

**BACCHUS MARSH HERITAGE STUDY.**

Ref: 168

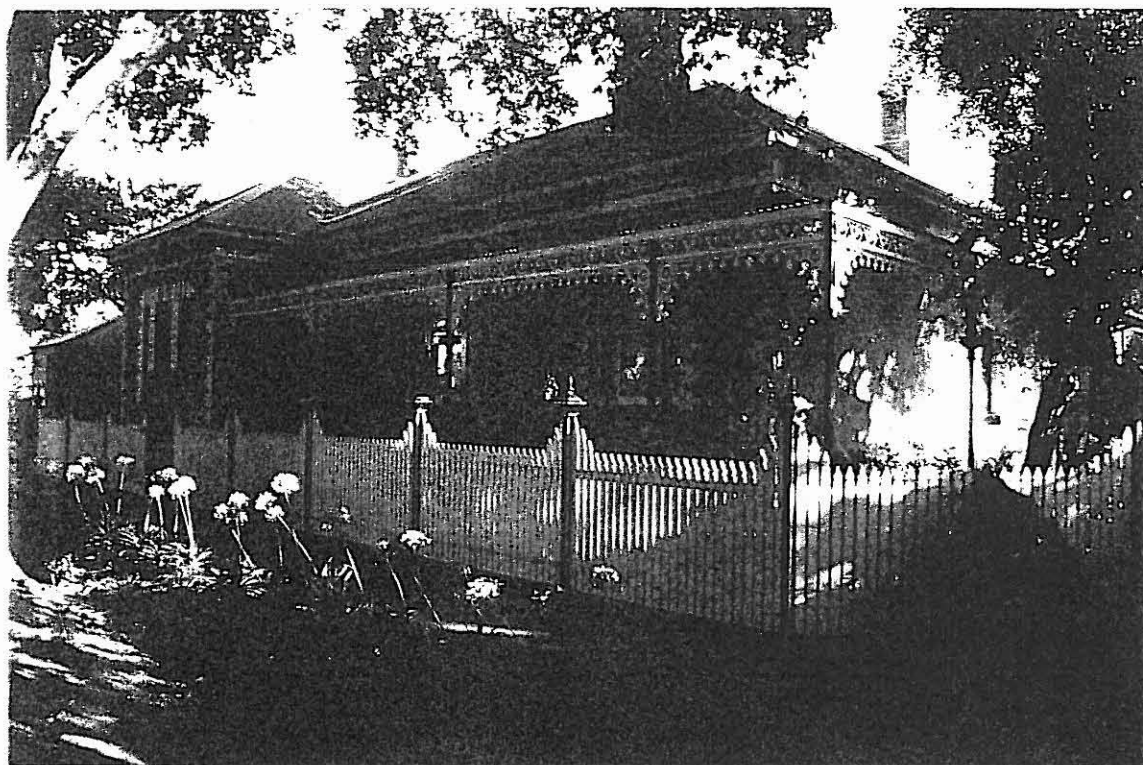
Richard Peterson Architect &amp; Conservation Consultant. Daniel Catrice Historian 1994.

**NAME:** Sunnyside.**PREVIOUS NAME:** Pearce Bros. Store.**ADDRESS:** 269-271 Avenue of Honour.**TITLE DETAILS:****USE:** House.**PREVIOUS USE:** Store (part?)**CONSTRUCTION DATE:** 1882**SOURCE:** 1**CRITERIA:** H1,3/ Ar 1**HISTORIC THEME:** Townships**DESCRIPTION:** STYLE: Italianate STORIES: 1 DETACHED.**MATERIALS:** WALLS Brick ROOF Iron STRUCTURE Lb**CONDITION:** Good INTACTNESS: Very good THREATS: -**SIGNIFICANT INTACT ELEMENTS:**

FACADE. VERANDAH. ROOF FORM.

CHIMNEYS. WALL DECORATION. DOORS. WINDOWS. PAINTWORK SCHEME.

STREET FURNITURE.

**SIGNIFICANCE:****TYPE:** HISTORICAL. ARCHITECTURAL.**LEVEL:** LOCAL.**DESIGNATION EXISTING:** Nil**RECOMMENDED CONTROL:** PLANNING SCHEME.**MAP NO:** U5.07**SURVEY:** RP**DATE:** 19.1.94**NEGS:** 13.20, 21/13.22 (kerb & gutter)

**HISTORY:** This house was built in 1882 for the farmer, businessman, and town worthy, Thomas George Pearce.<sup>1</sup> It is on the site of the original Pearce Bros. store, opened by Thomas Snr. in the 1850s. T.G. Pearce, and his brother, Ebenezer, entered the family business, establishing a branch store near the Court House Hotel in 1881. By the close of the decade, the entrepreneurial brothers had opened a brickworks, a chaff mill, and a chicory drying kiln.

T.G. Pearce was a founder of the Baptist Church in Bacchus Marsh, a trustee of the Mechanics' Institute and Chairman of Trustees of Maddingley Park, a member of the Water Trust, the Captain of the Bacchus Marsh Troop, and a leading light in the United Churches Literary and Debating Society.<sup>2</sup>

This house may incorporate some of the 1850s store building.

**VISUAL DESCRIPTION:** An Italianate triple-fronted brick house with a hip roof. It is red brick in Flemish bond, with cream dressings (painted?) and the base rendered. The left-hand and side rear bays are set forward and the verandah extends around the angle between them. It has a cast-iron valance, brackets and posts. The left-hand bay ends in a canted bay window, reflected in the roof shape. All windows are tripartite; those in the projections have sashes separated by brickwork. Cills are expressed and supported on brackets. Doors are 4-panel, with cut ruby glass, side-lights and fanlight. There are decorative cast-iron wall vents. Chimneys have Classical mouldings with brackets and dividers. There is a brickwork street channel and a diamond shaped pre-cast concrete paved footpath. The shaded area may have been built earlier.

**COMPARATIVE ANALYSIS:** This house forms a pair with Pearce's brother's house, built four years earlier, next door (ref: 167) and a link with T.H. Pearce's house built in 1908 at No 239 (ref: 163). There are 44 late Victorian houses identified in the Study.

**SIGNIFICANCE:** A characteristic bichromatic Italianate brick house built in 1882, for Thomas George Pearce on the site of and possibly incorporating, Pearce Bros. original store, built in the 1850s by Thomas Snr.

It is historically, locally significant as a representative embodiment of the way of life of the 1880s, for its association with George Pearce, an important local figure and for marking the site of the well known Pearce Bros. original store. With the other two Pearce family houses (ref: 163 & 167) it forms a group associated with the family (see map).

It is also of local architectural significance as a representative Italianate house.

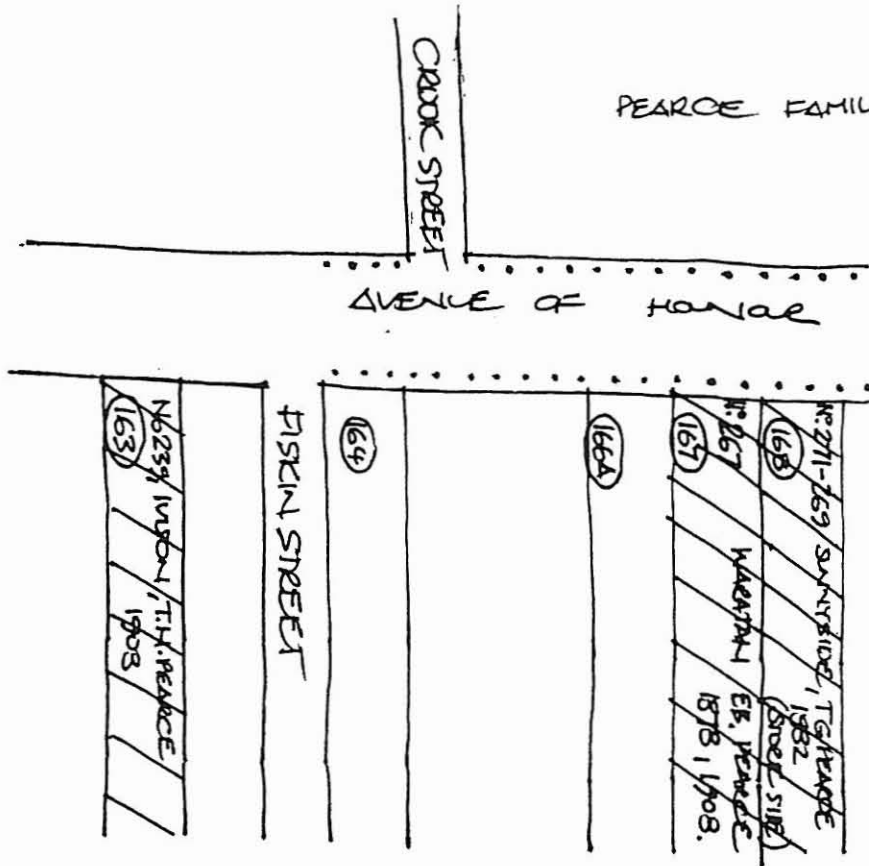
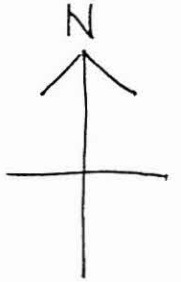
<sup>1</sup> "Pearce Bros. Store", Local History File, BMDHS.

<sup>2</sup> Williams, *A History of Bacchus Marsh and its Pioneers*, p.16.

**INTACTNESS:** The side verandah's floor has been replaced with reinforced concrete. The fence and gates, whilst impressive, are recent. The side wall under the verandah has been painted.

**CONDITIONS & THREATS:** The timber verandah floor is deteriorating. The rendered wall is deteriorating, due to damp.

PEARCE FAMILY HOMES



AVENUE OF HONOUR.

