

## GEELONG CITY 'C' CITATIONS

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**Site Name:** Residence

**Project File No:** 1160

**Address:** 91 Swanston Street Geelong 3220

**Approx. Date:** 1871-72

**Integrity:** Moderate-High

**Significance Level:** C (Local)

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**Photograph No:** 02.13

**Survey Date:** March 2002

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### History

This site at 91 Swanston Street, Geelong, is located on part of Allotment 5, Section 78, of the Town Plan of Geelong of 1881. J. Carly was the original land owner.

A 4-roomed bluestone cottage (with kitchen) was built at this location for James Kerley, carrier, in 1871-72. A verandah was added by 1881, and the house enlarged to 6 rooms plus kitchen by 1895-96. With the death of Kerley in c.1900, the dwelling, then said to be at 175 Swanston Street, passed to his widow, Ann Kerley. There appears to have been some internal alteration to the building at that time, as the house was described in Barwon Ward Rate Books from 1900 onwards as a 5-roomed stone building with a bathroom. After Ann Kerley's apparent death between 1905 and 1910, the property was inherited by Winifred Kerley, daughter of James and Ann. Following the practice of her parents, Winifred let the house to a succession of tenants until 1920, when it was purchased by driver, Zion Batty, the 1920 Rate Book describing the house as "old". Batty seems to have carried out significant improvements to the property in 1922, reducing the number of rooms to 4, and lived there until the early 1940s. A spinster, Esther McCagh, acquired the dwelling in 1943, occupying it until the mid 1950s, when it was bought by engineer, Sydney Philip Peok. B. Salt was owner/occupier of the house from the mid-1960s until the mid 1970s.

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## Description

The semi-detached house at 91 Swanston Street, Geelong, forms part of a duplex of semi-detached houses. Both houses are set on narrow allotments and have modest front setbacks and narrow side setbacks. The front garden of the house at 91 Swanston Street largely consists of a row introduced exotic trees, other plantings and wood chip mulch. There is no front fence.

The single storey, unpainted bluestone, Victorian styled duplex is characterised by a longitudinal hipped roof form that traverses the site, together with skillion verandahs that project towards the street frontage. These verandahs are clad in galvanised corrugated steel, and the main hipped roof is clad in early slate tiles. Separating the verandahs is a masonry party wall. There is also a central, dominant rendered masonry chimney that adorns the roofline. Narrow overhangs are features of the eaves.

The semi-detached house at 91 Swanston Street also has a symmetrical composition accentuated by the early central timber framed doorway with flanking timber framed double hung 4 paned windows with shallow arches. The panelled timber door with an upper glazed panel has been introduced. There is also a clear-glazed transom window above.

An early decorative feature of the design is the bricking framing and quoinwork about the windows and door.

The front skillion verandah is supported by recent square timber columns and is devoid of any valance or brackets.

The south wall of the building has a white-washed finished, while there is an introduced rear parapetted horizontal weatherboard addition with timber framed double hung window and transom window that projects towards the south.

## Statement of Cultural Significance

The semi-detached house at 91 Swanston Street, Geelong, has significance as part of an intact example of a Victorian styled duplex. Built in 1871-72 for James Kerley, the semi-detached house has experienced some alterations but is in good condition when viewed from the street.

The semi-detached house at 91 Swanston Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of a Victorian style. These qualities include the longitudinal hipped roof form that traverses the site, together with the skillion verandah that project towards the street frontage. Other intact or appropriate qualities include the central dominant rendered masonry chimney, narrow eaves, masonry verandah party wall, galvanised corrugated steel verandah roof cladding, slate tile hipped roof cladding, central timber framed doorway and timber framed transom window above, flanking timber framed double hung 4 paned windows with shallow arches, unpainted bluestone wall construction, single storey height, and the brick framing and quoinwork about the windows and door. The architectural significance of the semi-detached house also relies on the retention of the semi-detached house at 89 Swanston Street.

The semi-detached house at 91 Swanston Street is historically significant at a LOCAL level. It is associated with residential duplex developments in Geelong in the second half of the 19th century. In particular, this house has associations with James Kerley, carrier and original owner who instigated construction in 1871-72.

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Overall, the semi-detached house at 91 Swanston Street is of LOCAL significance.

### References

Reports and Drainage Plans, Barwon Water profits system, 1922, 1943, 1955, 1978, 1993, 1996.

Voters' Roll, Barwon Ward, 1992, Geelong Historical Records Centre.

Electoral Roll, Division Corio, Subdivision Geelong, 1984, 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 (Barwon Ward), 1872-1960, Geelong Historical Records Centre.

Town Plan of Geelong 1881, Geelong Historical Records Centre.

Land Title Search App 40183, Land Titles Office, Marland House, Bourke Street, Melbourne.