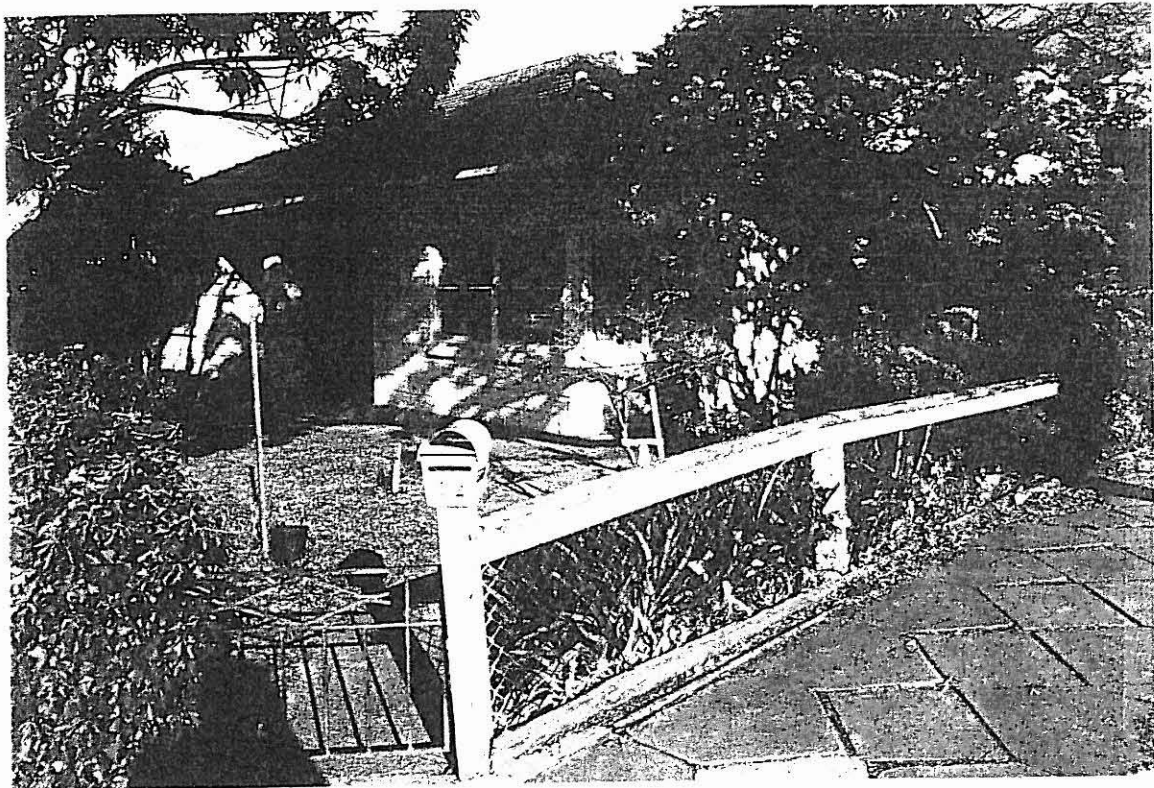


BACCHUS MARSH HERITAGE STUDY.

Ref: 253

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

NAME: ---			
ADDRESS: 12 Boyd Street (SE cnr Masons Lane).			
TITLE DETAILS:			
USE: House			
CONSTRUCTION DATE: c1940		SOURCE: Visual	
CRITERIA: Ar1		HISTORIC THEME: Townships.	
DESCRIPTION:	STYLE: Modern.	STORIES: 1	DETACHED.
MATERIALS: WALLS Concrete block	ROOF Concrete tile	STRUCTURE Lb	
CONDITION: Very good	INTACTNESS: Excellent	THREATS: -	
SIGNIFICANT INTACT ELEMENTS:			
MATERIALS. FORM.			
WINDOWS.			
UNPAINTED FINISH.			
STREET FURNITURE. Boyd Street FENCES/GATES.			
SIGNIFICANCE:			
TYPE: ARCHITECTURAL.			
LEVEL: LOCAL.			
DESIGNATION EXISTING: Nil.			
RECOMMENDED CONTROL: PLANNING SCHEME.			
MAP NO: U4.06	SURVEY: RP	DATE: 14.2.94	NEGS: 30.25 & 26



HISTORY: Nothing is known of the history of this house.

VISUAL DESCRIPTION: A light coloured concrete block Modern house of the 1940s, with a hip roof. It is in an almost symmetrical rectangular pavilion, with a grey concrete tile roof. There is a central recessed entrance porch, facing Masons Lane. There are quoins and expressed concrete lintels. Windows are timber, broad with double-hung sashes in pairs, with horizontal glazing bars, including corner windows. There is a chain-link fence with a timber frame and capping, mild steel pedestrian and vehicular gates and a corrugated steel fence steel with capping to the side. There is a pre-cast diamond pattern paver footpath to Boyd Street, contemporary with the house.

COMPARATIVE ANALYSIS: There are only five houses of the 1930s and 40s in Bacchus Marsh identified in the Study.

SIGNIFICANCE: A particularly intact concrete block Modern house of c1940.

It has local architectural significance as a representative example of a design style, using a relatively innovative and unusual material, with some fine and interesting details.

INTACTNESS: Excellent.

CONDITIONS & THREATS: Very good.