

FORMER GEELONG GRAMMAR SCHOOL



Maud Street elevation with bungalow at right



Maud Street Entrance



Verandah of Bungalow at 55A Maud Street



former geelong grammar school maud street geelong front and grounds



FORMER GEELONG GRAMMAR SCHOOL SOHE 2008



1 ormer geelong grammar school geelong front view



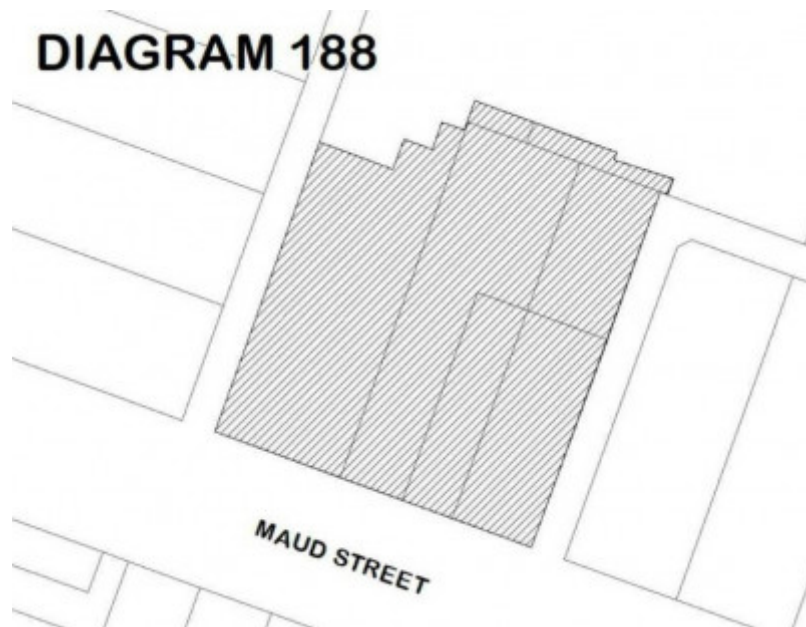
FORMER GEELONG GRAMMAR SCHOOL SOHE 2008



former geelong grammar school maud street geelong front stairs



former geelong grammar school maud street geelong side view



Former Geelong Grammar Extent Sept 2021

Location

55 AND 55A MAUD STREET GEELONG, GREATER GEELONG CITY

Municipality

GREATER GEELONG CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0188

Heritage Overlay Numbers

HO12

VHR Registration

October 9, 1974

Amendment to Registration

September 16, 2021

Heritage Listing

Statement of Significance

Last updated on - January 16, 2023

What is significant?

The Former Geelong Grammar School including all of the south wing (interior and exterior) and all of the land. The bungalow at 55A Maud Street and the front fence are of contributory significance.

How is it significant?

The Former Geelong Grammar School is of architectural and historical significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Why is it significant?

The Former Geelong Grammar School is significant at the State level for the following reasons:

The Former Geelong Grammar School is historically significant for its clear association with the foundation of one of Victoria's major private schools supported by influential Western District families. It is also significant for its conversion in 1916 to a guest house providing quality private accommodation. [Criterion A]

The Former Geelong Grammar School is architecturally significant as a notable example of the work of the Geelong architectural firm, Backhouse and Reynolds. The castellated parapet, steep roof gables, decorative bargeboards, attic dormers, rectangular window openings and contrasting quoined corners are illustrative of the Gothic style of the original school building in its entirety. [Criterion D]

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

Permit Exemptions

The following categories of works or activities (permit exemptions) do not require a permit from Heritage Victoria. They are considered not to cause harm to the cultural heritage significance of the place.

General

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Maintenance, repair and replacement of existing external services such as plumbing, electrical cabling, surveillance systems, pipes or fire services which does not involve changes in location or scale, or additional trenching.
- Repair to, or removal of items such as antennae; aerials; and air conditioners and associated pipe work, ducting and wiring.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted external surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes.
- Cleaning of external surfaces including the removal of surface deposits by the use of low-pressure water (to maximum of 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic (not wire) brushes.

Outdoor areas

Hard landscaping and services

Subsurface works to existing watering and drainage systems.

- Repair and maintenance of existing hard landscaping including carparks, paving, footpaths and driveways.
- Removal or replacement of external directional signage provided the size, location and material remains the same.
- Installation of physical barriers or traps to enable vegetation protection and management of vermin such as rats, mice and possums.
- Gardening, trees and plants
- The processes of gardening including mowing, pruning, mulching, fertilising, planting, removal of dead or diseased plants, and disease and weed control.
- Removal of tree seedlings and suckers.
- Management and maintenance of trees including formative and remedial pruning, removal of deadwood and pest and disease control.
- Emergency tree works to maintain public safety provided the Executive Director, Heritage Victoria is notified within seven days of the removal or works occurring.
- Removal of environmental and noxious weeds.

Interiors (Former Geelong Grammar School building, 55 Maud Street)

Works to maintain or upgrade existing bathrooms, kitchens and laundries, including installing new appliances, re-tiling and the like.

- Painting of previously painted surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes. This exemption does not apply to areas where there are specialist paint techniques such as stencilling, hand painting, graining or marbling, murals or signage, or to wallpapered surfaces or to unpainted, oiled or varnished surfaces.
- Installation, removal or replacement of window furnishings, light fixtures and devices for mounting artworks.
- Installation, removal or replacement of carpets and/or flexible floor coverings, Replacement materials should also be carpet or flexible floor covering such as linoleum or vinyl.
- Installation, removal or replacement of existing electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed.
- Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.
- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.

Interiors (Residence, 55A Maud Street)

- Works to maintain or upgrade existing bathrooms, kitchens and laundries, including installing new appliances, re-tiling and the like.
- Painting of previously painted surfaces.
- Installation, removal or replacement of window furnishings, light fixtures, carpets and/or flexible floor coverings and devices for mounting artworks.
- Installation, removal or replacement of electrical wiring.
- Installation, removal or replacement of plumbing and associated pipes.
- Installation, removal or replacement of smoke and fire detectors, alarms and the like.
- Installation, repair, removal or replacement of heating and cooling systems.
- Installation of plant within the roof space, providing that it does not alter the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.

Theme

8. Building community life

Construction dates	1857,
Architect/Designer	Backhouse & Reynolds,
Heritage Act Categories	Registered place,
Other Names	DYSART PRIVATE HOTEL,
Hermes Number	533
Property Number	

History

The Geelong Grammar School

Steps towards the establishment of the Geelong Grammar School were made at the Masonic Hall, Union Street, Geelong, in 1853, but it was not until 1855 when Archdeacon Stretch opened the Grammar School in temporary premises in Villamanta Street, Geelong West. In 1856, the school purchased land in McKillop Street and architects Backhouse and Reynolds were commissioned to design a purpose built school for 525 pupils with a master's residence. The foundation stone was laid in 1857 by the Governor of Victoria, Sir Henry Barkly, with the Bishop of Melbourne and the Archdeacon of Geelong in attendance.

The school was designed in the Gothic style and comprised three wings around a central quadrangle. The main entrance faced Moorabool Street with additional wings facing McKillop Street on the northern side and Maud Street southern side.

In 1860 the school was forced into bankruptcy and closed, however it reopened in 1863 with the aid of a new group of trustees and the support of a number of influential Western District families including the Armytages, Chirnsides and Manifolds. By this date, the grounds had been formally landscaped and featured garden beds and pathways behind a picket fence. Alterations and additions occurred in 1906-1909, including a single storey extension to the north wing.

In 1911 the Geelong Grammar School moved to a new 400 acre site at Corio, north of Geelong. The school vacated the Moorabool Street site in 1914, which was purchased by the City of Geelong for possible use as a town hall. The proposal did not proceed and much of the surrounding land was subsequently subdivided and sold as the Old Geelong Grammar School Estate. In 1916, the main entrance wing facing Moorabool Street was demolished and the north wing became the head office of the Beacon Trading Company. In the same year the wing facing Maud Street was acquired by Stephen Wrathall, Geelong businessman and Alderman of the City of Geelong. Architect I G Anderson was engaged to convert the place into a boarding house and in 1916, tenders were invited for the leasing of the Grammar School Mansions. The successful tenderer was Miss Cosgrove who named the place 'Dysart' after a well-known former boarding house of the same name in Pevensey Crescent, Geelong. In 1917, I G Anderson was again engaged to carry out extensive additions and Dysart became a guest house for the middle and upper classes. It continued in this use until 1961 when it was converted for use as the Reformed Theological College. The north wing facing McKillop Street was demolished in 1960. Following conservation and restoration works, the remaining wing of the Former Geelong Grammar School opened as student accommodation in 2018.

The residence at 55A Maud Street

The residence at 55A Maud Street was constructed by 1918 on the south east corner of the former gardens of the master's residence. It faces west into the former garden (now carpark) and is most likely to have been designed by I.G. Anderson as part of the extensive additions he called tenders for a year earlier.^[1] A low fence separated the residence from the guest house garden and a secondary entrance from Backwell Lane allowed for privacy.^[2] It is also likely that the existing fence to Maud Street of rendered piers with woven wire panels was constructed at this time.

Selected bibliography

Kellaway, C (n.d.) *Research into Old Geelong Grammar School, Geelong* for National Trust of Australia (Victoria)
Rowe, D (2020) *About Corayo: A Thematic History of Greater Geelong*, City of Greater Geelong
Rowe, D (2020) *Historical Background of the former Geelong Grammar School Site*
Willingham, A (1986) *Geelong Region; Historic Buildings and Objects Study*
Wild, D (1950) *Tale of a City; Geelong 1850-1950*

^[1] Rowe, D (2020) *Historical Background of the former Geelong Grammar School Site*

^[2] Oral history provided by Miss Elizabeth Backwell (deceased, 28.12.22-14.3.20) moved into 57 Maud Street as a young girl in 1927.

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 2017**, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0188

Category: Heritage Place

Place: Former Geelong Grammar School

Location: 55 and 55A Maud Street, Geelong Municipality: Greater Geelong City

All of the place shown hatched on Diagram 188 encompassing all of Lots 1, 2, 3, 4, and 5 on Title Plan 873299 and all of Lots 1 and 2 on Title Plan 633674.

Dated 16 September 2021

STEVEN AVERY

Executive Director

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>