

GEELONG CITY 'C' CITATIONS

Site Name: Residence

Project File No: 1179

Address: 12 Verner Street South Geelong 3220

Approx. Date: 1914

Integrity: Moderate-High

Significance Level: C (Local)

Photograph No: 01.15

Survey Date: March 2002



History

This site at 12 Verner Street, Geelong, is located on Allotments 13 and 14, Section 29a of the Geelong Town Plan of 1881. The land was originally the property of J. Hendy.

Samuel Walpole, gentleman, bought the land from Elizabeth Dyson in 1913 and in the following year in 1914 built this weatherboard house that originally had 6 rooms with bathroom, pantry and wash house. He held the property until his death between 1915 and 1920, when it passed to Mary Walpole, presumably his widow, as part of his estate. In 1920 it was purchased by Walter George Notley, but he sold it in September 1922 to a retired farmer, Frederick William Amos. In 1924 it was sold to Susannah Elizabeth Lange when it was recorded as a 7-roomed weatherboard house. The house remained in Lange's possession until the 1930s when it became the joint property of Sophia Johana Alvena Lange and Freda Elizabeth Lange. When Freda died in 1960, Sophia remained sole owner/occupier until Sophia's death in c.1991. The house was auctioned on 22 February 1992.

Description

The house at 12 Verner Street, South Geelong, has a front setback that is consistent with

GEELONG CITY 'C' CITATIONS

the front setbacks of the neighbouring houses. The front garden consists of grassed areas and a pine tree. There is a grassed and graveled driveway along one side. The front is bound by a timber post and double rail, and ripple iron fence, approximately 1300 mm high.

The asymmetrical, single storey, horizontal weatherboard, Late Federation styled house is characterised by complex roofs, including a broad hipped roof form, minor hipped roof and flying gable that project towards the street frontage, rear minor gable that projects at the side, and a recessed return verandah under the main roofline. These roof forms are clad in lapped galvanised corrugated iron overpainted dark red. Three early unpainted brick chimneys with projecting rendered brick caps and terra cotta pots adorn the roofline. Modest overhangs with timber brackets are features of the eaves.

A feature of the design is the front hipped roof and flying gable, forming a projecting rectangular bay window. This window has a bank of timber framed casement windows with highlights and is crowned by a projecting window hood supported by large, elongated timber brackets. The flying gable is also supported by small timber brackets and has a plain panel gable infill.

Another early feature of the design is the chamfered corner under the return verandah. It consists of another bank of timber framed casement windows with highlights. The other windows are also early and timber framed, with windows along one side having early window hoods supported by decorative timber fretwork brackets.

The verandah is supported by paired square timber columns with introduced timber valances.

The timber framed doorway at the front (adjacent the front window bay) has been introduced.

Statement of Cultural Significance

The house at 12 Verner Street, South Geelong, has significance as a reasonably externally intact example of the Late Federation style. Built in 1914 for Samuel Walpole, this house appears to be in fair condition when viewed from the street.

The house at 12 Verner Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of a Late Federation style. These qualities include the complex roofs that include a broad hipped roof form, minor hipped roof and flying gable that project towards the street frontage, rear minor gable that projects at the side, and the recessed return verandah. Other intact or appropriate qualities include the asymmetrical composition, single storey height, galvanised corrugated iron roof cladding overpainted dark red, modest eaves with timber brackets, three unpainted brick chimneys with projecting rendered brick caps and terra cotta pots, projecting rectangular bay window with the bank of timber framed casement windows and highlights (and crowned by the projecting window hood supported by large, elongated timber brackets), small timber brackets and plain panel gable infill to the flying gable, chamfered corner under the return verandah with the bank of timber framed casement windows and highlights, other timber framed side windows with window hoods supported by decorative timber fretwork brackets, paired square timber columns and the timber verandah valances.

The house at 12 Verner Street is historically significant at a LOCAL level. It is associated with residential developments in South Geelong in the early 20th century, and particularly with Samuel Walpole, original owner of the allotment in 1913 and of the house from 1914.

Overall, the house at 12 Verner Street is of LOCAL significance.

GEELONG CITY 'C' CITATIONS

References

Drainage Plans and Reports, 1961, 1963, 1966, 1971, 1992, Barwon Water profits system, City of Greater Geelong.
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