

**BACCHUS MARSH HERITAGE STUDY.****Ref:** 98

Richard Peterson Architect &amp; 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

**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.<sup>1</sup> The land was offered for sale as a township allotment, at the Border Inn [ref: 153] on February 22 1870.<sup>2</sup> 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.

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<sup>1</sup> Shire of Bacchus Marsh, *Rate Book*, 1872-73.

<sup>2</sup> 'Sale of Property in the Township of Bacchus Marsh' Map Collection BMDHS.