

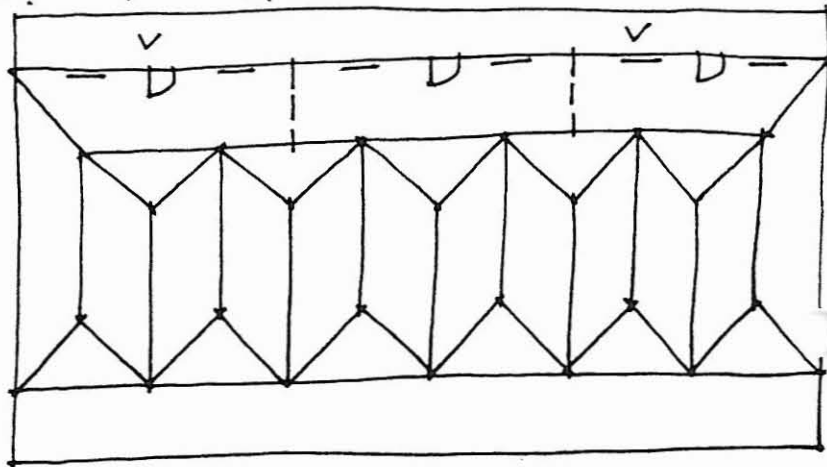
SITE OF HOUSE
& BAKHOUSE



FRANKLIN STREET

LABILLIERE STREET

□ TELEPHONE
BOX



HISTORY: These cottages were built in the winter of 1890 for Edward Sloss.¹ The stimulus for the erection of such unusual township dwellings was the completion of the railway in December 1889, which led to other residential developments including the township estate on Parwan Road (refs: 81-84). A private investor, Sloss also erected a brick bakehouse and dwelling on the opposite corner of Franklin Street (demolished) and a weatherboard cottage in Labilliere Street.

VISUAL DESCRIPTION: A terraced row of three bichromatic brick houses, with hip roofs continuous, with no parapet-wall fire separation. At rear are hip-roofed wings, each with two chimneys, with heavy cement moulds. Each house is double-fronted and symmetrical with a skillion verandah continuous on timber posts. There are brick eaves brackets and four-panelled doors. There are street trees, pre-cast diamond pattern footpaths and, near the corner in Labilliere Street is an intact flat-roofed aluminium telephone box, of a type now rare.

COMPARATIVE ANALYSIS: There are no other row houses in Bacchus Marsh, and it is a house-type rare in rural Victoria, except in large towns such as Ballarat and resorts such as Queenscliff.

SIGNIFICANCE: A row of three Italianate brick cottages built in 1890, less than six months after the opening of the railway line, for a private investor.

Of regional historical significance as the embodiment of private capital investment and the effect of government action as stimulus to that development. Also of regional architectural significance as a rare building type.

INTACTNESS: Brickwork (previously unpainted) has been painted, window shutters and timber picket fence have been added, the verandah floor has been replaced with a concrete slab pavement and no 13 has a flyscreen door added.

CONDITIONS & THREATS: Good

¹ *Bacchus Marsh Express*, 31 May 1890 and 22 August 1890.

BACCHUS MARSH HERITAGE STUDY.**Ref:** 68

Richard Peterson Architect & Conservation Consultant. Daniel Catrice Historian 1994.

NAME: ---**ADDRESS:** 13-17 Franklin Street, Maddingley.**TITLE DETAILS:****USE:** Houses.**SIGNIFICANT DATE:** 12.1889 **CONSTRUCTION DATE:** 1890 **SOURCE:** 1**CRITERIA:** H1.4; **HISTORIC THEME:** Townships.**DESCRIPTION:** **STYLE:** Italianate**STORIES:** 1**MATERIALS:** **WALLS** Brick **ROOF** Cast-iron **STRUCTURE** Lb**CONDITION:** Good **INTACTNESS:** Reasonable **THREATS:** -**SIGNIFICANT INTACT ELEMENTS:**

FORM. VERANDAH. PLAN.

EAVES DECORATION.

CHIMNEYS. DOORS. WINDOWS.

SIGNIFICANCE:**TYPE:** HISTORICAL. ARCHITECTURAL.**LEVEL:** REGIONAL.**DESIGNATION EXISTING:** Nil**RECOMMENDED CONTROL/NOMINATION:** HBR. RNE. PLANNING SCHEME.**MAP NO:** U3.08 **SURVEY:** DC & RP **DATE:** 4.1.94 **NEGS:** 5.27, 6.1,2