

CITY OF GEELONG WEST
URBAN CONSERVATION STUDY BUILDING IDENTIFICATION FORM

210912

BUILDING ADDRESS **29 The Esplanade**

Type
residence

Original Use
residence

PRESENT BUILDING TITLE
Aaron

EXISTING DESIGNATION

HBR

GBR

KEB

GRG

NATIONAL TRUST

Classified

Recorded

Reg No

671

CONSERVATION AREA No

Name

Survey Date

15.4.86

Neg File

024-034

PERIOD

pre 1860

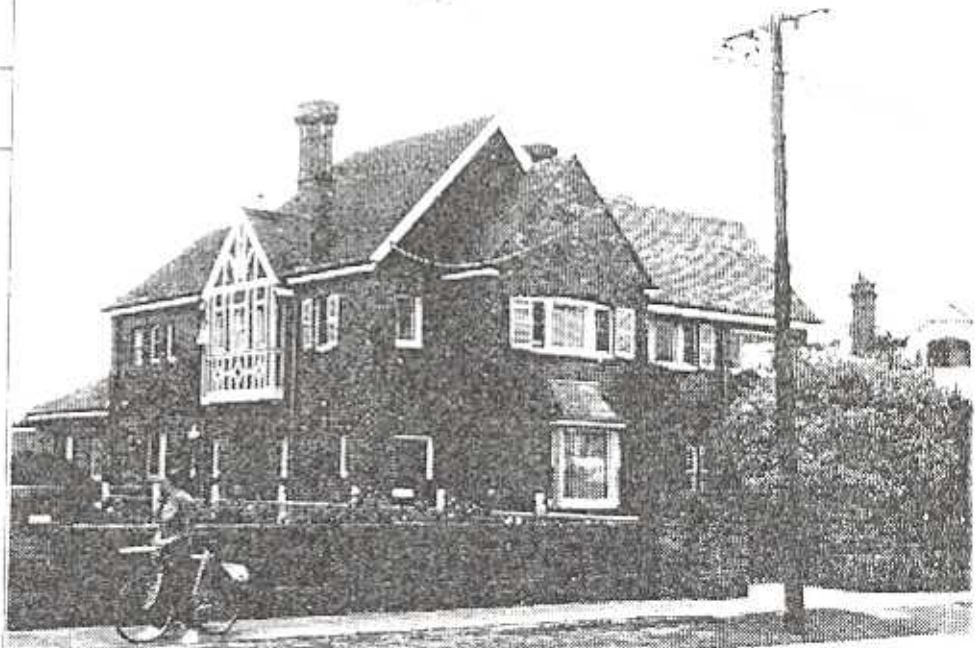
1860 - 1879

1880 - 1909

1900 - 1919

1920 - 1939

post 1940



MATERIALS

walls **brick**

roof **terra cotta shingles**

CONSTRUCTION DATE

1937

source

Building permits register

SIGNIFICANT FEATURES

original materials

early paint colour scheme or original unpainted finish

ornamental wall detailing

original doors, windows, hoods

intact verandah / porch structure

original parapet

original roof form and finish

original chimneys

eaves, roof or gable decoration

intact verandah decoration

early fence

early garden

other prominent contributing elevations

INTEGRITY RATING

excellent

good

fair

poor

LORRRAINE HUDDLE

LOUISE HONMAN

RICHARD AITKEN

Architectural & Conservation Consultants

CITY OF GEELONG WEST

URBAN CONSERVATION STUDY: BUILDING IDENTIFICATION FORM.

LORRAINE HUDDLE
LOUISE HONMAN
RICHARD AITKEN

1986

BUILDING ADDRESS *29 The Esplanade* Type *R* Original Use *R*

PRESENT BUILDING TITLE *Aaron*

EXISTING DESIGNATION & FILE No. HBR No. NER No. NTC FN. GRC No.

GRADING A B C D E S

STREETSCAPE LEVEL 1 2 3 CONSERVATION AREA

SURVEY DATE *15.9.86*

NEG. FILE *025-03A*

PERIOD
 Early Victorian
 Victorian
 Late Victorian
 Edwardian
 Inter War
 Post War

MATERIALS
 walls *Colincker Brick* roof *T/c Shingles*

CONSTRUCTION DATE *1937* source *GW BR*

SIGNIFICANT FEATURES

original materials <input checked="" type="checkbox"/>	early paint colour scheme or original unpainted finish <input type="checkbox"/>	ornamental wall detailing <input checked="" type="checkbox"/>
original doors, windows, hoods <input checked="" type="checkbox"/>	intact verandah / porch structure <input checked="" type="checkbox"/>	original parapet <input type="checkbox"/>
original roof form and finish <input checked="" type="checkbox"/>	original chimneys <input checked="" type="checkbox"/>	eaves roof or gable decoration <input checked="" type="checkbox"/>
intact verandah decoration <input type="checkbox"/>	early fence <input checked="" type="checkbox"/>	early garden <input type="checkbox"/>
other prominent contributing elevations <i>South</i> <input checked="" type="checkbox"/>		

INTEGRITY RATING excellent good fair poor

ALTERATIONS & SPECIFIC GUIDELINES						
No.	Sympathetic	S.G.	Inappropriate	S.G.	Extremely Inappropriate	
			<i>paintings in fence</i>	<i>R</i>	<i>conc. drive</i>	<i>S</i>
			<i>large panes in windows</i>	<i>S</i>		

o : reinstate original design r : remove
 s : reinstate sympathetic alternative ram: remove by approved method

CITATION & HISTORY

1941 Dir^y J. Spencer NALL

1909. a. King purchased land.

GWBPR, 1926-40

105 | Berryman & Turnbull | J. S. Wall | Rest + garage | Esplanade |
1.7.37. . £4500

Statement of Significance

REFERENCES

CHRC Subdivision Map. Folio 2, No 88. , Calenlath Estate.

Sources of early photographs

CITY OF GEELONG WEST

URBAN CONSERVATION STUDY: BUILDING IDENTIFICATION FORM

BUILDING ADDRESS

29 THE ESPLANADE

HISTORY

The land was sold as part of the Glenleith Estate and purchased in 1909 by A. King. The house is known as 'Aaron' and ~~appears to have been built in 1937~~ ^{was} for J. Spencer Nall. The builders were Berryman and Turnbull and the cost was four thousand, five hundred pounds. *The architect was Eggleston, Melbourne, in conjunction with Braham, Laird and Braham, Geelong.*

DESCRIPTION

The two storey house is built of clinker brick and the gabled roof is clad in terra cotta shingles. The style closely resembles Design C.F.12 of the State Savings Bank house designs. However, it should be noted that the C.F.12 design as illustrated, dates from 1940. Similarities include the materials, window size and placement, the form of a tall building accented by the steep pitch of the gable roofs and the asymmetrical design. Similar decorative elements include the ornamental detailing of the brickwork on the walls, fence and chimneys. 'Aaron' is a grander version of the C.F.12 design in that it is larger with two extra wings. The most striking variation is the entrance. This is located on a side elevation and not, to the side of the front elevation as in the C.F.12 design. To accent the entrance, the doorway of the recessed porch is corbelled and the room above is slightly projected. Further, the small gable-end of the projected room has been decorated with timber strapwork.

SIGNIFICANCE

29 The Esplanade ~~appears to have been built in 1937~~ ^{was} for J.S.Nall to a design which closely resembles State Savings Bank house design C.F.12. It has an excellent degree of integrity and is of local significance.

POLICY/RECOMMENDATIONS

G.R.P.S.

Removal of the timber palings in the fence would greatly enhance the character of the building, ~~as would the reinstatement of small window panes where these have been removed.~~

(There were no small window panes removed - refer to Kenneth S. Nall, son of the original owner.)

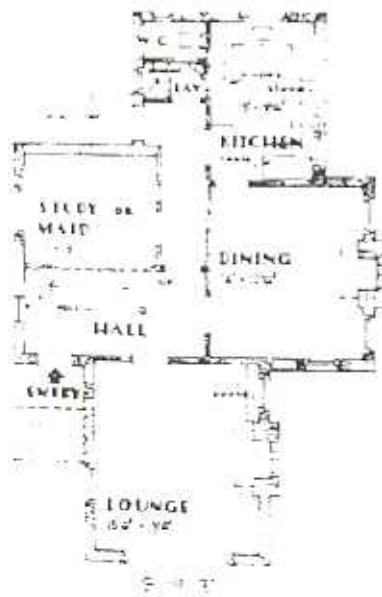
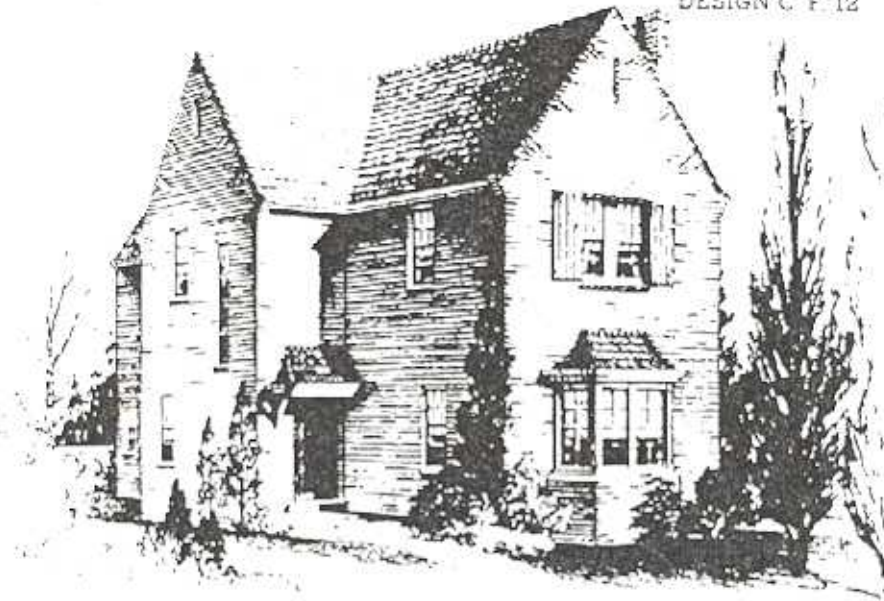
REFERENCES

Geelong West Building Permit Register, 1926-40.

State Savings Bank, Designs for Homes under Credit Foncier Loan Conditions, Jan., 1940, p.12.

GHRC. Subdivision map. Folio 2, No. 88., Glenleith Estate.

DESIGN C F 12



FIRST FLOOR



SECOND FLOOR

SCALE OF FEET
1" = 1'-0"