

BUILDING TITLE BALLARAT TERRACE
LOCAL GOVERNMENT AREA CITY OF BALLAARAT

DOCUMENT FILE No.

NATIONAL ESTATE PROJECT No.
DOCUMENTATION OF LISTED HISTORIC BUILDINGS IN VICTORIA

DESIGNATION H.B.P.C. REGISTER No. NATIONAL TRUST ☒ ☒ FILE No.

BUILDING TYPE TERRACE HOUSES
BUILDING NAME BALLARAT TERRACE
STATE VICTORIA
LOCAL GOVT AREA CITY OF BALLAARAT
STREET LYDIARD No. 227-231
SUBURB/TOWN BALLARAT
CITY BALLAARAT POSTCODE 3350
RURAL
NEAREST CENTRE Km.

TITLE REFERENCE Vol Fol
DIRECTORY
NEGATIVE FILE FILM 2 / FRAME 14

PHOTOGRAPHIC ILLUSTRATION
DATE OF SURVEY/INSPECTION JULY 1978

HOUSE OWNERSHIP ORIGINAL H. RAVERTY
PRESENT JOHN A. ANDREW / TERRACE GUEST HOUSE
ADDRESS 4 COLLARD STREET, BALLARAT

ARCHITECT/PRACTICE JAMES AND PIPER
BUILDER DREW AND POLLOCK, ALEXANDER EDWARDS, BLOMELEY
ARTISANS/TRADES AND GREGORY, SAMUEL K. McIVER AND FRICK BROS.

TENDERS
DATE OF CONSTRUCTION 1889
ESTIMATE/CONTRACT VALUE
ALTERATIONS/ADDITIONS

REFERENCE

BUILDING CITATION

This building was designed by James and Piper, Architects, for Mr. H. Raverty, for whom they also designed the Ballarat Palace Hotel, now the Union Fidelity Trustees building. The original drawings survive (to be called Victoria Terrace) and were signed by various contractors on 3rd April 1889. These were Drew and Pollock, Alexander Edwards, Blomeley and Gregory, Samuel K. McIver and Frick Bros. The building is a terrace of three two storied houses, externally among the most intact in the state, unusual in the Ballarat context, and of interest because few architects' drawings of terraces survive. The form is fairly standard but the verandah details are unusual for the period with a roof of Regency character, enclosed friezes and unusual balustrade panels to both floors. The main carcass is in red brick with cream brick quoin work dressings and banded flat arches. The ground floor fenestration is unusual in that it is virtually repeated at first floor level (both windows and doors). The front fences complete this extraordinary intact complex. This building is unique on a statewide basis because of this unusual combination of intact elements.

RECOMMENDATIONS

It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate, and be specified under Clause 8 of the Town Planning Act (Third Schedule).

- 01 GOVERNMENT RECORDS
- 02 LOCAL GOVERNMENT RECORDS
- 03 ARCHIVES/CATALOGUES
- 04 ARCHITECTS INDEX
- 05 ARCHITECTURAL DRAWINGS/ILLUSTRATIONS
- 06 PHOTOGRAPHIC RECORDS
- 07 NATIONAL TRUST FILE/ HISTORIC BUILDINGS PRESERVATION COUNCIL FILE
- 08 PRIVATE RECORDS

05 VERNON COLLECTION; WORKING DRAWINGS, PLANS & ELEVATIONS

THAT DISTANCE

BIBLIOGRAPHY

ASSESSMENT OF LISTING

CONDITION/INTEGRITY OF BUILDING SUBSTANTIALLY INTACT.

SIGNIFICANCE OF BUILDING

LANDSCAPE/STREETSCAPE/ENVIRONMENTAL SIGNIFICANCE PART OF RECOMMENDED AREA
AS.1

DOCUMENTATION JACOB LEWIS VINES DATE SEPTEMBER 1978.
ARCHITECTS

BALLARAT TERRACE, 227-231 LYDIARD STREET

BUILDING ANALYSIS AND DESCRIPTION

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The original drawings of this terrace survive as part of the Vernon Collection. The plans and elevation are by the firm of James and Piper, and are stamped with the date 3 April 1889 and signed by Drew and Pollock, Alexander Edwards, Blomeley and Gregory, Samuel K. McIver and Frick Bros. Further investigation is required to determine which of these would have been the main contractor and the trades of the other signatories. These contract drawings were prepared for Mr. H. Raverty and show the building as Victoria Terrace.¹ Mr. Hugh Raverty was the owner of the Ballarat Palace Hotel which was also designed for him by James and Piper in 1887 (now the Union Fidelity Trustee Co. of Aust. Ltd. 101 Lydiard Street).

Ballarat Terrace is a terrace of three two storied houses which are externally amongst the most intact in the state, unusual in the Ballarat context, and of interest because the architects are known and the original drawings exist. The form is fairly standard, with two columns dividing each verandah and balcony into three bays, and with a horizontal timber member dividing the frieze from the valence fringe in what tends to be the earlier manner. The balustrade panels and frieze may be local products, but not of a distinctively Ballarat character. The wing walls are rendered, while the main carcass is in red brick with cream brick quoin work dressings with banded flat arches at the openings.

The entrance door form with side lights and transom is, unusually, repeated without the transom at the balcony level, as is the three light window; so essentially the whole fenestration is repeated at first floor level.

1. Drawings held by the Vernon Collection.

BALLARAT TERRACE, 227-231 LYDIARD STREET
BUILDING ANALYSIS AND DESCRIPTION

The hipped concave balcony roof of Regency character is unusual in comparison with Melbourne examples; also the wing wall does not break through as a parapet as was required in Melbourne.

The large size of the segmental pedimental name plate, originally intended to bear the name Victoria Terrace rather than Ballarat Terrace, is also distinctive.

The verandah balustrade at ground floor level, the dividing fence unusually continuing palisade spears with iron loops, and the front double palisaded iron fence and open work iron piers complete this exceptionally intact complex.

Because of this unusual combination of intact elements this terrace is unique on a statewide basis. It also forms part of an important environmental area.