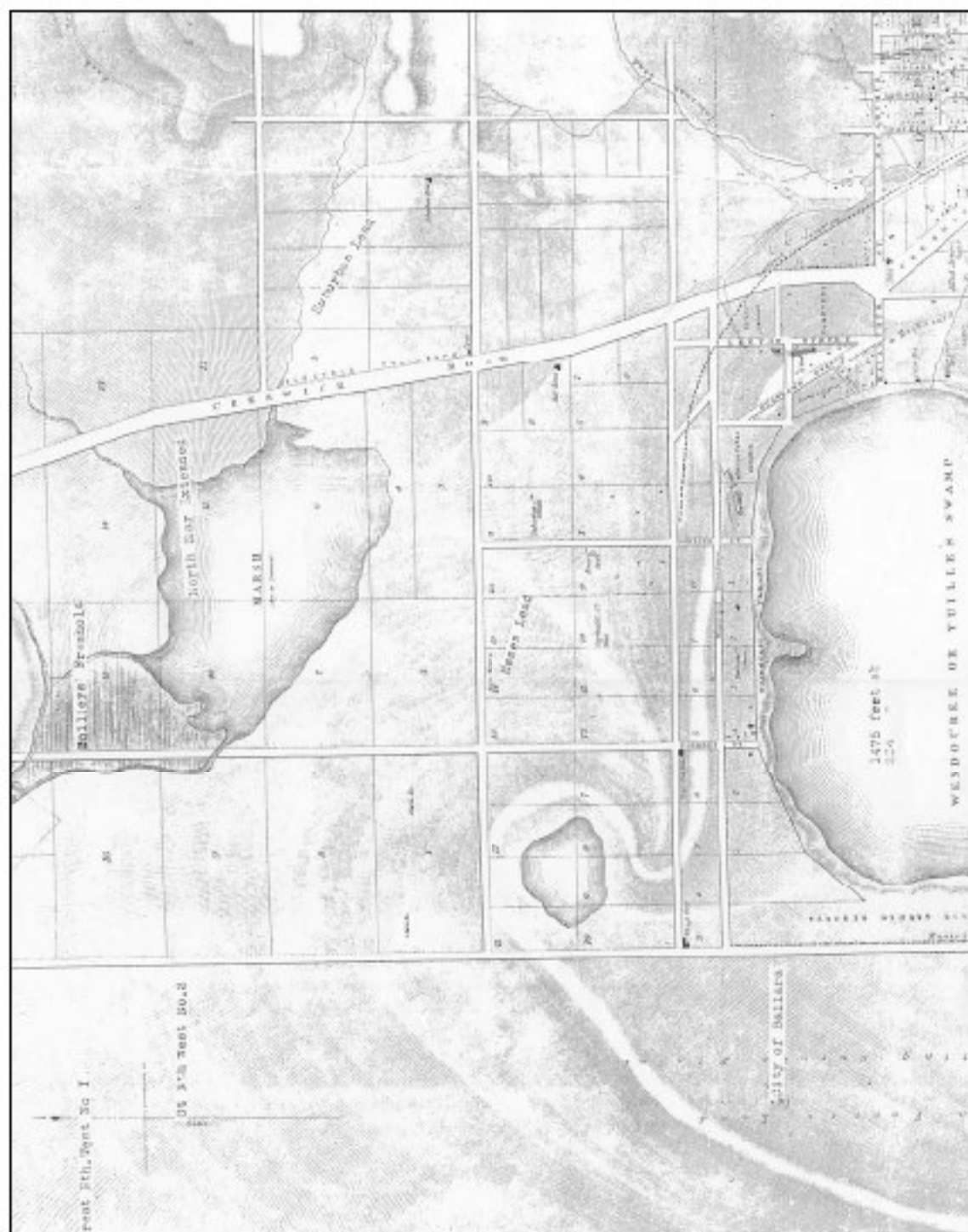
## **Appendix 2.1: Dowling Street Heritage Precinct Map**



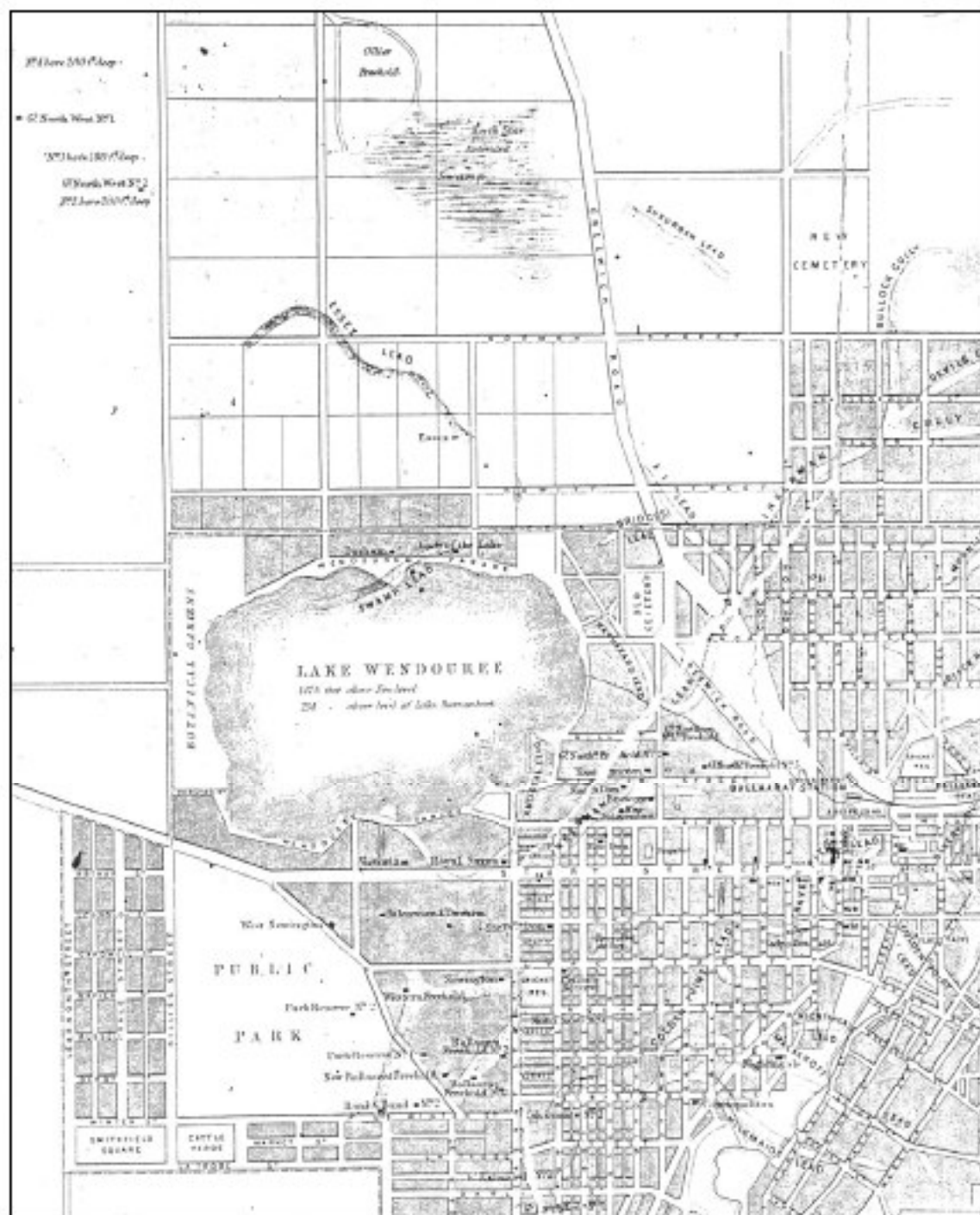
Dowling Street Heritage Precinct Map

## **Appendix 2.2: Dowling Street 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, 1868, 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.



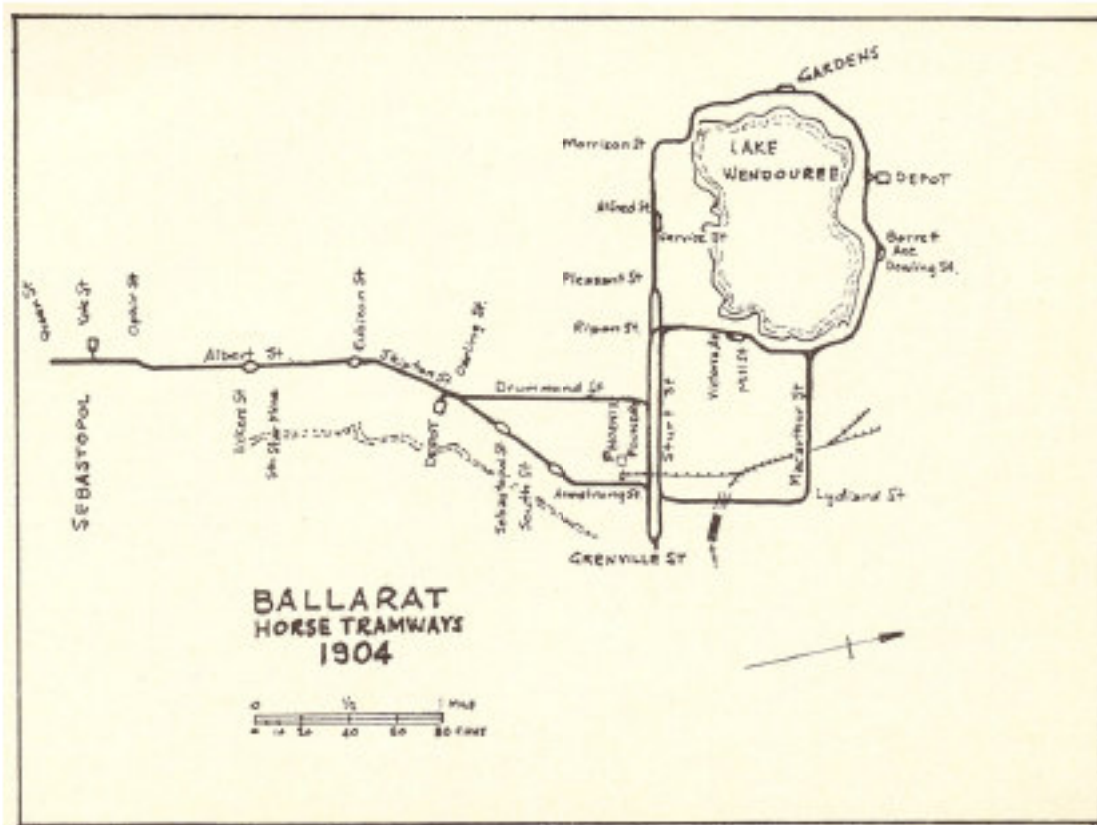
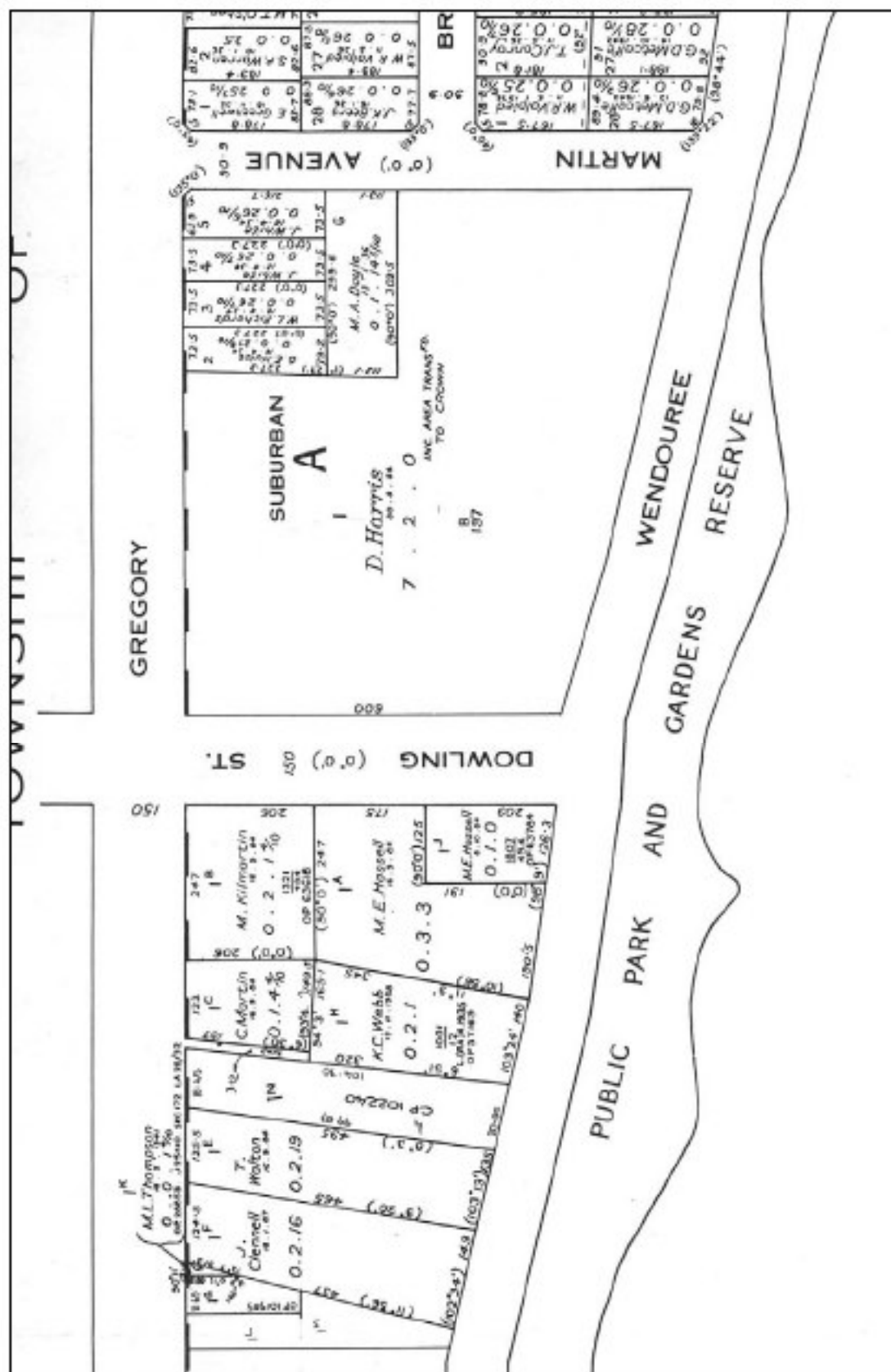
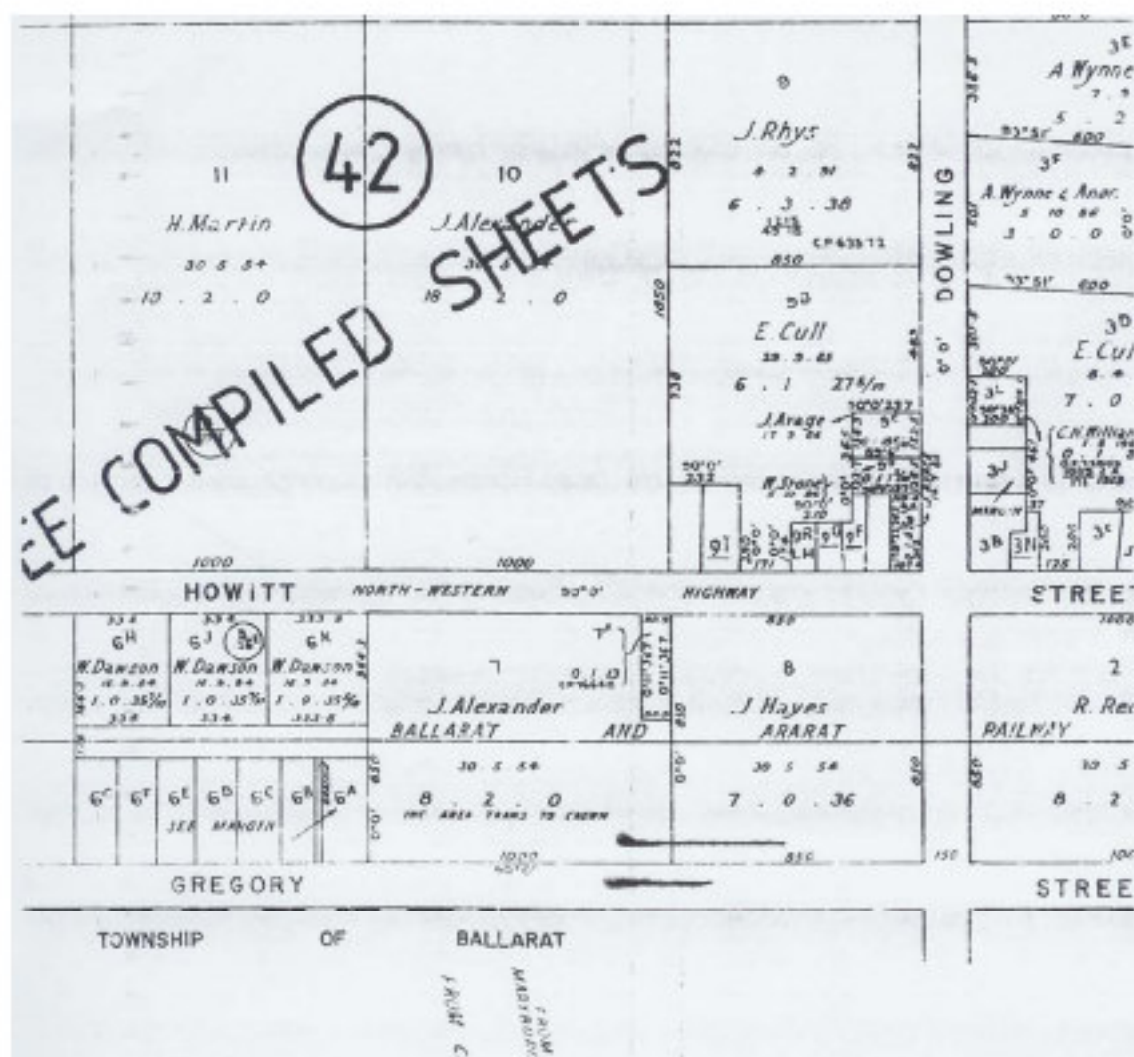


Figure 2.04: Ballarat Horse Tramways, 1904, showing depot and tram stop north of Lake Wendouree.  
Source: *The Ballarat Tramways: An Illustrated History*, p. 8.

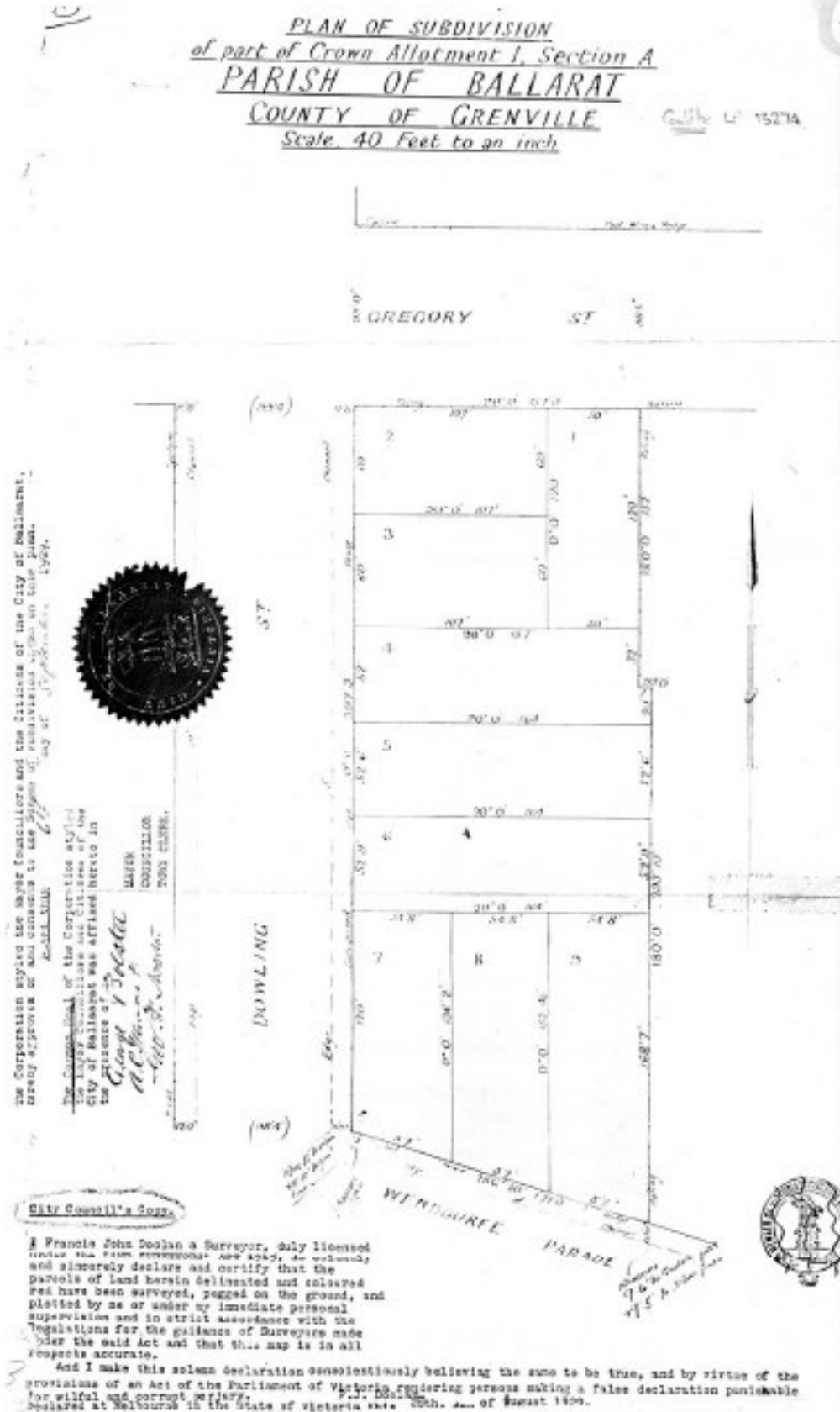


**Figure 2.05:** Portion of map, *Township of Ballarat, Sheet 2, 1964*. Source: Planning Department, City of Ballarat.

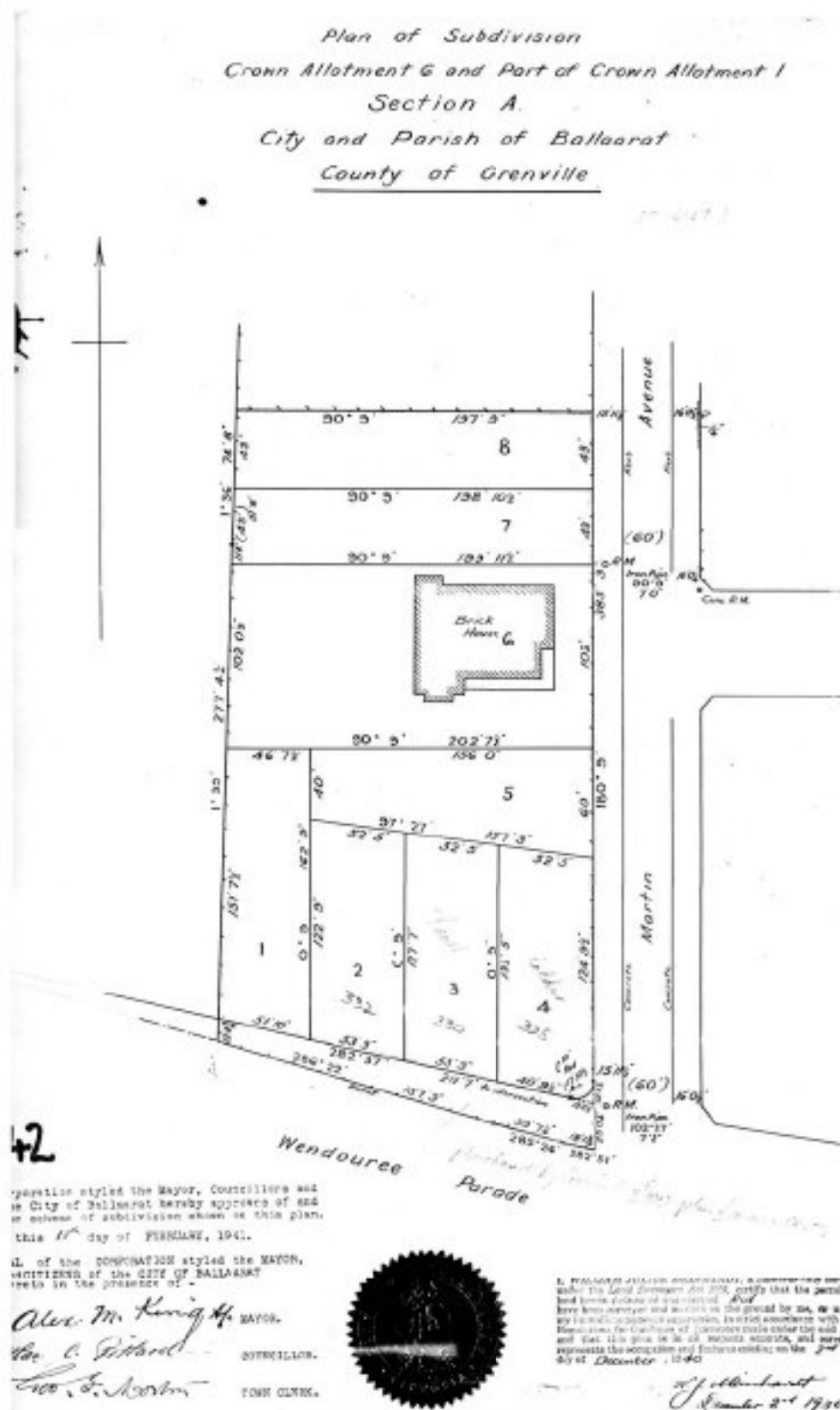


**Figure 2.06:** Portion of plan of Township of Ballarat North, County of Grenville, n.d. Source: Lands Office, Melbourne.

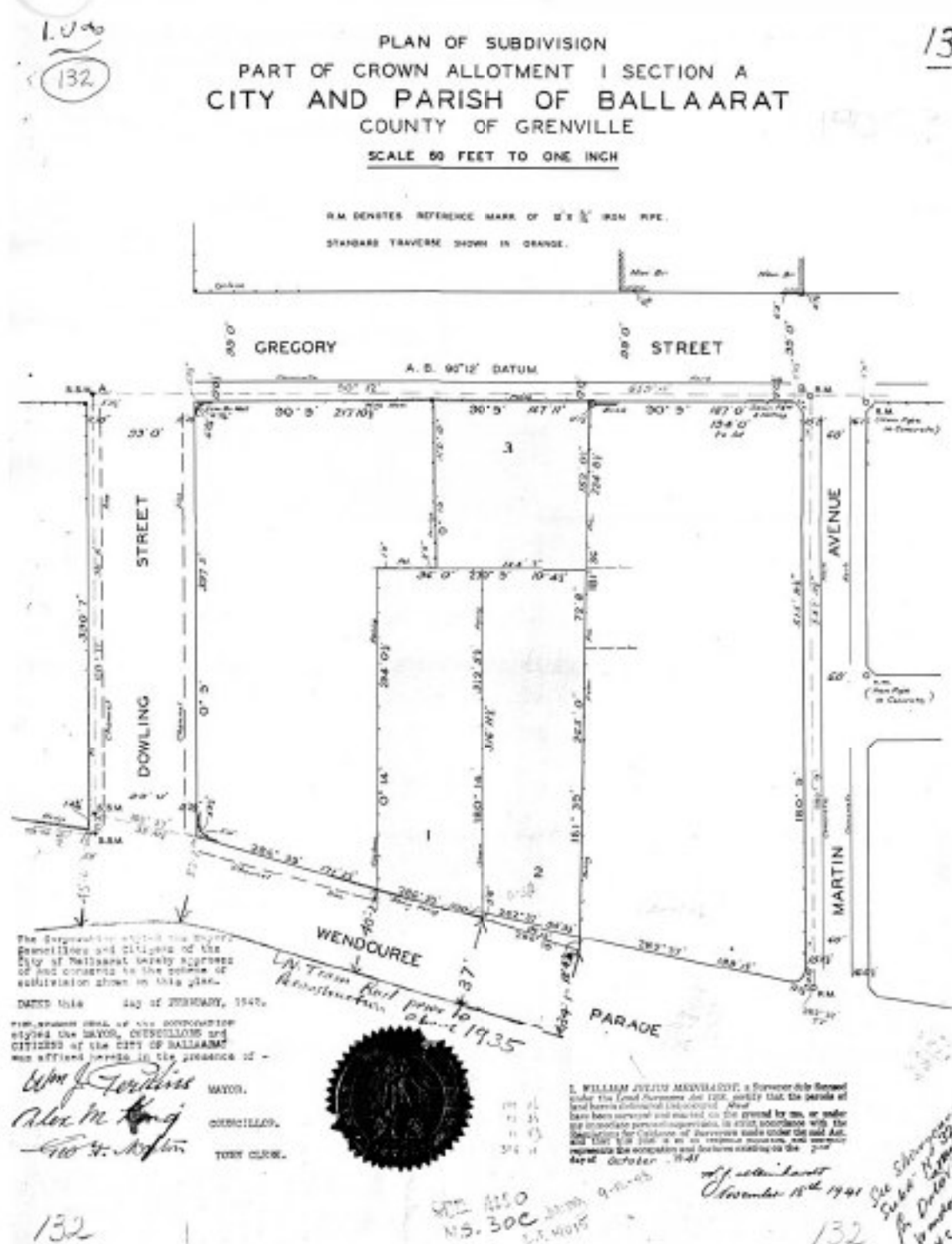




**Figure 2.07: Portion of plan of Country of Grenville, City of Ballarat (LP13274), 6 September 1929, showing subdivision of MacLeod's block. Source: Planning Department, City of Ballarat, ref. 3.**



**Figure 2.08:** LP16147, Plan of Subdivision, 18 February 1941, showing the subdivision of 8 allotments, including the large brick house that once fronted onto Wendouree Parade. Source: Planning Department, City of Ballarat.



**Figure 2.09:** LP19015, Plan of Subdivision, February 1942. Source: Planning Department, City of Ballarat, ref. 132.



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Plan of Survey  
Part of Crown Allotment 1<sup>st</sup> Section B.  
City and Parish of Ballarat  
County of Grenville  
Scale 40 Feet to one Inch

MUNICIPALITY

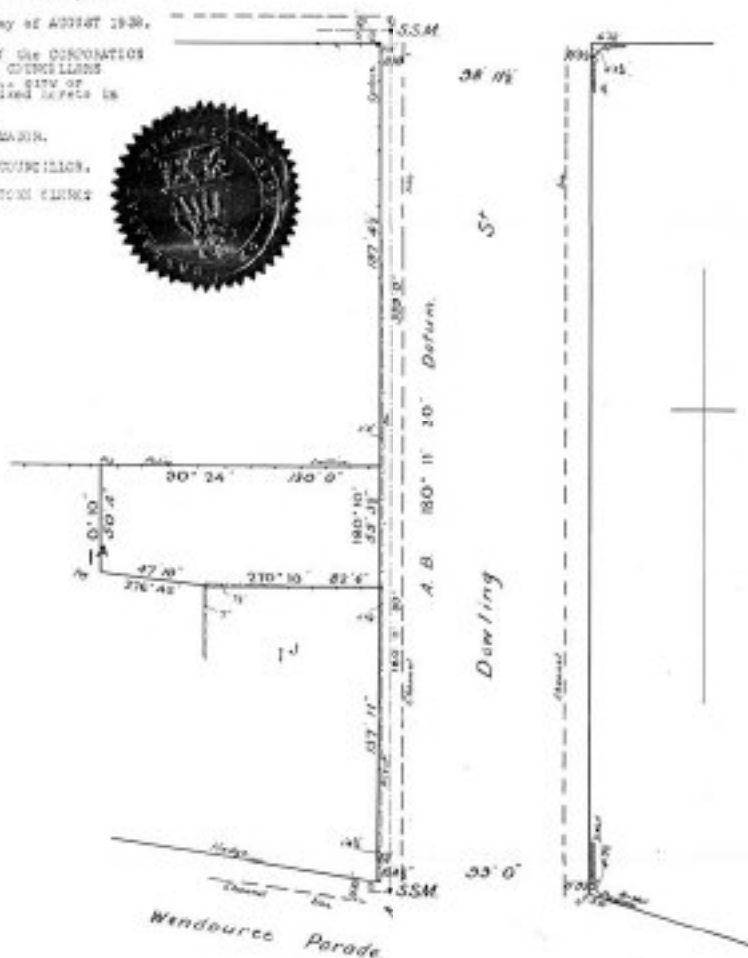
Gregory St

The Corporation styled the Mayor, Councillors  
and Citizens of the City of Ballarat hereby  
approve of and consent to the scheme of  
alteration shown on this plan.

DATED this 4<sup>th</sup> day of August 1938.

THE COMMON SEAL of the CORPORATION  
styled the MAYOR, COUNCILLORS  
and CITIZENS of the CITY OF  
BALLARAT was affixed hereto in  
the presence of -

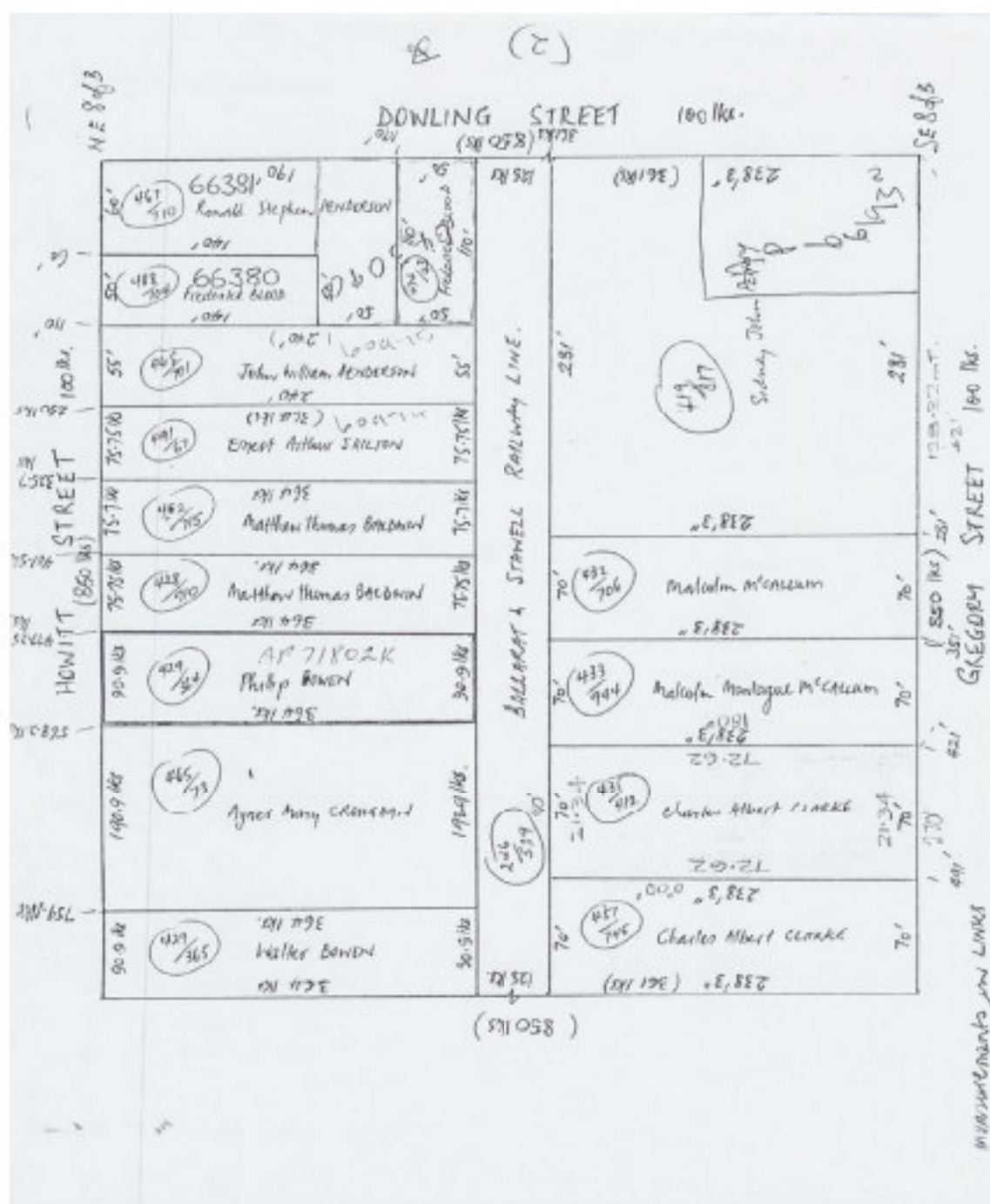
*[Signature]* MAYOR.  
*[Signature]* COUNCILLOR.  
*[Signature]* TOWN CLERK



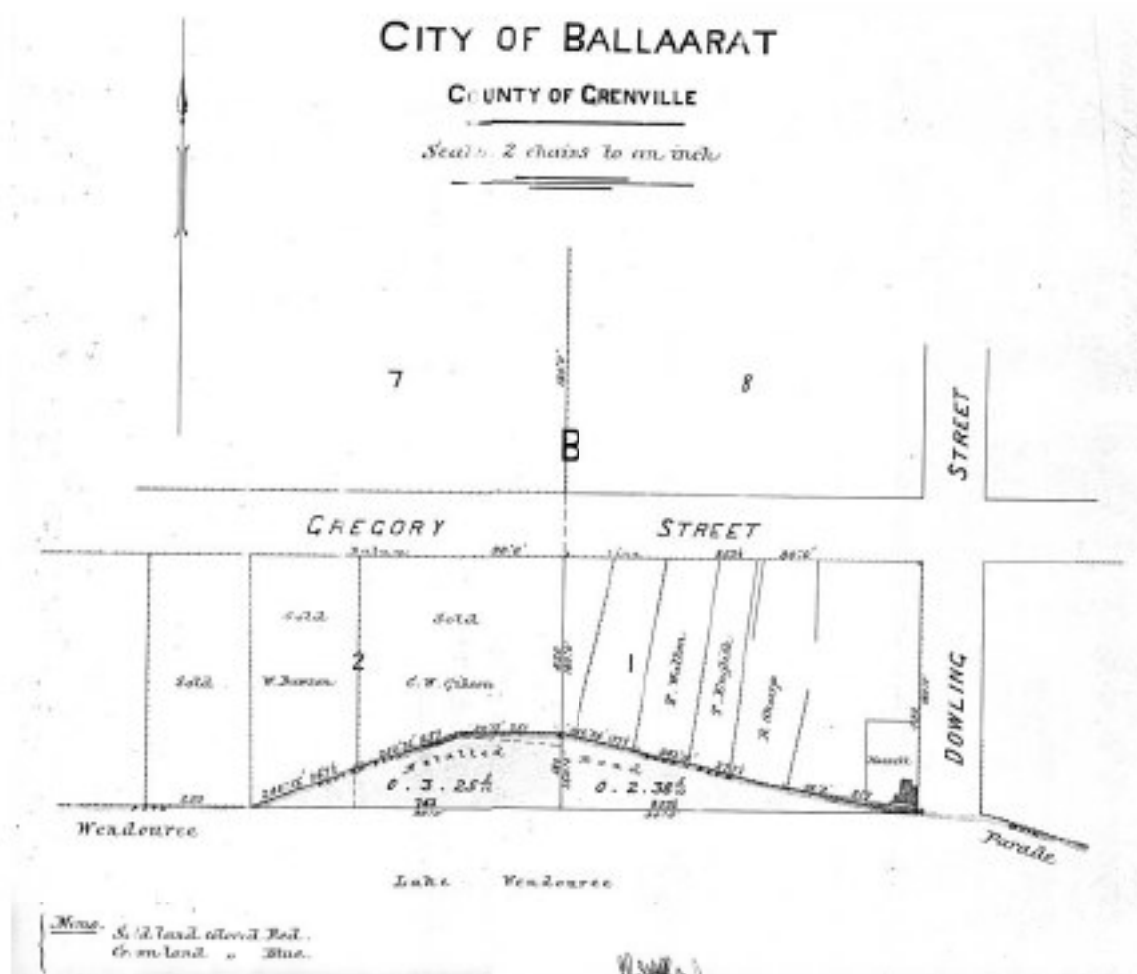
I, RICHARD JULIUS MCKINLAY, a Surveyor and Licensed  
under the Surveyors Act 1902, certify that the parcels of  
land herein delineated and coloured Red  
have been surveyed and marked on the ground by me, or under  
my immediate personal supervision, in strict accordance with the  
Provisions for Lodgment of Surveys made under the said Act,  
and that this plan is in all respects accurate, and correctly  
represents the occupation and features existing on the  
day of November, 1938.

82 *[Signature]*  
February 28<sup>th</sup> 1938

Figure 2.10: Portion of plan of City of Ballarat, County of Grenville, 4 August 1938. Source: Planning Department, City of Ballarat.



**Figure 2.11:** William Titheridge & Charles William Growcott, Plan of Subdivision, allotment 8 section B, 27 August 1906. Source: Titles Office, Melbourne.



**Figure 2.12:** Portion of Map, City of Ballarat, County of Grenville, 1882. Note the outline of Hassell's dwelling at the corner of Wendouree Parade & Dowling Street. Source: Planning Department, City of Ballarat.



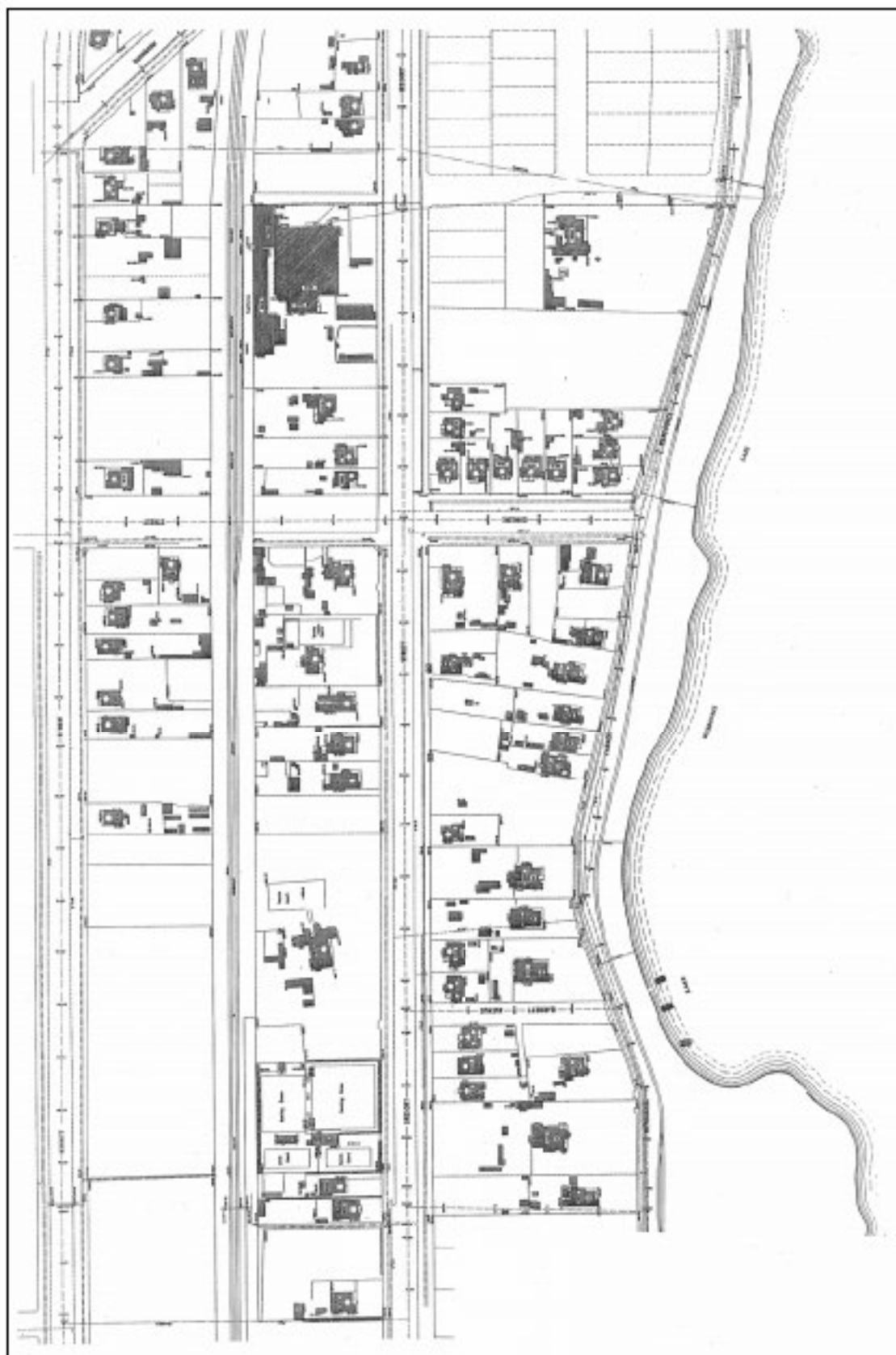


Figure 2.13: Ballarat Sewerage Authority Plan, 29 October 1934. Source: Wendy Jacobs.

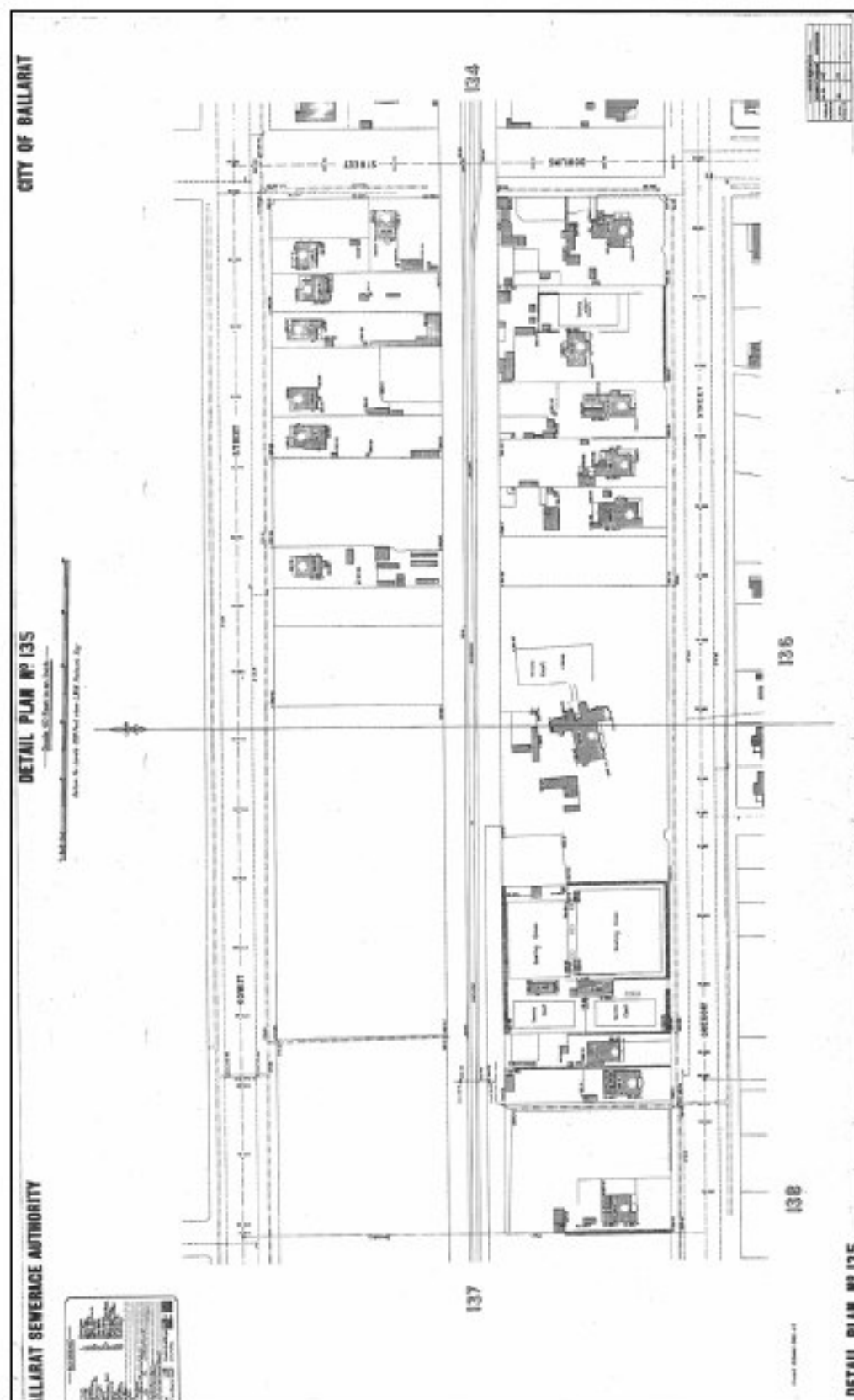


Figure 2.14: Ballarat Sewerage Authority Plan, 1933. Source: Planning Department, City of Ballarat.

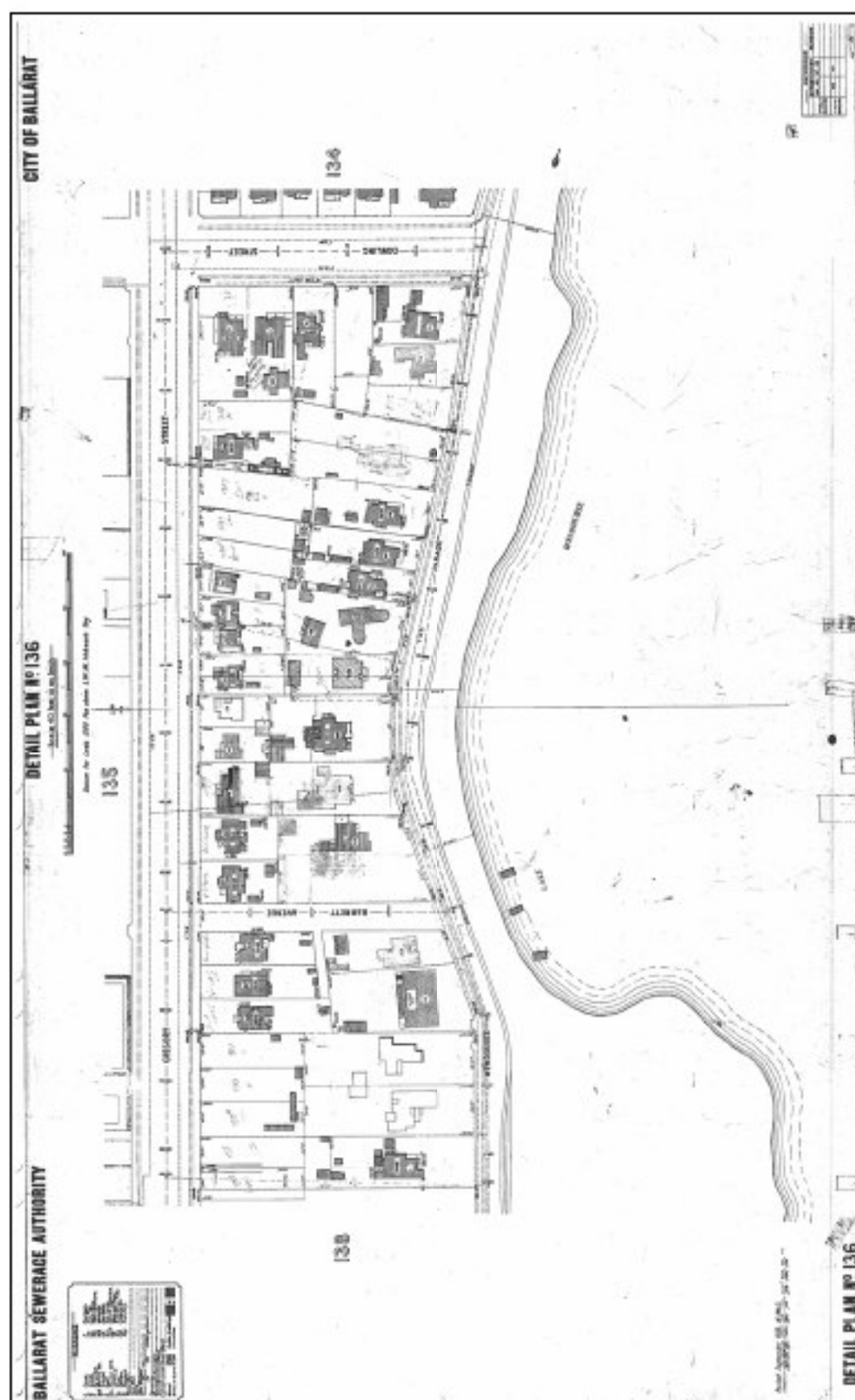


Figure 2.15: Ballarat Sewerage Authority Plan, 1933. Source: Planning Department, City of Ballarat.



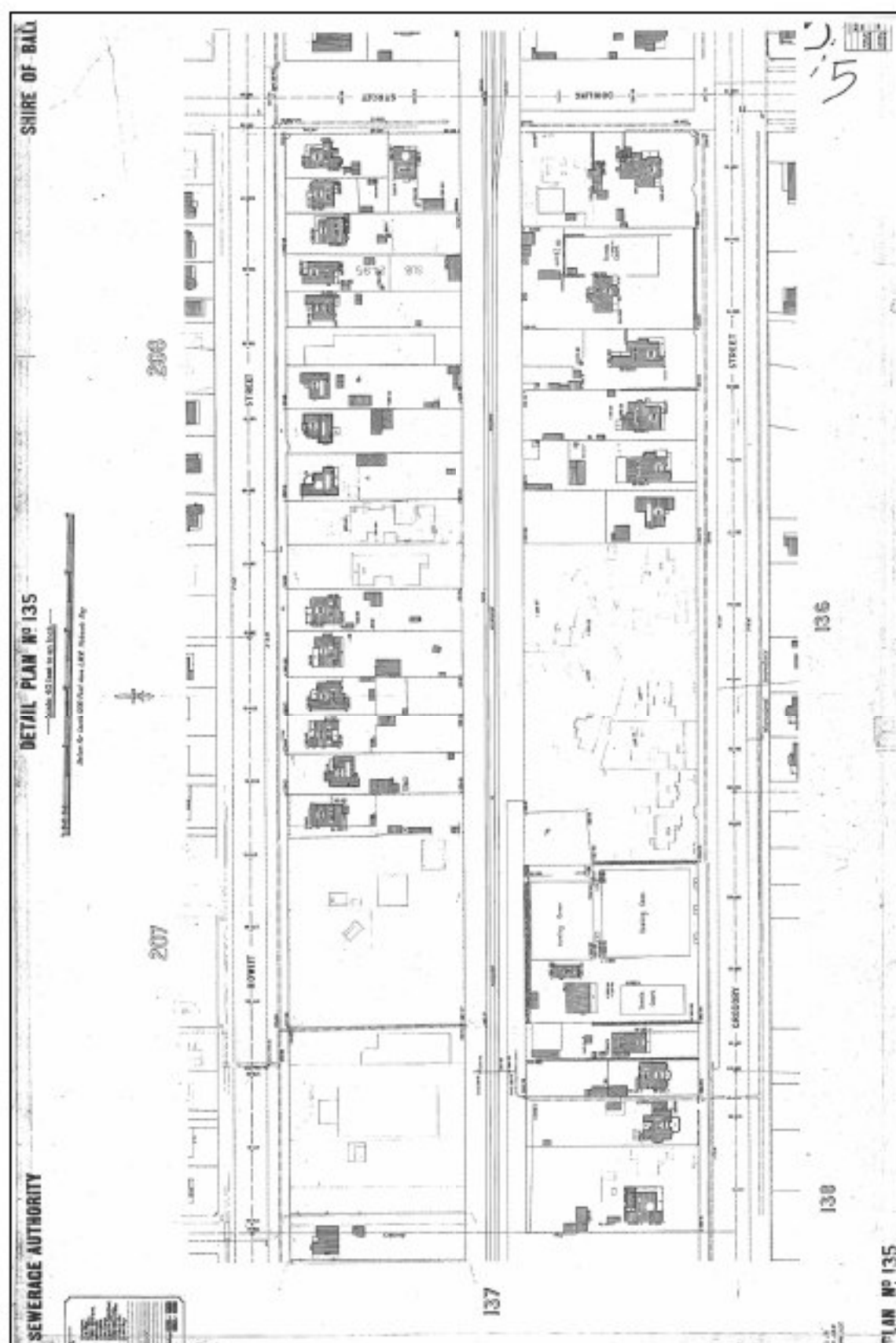


Figure 2.16: Ballarat Sewerage Authority Plan, 1940. Source: Planning Department, City of Ballarat.

## **Appendix 2.3: Contemporary Photographs**



Photo 3.01: Single storey interwar Bungalow styled dwelling with attic, 6 Dowling Street.



Photo 3.02: Two storey interwar dwelling, 340 Wendouree Parade.



Photo 3.03: Single storey interwar Bungalow styled dwelling with recessive two storey additions, 8 Dowling Street.



Photo 3.04: Victorian styled dwelling, 7 Dowling Street.



Photo 3.05: Federation styled dwelling, 1306 Gregory Street.



Photo 3.06: Federation styled dwelling, 1308 Gregory Street.



Photo 3.07: Substantial interwar Bungalow styled dwelling, 344 Wendouree Parade.



Photo 3.08: Substantial interwar Bungalow styled dwelling, 346 Wendouree Parade.





Photo 3.09: Transitional interwar & postwar Bungalow styled dwelling, 332 Wendouree Parade.



Photo 3.10: Interwar Waterfall styled dwelling, 330 Wendouree Parade.



Photo 3.11: Postwar dwelling, 3 Martin Avenue.



Photo 3.12: Early solid brick and rendered front fence to interwar Californian Bungalow styled dwelling, 10 Dowling Street.



Photo 3.13: Surviving timber fence post to original woven wire fence, 1306 Gregory Street.



Photo 3.14: Streetscape view of Dowling Street (looking south towards Lake Wendouree), showing street trees of Claret Ash and Elms.



Photo 3.15: Streetscape view of Gregory Street (from Dowling Street intersection) looking west showing mixed exotic street trees (Claret Ashes, Planes and Elms).



Photo 3.16: Canopies of Oak trees in Martin Avenue looking south towards Lake Wendouree.