

GEELONG CITY 'C' CITATIONS

Site Name: Terraced House

Project File No: 1181

Address: 12 Western Beach Geelong 3220

Approx. Date: c1854, c1895

Integrity: Moderate

Significance Level: C (Local)

Photograph No: 09.12

Survey Date: March 2002



History

This site, at 12 and 12a Western Beach, Geelong, is located on Lot 1, SP31967, which is part of Allotment 6, Section 42, of the Geelong Town Plan of 1858. A Mr. Cullen was the original owner of the land.

A two storey brick residence appears to have been built at this location in or before 1854 for Andrew Martin and his wife, Dorcas Elizabeth. Andrew Martin was a publican and licensee of the Crown Hotel at Ashby in 1851, in partnership with William Knox (then hotel-keeper at the Union Hotel in Malop Street in 1853-54), before taking over the Western / Bay View Hotel in Mercer Street in 1856-57. He leased the house (which consisted of 9 rooms, a weatherboard kitchen and a shed) to various tenants, before the death of his wife in 1859, at which time he seems to have relinquished the property. Possibly passing through the hands of M. Tracey and Henry Martin in the 1860s, by 1875 the building was in the possession of Charles Anderson, who lived there briefly, before he too leased the house. Anderson was one of the original partners of the Western Stage Company (Cobb & Co.), which served Queenscliff, Rokewood, Portarlington, and other places, until he retired at the end of 1876. Charles Anderson, who was also Treasurer of the Geelong Football Club in 1874-75, enlarged the Western Beach house to 12 rooms (with a balcony and servant's room) before his death on 19 September 1880.

GEELONG CITY 'C' CITATIONS

The property remained in trust as part of the Estate of Charles Anderson for more than 15 years, until it seems to have passed to Sarah A. Anderson, possibly his widow, who occupied the house in the mid to late 1890s. It was at this time that the house appears to have been divided into two flats or apartments as terraced houses, initially numbered 10 and 12 Victoria Terrace, no.10 being the present-day no.12, and the smaller of the two at first, consisting of only 3 or 4 rooms. Sarah may have died in c.1900, as the property was again administered by the Anderson Estate until 1910-15, during which time no.10 was enlarged to 6 rooms. There were at least 4 owners during the following 20 years --Thomas Holden, Gertrude Holden Elma Margaret Beckham and J.H. and May Davis - before the property was purchased by Michael, and Catherine Corbett in the 1930s. By this time no.10 had been extended to 7 rooms, possibly by Elma Beckham in the mid 1920s. The Corbetts occupied both no.10 and no.12 until Michael Corbett's apparent death in the 1950s, after which the building was again divided into 2 flats, now re-numbered 12 and 12a, with Catherine Corbett living in one during the 1960s and 1970s, the other being rented. Mrs. Yvonne Lucy Forrest was the owner of both terraced houses in 1986.

Description

The terrace houses at 12 and 12A Western Beach, Geelong, forms part of a significant 19th century house (now duplex) that takes up a large extent of the site. There is a modest front setback with flower gardens and the front is bound by an introduced painted brick and aluminium palisade fence and gates that are approximately 1600 mm high.

The predominantly symmetrical, brick (with introduced overpainting), two storey, Victorian eclectic styled duplex of terraces at 12 and 12A Western Beach are characterised by a rudimentary stepped parapet (with incised panel in the stylised pediment) and moulded cornice below which are two terrace bays. The bays are flanked by early brick (now overpainted) party walls that project towards the street frontage. The party wall on 12 Western Beach, with its quoinwork, bracketed cornice and other details, has been introduced.

A characteristic early decorative feature of the duplex is the cast iron columns, valances and balustrades to the front balconies and verandahs. The window and door openings in both terraces have been altered, with aluminium framed windows and doors introduced. The original door opening at the front of 12 Western Beach appears to have been replaced with an aluminium framed window.

There is also an introduced gabled addition to 12 Western Beach, which now comprises the front doorway.

Statement of Cultural Significance

The terraced houses at 12 and 12A Western Beach, Geelong, have significance as an unusual, moderately intact example of a Victorian eclectic styled house in this part of Geelong. Built initially in c.1854 and with alterations in 1880 and particularly in c.1895 when the property was converted into two dwellings, the duplex appears to be in good condition when viewed from the street.

The terraced houses at both 12 and 12A Western Beach are architecturally significant at a LOCAL level. Although altered, they still demonstrate original design qualities of a Victorian eclectic style. These qualities include the rudimentary stepped parapet (with incised panel in the stylised pediment), moulded parapet cornice, terrace bays and the brick party walls that project towards the street frontage. Other intact or appropriate qualities include the predominantly symmetrical composition, two storey height, brick wall

GEELONG CITY 'C' CITATIONS

construction (but not the overpainting), cast iron verandah and balcony columns and valances, and the cast iron balcony balustrades.

The terraced houses at 12 and 12A Western Beach are historically significant at a LOCAL level. They are associated with residential developments in Geelong in the second half of the 19th century. In particular, these houses are associated with Andrew and Elizabeth Martin, original owners who instigated construction in c.1854. The house was enlarged by Charles Anderson in c.1880 and by his widow, Sarah, in c.1895. This latter enlargement altered the original house into two separate dwellings forming a duplex.

Overall, the terraced houses at 12 and 12A Western Beach are of LOCAL significance.

References

- Reports and Drainage Plans, Barwon Water profits system, 1986.
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 (Villamanta Ward), 1854-1960, Geelong Historical Records Centre.
Town Plan of Geelong 1858, Geelong Historical records Centre.
Investigator, Journal of the Geelong Historical Society, September, 1974 and March, 1980, Geelong Historical Records Centre
Brownhill, W., The History of Geelong and Corio Bay, Geelong Historical Records Centre.
Morrow, W.J. and Wynd, I., Geelong Hotels and their Licensees, 1996, Geelong Historical records Centre.