

1.0 Old Showgrounds Heritage Precinct

1.0 Old Showgrounds Heritage Precinct CONSERVATION ANALYSIS

1.1 Precinct Boundaries (refer to map in Appendix 2.1, Volume 6)

The Old Showgrounds Heritage precinct includes allotments in Gregory Street, Martin Avenue Wendouree Parade and Haddon and Bumbank Streets. Brawn Avenue is also situated within the area. The precinct also takes in 7 properties at the south-west corner of Gregory Street and Martin Avenue.

The main central portion of the precinct bound by Wendouree Parade, Haddon, Bumbank and Gregory Streets is still reflective of the subdivision of the old showgrounds in 1933.

1.2 Historical Evidence (refer to historical figures in Appendix 2.2, Volume 6)

The Initial Years

The Old Show Grounds Precinct is located between Lake Wendouree and the railway line north of 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 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. There are also no mines situated in the Old Showgrounds heritage precinct.

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.⁵ In 1854 the population of the town and suburbs, including Ballarat, Ballarat East, Sebastopol and Wendouree, was 13,148 (by 1857 the population had grown to 30,970 as a result of the gold rush).⁶ The town was proclaimed a Municipality in 1855 and a city in 1870.⁷

By 1854, the major thoroughfares of Gregory, Dowling, Bumbank and Haddon Streets and Wendouree Parade had been established, as shown on Brache's map of 1861 (Figure 2.01). Gregory Street formed the municipal boundary between the Shire of Ballarat (to the north) and the Town (later City) of Ballarat

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.

6 *Ibid.*, p. 21.

7 Victorian Municipal Directory 1890, p. 90.

(to the south). It appears to have been named after the Ballarat Town Councillor, Joshua Gregory.⁸ Wendouree Parade originates from the language of the Wauthaurong Aboriginal Tribe, meaning, "be off" / "off you go".⁹ By 1882, it was a "metalled road".¹⁰ Haddon Street was named after the township of Haddon and Burnbank Street was the road to Burnbank.¹¹

Lake Wendouree

Beside the Old Showgrounds 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 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.¹²

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 exist at Gillies, Forest, Dowling and Burnbank Streets and Creswick Road where the Ballarat North Workshops were erected.¹³

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.¹⁴ (Figure 2.04)

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

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

11 Taffe, op.cit.

12 Withers, op.cit., p. 254.

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

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

Early Land Use

The land south of Gregory Street and between Martin Avenue and Haddon Street was reserved for the Agricultural Show Grounds and catered for by the Show Grounds railway station.¹⁵ This land appears to have been reserved as early as 1854 and is shown on the early maps of the area from 1861 (Figures 2.01-03 and Figure 2.05)

The arena was located in the centre with the grandstand on the eastern side. The stock entrance was from Gregory Street, a pedestrian entrance at the corner of Wendouree Parade and Haddon Street, and a larger entrance from Haddon Street. Buildings included the luncheon area; handcrafts and cooking; and poultry, horse, cattle and bullock pens. Areas were also allocated for the side shows, agricultural and car displays, and the famous Jimmy Sharman's boxing tent (Figure 2.06). Oak trees appear to have lined the Wendouree Parade boundary (Figure 2.07) and probably the Haddon Street boundary on the east side. Oak trees survive in the gardens at 302 Wendouree Parade and 5 and 7 Haddon Street.

During the First World War, the Show Grounds were used as a "decentralized training camp for 1000 recruits". Sheep, cattle and pig pens were set up as sleeping quarters, with Wendouree Parade used as a marching ground¹⁶ (Figures 2.07-08).

Showgrounds Subdivision

By 1930, a new showground site had been identified at Ballarat North. Agreement had been reached whereby the old showgrounds land would be subdivided and a portion of the revenue from the land sales paid to the Ballarat Agricultural and Pastoral Society to help establish buildings at the new site and to compensate for the cost of land purchased by the Society. Delays occurred in the transfer to the new Show Grounds as the Trustees were unable to obtain a financial advance from the Government to commence the new buildings and it was not until 1933 before the transfer proceeded.¹⁷

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 (Figure 2.09). Interestingly, Bartrop lived at 2 Haddon Street opposite the entrance to the showgrounds. The complexities and delays in dealing with government departments, Ballarat Council and the Agricultural & Pastoral Society contributed to Bartrop's decision to abandon the old showgrounds site in favour of the Colpin Avenue for the exhibition.¹⁸

Despite the apparent difficulties, on 11 October 1933 the old showgrounds was subdivided into 61 allotments and advertised for auction by another auctioneer, Charles Walker (Figure 2.10). The area was divided east-west into Sections A9 and A10, each containing 28 allotments. A further 5 allotments were created west of Martin Avenue on the corner of Gregory Street. An "old bluestone wall" is shown at the western end of the new road through the subdivision, with the extent of the former showgrounds arena and an "old gravel track" shown as

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

16 W. Bate, *Life After Gold: Twentieth-Century Ballarat*, Melbourne University Press, Carlton, 1993, pp. 54-5.

17 City of Ballarat, Mayor's Annual Reports, 1930, p. 16; 1931, p. 20; 1933, p. 6.

18 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.

broken lines (Figures 2.10-11). A further auction was held on 18 April 1934 (Figure 2.12).

The first allotment was sold in October 1934 and the majority of allotments north of Brawn Avenue were sold between 1935 and 1936. South of Brawn Avenue, many of the allotments were not sold until 1942-44 (Figure 2.13). In 1934, the Ballarat Council believed that the construction of roads, paths and channels would "lend considerable impetus to building activity in the new subdivision. This statement was well placed, as in 1936 it was reported that 49 of the 61 blocks had already been sold."¹⁹

The old showgrounds subdivision also included land on the south side of Gregory Street, east of Martin Avenue. These 5 allotments had originally formed part of a 7 acre landholding owned by D. Harris from 30 May 1854. As part of the old showgrounds subdivision, four house blocks fronted onto Gregory Street and were sold in 1934, with a larger allotment fronting onto Martin Avenue sold in 1936. In February 1941, this larger allotment was subdivided into two. Another two allotments on Gregory Street frontage were further subdivided into three lots about this time, being addressed as 11, 13 and 15 Martin Avenue.

The old showgrounds subdivision brought with it the creation of new roads: Martin and Brawn Avenues. Road and drainage plans for these streets are dated 1936.²⁰ Brawn Avenue formed the thoroughfare through the centre of the new subdivision and was named in honour of the Hon. F Brawn, MLC for Wellington Province from 1907 to 1934, Chairman of the Ballarat Water Commission for 25 years and Mayor of Ballarat 1907-1908 and 1915-1916, who died in July 1936.²¹ Martin Avenue was named by estate agent, Edgar Bartrop, after Michael Martin, businessman (Martin's Stoneware), and Mayor of Ballarat in 1936.²²

Building Development in the Old Showgrounds Subdivision

The earliest dwellings in the old showgrounds estate were built in the early- mid 1930s in Gregory, Brawn and Haddon Streets. Gallagher and Mason were the builders of the weatherboard house at 11 Haddon Street and the neighbouring "expanded metal and timber" house at 13 Haddon Street, although they do not appear on the Ballarat Sewerage Authority plan for 29 October 1934 (Figure 2.14). Most of the dwellings on the old showgrounds land were built between 1935 and 1939 as shown on the Ballarat Sewerage Authority Plan for 1939 (Figure 2.15). Those houses built in the late 1930s and 1940s were at 9, 17, 19, 21, and 22 Brawn Avenue, 1115 and 1117 Gregory Street and some dwellings on the east side of Martin Avenue.

Several local builders of Ballarat were responsible for the construction of the interwar Bungalow dwellings, including J. Spenser, A.W. Nicholson, W.G. Feary and Sons, H.C. Reaby, S. Warren, F.A. Button, W.L. Richards, R.A. Cutter, D. McGregor, and Gallagher and Mason. Those responsible for more than one dwelling were:

- A.W. Nicholson: 1 & 4 Brawn Avenue.

19 City of Ballarat, Mayor's Annual Reports, 1934, p. 11; 1936, p. 7.

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

21 City of Ballarat, Mayor's Annual Report, 1936, p. 5.

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

- W.G. Feary & Sons: 6 Brawn Avenue, 1111 Gregory Street and 302 Wendouree Parade.
- H.C. Reaby: 8 & 14 Brawn Avenue & 1103 Gregory Street.
- S. Warren: 10 Brawn Avenue, 1125 Gregory Street & 9 Haddon Street.
- F.A. Button: 24 Brawn Avenue & 5 Haddon Street.
- Gallagher & Mason: 121 Burnbank Street, 1105 & 1115 Gregory Street, & 11 & 13 Haddon Street.

Although Edgar Bartrop was not responsible for the auction of the old showgrounds estate, he did play a part in the building of some of the homes in the area. In addition to his involvement with the construction of "Ideal Homes" in Colpin Avenue in the 1930s, he had also established the "Edgar Bartrop Home Building Service". It is known that Bartrop's Home Building Service was responsible for the house at 16 Brawn Avenue for R.E. Dunn (built by A.K. Wood) in c.1936, as shown on the drawing for the dwelling (Figure 2.16). He also appears to have been responsible for the dwelling at 20 Brawn Avenue in 1940, initially for L.J. Treloar (built by S.D. Jenkin), as a drawing of this dwelling (including the fence) (Figure 2.17) closely resembles the existing dwelling today (albeit altered with the chimneys and original garage doors removed).

The concept and details of the "Edgar Bartrop Home Building Service" were published in the "Contrast Home Show" sponsored by Edgar Bartrop in Dana Street in c.1940:

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 election 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.²³

Town Planning Context: Old Showgrounds Subdivision

The standard and economical and yet well-built interwar Bungalows on contextually generous allotments (with opportunities for ample landscaping) has an affinity with contemporary Garden City planning and philosophy. 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

23 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

was neatly-designed and predominantly uniform dwellings set in pleasant, green surroundings.²⁴ 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.²⁵

In Australia, John Sulman, Australia's father of town planning, published *An Introduction to the study of Town Planning in Australia* in 1921 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 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 causes 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.²⁶

While the grid planning of the old showgrounds subdivision was conventional, the primacy of single family housing, private gardens and neat, inexpensive housing were well-known Garden City tenets. On this type of planning, Sulman considered Garden Cities and Suburbs to be characterized by:

... the absence of congestion of dwellings and their better arrangement, ample provision of parks, playgrounds and open spaces, the planting of trees and grass of part of the roads where not required for traffic, and the provision of greater opportunities for social intercourse.²⁷

The close proximity to Lake Wendouree for sport and recreation balanced out the lack of public open space with the old showgrounds subdivision, but the generous grassed nature strips (and absence of footpaths in Brawn and Martin Avenues) and space around the dwellings largely reflected Sulman's Australian version of Garden City ideals.

The economical but well-built nature of the interwar Bungalows within the old showgrounds subdivision further reflected Garden City principles. Indeed, Edgar Bampton's Home Building Service and the large number of local builders who were involved in building standard interwar dwellings arguably represents a later and localized translation of similar principles used in England years earlier. These similarities are especially identified in Gavin Stamp's synopsis of the underlying architectural philosophies behind the development of *Letchworth and Hampstead Garden Suburb in The English House 1860-1914*:

Here is the humanity of the vision, both social and architectural. Most domestic architects were apolitical – probably Conservative, if anything – after all, they worked for the rich if they could; but some, like Lethaby, Park and Unwin, shared the socialist ideal of Morris and Webb. They believed that the benefits of a good, homely, well-built domestic architecture should not be enjoyed only by the

24 Bannister Fletcher, *A History of Architecture*, 17th edn., Butterworths, London, 1963, p.1007.

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

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

27 Sulman, *op.cit.*, p.106.

comparatively wealthy but by everybody. The detached countryside English House could be built simpler, smaller and more cheaply without losing its charm or integrity. At Letchworth, Port Sunlight and other garden suburbs, architects showed how cottages could be cottages still, decent houses in which ordinary people could live ... Each tenant could feel he was living in a house – his castle – and in a villagery atmosphere which was healthy. Architects both famous and obscure addressed themselves to the problem of designing cheap but decent housing and several competitions were held, notably the 1905 “Cheap Cottages Exhibition” at Letchworth where cottages were built for £150 if possible.²⁸

Other Subdivisions & Building Development in the Precinct

A considerably earlier residential subdivision opposite the showgrounds reserve was the laying out of allotments on the east side of Haddon Street in 1862. These allotments, bound by Haddon and Burnbank Streets, appeared to have formed part of much larger subdivision on Burnbank Street.

Opposite the showgrounds reserve was the subdivision of allotments on the north side of Gregory Street, in the former Shire of Ballarat. The original dates of the subdivision of this land have not been ascertained, although it is known that subdivisions occurred in 1951, 1975, 1987, and 1993²⁹ (Figure 2.19). These allotments include dwellings constructed during the Edwardian and interwar periods, together with dwellings in the mid-late 20th century.

Although the allotments on the east side of Haddon Street were subdivided as early as 1862, the earliest known dwellings to have been constructed were on the northern side of Gregory Street. The timber Edwardian dwelling at 1102 Gregory Street was possibly built for Robert Haines in c.1900. It may have been the same period when a timber Edwardian dwelling was constructed at 1110 Gregory Street for James Lindsay. Both dwellings have experienced alterations over the years, although the overall original character and appearance is clearly discernible.

Like the old showgrounds estate, it was during the 1930s when most of the dwellings on the northern side of Gregory Street and east side of Haddon Street were built. These dwellings are shown on the Ballarat Sewerage Authority Plan for 1934 (Figure 2.14).

Building Construction Dates and Owners

A table of the original construction dates of the dwellings and their owners is given as follows. The following data for Individually Significant places and places of Significance within the Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 6).³⁰ This data has been collated from various Directories, Land Sales and City of Ballarat Building Permit Books.

Property Address	Date of Construction	Original Building Owner
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- 28 G. Stamp, *The English House 1860-1914: the flowering of English Domestic Architecture*, Faber and Faber, London, 1988.
- 29 Portion of Township plan of Ballarat North, n.d., Lands Office, Melbourne & Certificates of Title and Subdivision plans, Vol 6906, fol. 193, 15 March 1951, vol. 1209, fol. 840, 1 September 1975, vol. 1026A, fol. 442, 12 June 1998, Titles Office, Melbourne.
- 30 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
2 Brawn Avenue	c. 1938	John F Spencer
4 Brawn Avenue	c. 1939	Eric C Sanders
5 Brawn Avenue	c. 1936	W Chambers
6 Brawn Avenue	c. 1936	R W Lonsdale
8 Brawn Avenue	c. 1935	H C Reaby
9 Brawn Avenue	c. 1939	William J Perkins
10 Brawn Avenue	c. 1937	George Richmond
11 Brawn Avenue	c. 1935 Designed by H.L. Coburn	William J Selkirk
12 Brawn Avenue	c. 1936	Mrs Jessie McIver
15 Brawn Avenue	c. 1939	John Johnston
16 Brawn Avenue	c. 1936	R E Dunn (Fig 2.16)
17 Brawn Avenue	c. 1939-40	Alfred Nicholson
19 Brawn Avenue	c. 1949	C D Cottee
20 Brawn Avenue	c. 1940	L J Treloar (Fig 2.17)
21 Brawn Avenue	c. 1946	Jack Lonsdale
22 Brawn Avenue	c. 1942	Francis T Re
24 Brawn Avenue	c. 1936	J K Beers
119 Burnbank Street	c. 1934-35 Designed by P.S. & G.S. Richards	John L Russell
121 Burnbank Street	c. 1935	William Astbury
1102 Gregory Street	Pre 1904 [possibly c. 1900]	Not known Occupant in 1904 – Robert Haines
1103 Gregory Street	c. 1935	R Browning
1104 Gregory Street	Pre 1904 [possibly c. 1933]	Not known Occupant in 1941 – Hugh Spotswood
1105 Gregory Street	c. 1935	H Tucker
1106 Gregory Street	c. 1933	Not known Occupant in 1941 – Stanley S Mitchell
1107 Gregory Street	c. 1935	Not known Occupant in 1941 – Robert C Wenning
1108 Gregory Street	Pre 1956 [possibly c. 1945]	Not known Occupant in 1956 – William A Coffield
1109 Gregory Street	c. 1935	F O Cooke
1110 Gregory Street	Pre 1904	Not known

Property Address	Date of Construction	Original Building Owner
	[possibly c.1900]	Occupant in 1904 – James Lindsay
1112 Gregory Street	c. 1933	Not known Occupant in 1941 – William L Henderson
1117 Gregory Street	c. 1943	Frank E Bellingham
1119 Gregory Street	c. 1939	Cyril R Negri
1121 Gregory Street	c. 1947	T G McPherson
1123 Gregory Street	c. 1935	Not known Occupant in 1941 – Royal B Spong
1125 Gregory Street	c. 1936	Mrs Greenwell
1205 Gregory Street	c. 1935.	Herbert W. Standbridge.
1207 Gregory Street	c.1935	G. Houlse
3 Haddon Street	1935 Designed by H.L. Coburn	John C Haymes
4 Haddon Street	c.1935	Alexander Rands
5 Haddon Street	c. 1939	Stanley Miller
6 Haddon Street	c. 1939	Not known Occupant in 1941 – Roy A Mason
7 Haddon Street	c. 1935 ³¹ Designed by L.H. Vernon	Charles H Benjamin
8 Haddon Street	c. 1935	Alfred D Goddard
9 Haddon Street	c. 1936	Walter H Knight
11 Haddon Street	c. 1934	G L Grigsbey
13 Haddon Street	c. 1934	William G Vawdrey
302 Wendouree Parade	c. 1938	Henry H Davies
304 Wendouree Parade	c. 1949	J C Rowe Occupant in 1941 – The Pines Private Hospital and/or Mary Weston
306 Wendouree Parade	c. 1950-51	Arthur Collins
308 Wendouree Parade	c. 1949	R McAloney
312 Wendouree Parade	c. 1950	F E Duncan
314 Wendouree Parade	c. 1949	J Hickey
324 Wendouree Parade	c. 1948	D I Ellis
326 Wendouree Parade	c. 1946	D G Metcalfe

31 M. Lewis (ed.), *Australian Architectural Index*, revd. edn., University of Melbourne, Parkville, 1986. The index listed "L H Vernon, 1935 and 1936, Residence, Ballarat, for C.H. BENJAMIN, Haddon St".

1.3 Physical Evidence

1.3.1 Building Character & Appearance (refer to photos Appendix 2.3, Volume 6)

The Old Showgrounds heritage precinct is a residential area comprised of 74 dwellings.

Height

The Old Showgrounds Heritage precinct is especially identified by dwellings with a single storey appearance (Photos 3.01-02). Only seven of the houses in the area are two storey (or higher) in height, including the house at 324 Wendouree Parade (Photo 3.03).

Form, Design and Scale

The Old Showgrounds heritage precinct is primarily characterized by interwar and postwar Bungalows having largely asymmetrical compositions defined by hipped and/or gabled roof forms. Examples include the dwellings at 2 and 12 Brawn Avenue and 1103 Gregory Street (Photos 3.01-02, 8.04). These mostly modest-medium sized dwellings have projecting front or corner verandahs and porches that are gabled, hipped or flat in form, or are situated under the main roof. The verandahs and porches are supported by brick piers, concrete columns or timber posts.

A variant in the predominant interwar Bungalow type are the few dwellings with Old English stylistic qualities, including the house at 1117 Gregory Street (Photo 3.05), especially denoted by the more steeply pitched and picturesquely articulated gabled roof forms, stepped brick chimneys, corbelled brick gable ends and arched brick openings in the verandahs.

The Old Showgrounds precinct also features a small number of Bungalows of a waterfall style, such as the house at 326 Wendouree Parade (Photo 3.06). These dwellings have flowing curved front facades and curved corner windows.

A further variant in interwar Bungalow design is the house at 3 Haddon Street designed by Herbert Leslie Coburn in 1935. It represents an eclectic streamlined interwar English Domestic Revival and Modern style, typical of the work of the architect. The architectural qualities include the steeply pitched gable roof forms clad in tiles, asymmetrical composition, corner windows, face brick wall construction accentuated with clinker brick wall bases, window heads and curved balustrading, stepped and curved brick chimney and the projecting flat roofed curved front porch. Other similarly-styled houses by Coburn in the Old Showgrounds precinct including the dwelling at 11 Brawn Avenue.

Apart from the one two storey postwar Georgian Revival dwelling at 324 Wendouree Parade (which is a significant dwelling although atypical for the area) (Photo 3.03), the other two storey dwellings have been introduced or greatly altered and do not relate to the architectural character of the majority of the area.

Overall, the majority of the dwellings in the Old Showgrounds Heritage Precinct feature the following design characteristics:

- Multiple hipped and/or gabled roof forms (with an approximate pitch between 25 and 40 degrees).
- Broad eaves. A small number of dwellings also feature 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 some significant examples of metal framed windows, such as the corner windows at 4 Brawn Avenue.
- Face or rendered brick chimneys, either plain, stepped or tapered in form.
- 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. Some of the verandahs are also curved at the front.
- Decorative gable infill consistent with the era of the dwelling.
- Corbelled brick gable ends to some interwar era dwellings.
- Gable ventilators to some interwar era dwellings.

Most of the dwellings in the area are medium in scale. The dwellings on larger allotments and the two storey houses (a number of which do not relate architecturally to the precinct), are more substantial in scale.

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 and are therefore not streetscape features in the Old Showgrounds Heritage precinct. There are some introduced carports that are attached to the side of the dwellings, but these structures are recessive from the front of the dwellings. Most garages and carports are situated at the rear.

Significance of Dwellings

Fifty-five of the seventy-four dwellings (74%) within the Old Showgrounds Heritage precinct are considered to have significance within the area. A number of the interwar dwellings are rudimentary in design. Within the context of the area they appear to relate to the socio-economic situation of the original owners. The precinct also has three dwellings that may have individual significance.³² Further details and a photograph of each of the dwellings are provided in the Catalogue of Places in Appendix 2.4 (Volume 6).

The dwellings that are significant within the heritage precinct are:

- | | |
|-------------------|------------------------|
| • 2 Brawn Avenue. | • 1110 Gregory Street. |
| • 4 Brawn Avenue. | • 1111 Gregory Street. |
| • 5 Brawn Avenue. | • 1112 Gregory Street. |
| • 6 Brawn Avenue. | • 1113 Gregory Street. |

32 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.

- 8 Brawn Avenue.
- 9 Brawn Avenue.
- 10 Brawn Avenue.
- 11 Brawn Avenue.
- 12 Brawn Avenue.
- 15 Brawn Avenue.
- 16 Brawn Avenue.
- 17 Brawn Avenue.
- 19 Brawn Avenue.
- 20 Brawn Avenue.
- 21 Brawn Avenue.
- 22 Brawn Avenue.
- 24 Brawn Avenue.
- 119 Burnbank Street.
- 121 Burnbank Street.
- 1102 Gregory Street.
- 1103 Gregory Street.
- 1104 Gregory Street.
- 1105 Gregory Street.
- 1106 Gregory Street.
- 1107 Gregory Street.
- 1108 Gregory Street.
- 1109 Gregory Street.
- 1117 Gregory Street.
- 1119 Gregory Street.
- 1121 Gregory Street.
- 1123 Gregory Street.
- 1125 Gregory Street.
- 1205 Gregory Street.
- 1207 Gregory Street.
- 3 Haddon Street.
- 4 Haddon Street.
- 5 Haddon Street.
- 6 Haddon Street.
- 7 Haddon Street.
- 8 Haddon Street.
- 9 Haddon Street.
- 11 Haddon Street.
- 13 Haddon Street.
- 302 Wendouree Parade.
- 304 Wendouree Parade.
- 306 Wendouree Parade.
- 308 Wendouree Parade.
- 312 Wendouree Parade.
- 314 Wendouree Parade.
- 324 Wendouree Parade.

The dwellings that may have individual significance are:

- 12 Brawn Avenue.
- 21 Brawn Avenue.
- 302 Wendouree Parade.
- 324 Wendouree Parade.

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

- 1 Brawn Avenue.
- 3 Brawn Avenue.
- 7 Brawn Avenue.
- 13 Brawn Avenue.
- 14 Brawn Avenue.
- 18 Brawn Avenue.
- 20 Brawn Avenue.
- 1102A Gregory Street.
- 1111 Gregory Street.
- 1115 Gregory Street.
- 10 Haddon Street.
- 12 Haddon Street.
- 9 Martin Avenue.
- 11 Martin Avenue.
- 13 Martin Avenue.
- 15 Martin Avenue.
- 318 Wendouree Parade.
- 320 Wendouree Parade.
- 322 Wendouree Parade.

1.3.2 Urban Design & Engineering Infrastructure

Layout and Subdivision

Apart from a few larger allotments at 306 and 308 Wendouree Parade and 1106 and 1110 Gregory Street, most of the allotments in the Old Showgrounds heritage precinct are rectangular in shape and of similar size. The rectilinear nature of the bulk of the area (bound by Wendouree Parade, Martin Avenue and Gregory and Haddon Streets) reflects the original subdivision layout of the showgrounds estate in 1933.

Setbacks

Throughout the precinct are regular front setbacks. The size of the front setbacks appear to be similar, even with the curved nature of the front of the Wendouree Parade allotments.

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

Engineering Infrastructure

All of the streets within the Old Showgrounds precinct have concrete kerb and channel (Photo 3.07). In Brawn Avenue, Burnbank Street and on the northern side of Gregory Street are also concrete cross overs (Photo 3.08). On the southern side of Gregory Street are bitumen cross overs. The properties fronting Haddon Street (east side) have rear access, apart from the introduced dwelling at 12 Haddon Street which has a concrete cross over.

Brawn Avenue and Martin Avenue are further characterized by a lack of footpaths (Photos 3.07-08). In Gregory Street, there is a concrete footpath on the north side and a bitumen path of the south. A similar bitumen footpath is situated on the west side of Haddon Street, although the east side has no footpath. Wendouree Parade has concrete footpaths, as does Burnbank Street.

Front Fences

The Old Showgrounds Heritage Precinct is especially identified by the number of early fence types. At least 31 of the 52 properties (60%) that are significant within the precinct have early fences or fences that relate to the interwar or postwar era of the dwellings. The types of fences are:

- Low (up to 1100 mm) interwar and postwar era fences with brick piers and plinths having geometric trussed steel panels between – the design and construction largely matching the interwar and postwar era dwellings. Examples are the fences at:
 - 19 Brawn Avenue.
 - 21 Brawn Avenue.
 - 1104 Gregory Street.
 - 1108 Gregory Street (Photo 3.09).
 - 1121 Gregory Street.
 - 1125 Gregory Street (Photo 3.10).
 - 8 Haddon Street.
 - 314 Wendouree Parade.
 - 324 Wendouree Parade (Photo 3.03).
- Low (up to 1100 mm) interwar and postwar era solid brick fences of construction and detailing to match the interwar and postwar era dwellings. Typical examples include the fences at:
 - 2 Brawn Avenue.

- 4 Brawn Avenue.
- 9 Brawn Avenue.
- 12 Brawn Avenue (Photo 3.02).
- 17 Brawn Avenue.
- 20 Brawn Avenue.
- 22 Brawn Avenue (Photo 3.11).
- 1103 Gregory Street (Photo 3.04).
- 1109 Gregory Street.
- 1111 Gregory Street.
- 1117 Gregory Street (Photo 3.05).
- 1119 Gregory Street.
- 3 Haddon Street (Photo 3.12).
- 4 Haddon Street.
- 308 Wendouree Parade.
- 312 Wendouree Parade.

There are also some properties without front fences and a small number with introduced solid rendered brick, cast iron or aluminium palisade or other fences that do not relate to the design and construction of the interwar and postwar dwellings.

Landmarks and Views

Nearby the precinct, the Maltworks at 1114 Gregory Street forms a local landmark and there are uninterrupted views to it in the immediate vicinity. The properties fronting Wendouree Parade enjoy uninterrupted views to Lake Wendouree, while there are glimpses of the lake from Martin Avenue and the intersections of Martin Avenue and Brawn Avenue, and Martin Avenue and Gregory Street.

1.3.3 Landscaping

The Old Showgrounds Heritage precinct is especially identified by its generous grassed nature strips, particularly in Martin Avenue and Brawn Avenue which lack footpaths (Photos 3.07-08). There are also mature oak trees in the front gardens of 5 and 7 Haddon Street and 302 Wendouree Parade (Photo 3.13) which appear to relate to the era of the showgrounds in this location before 1933. In Martin Avenue are mature canopies of street trees.

Mature front interwar and postwar garden settings are a feature of the area. These settings are characterized by grassed areas, flower beds, shrubs and trees. The property at 302 Wendouree Parade also has a mature Norfolk Island Pine (Photo 3.13), while there is a mature Liquid Amber tree in the front garden of 304 Wendouree Parade (Photo 3.14). The front garden settings are also largely characterized by side concrete driveways and pedestrian paths.

1.4 Comparative Analysis

Crocker Street, Ballarat West³³

Crocker Street represents a highly intact and homogenous interwar streetscape in the West Ballarat Heritage Precinct. Originally known as Albion Street, the allotments fronting Crocker Street were laid out in 1921, 12 years before the development of the Old Showgrounds Precinct. 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

33 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.

storeys.³⁴ These dwellings appear to have been built between 1923 and 1938. The designs of the 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, the Old Showgrounds precinct, with its streetscapes of Brawn Avenue, Wendouree Parade and Gregory Street, reflect a more rudimentary and economical interwar area.

Colpin Avenue, Colpin Avenue Heritage Precinct³⁴

Colpin Avenue was subdivided in 1933 and was the location of Ballarat's first "Ideal Homes Exhibition". This was a title that was originally intended to have been awarded to the Old Showgrounds subdivision, but difficulty and delays caused the relocation of the exhibition to Colpin Avenue instead. Colpin Avenue represents one of Ballarat's most intact and homogenous interwar streetscapes with high quality single storey interwar Bungalow (and to a lesser extent postwar Bungalow) dwellings. Most of the dwellings in the Old Showgrounds precinct, particularly in Brawn Avenue and Gregory Street, are equally well-built as those in Colpin Avenue, but were designed in a more standard manner. By far the landscape qualities and engineering infrastructure in Colpin Avenue contributes much to the heritage values of the area, with its brick kerb and channel, grassed nature strips (lacking footpaths), high proportion of intact early front fences, mature private front garden settings and the mature Pin Oak trees along both sides of Colpin Avenue.

Dowling Street (east side), Dowling Street Heritage Precinct³⁵

The collection of Bungalows on the east side of Dowling Street (between Gregory Street and Wendouree Parade) forms a distinctive interwar streetscape that is broadly comparable to the Gregory Street and Brawn Avenue streetscapes in the Old Showgrounds precinct. Representing a subdivision of "McLeod's Block" in Dowling Street in 1929, the construction of 7 interwar Bungalows at 2-10 Dowling Street and 1215 Gregory Street by local builders Collins and Pinney brought about a more homogenous interwar streetscape than evident in the Old Showgrounds precinct. 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 especially contribute to the significance of this part of the Dowling Street Heritage precinct.

1.5 Statement of Cultural Significance

The Old Showgrounds Heritage Precinct has significance as a largely intact interwar residential area. This significance is manifested in the considerable number of modest and economical but well-built interwar Bungalows set within landscaped settings that reflect the philosophies and social attitudes of early 20th century Garden City planning. The dwellings and their settings are a physical legacy of the socio-economic status of the area in the 1930s and 1940s. The larger number of timber weatherboard and brick interwar Bungalows are characterized by detached compositions having hipped and gabled roof forms with projecting front and corner verandahs or porches. The

³⁴ See Section 5 for further details on the Old Showgrounds Heritage Precinct.

³⁵ See Section 7 for further details on the Dowling Street Heritage Precinct.

roofs are clad in tiles or galvanized corrugated steel. Within the area are variants of the standard interwar Bungalow, including a few dwellings with Old English, waterfall and eclectic English Domestic Revival and Modern stylistic qualities. Overall, 74% of the dwellings in the precinct have significance to the area. The dwellings are set within a grid layout of largely regular-sized allotments with similar front and side setbacks. The landscape qualities - including the grassed nature strips (and absence of footpaths in Brawn and Martin Avenues), mature front garden settings and the Oak trees in the gardens at 5 and 7 Haddon Street and 302 Wendouree Parade which appear to relate to the era of the showgrounds before 1933 - contribute much to the aesthetic and historical values of the area. Originally reserved for agricultural showground purposes by 1854, the land was subdivided into residential allotments and first auctioned in October 1933. In addition, a further 6 allotments were offered for sale fronting the south-west corner of Gregory Street and Martin Avenue at this time. Opposite the showgrounds in Haddon and Gregory Streets, most of the dwellings were also constructed during the same period as the interwar Bungalows in the showgrounds subdivision, during the 1930s and 1940s.

The Old Showgrounds Heritage Precinct is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities as identified in the predominantly and moderately intact economical but well-built interwar Bungalow styled, single storey, detached and modestly scaled dwellings. Overall, 74% of the dwellings have significance within the area. The intact or appropriate design qualities for most of these dwellings include the multiple hipped, jerkin head and gabled roof forms (with a pitch between 25 and 40 degrees), broad eaves (including the exposed timber rafters to some dwellings), predominantly timber framed double hung or fixed windows arranged singularly, in pairs and banks of three or as projecting bays, face or rendered brick chimneys, front verandah with hipped, gabled or flat roof forms supported by columns or solid masonry piers, decorative gable infill, gable ventilators, face and rendered brick wall construction and timber weatherboard wall cladding, and the galvanized corrugated steel and tiled roof cladding. The few Old English styled dwelling with intact steeply pitched and picturesquely articulated gabled roof forms, stepped brick chimneys, corbelled brick gable ends and arched brick openings in the verandahs, together with the small number of waterfall styled interwar dwellings with flowing curved front facades and curved corner windows, and the distinctive eclectic English Domestic Revival and Modern styled houses with their gabled forms, asymmetrical compositions, corner windows, face brick wall construction accentuated with clinker brick wall bases, window heads and curved balustrading, stepped and curved brick chimneys and the projecting flat roofed curved front and side porches also make an architectural contribution to the significance of the Old Showgrounds heritage precinct. The recessive and side location of garages further enhances the interwar heritage streetscape qualities of the area.

The Old Showgrounds Heritage Precinct is aesthetically significant at a LOCAL level (AHC D.2). It demonstrates important visual qualities as shown in the mature private garden settings characterized by grassed areas, flower beds, shrubs and trees, and the, front brick interwar fences designed low in height (up to 1100 mm high) with brick piers and plinths and geometric trussed steel bays, or low (up to 1100 mm high) solid brick fences of construction and detailing to match the dwellings. Aesthetic significance is also identified in the grassed nature strips (including the lack of footpaths in Brawn and Martin Avenues), mature street trees in Martin Avenue, surviving mature Oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade (which appear to date from

the era of the showgrounds in this location before 1933), and the concrete kerb and channel.

The Old Showgrounds Heritage Precinct is historically significant at a LOCAL level (AHC A.2, H.1). It is associated with the reservation of land for Agricultural and Showgrounds purposes in the mid 1850s. The area is especially associated with interwar housing development as a result of the subdivision of the showgrounds reserve in 1933, when largely modestly scaled and economical interwar Bungalows were constructed between 1934 and the 1940s (together with a few dwellings in the immediate postwar years). Similar housing development during the interwar period is also reflected in other land subdivisions opposite the former showgrounds site in Haddon, Burnbank and Gregory Streets. The area has associations with several local builders responsible for the construction of many of the dwellings, including A.W. Nicholson, W.G. Feary and Sons, H.C. Reaby, S. Warren, F.A. Button and Gallagher and Mason. A small number of houses were also built as part of the Edgar Bartrop Home Building Service, whereby the local auctioneer and estate agent, Edgar Bartrop, provided standard house designs and local builders to carry out the work. This service followed on from the more locally well-known Ideal Homes Exhibition in late 1933, when the latest in interwar house design was exhibited in Colpin Avenue under the sponsorship of Edgar Bartrop. More broadly, the collection of modest, economical and well-built dwellings in the Old Showgrounds Precinct largely reflects contemporary Garden City philosophy and social attitudes to town planning and housing first developed in England in the early 20th century.

Overall, the Old Showgrounds 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 Old Showgrounds Heritage Precinct has been assessed against the relevant Criteria for 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 Old Showgrounds 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 Old Showgrounds Heritage Precinct has a direct association with the evolution and development of the Agricultural and Pastoral Society and the annual show in this area from the mid 19th century until 1933. More particularly, historical and physical evidence has clearly revealed that the subdivision of this land and neighbouring allotments in Haddon, Burnbank and Gregory Streets was the catalyst of an important local housing development of interwar Bungalows that were economical but well-built. Several of these dwellings were constructed by local builders (as previously stated) whose involvement has assisted in the existing heritage character of the area today. A contextual background for the development of the old showgrounds subdivision - with

ample space for landscaping, grassed nature strips and the nearby recreational area of Lake Wendouree – and especially affordable and well-built housing – has been documented which in itself provides an understanding of some Garden City town planning ideals translated into a local context in the 1930s.

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).

The significant interwar (and to a lesser degree postwar) dwellings in the Old Showgrounds heritage precinct represent a considerable proportion (74%) of the building stock in the area. The standard heritage design characteristics of most of the interwar Bungalows provides an understanding of the socio-economic status of the original owners, methods of house building for the period and more broadly, an understanding of contemporary town planning and social attitudes for the period. The design quality of the area has been clearly articulated through the consistent building forms, height, scales, details and construction techniques.

Appendix 2.1: Old Showgrounds Heritage Precinct Map



Old Showgrounds Heritage Precinct Map

Appendix 2.2: Old Show Grounds Precinct Historical Figures

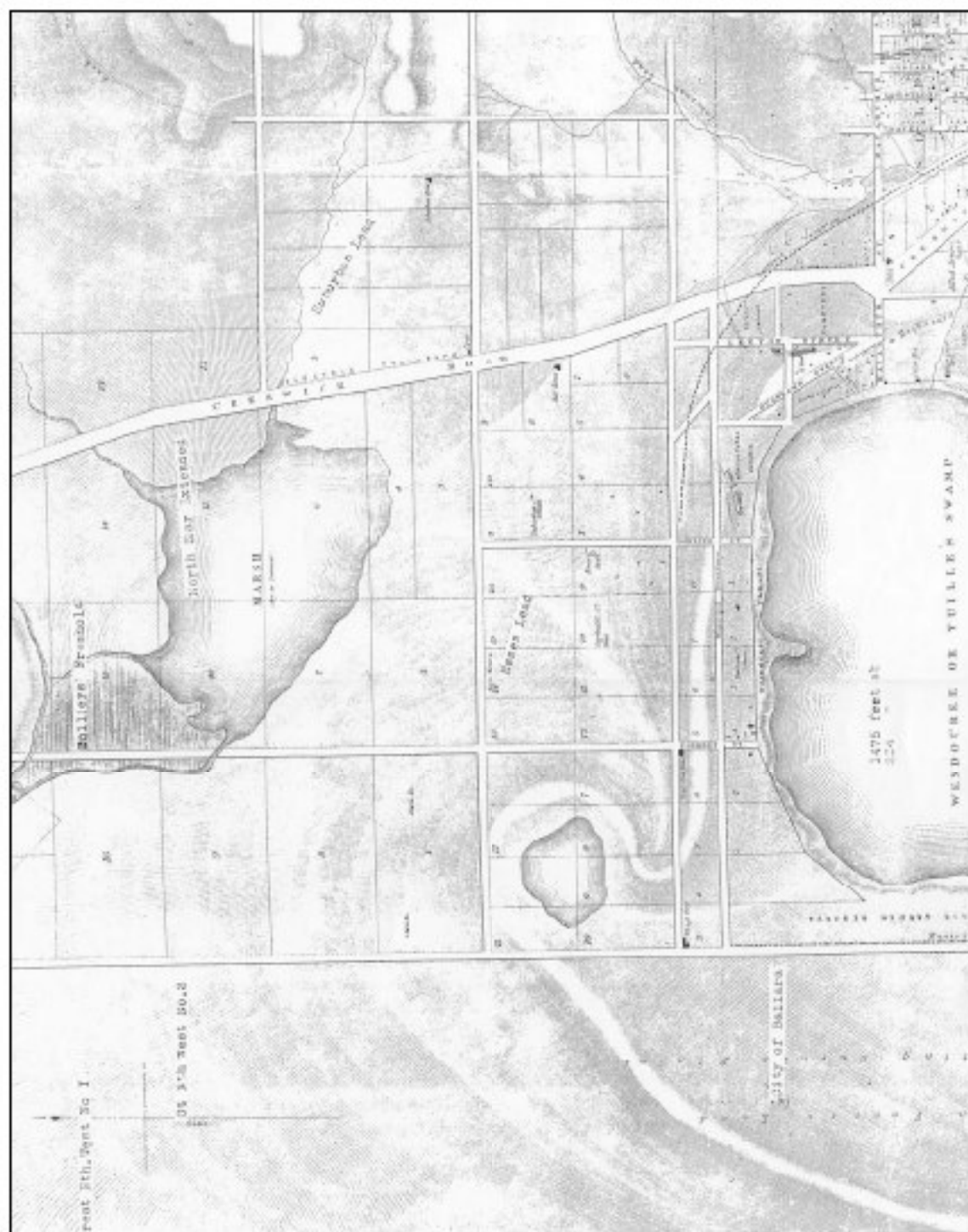


Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing Yuille's Swamp (Lake Wendouree), Public Garden Reserve, leads and shafts north of the lake, Gregory Street (Municipal Boundary), Agricultural Reserve, and Cricket Ground. Source: City of Ballarat.

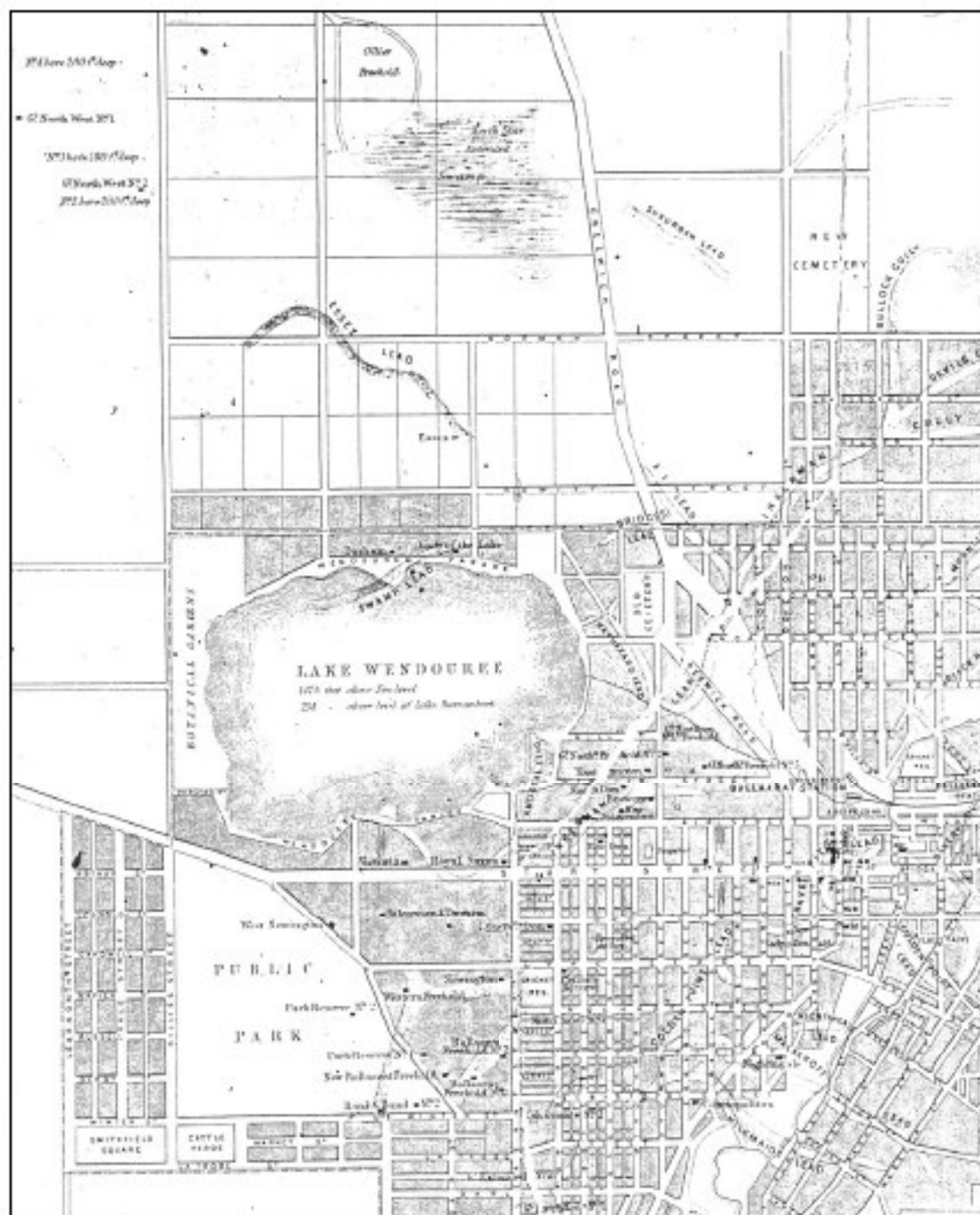


Figure 2.02: Portion of *Map of Ballarat and Sebastopol*, compiled and engraved from official and original mining surveys by John L Ross, 1868, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), and leads and shafts north of the lake. Source: City of Ballarat.



Figure x.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.

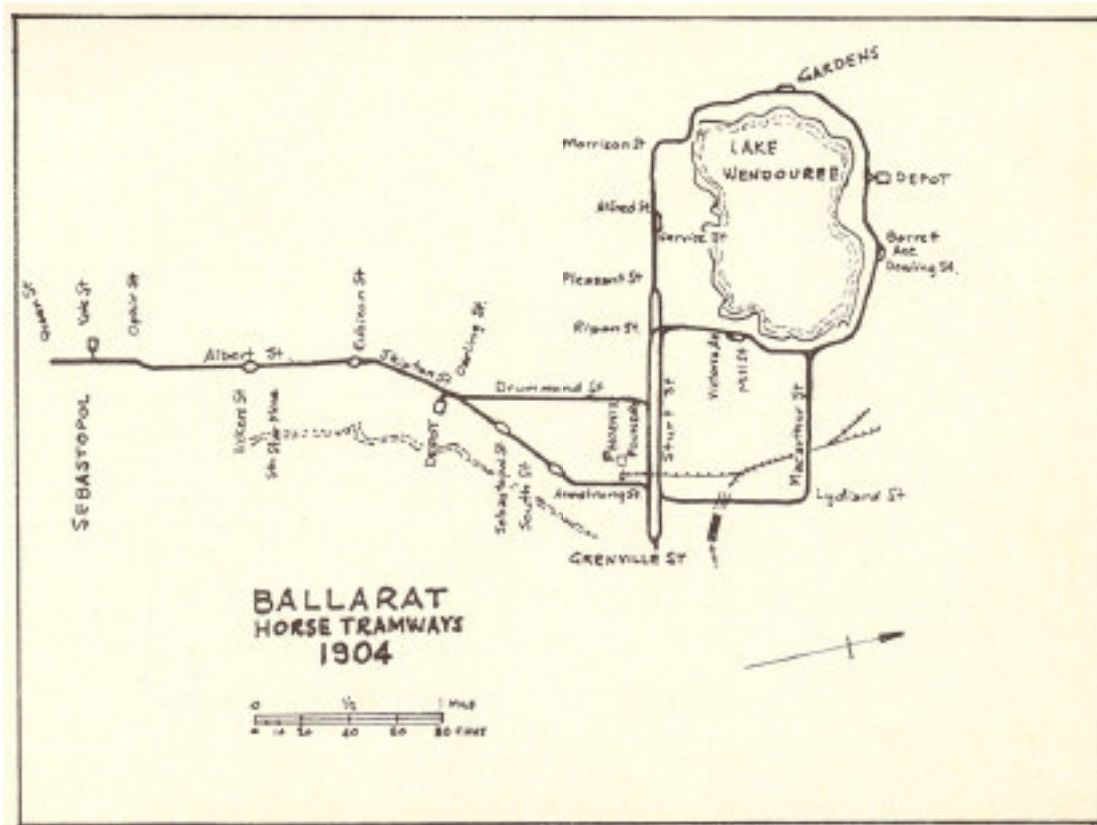


Figure 2.04: Ballarat Horse Tramways, 1904, showing depot and tram stop north of Lake Wendouree.
Source: *The Ballarat Tramways: An Illustrated History*, p. 8.



Figure 2.05: Portion of Ballarat Litho & Ptg. Cos. *Electoral Map of Ballarat*, 1916, showing Lake Wendouree and the Agricultural Reserve that later became known as the showgrounds reserve. Source: Planning Department, City of Ballarat.

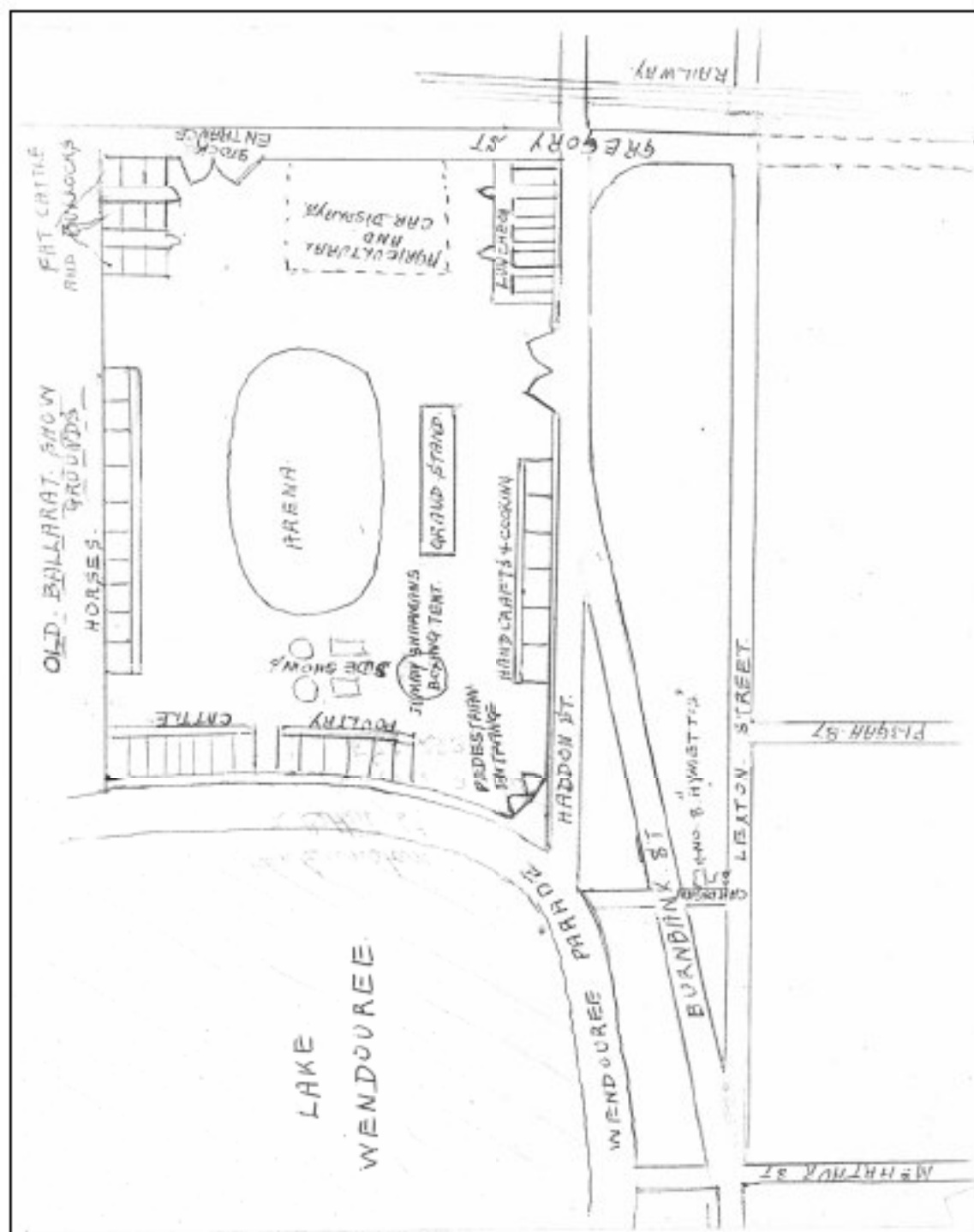


Figure 2.06: The layout of the Old Showgrounds, drawn by Alan Dunstan of 105 Lexton Street, October 27, 1987. This plan reflects the grounds prior to 1933. Source: Michael Taffe, Ballarat.



Figure 2.07: Ablutions time at the Showgrounds camp: they collected hot water in their buckets and pans from coppers in the background. Note the apparent Oak trees in the background (to the left). Source: *Life After Gold: Twentieth-Century Ballarat*, p. 55.

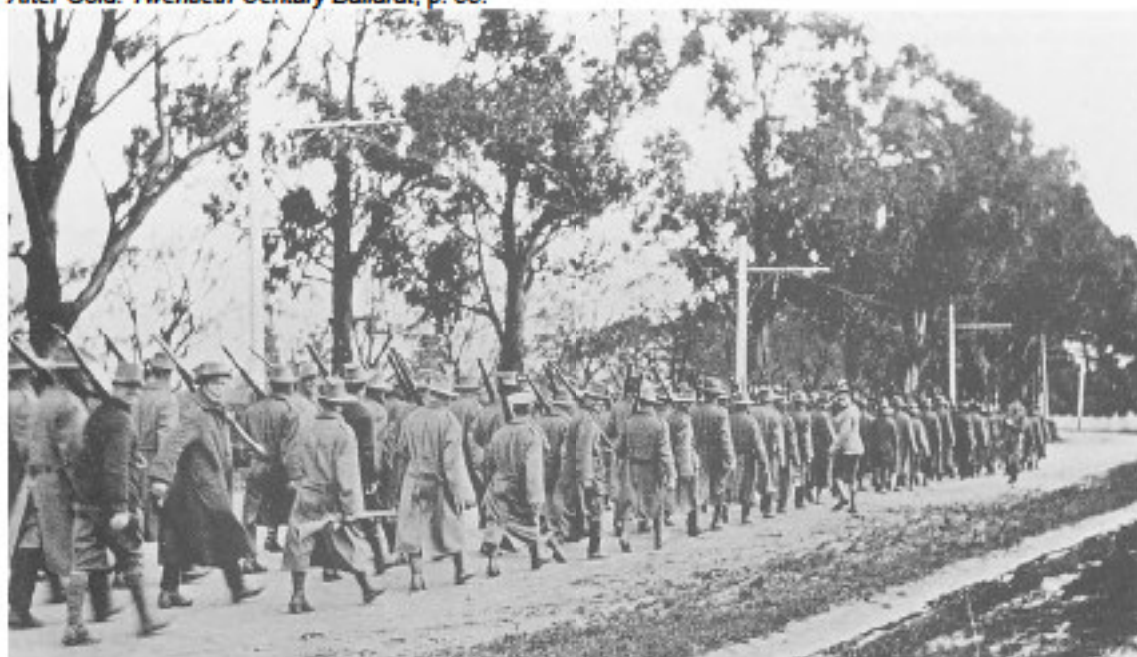


Figure 2.08: Ballarat trainees march beside Lake Wendouree. Source: *Life After Gold: Twentieth-Century Ballarat*, p. 55.

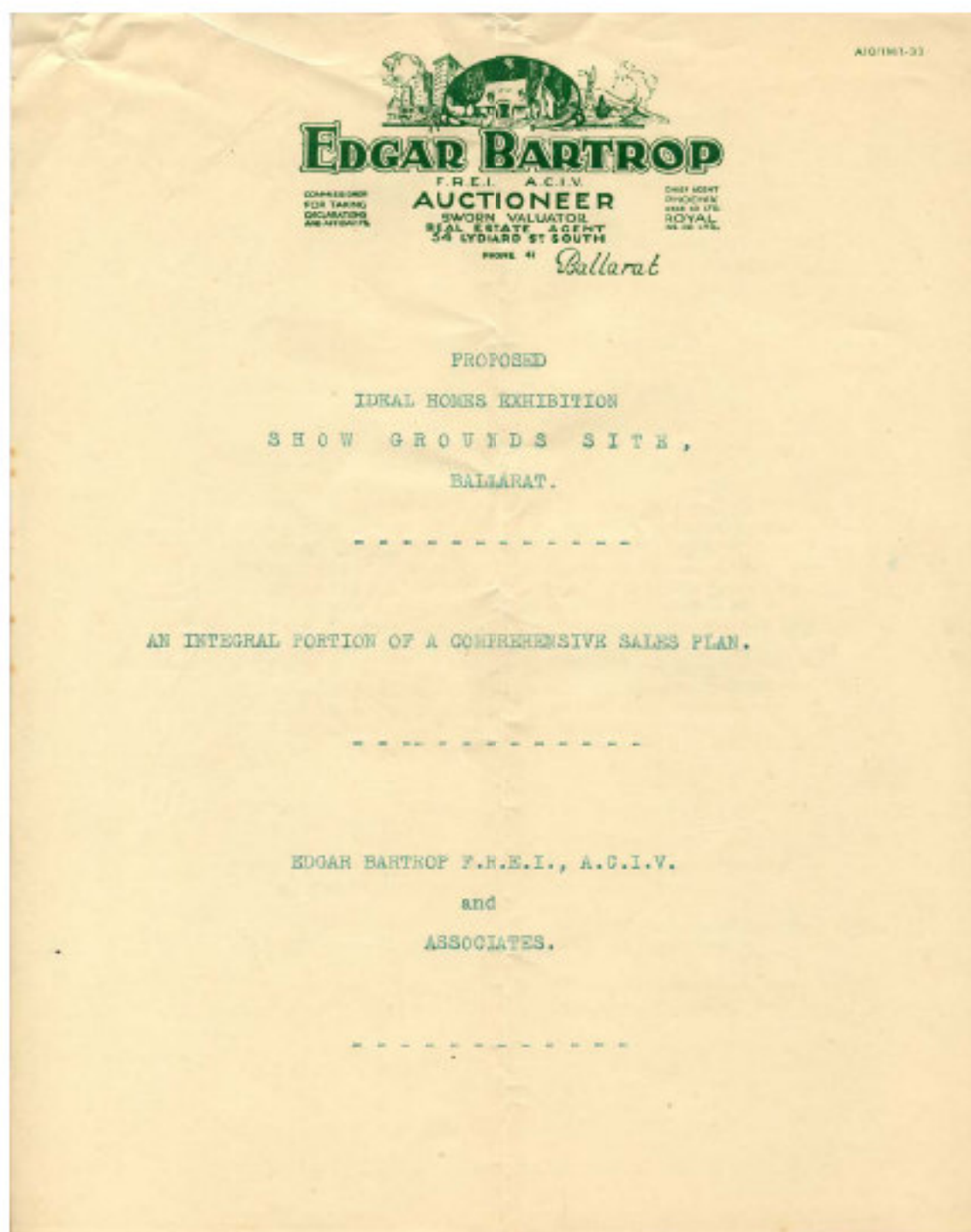


Figure 2.099: Front page of document for proposed Ideal Homes Exhibition at the Show Grounds, (attached correspondence dated August 1933). Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.10: Auction Notice for the Old Show Grounds, October 11, 1933. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

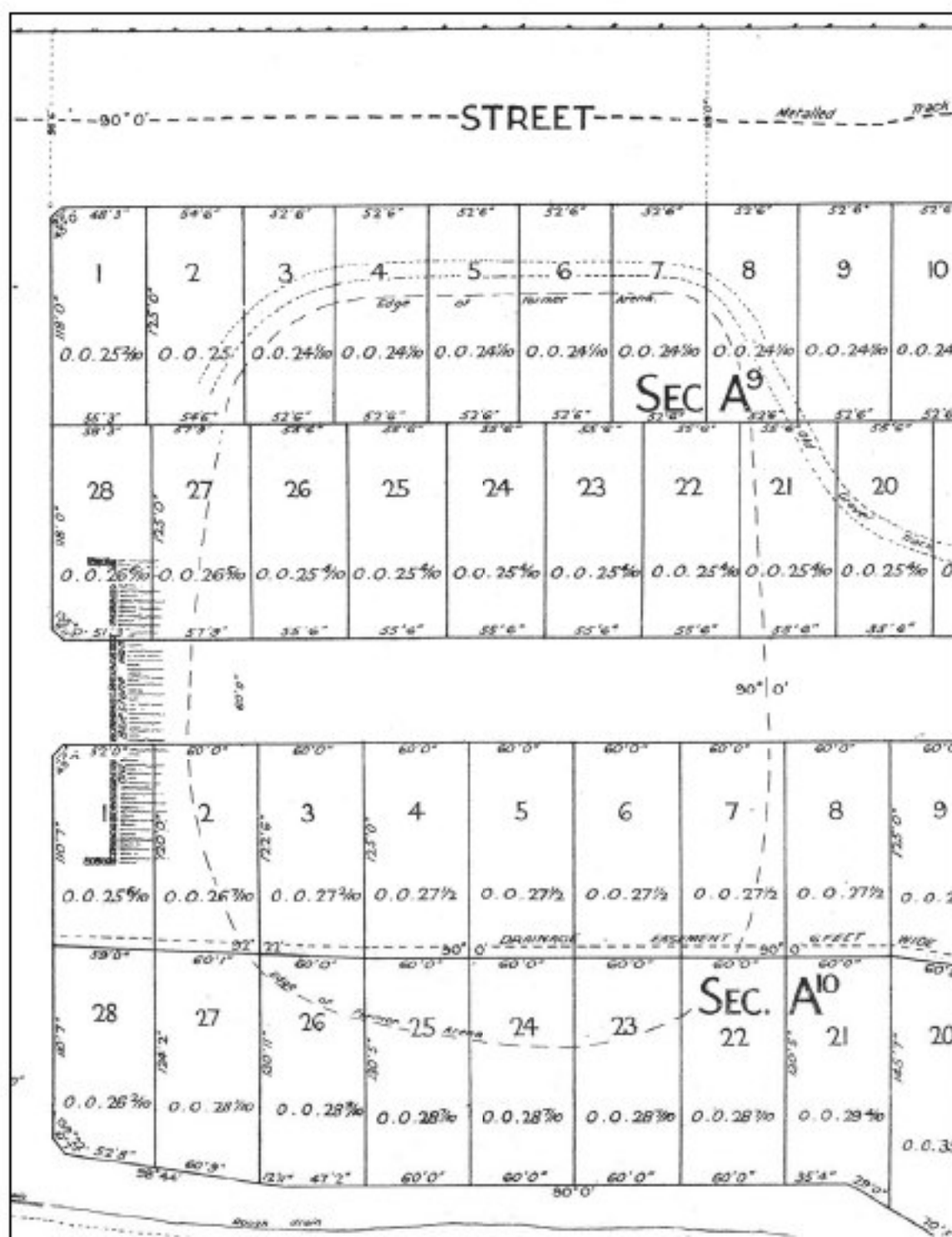


Figure 2.11: Portion of plan of Old Show Grounds Subdivision, September 26, 1934. Source: Map Collection, State Library of Victoria.

SALE OF CROWN LANDS BY AUCTION
TO BE HELD AT
CROWN LANDS OFFICES, BALLAARAT
WEDNESDAY, 18TH APRIL, 1934, 10 A.M.
Auctioneers: G.A. Walker & Co.

RESIDENTIAL ALLOTMENTS AT BALLAARAT
(OLD SHOW GROUNDS)
CITY OF BALLAARAT
COUNTY OF GRENVILLE



NOTE.—Land to be offered coloured red.
EASY TERMS.—One-eighth cash; balance by twelve half-yearly instalments. Interest 5 per cent, per annum.

1. The following is a list of the allotments to be offered for sale at the above mentioned sale, and the terms on which they are offered. The allotments are shown on the plan attached to this notice, and are numbered as follows:—

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Figure 2.12: Auction Notice for the Old Show Grounds, April 18, 1934. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.13: Portion of map, Township of Ballarat, Sheet 2, 1964. Source: Planning Department, City of Ballarat.

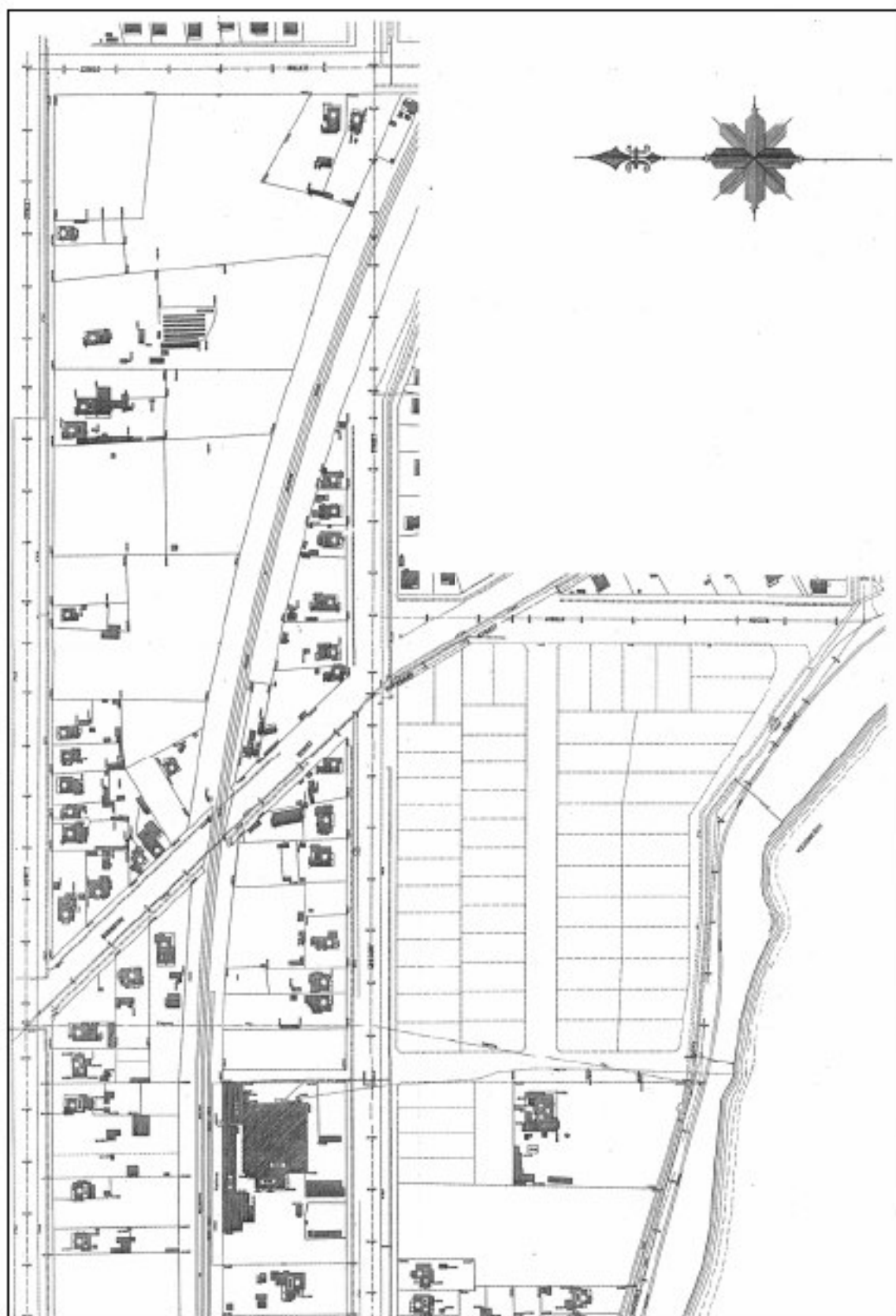


Figure 2.14: Ballarat Sewerage Authority Plan, 29 October 1934. Note the lack of dwellings in the new-formed Old Showgrounds subdivision. Source: Wendy Jacobs.

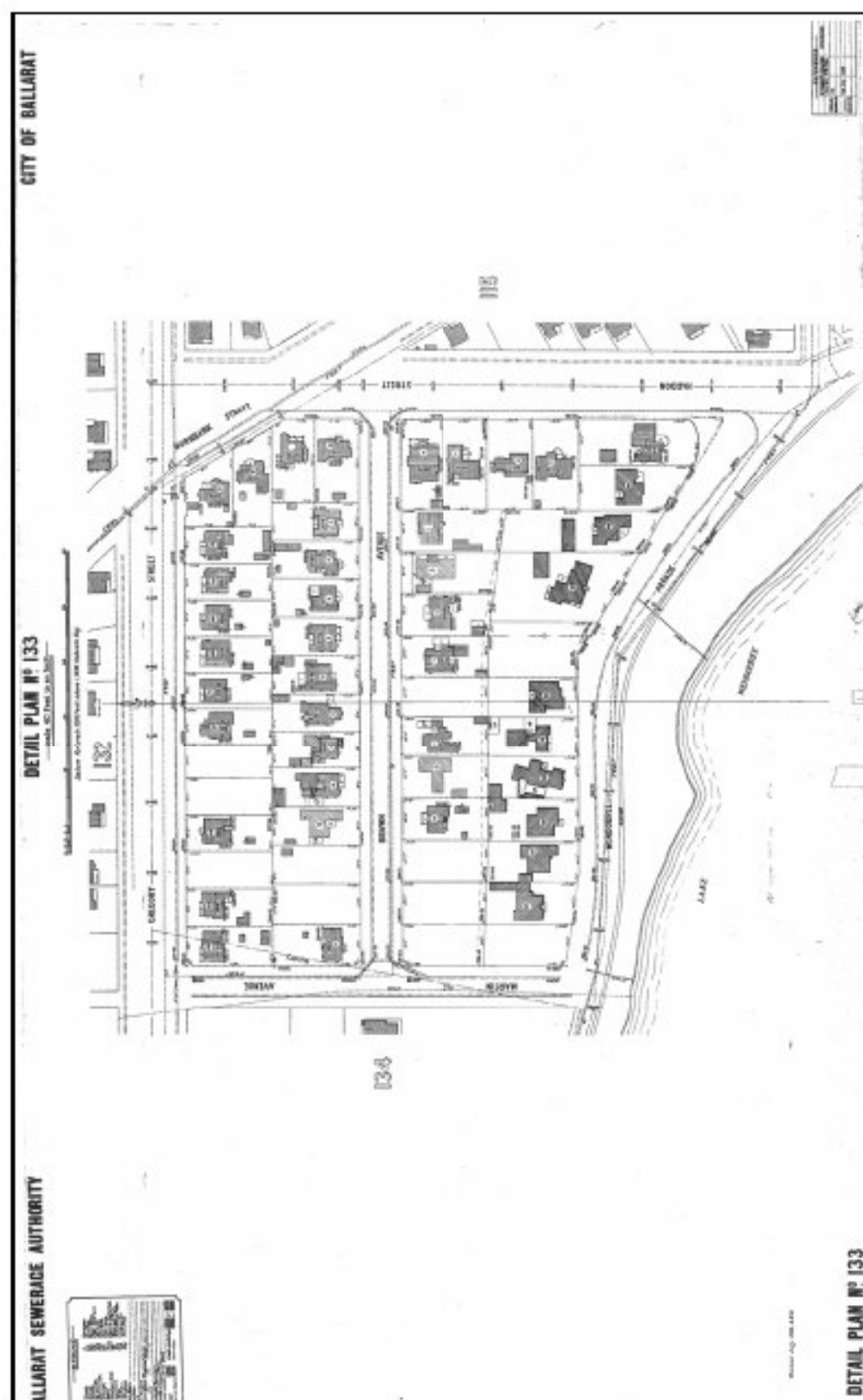


Figure 2.15: Ballarat Sewerage Authority Plan, 1939. Source: Planning Department, City of Ballarat.

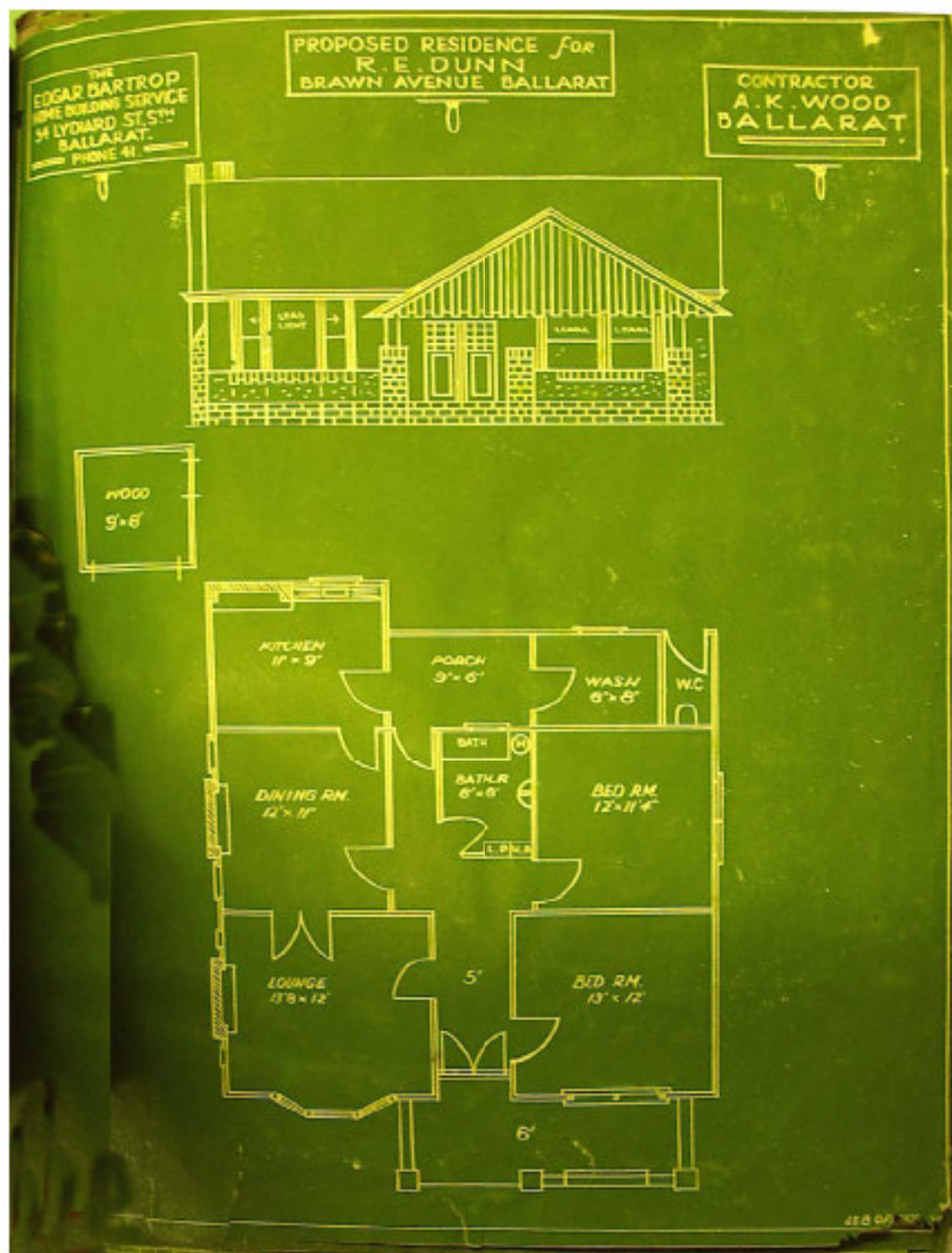


Figure 2.16: Floor plan of residence for R E Dunn (16 Brawn Avenue) n.d [c.1936]. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

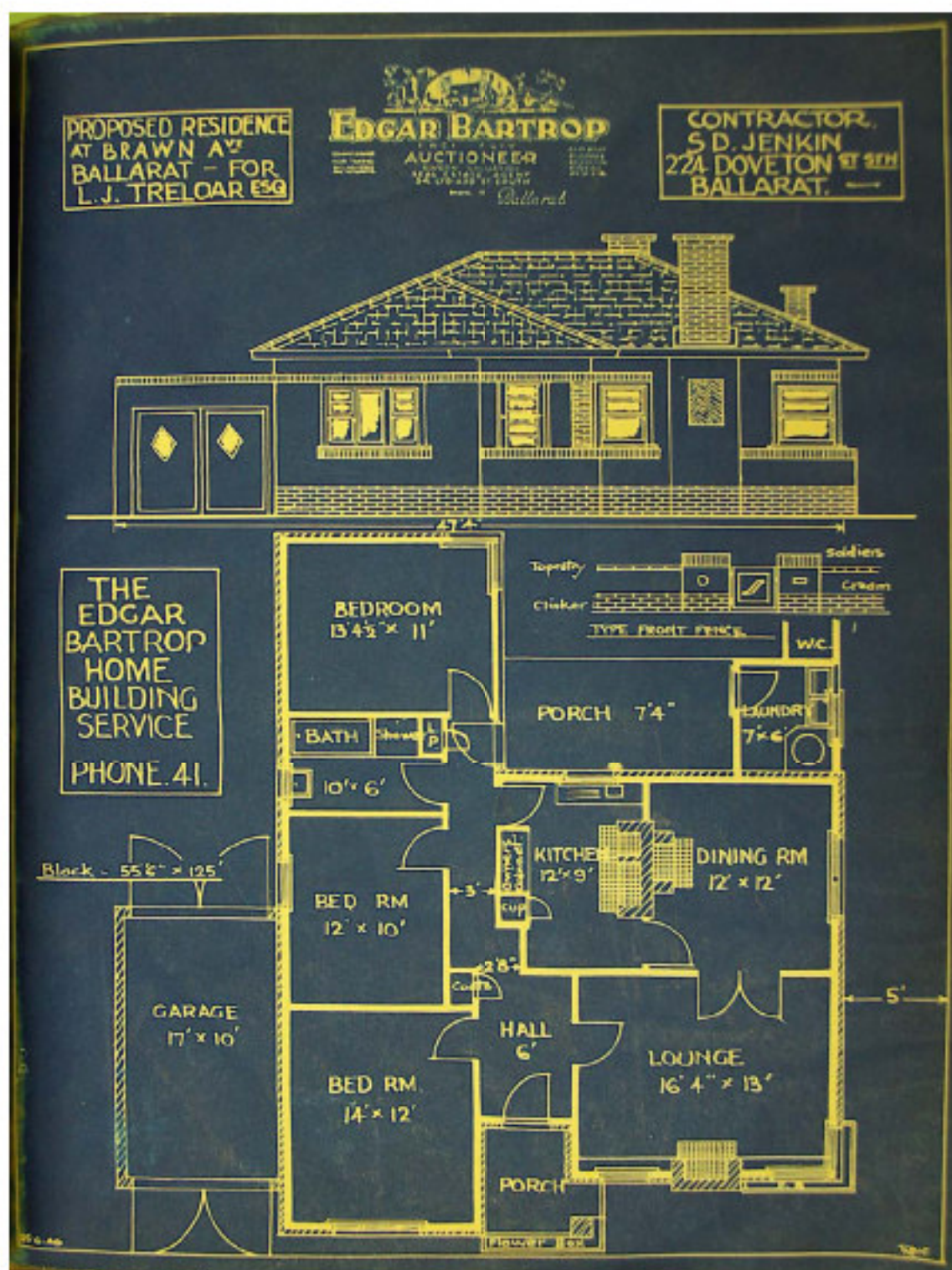


Figure 2.17: Floor plan of residence for L J Treloar (20 Brawn Avenue) n.d [c.1941]. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

