

BUILDING TITLE 21, 23, 25 VICTORIA AVENUE
LOCAL GOVERNMENT AREA CITY OF BALLAARAT.

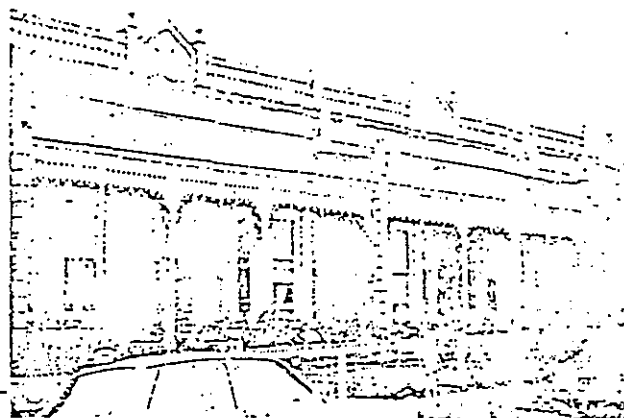
DOCUMENT FILE No.

NATIONAL ESTATE PROJECT No.
DOCUMENTATION OF LISTED HISTORIC BUILDINGS IN VICTORIA

DESIGNATION H.B.P.C. REGISTER No. NATIONAL TRUST ☒ ☒ FILE No.

BUILDING TYPE TERRACE HOUSES
BUILDING NAME
STATE VICTORIA
LOCAL GOVT AREA CITY OF BALLAARAT
STREET VICTORIA AVENUE No. 21, 23, 25
SUBURB, TOWN WEST BALLARAT
CITY BALLAARAT POSTCODE 3350
RURAL
NEAREST CENTRE Km.

TITLE REFERENCE Vol. Fol
DIRECTORY
NEGATIVE FILE FILM 9 / FRAME 20



PHOTOGRAPHIC ILLUSTRATION
DATE OF SURVEY/INSPECTION JULY 1978

OWNERSHIP ORIGINAL
PRESENT R.J. TURNBULL
ADDRESS 8 HOWARD STREET, BALLARAT

ARCHITECT/PRACTICE
BUILDER
ARTISANS/TRADES

TENDERS
DATE OF CONSTRUCTION
ESTIMATE/CONTRACT VALUE
ALTERATIONS/ADDITIONS

REFERENCE

BUILDING CITATION

This building would appear to have been built between 1888 and 1905.

Originally there were four terraces constructed, the left hand dwelling being replaced by a detached dwelling in the 1920's.

The group now comprises three single storey double fronted terraces, principally of red brick with unpainted rendered parapets and trim. The projecting windows and highly decorative entrances are of particular significance. The entrances are of special interest; they are set back within arched openings surrounded by banded brickwork. The transoms are emphasised by a strip of upstanding decorative iron behind which are lunettes with blue glass etched with the home names.

The group is exceptionally intact externally, and is a most unusual group resulting from the combination of decorative elements.

RECOMMENDATIONS

It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate, and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

- 01 GOVERNMENT RECORDS
- 02 LOCAL GOVERNMENT RECORDS
- 03 ARCHIVES/CATALOGUES
- 04 ARCHITECTS INDEX
- 05 ARCHITECTURAL DRAWINGS/ILLUSTRATIONS
- 06 PHOTOGRAPHIC RECORDS
- 07 NATIONAL TRUST FILE/ HISTORIC BUILDINGS PRESERVATION COUNCIL FILE
- 08 PRIVATE RECORDS

THINK DINLANDSONN

BIBLIOGRAPHY

ASSESSMENT OF LISTING
 CONDITION/INTEGRITY OF BUILDING SUBSTANTIALLY INTACT
 SIGNIFICANCE OF BUILDING
 LANDSCAPE/STREETSCAPE/ENVIRONMENTAL SIGNIFICANCE PART OF RECOMMENDED
 AREA A3.23

DOCUMENTATION JACOBUS DEANIS VINES DATE SEPTEMBER 1978

TERRACE HOUSES, 21, 23, 25 VICTORIA AVENUE

BUILDING ANALYSIS AND DESCRIPTION

The land on which these houses are situated once consisted of one block running between Mill and Webster Street and was owned by J.G.Collingdon and F.Hewson, priests, of Ireland. Hewson subdivided in 1878 as sole owner and created Victoria Avenue which was sold to C.J.Walker in 1874 along with many of the adjacent allotments.

Subsequent owners are as follows:

1888 Abraham Crawford.

1895 Salis Fischer, proprietor, as insolvency trustee for Crawford King & Co. drapers, selling to William Orrock, warehouseman of Ballarat, the actual site.

1900 A.J.Peacock M.L.A. Creswick and Thomas Robinson, Ballarat, solicitor, purchased it and sold to J.I.Bult, produce merchant, who died in 1935.

It is still in the one ownership. There are no other records available and the actual construction date of these terraces would appear to range between 1888 and 1905.

There were originally four terraces constructed, the left hand dwelling being demolished in the 1920's and replaced by a free-standing villa retaining the original etched blue fan light and house name.

These terraces are an exceptionally pleasing group of three single storey double fronted terraces, notwithstanding the missing fourth terrace. None of the original decorative elements are totally missing. The carcass is in red brick with cement dressings, with No.25 stepped up to reflect the ground line. The ends of the wing walls are finished in cement as drafted ashlar blocks, stacked but not keyed, terminating with a double console on the face and a ball on top. There is a balustraded parapet interrupted by a square pier at wall line; a central pointed name plate between two further square piers.

BUILDING ANALYSIS AND DESCRIPTION

BU
LD
-
N
I

The verandah is of a convex but not bullnose profile in which traces of the original striping remain. It is carried on exceptionally thin iron columns with an ornamental frieze and central pendant drops in each bay.

The most important elements are the entrances, flanked by bay windows, emphasised by rendered piers and set back within arched openings, - surrounded by banded but not keyed brickwork. Across the top of the transom are strips of decorative iron behind which the lunettes have retained the blue glass on which the house names are etched.

The group is externally exceptionally intact, particularly the decorative face brickwork and natural cement render as well as the other decorative elements. The original fence has been replaced.

These terraces are most unusual resulting from the combination of a large number of decorative elements. They would appear to be unique on a statewide basis - they form a significant streetscape element as a group.