

NEWTOWN URBAN CONSERVATION STUDY. - 'C' CITATIONS. Ref: 82
Richard Peterson Architect & Conservation Consultant. Daniel Catrice Historian 1996.

NAME: Kite Power

ADDRESS: 404 Latrobe Terrace.

USE: Shop.

SIGNIFICANT DATE: **CONSTRUCTION DATE:** 1927 **SOURCE:** Visual & 1

DESIGNER: —

BUILDER: —

CRITERIA: H1, Ar1

HISTORIC THEME: 2.3

DESCRIPTION: **STYLE:** Edwardian **STORIES:** 1

MATERIALS: **WALLS** Brick **ROOF** Iron **STRUCTURE** Lb

CONDITION: Good. **INTACTNESS:** Good **THREATS:** Maintenance, traffic.

SIGNIFICANT INTACT ELEMENTS:

FORM. FACADE. USE. PARAPET DECORATION. DOORS. WINDOWS.

SIGNIFICANCE:

TYPE: HISTORICAL. ARCHITECTURAL.

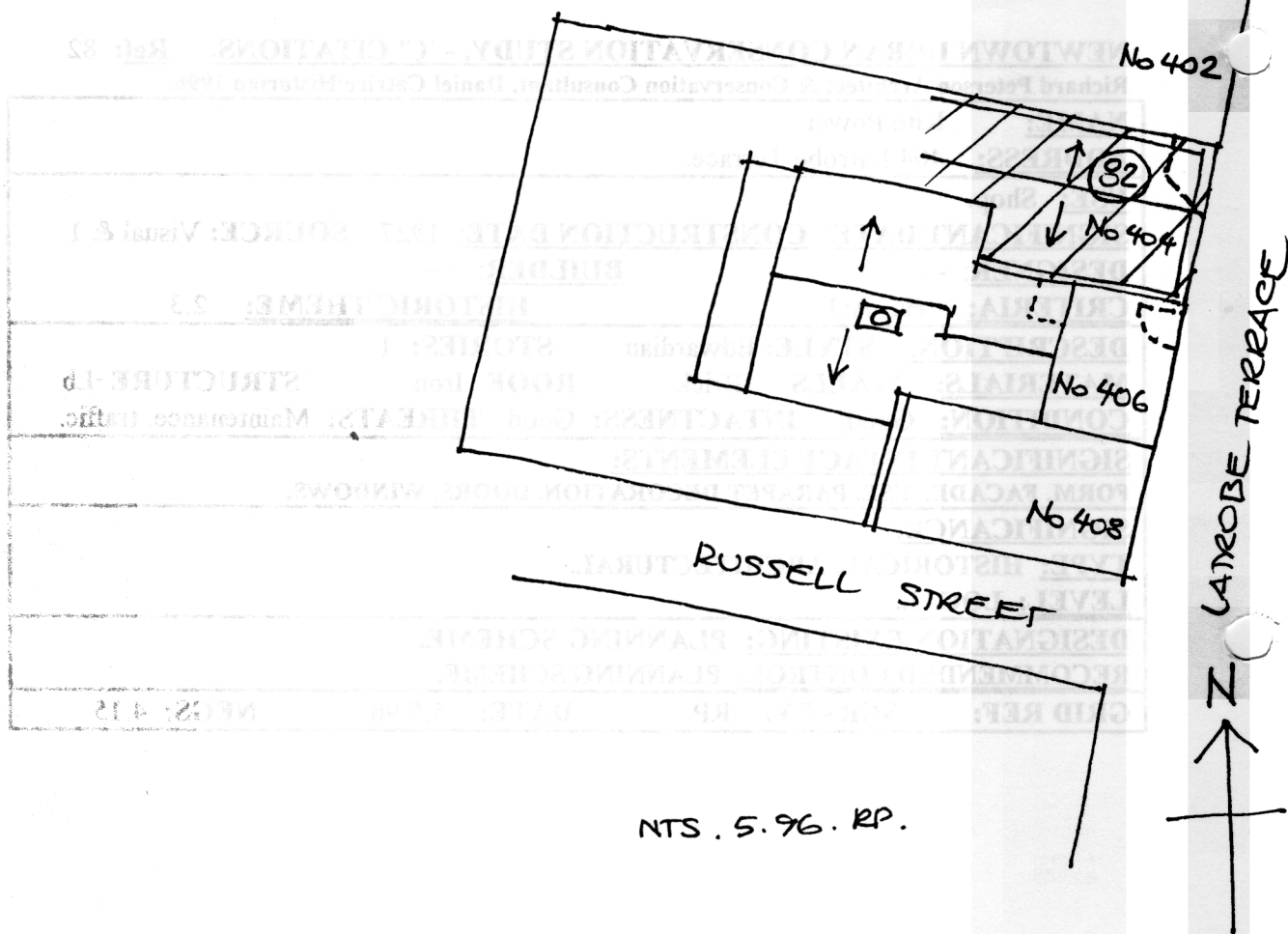
LEVEL: LOCAL.

DESIGNATION EXISTING: PLANNING SCHEME.

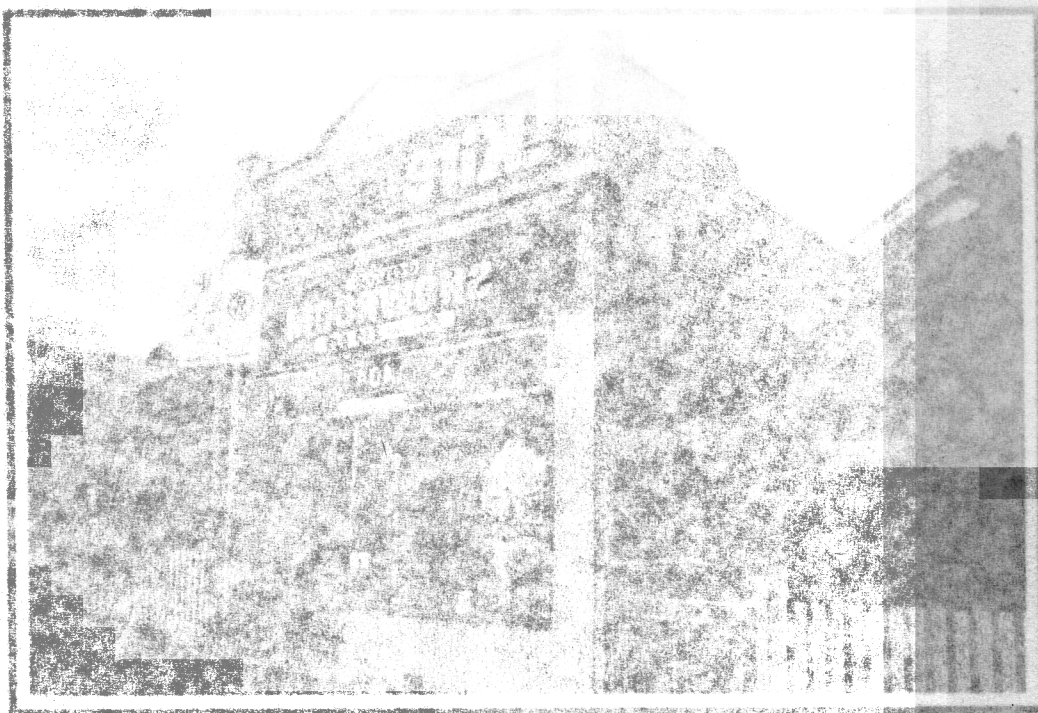
RECOMMENDED CONTROL: PLANNING SCHEME.

GRID REF: **SURVEY:** RP **DATE:** 5.5.96 **NEGS:** 4.15





NTS. 5.96. RP.



PLACE NAME
ADDRESS
AREA

410 Latrobe Terrace
DATE/PERSON 12.5/RP

LEVEL: B

NEG:2.27 & 2.28



DATES Construction: c1870 or earlier

USE Present Use: Residential
Original Use: Shop & house
Alterations?: None apparent to building

FORM

Detached
Single storey
Double fronted

STYLE

Early Vic.

DESCRIPTION (I = Intact A = Altered * = significant)

ROOF

Corr. Iron

WALLS

I Timber

ROOF FORM

I Chimney

* Gable Decoration

VERANDAH

I Form

FENESTRATION

* Doors (shop)

** Windows (shop)

FINISHES

Paint colours

INTERIOR

GARDEN & SETTING

I Fences & gates

OTHER COMMENTS

CONDITION & INTEGRITY

Condition: Excellent

Integrity: Intact

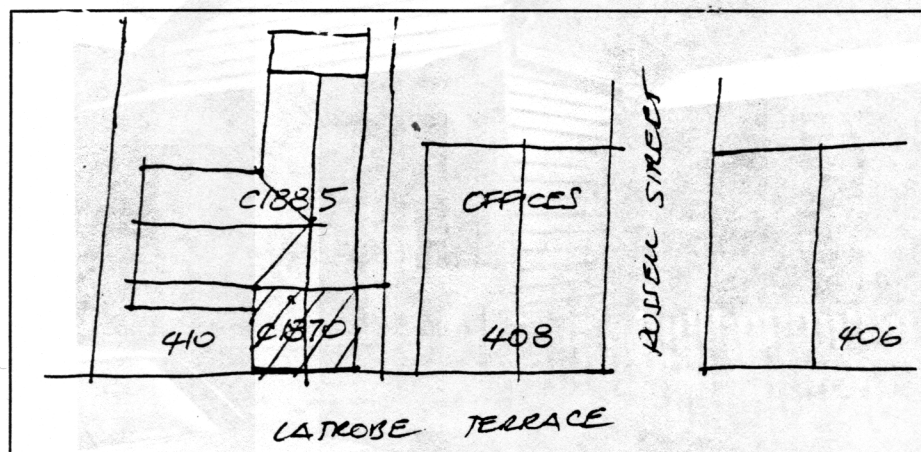
THREATS

* Development

DESCRIPTION

A gable-roofed shop, on the street-line, with an adjoining hip-roofed residence, set back behind a picket fence, garden and verandah in the angle. The gable has an elegant turned finial. There is an intact four-pane shop window with curved heads, supported by mouldings and a half-glazed door. There is a side gate and the shop has a rear gable extension with three side windows and with a further skillion beyond.

The c1870 shop was originally 3 metres deep. The gabled (3 room?) extension is late Victorian (c1885-1901). The house is roughly contemporary with this extension.



HISTORY

The earliest section may date from 1870 or earlier. In the 1870s and 1880s the building was occupied by John Young, postman¹⁵². A blacksmith, Thomas Heal was the occupier in 1892¹⁵³, and two painters, Herbert Edward Pile and Joseph Robertson were occupants from the turn of the century until the end of World War I¹⁵⁴. The first rate book listing of a shop associated with a six roomed wooden cottage was in 1901¹⁵⁵. However, as the number of rooms and the valuations recorded in the rate books varied little from the 1870s until 1919, and as the early rate book descriptions were very brief, it is difficult to date exactly the evolution of this building. The Pile family owned the property from the 1870s until 1904¹⁵⁶, and Joseph Robertson, painter, was owner/occupier from 1907-1919¹⁵⁷.

As early as 1860-61 a John M. Fisher was recorded as the owner of four roomed house and kitchen in Latrobe Street (NAV 20 pounds) next to a similar house occupied by Andrew Shade¹⁵⁸. Fisher's house might have been the earliest section of 410 Latrobe Terrace¹⁵⁹. In 1868 a new owner was recorded for Fisher's house, Thomas Mallett¹⁶⁰, and in 1870 the owner was Robert Hutchin (or

152. Newtown rate book 1872-73, South Ward, No 1041.

153. Ibid 1892-93 No 1241.

154. Ibid 1901-2 No 1272; 1919-20 No 1579.

155. Ibid.

156. Ibid 1904-5 No 1288.

157. Ibid 1901-2 No 1272; 1919-20 No 1579.

158. Newtown rate book 1860-61, No 1209, 1208. Shade's house had a Russell Street address.

159. A search of Registrar General's Office records might determine if this house stood on the right allotment.

160. Newtown rate book 1868-69 No 1041.

Hutchins). At this date the dwelling was recorded as a six roomed wooden dwelling, NAV 20 pounds¹⁶¹. A butcher, Isaac Clisby, was the occupier in 1871, which might suggest a butcher's shop on the site¹⁶². James Pile's ownership of the six roomed wooden building in Latrobe Terrace, next to Mrs Shade's four roomed wooden building, dated from 1873 when John Young, postman was Pile's tenant¹⁶³, just as he had been Robert Hutchin's tenant the year before. From the late 1880s James and James William Pile owned the six roomed wooden cottage in Latrobe Terrace and by 1895 also owned the 33 feet of vacant land adjacent¹⁶⁴.

By the turn of the century, when Herbert Ernest Pile, painter, was the occupier, the property was described as a six roomed wooden cottage and shop, the NAV however, did not alter until 1904 when it increased from 14 to 16 pounds¹⁶⁵. From 1907 until 1919 the wooden dwelling and shop on 66 feet of land at 410 Latrobe Terrace was owned and occupied by Joseph Robertson, painter. The valuation very gradually increased from sixteen to eighteen pounds¹⁶⁶.

From the 1920s until the middle 1930s 410 Latrobe Terrace, as it was numbered from c1911 (earlier numbering was 172), was owned by Kate Ekstedt of 62 Aberdeen Street, Geelong West. She let to Benjamin Lewis, tailor, in 1923; Hans Anderson, merchant, in 1925, and in the 1930s, to Cecil Stanford, labourer¹⁶⁷.

SIGNIFICANCE

Constructed in stages, possibly beginning in the 1860s, this building has regional historical significance as an early Victorian shop/residence with associations with Newtown craftsmen and particularly Henry Ernest Pile, painter, whose family owned the structure from the 1870s - 1904, and with a second partner, Joseph Robertson, who was owner/occupier from 1907 - 1919. It is of regional architectural significance as a relatively intact early shop and residence surviving on an exposed site. Of further interest are the various additions to the early shop, illustrating the development of the owners' needs and use.

RECOMMENDATIONS

Existing Listings NONE

Recommend'ns RNE LPS
 Area 3
 Place

161. Ibid 1870-71 No 1041.

162. Ibid 1871-71 No 1041.

163. Ibid 1873-74 No 1041.

164. Ibid 1887-88 No 1067; 1895-96 No 1267.

165. Ibid 1901-2 No 1272; 1904-5 No 1288.

166. Ibid 1907-8 No 1286; 1919-20 No 1579.

167. Ibid 1923 No 1646; 1925 No 1815; 1935 No 1981.