

CITY OF GEELONG WEST

URBAN CONSERVATION STUDY: BUILDING IDENTIFICATION FORM.

BUILDING ADDRESS

31 The Esplanade

Type

residence

Original Use

residence

PRESENT BUILDING TITLE

-

EXISTING DESIGNATION

HBR

GBR

NER

GRPS

NATIONAL TRUST

Classified

Recorded

Reg.No.

-

-

-

672

-

-

CONSERVATION AREA

Name

-

Survey Date

15.4.86

Neg. File

024.035

PERIOD

pre 1860

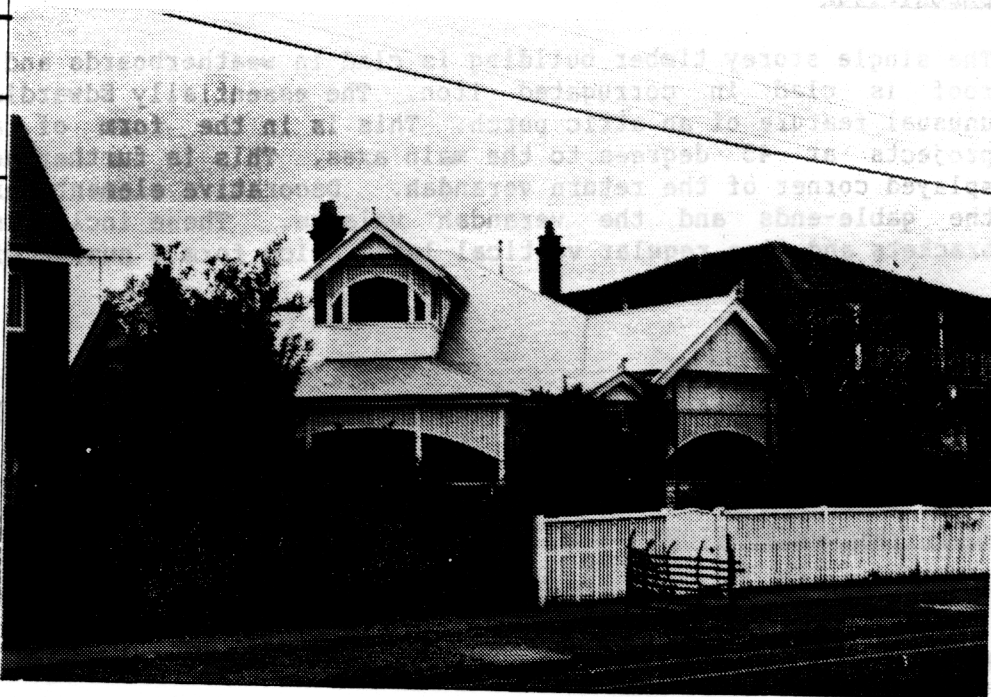
1860 - 1879

1880 - 1899

1900 - 1919

1920 - 1939

post 1940



MATERIALS

walls

timber

roof

corrugated iron

CONSTRUCTION DATE

c. 1915

source

directories

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

LORRAINE HUDDLE

LOUISE HONMAN

RICHARD AITKEN

Architectural & Conservation Consultants

1986

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31 THE ESPLANADE

HISTORY

The land at 31 The Esplanade was purchased in 1909 by W.P.Carr and the house appears to have been built by 1920 for John F.Baxter. He continued to reside there until at least 1941. A boat shed was added in 1924.

DESCRIPTION

The single storey timber building is clad in weatherboards and the hipped and gabled roof is clad in corrugated iron. The essentially Edwardian style house has the unusual feature of an attic porch. This is in the form of a small gable which projects at 45 degrees to the main axes. This is further accented by the broadly splayed corner of the return verandah. Decorative elements are most noticeable on the gable-ends and the verandah valance. These include strapwork, turned wood brackets and fine regular vertical laths which form a number of wide arches.

SIGNIFICANCE

A very good example of an Edwardian style house with an unusual attic porch and fine timber fretwork. It is of local significance.

POLICY/RECOMMENDATIONS

G.R.P.S.

More appropriate paint colours would greatly enhance the character of this building.

REFERENCES

Sands and McDougall Directories, 1920, 1928, 1934, 1941.
Geelong West Building Permit Register, 1921-26.
'Glenleith Estate' Subdivision map. GHRC. Folio 7, No. 88.