

## GEELONG CITY 'C' CITATIONS

---

**Site Name:** Residence

**Project File No:** 1156

**Address:** 50 Swanston Street Geelong 3220

**Approx. Date:** 1902

**Integrity:** High

**Significance Level:** C (Local)

---

**Photograph No:** 07.18

**Survey Date:** March 2002

---



---

### History

This site at 50 Swanston Street, Geelong, is located on Crown Allotment 20, Section 12, of the Geelong Town Plan of 1881. D. Benjamin was the original owner of the land.

Thomas Clarke, a farmer on 18 acres at Murradoc, near Drysdale, and one-time member of the Corio Bay Rowing Club, purchased the land at this site from the executors of Benjamin's Estate in 1901. In the following year, 1902, this house and the neighbouring three houses were built for Clarke as part of a speculative development. Each house was identical in design, being constructed of weatherboards and having 6 rooms with bathroom and pantry. This house (then addressed as 66 Swanston Street) was sold immediately to David Hutton, gentleman, of Park Street. After letting the house for one or two years, he lived there with his wife, Annie, for approximately 10 years until his death between 1910 and 1915. The property passed to Annie Hutton on trust in the early 1920s, under the terms of David Hutton's Estate, as administered by the trustees, the Union Trustee Co. of Australia Pty. Ltd. By 1925, the house (now re-numbered as 50 Swanston Street) had undergone some internal restructure, which resulted in the number of rooms in the house being reduced to 5. On Annie's death in the 1930s, the property reverted to David Hutton's Estate for over 10 years, during which time the house was occupied by a number of tenants, including a Violet May Hutton in c.1939, possibly a daughter of David

## GEELONG CITY 'C' CITATIONS

---

and Annie. In 1950, the property was bought by Ivy Rees of 54 Swanston Street. Between 1950 and 1960, the residence was sold to herbalist, Francis Edward Bishop, who lived there for several years.

### Description

The house at 48 Swanston Street, Geelong, is one of an unusual set of four identically designed timber houses neighbouring each other. This house is set on an average block for the area and has a modest front setback and narrow side setbacks. The front has a garden characterised by perimeter flower beds and grassed areas. The front is bound by a timber picket fence that is approximately 1200 mm high.

The asymmetrical, predominantly single storey, horizontal weatherboard, Late Victorian Italianate styled house is characterised by a hipped roof form that traverses the site, together with a conical bay window and hipped bullnosed verandah that project towards the street frontage. These roof forms are clad in galvanised corrugated steel. Narrow overhangs, worked timber brackets and panelling are features of the eaves. Three early rendered brick chimneys with projecting corniced tops adorn the roofline.

A feature of the design is the front verandah. It has an early projecting gabled portico, and is supported by turned timber columns with decorative framed timber fretwork valances. The valance within the verandah portico forms an arch and is also early.

Other early features of the design include the timber framed double hung windows in the projecting bay, including the moulded timber architraves and the timber label moulds. The front timber framed doorway with sidelights and highlights is also early, as is the pair of timber framed double hung windows with moulded architraves under the front verandah. The turned finials surmounting the projecting bay and verandah portico are also early.

### Statement of Cultural Significance

The house at 48 Swanston Street, Geelong, has significance as part of an unusual set of four intact Late Victorian Italianate styled timber houses. Built in 1902 as part of a speculative development for Thomas Clarke, farmer, the house appears to be in good condition when viewed from the street.

The house at 48 Swanston Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of an intact Late Victorian Italianate style. These qualities include the hipped roof form that traverses the site, together with the conical bay window and hipped bullnosed verandah that project towards the street frontage. Other intact or appropriate qualities include the asymmetrical composition, single storey height, horizontal timber weatherboard wall cladding, galvanised corrugated steel roof cladding, narrow eaves with worked timber brackets and panelling, three rendered brick chimneys with projecting corniced tops, projecting gabled verandah portico, turned verandah timber columns, decorative framed timber fretwork valances including the arched valance within the verandah portico, timber framed double hung windows, moulded timber window architraves, timber window label moulds, and the front timber framed doorway with sidelights and highlights, and the turned finials surmounting the projecting bay and verandah portico. The framed timber picket fence also contributes to the significance of the place. The significance of the dwelling also relies on the retention of the neighbouring three houses of identical design and construction.

The house at 48 Swanston Street is historically significant at a LOCAL level. It is associated with residential developments in Geelong in the late 19th century. In particular, this house has associations with Thomas Clarke, farmer of Drysdale, who instigated construction of this house in 1902 as part of speculative development of four houses in Swanston Street.

## GEELONG CITY 'C' CITATIONS

---

Overall, the house at 48 Swanston Street is of LOCAL significance.

### References

Reports and Drainage Plans, Barwon Water profits system, 1917.  
Voters' Roll, Bellerine Ward, 1992, Geelong Historical records Centre.  
Sands & McDougall's Directory of Geelong, 1972, Geelong Historical Records Centre.  
Sands & McDougall's "Invicta" Geelong Directory, 1968, Geelong Historical Records Centre.  
Geelong City Council Rate Books (Bellerine Ward), 1901-1960, Geelong Historical Records Centre.  
Town Plan of Geelong 1881, Geelong Historical Records Centre.  
Investigator, Journal of the Geelong Historical Society, September 1988 and March, 1989, Geelong Historical Records Centre.