BACCHUS MARSH HERITAGE STUDY.

Ref: 98

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

NAME: ---

ADDRESS: 22 Graham Street.

TITLE DETAILS:

USE: House.

CONSTRUCTION DATE: c1870

SOURCE: 1

DESIGNER:

BUILDER: J.F. Taylor

SOURCE: 1

CRITERIA: H1,6; Ar3.

HISTORIC THEME: Township

DESCRIPTION:

STYLE: Early

STORIES: 1

DETACHED.

MATERIALS: WALLS

Brick RO

ROOF Iron

STRUCTURE Lb

CONDITION: Good

INTACTNESS: Very good

THREATS: -

SIGNIFICANT INTACT ELEMENTS:

FORM.

CHIMNEYS. WALL DECORATION.

OUTBUILDINGS.

FENCES.

SIGNIFICANCE:

TYPE: HISTORICAL. ARCHITECTURAL.

LEVEL: LOCAL.

DESIGNATION EXISTING: Nil

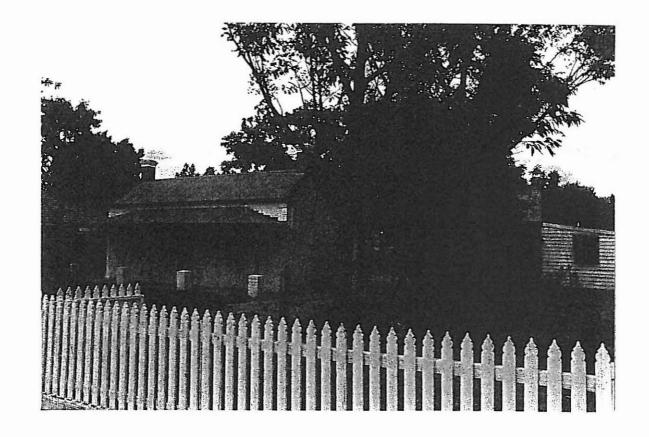
RECOMMENDED CONTROL: HBR. RNE. AREA 1. PLANNING SCHEME.

MAP NO: U4.08

SURVEY: DC & RP

DATE: 7.1.94

NEGS: 8.13



HISTORY: Erected in 1872 by J.F. Taylor, an extremely prolific local builder. The land was offered for sale as a township allotment, at the Border Inn [ref: 153] on February 22 1870. It is not known whether the house was built for Taylor's own use or for sale.

VISUAL DESCRIPTION: A symmetrical double-fronted early brick cottage with quoins. It has a gable across, with a concave hip verandah with a timber decorative rail and valance. The chimneys have Classical mouldings. At the rear is a skillion addition and there is a gable-roofed brick outbuilding with a chimney, possibly the kitchen or laundry.

COMPARATIVE ANALYSIS: A total of 18 early town houses have been identified in the Shire. This is comparable to 14 Graham Street (100), and to a lesser extent, 21 Graham Street (99).

SIGNIFICANCE: A characteristic early brick cottage with its outbuilding, built by prolific local builder J.F. Taylor in about 1870.

It is locally historically significant as a representative embodiment of the way of life in this early period. It is locally significant architecturally as a relatively intact surviving example of a cottage of this period, still in its setting.

INTACTNESS: Good. The brickwork has been painted and the front door replaced.

CONDITIONS & THREATS: Good.

¹ Shire of Bacchus Marsh, Rate Book, 1872-73.

² 'Sale of Property in the Township of Bacchus Marsh' Map Collection BMDHS.