

GEELONG CITY 'C' CITATIONS

Site Name: Residence

Project File No: 1011

Address: 84 Maud Street Geelong 3220

Approx. Date: 1902

Integrity: High

Significance Level: C (Local)

Photograph No: 01.04

Survey Date: March 2002



History

This site at 84 Maud Street, Geelong, is located on what were two allotments, nos. 36 and 37 of Section 27A of Plan LP2218. Originally, these Lots were part of the holding of F.M. Douglas, who owned three adjoining allotments, nos. 2, 3, and 4 of Section 27A in the Town Plan of Geelong for 1881.

In 1901, George Hobbs, engineer, bought this site from Thomas Hallett. In the following year, 1902, he erected a five-room, weatherboard house, with bathroom, pantry and wash-house. A scullery was added in c.1908. Evidently George, who by this time gave his occupation as "agent", died in 1921, and the home passed to Constance Charlotte Hobbs, most likely his widow. She had sewerage and bathroom fittings installed in 1921, but may have died in 1923 because in that year Henry Frederick Christopher acquired the property. He let it out to Timothy Robert Lehane, a teacher, from 1925 to 1927, but sold the property to Stephen R. Clark, law clerk, in 1927.

The residence has been owned and occupied by the Bumpstead family since that time, firstly by Sydney Arthur Bumpstead, bank officer (1930s-1940s), Alexander Ewin Bumpstead, clerk (1940s), and Mrs. Huina Lauris Bumpstead.

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Description

The house at 84 Maud Street is set on a sloping allotment of average size for the area. The house has a modest front setback with a garden consisting of perimeter flower beds and plantings, shrubs and grassed areas. The front is bound by an early timber post and cast iron palisade fence, approximately 1200 mm high. The timber fence posts are surmounted by rudimentary timber urns. At the rear of the house is an introduced brick gabled outbuilding.

The asymmetrical, predominantly single storey, horizontal weatherboard, transitional Late Victorian and Federation styled house is characterised by complex roof forms, with a central hipped form and projecting gables, and broken back return verandah. These roof forms are clad in galvanised corrugated iron. Two early rendered and unpainted red brick chimneys with vertical header strapping and terra cotta pots adorn the roofline. Modest overhangs are features of the eaves.

A feature of the design is the return verandah at the front. It is supported with turned timber columns with decorative capitals. These columns in turn support an early valance with timber frames and cast iron decoration. The verandah floor also appears to be constructed of timber.

The timber framed double hung windows are also early, and are framed with moulded timber architraves. The timber and glazed door at the side, with lower panelling and a large glazed upper panel, may have been altered. At the rear of the house is an introduced timber deck with a timber balustrade.

Early decorative features of the design include the timber gable brackets, iron finials, and the gable infill (timber joinery simulating shingling).

Statement of Cultural Significance

The house at 84 Maud Street, Geelong, has significance as a largely intact example of a transitional Late Victorian and Federation style. This house was built in 1902 for George Hobbs, engineer, and it was owned by the Hobbs family until 1923. The house appears to be in good condition when viewed from the street.

The house at 84 Maud Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of a transitional Late Victorian and Federation style. These qualities include the complex roof forms, including the central hipped roof and projecting gables, and the broken back return verandah. Other intact or appropriate qualities include the asymmetrical composition, predominantly single storey height (from Maud Street, but higher at the rear), horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, rendered and unpainted red brick chimneys with vertical header strapping and terra cotta pots, modest eaves, timber framed double hung windows framed with moulded timber architraves, timber and glazed door, turned timber verandah columns with decorative capitals, timber framed verandah valance with cast iron decoration, timber verandah floor, timber gable brackets, iron finials and the gable infill (timber joinery simulating shingling). The front timber post and cast iron palisade fence also contributes to the significance of the place.

The house at 84 Maud Street is historically significant at a LOCAL level. It is associated with residential developments in Geelong around the Federation period (c.1895-1915). Built in 1902, the house has associations with George Hobbs, an engineer and original owner. Other associations include the Henry Christopher, Timothy Lehane, Stephen Clark and the Bumpstead family, all owners of the property.

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Overall, the house at 84 Maud Street is of LOCAL significance.

References

Drainage Plans and Reports, 1921, 1984, Barwon Water profits system, City of Greater Geelong.

Electoral Roll, Barwon Ward, 1992, Geelong Historical Records Centre.

Electoral Roll, Division Corio, Subdivision Geelong, 1984, Geelong Historical Records Centre.

Sands & McDougall Directory of Geelong, 1961, 1972.

Geelong City Rate Books, Barwon Ward, 1898-1960, Geelong Historical Records Centre.

Geelong Town Plan, 1881, Geelong Historical Records Centre.