

GEELONG CITY 'C' CITATIONS

Site Name: Walbaringa Flats (former)

Project File No: 0906

Address: 16-18 Eastern Beach Geelong 3220

Approx. Date: 1928

Integrity: High

Significance Level: C (Local)

Photograph No: 09.20 & 09.21

Survey Date: March 2002



History

This site at 16-18 Eastern Beach (formerly Victoria Parade), Geelong, is located on Lots 2 and 3 of subdivision 90744, which is part of Crown Allotment no. 5, Section 11, of the Geelong Town Plan of 1881. The land was originally granted to Silas Harding in c. 1852. By 1895 the registered owner of the land was James Campbell Brown. It is possible that his widow, Marion, owned a 7 roomed weatherboard house here in 1925. If so, it was demolished when Edward Alexander Berryman acquired the site, as the Geelong Rate Book (Bellerine Ward) shows that the property was rated for land only in 1928.

It was in 1928 when Edward Alexander Berryman, a railway employee, and his wife, Una Marion, had this pair of two storey, Spanish Mission styled flats (each of 5 rooms) built on the south side of Eastern Beach, overlooking the Eastern Beach Reserve. These flats were known as the Walbaringa Maisonettes. The flats were owned by Edward Berryman until the 1950s when they were sold to a painting consultant, George Grey Young, and his wife, Kathleen. They occupied one of the flats, and a teacher, Albert Hubert Bruggeman, occupied the other, at what was then 2 Victoria Parade. In 1960, the address became 16-18 Eastern Beach, and in that same year, the property was acquired by John Richard Oughtred of Teesdale.

GEELONG CITY 'C' CITATIONS

A notable tenant from c.1938 to at least 1950 was Ian Douglas McDonald, then Geelong City Surveyor who was responsible for the development of the Eastern Beach swimming pool, including timber promenade and concrete children's pool.

Description

The former Walbaringa Flats, 16-18 Eastern Beach, Geelong, is set into a sloping site overlooking Corio Bay. The building takes up the full width of the site and has a shallow front boundary. The front garden is very rudimentary, consisting of a sloping grassed area and a solitary tree. The front is bound by an introduced unpainted brick fence. The flats are located opposite the popular Eastern Beach Reserve, an interwar parkland and bathing complex constructed between 1928 and 1929 in a Beaux-Arts and Californian style.

The two storey, essentially symmetrical, unpainted stucco, interwar Spanish Mission styled former Walbaringa Flats is characterised by a rectangular plan form, with parapets to the main facades. The main (north) facade has a shallow projecting two storey section, with Cordover tiles on the top and a central Spanish Mission style pediment with applied rendered decorative motif. Two banks of tripled arched, timber framed, double hung windows (the upper sashes being 6 paned) with arched highlights and low lights are situated on the projecting section, and are adorned with early ropework pilasters with decorative capitals. A narrow balcony projects on decorative brackets on the east side of the first floor.

Side entry porches at ground floor level have roofs of Cordova tiles. The porch on the western side ground floor has a typically Spanish Mission shaped timber framed window opening with decorative metal grill. The other windows on the ground floor are early, being timber framed and double hung with 6 paned upper sashes. There are also early timber framed doorways under the western porch. One opening has an early timber framed 9 paned highlight and timber door, with the other door being timber and glazed. The early doorway on the east side consists of timber and glazed French doors.

Alterations to the building include the glazed infill to the upper storey openings, and the unsympathetic, unpainted brick parapeted additions at the rear.

Statement of Cultural Significance

The former Walbaringa Flats, 16-18 Eastern Beach, Geelong, has significance as an intact and highly unusual example of the interwar Spanish Mission style with visual connections to the highly significance interwar Beaux-Arts and Californian styled Eastern Beach Reserve and Baths. Built in 1928 for Edward Berryman and occupied from c.1938 by Ian McDonald, City Surveyor responsible for the establishment of the swimming pools and promenade at Eastern Beach, the flats appear to be in fair condition when viewed from the street, with evidence of some serious wall cracks.

The former Walbaringa Flats are architecturally significant at a LOCAL level. They demonstrate original design qualities of an interwar Spanish Mission style. These qualities include the rectangular plan form, parapets to the main facades, and the shallow projecting two storey section to the main (north) facade with Cordover tiles on the top and a central Spanish Mission style pediment with applied rendered decorative motif. Other intact or appropriate qualities include the predominantly symmetrical composition, single storey height, unpainted cement stuccoed finish, two banks of tripled arched, timber framed, double hung windows (the upper sashes being 6 paned) with arched highlights and low lights on the projecting section, timber ropework pilasters with decorative capitals on the arched windows, narrow balcony that projects on decorative brackets on the east side of the first floor, side ground floor entry porches with Cordova tiled roofs. Spanish