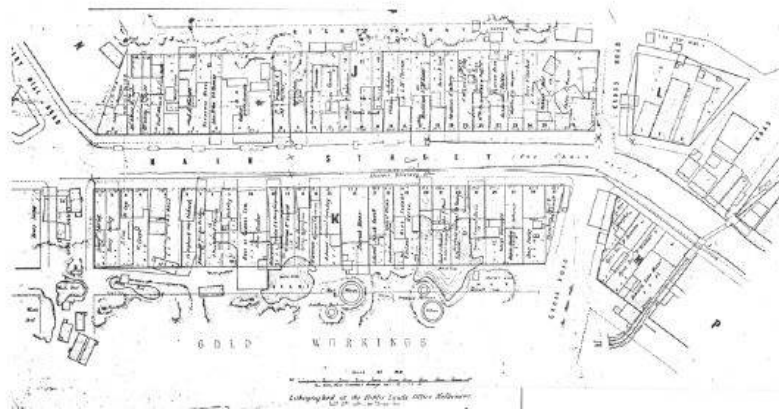


Victorian Heritage Database Report  
**Barkly St and Humffray St Precinct**



**Location:**

BARKLY STREET, HUMFFRAY STREET SOUTH, PORTER STREET, STEINFELD STREET, AND EASTWOOD STREET, BAKERY HILL, BALLARAT CITY

**Heritage Status / Level of Significance:**

Included in Heritage Overlay

**Heritage Inventory (HI) Number:**

**Listing Authority:** HI

**Heritage Overlay Number:** HO188

**Precinct:**

Barkly St and Humffray St Precinct

**Statement of Significance:**

What is significant? How is it significant? Why is it significant? The Barkly Street and Humffray Street Heritage precinct has significance as a predominantly intact residential area of late 19th, early 20th century and interwar era dwellings. Overall, 66% of the dwellings have significance within the area.

These dwellings represent original or early design qualities of Edwardian/Federation and particularly Late Victorian and interwar Californian Bungalow styles, as the most prolific residential development in the area occurred in the late 19th century and interwar periods. The earliest dwellings appear to have been constructed in the late 1880s or early 1890s (or are relocated Victorian dwellings), a consequence of the area being a gold workings site during the height of the gold rush from the 1850s. Mine shafts, Red Streak Lead and the North First Chance mine, together with tailings, mullock dumps, mining equipment and other workings dominated the area throughout the 19th century. A physical legacy of these early years recognizable from the public realm is the North First Chance mine shaft at 40- 42 Eastwood Street (the mine is recognized by the leaning buildings whose foundations have partially sunken). It was not until after the decline of gold mining in 1880 when the first residential land sales occurred in Humffray Street.

They were followed by land sales in Porter Street between 1882-85 and Eastwood Street in 1883 (allotments adjoining the drainage reserve were sold from 1940). The open channels and covered culverts that bisect the north-east and south-east portions of the area have significance as another physical legacy of the gold mining era and represent a critical component of Ballarat's 19th and early 20th century infrastructure. Other significant infrastructure includes the bluestone spoon drains in Porter and Steinfeld Streets. The area is also notable for the line of mature deciduous trees along the southern side of Steinfeld Street, mature Elm and Oak trees in the drainage easement at the corner of Barkly and Eastwood Streets and the grassed edges to the open channels.

The Barkly Street and Humffray Street Heritage precinct is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original and early design qualities associated with residential development in the area from the late 19th century until the mid 20th century. These qualities are expressed in the Late Victorian, Edwardian/Federation and interwar Californian Bungalow styled dwellings that are all single storey in appearance and have detached compositions. Intact and appropriate Late Victorian, Edwardian/Federation and interwar Bungalow stylistic qualities include the hipped and gabled roof forms (with simple or multiple roof forms having a pitch between 25 and 40 degrees), front verandahs or side porches, corrugated galvanised steel roof cladding, horizontal timber weatherboard or stuccoed brick wall construction, brick chimneys (Victorian styled dichromatic brick chimneys with corbelled tops, Edwardian/Federation styled face red brick chimneys with corbelled tops and more streamlined face red brick rectangular interwar chimneys with rendered or soldier course tops), modest or wide eaves (including exposed timber rafters to the interwar Californian Bungalows), timber verandah posts, decorative verandah valances and brackets (cast iron for many of the Late Victorian styled dwellings and timber for the Edwardian/Federation styled dwellings) or timber posts or concrete columns supported by brick piers (interwar Bungalow styled dwellings), timber framed windows arranged singularly, in pairs or bays, modest decorative gable infill (Edwardian/Federation and interwar Bungalow styled dwellings) and the relocation of the carports and garaging. Overall, these dwellings constitute 66% of the building stock in the area. A number of the dwellings also feature low front fences (up to 1300 mm high) of pointed, capped, or flat timber picket, solid brick, timber post and woven wire designs and construction that relate to the style and era of the dwellings.

The Barkly Street and Humffray Street Heritage precinct is aesthetically significant at a LOCAL level (AHC D.2, E.1). It demonstrates important visual qualities that reflect historical residential development of the area from the late 19th century. These qualities include the grassed nature strips, row of mature deciduous trees along the southern boundary of Steinfeld Street, mature Elm and Oak trees in the drainage reserve at the corner of Eastwood and Barkly Streets, open front private gardens and the early drainage channels and culverts that bisect the north-east and south-east portions of the precinct. From the precinct are important views to other local landmarks. They include the view north from Barkly Street to the Ballarat East Fire Station, view north from Humffray Street to St. Paul's Anglican Church and the Post Office, and a view west from Eastwood Street to the former uncompleted Anglican Church of Christ Chapter House.

The Barkly Street and Humffray Street Heritage precinct is historically significant at a LOCAL level (AHC A.4).

It is associated with important eras of residential development after the decline of gold mining in the area from 1880 until the mid 20th century. Residential land sales first occurred in Humffray Street between 1880 and 1883, and were soon followed by land sales in Porter Street between 1882-85 and Eastwood Street in 1883 (allotments adjoining the drainage reserve were sold from 1940). Houses of significance to the area were constructed on these allotments from the late 1880s and early 1890s, until the late interwar (1920s-1940s) period. Also of historical significance to the area are its associations with the gold rush from the early 1850s. This area was a gold workings site, dominated by mine shafts, Red Streak Lead and the North First Chance mine, together with tailings, mullock dumps, mining equipment and other workings throughout the 19th century. As a result, there were only approximately 3 buildings in the precinct during these years. A physical legacy of these early years recognizable from the public realm is the North First Chance mine shaft at 40-42 Eastwood Street (the mine being recognized by the leaning buildings whose foundations have partially sunken).

Overall, the Barkly Street and Humffray Street Heritage precinct is of LOCAL significance.

**Rationale to Statement of Cultural Significance** In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the Barkly Street and Humffray Street Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate.

This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The Barkly Street and Humffray Street Heritage Precinct is considered to meet the following relevant Criteria: A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community. The Barkly Street and Humffray Street Heritage Precinct has been identified in the Historical Evidence and in the Statement of Significance as being associated with land sales from the 1880s. The subsequent building development in the late 19th and early 20th centuries and during the interwar period reflects the evolution of housing needs in this area over an 80-year period. The later 19th century residential development of the area, compared with other areas in Ballarat, is because this precinct was originally a gold workings site during the gold rush from the 1850s. This association also has historical significance to the area and continues to be identified through the surviving mining shaft at 40-42 Eastwood Street (former North First Chance mine), and channels and culverts that bisect the area.

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

Most of the existing allotment pattern within the Barkly Street and Humffray Street Heritage Precinct reflects the original subdivisional land sales from the 1880s. The existing significant housing stock demonstrates the design techniques of the important phases of building development in the area in the Late Victorian, Edwardian/Federation and interwar periods. While most of the dwellings are modestly scaled, they are generally moderately-highly intact examples of their particular types (Late Victorian, Edwardian/Federation and interwar Bungalow stylistic types) that collectively provide a significant aesthetic understanding of the three main building phases in the area.

E.1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The landscape features within the precinct - notably the row of mature deciduous trees along the southern boundary of Steinfeld Street, mature Elm and Oak trees in the drainage reserve at the corner of Eastwood and Barkly Streets, grassed nature strips, and the small front private gardens - make an important contribution to the aesthetic heritage character of the area. In association with the landscaping is the early engineering infrastructure such as the bluestone spoon drains and gravelled road verges. This infrastructure and the drainage channels and culverts that once served as sludge channels during the gold mining era, further contribute to the heritage significance, character and appearance of the area.

Significance of Dwellings Thirty-one of the forty-seven buildings (66%) within the Barkly Street and Humffray Street Heritage precinct are considered to have significance within the area. The precinct also has four dwellings that may have individual significance.<sup>22</sup> Further details and a photograph of each of the dwellings are provided in the Catalogue of Places as Appendix 2.4 (Volume 2). The dwellings that are significant within the heritage precinct are:

- . 104 Barkly Street. . 113 Humffray Street.
- . 106 Barkly Street. . 201 Humffray Street.
- . 202 Barkly Street. . 203 Humffray Street.
- . 204 Barkly Street. . 205 Humffray Street.
- . 206 Barkly Street. . 207 Humffray Street.
- . 34 Eastwood Street. . 209 Humffray Street.
- . 34A Eastwood Street. . 211 Humffray Street.
- . 38 Eastwood Street. . 213 Humffray Street.
- . 39 Eastwood Street. . 13 Porter Street.
- . 40 Eastwood Street. . 15 Porter Street.
- . 41 Eastwood Street. . 17 Porter Street.
- . 45 Eastwood Street. . 13 Steinfeld Street.
- . 51 Eastwood Street. . 19 Steinfeld Street.
- . 103 Humffray Street. . 21 Steinfeld Street.
- . 105 Humffray Street. . 25 Steinfeld Street.
- . 109 Humffray Street.

The dwellings that may have individual significance are: . 39 Eastwood Street.

- . 109 Humffray Street.
- . 113 Humffray Street.
- . 203 Humffray Street.

The properties that are not considered to have significance within the precinct are at: . 102 Barkly Street. . 111 Humffray Street.

- . 108 Barkly Street. . 5 Porter Street.
- . 32 Eastwood Street. . 7 Porter Street.
- . 42 Eastwood Street. . 9 Porter Street.

. 44 Eastwood Street. . 11 Porter Street.

. 46 Eastwood Street. . 15 Steinfeld Street.

. 47 Eastwood Street. . 17 Steinfeld Street.

. 49 Eastwood Street. . 23 Steinfeld Street.

. 107 Humffray Street.

## Description

Building Character & Appearance (refer to images and/or attachments in this citation for more information)

The Barkly Street and Humffray Street heritage precinct is predominantly a residential area comprising 45 dwellings, two business sites and two vacant allotments.

### Height

All except one of the dwellings in the Barkly Street and Humffray Street heritage precinct are single storey in appearance and height. The only two storey dwelling is at 107 Humffray Street and has been recently introduced.

### Form, Design and Scale, Construction and Finish

The Barkly Street and Humffray Street Heritage Precinct comprises a specific range of architectural styles that reflect the residential development of the area throughout the late 19th century, early 20th century and interwar eras, and to a lesser degree, the postwar years. Of the 47 buildings in the area, 15 (31%) are of the Victorian era, 6 (13%) are of the early 20th century era, 15 (31%) are of the interwar era, 4 (8%) are of the postwar era and 8 (17%) are of the late 20th century/recent era.

The 19th century era dwellings are Late Victorian in style and largely of the following type:

Symmetrical and detached compositions with hipped or gabled roof forms that traverse the site, and front skillion or hipped, bullnosed or convex verandahs. These Victorian types also feature timber verandah posts, cast iron verandah valances and brackets, corbelled brick chimneys (including dichromatic brick chimneys), timber framed double hung windows (arranged singularly, paired or as tripartite windows), timber framed front doorways (often with timber framed sidelights and highlights and with four paneled timber doors), narrow eaves (some with decorative timber brackets). All of these dwellings are constructed of horizontal timber weatherboards with galvanized corrugated steel (nonzincalume) roof cladding. Examples of this type include the dwellings at 113 and 205 Humffray Street (Photos 3.01-02). A slight variant of this type is the dwelling at 39 Eastwood Street, with its encircling verandah (Photo 3.03). Some Victorian dwellings have also been altered, or may have been relocated to their sites. The most noticeable alteration is the front verandah which in most cases now have a simple skillion or flat roofed verandah, as identified on the dwellings at 202 Barkly Street and 32 Eastwood Street (Photos 3.04-05). Some alterations to the windows have also occurred during the interwar period, as shown on the dwelling at 202 Barkly Street. Relocation of dwellings is identified in the construction and detailing of the chimneys, as shown on the dwelling at 13 Porter Street (Photo 3.06). Overall however, the principal features of the Victorian style of these dwellings are still clearly discernible.

The early 20th century era buildings are largely designed in Edwardian/Federation styles and reflect the

following type: . Asymmetrical and detached compositions having recessive hipped roof forms with minor gables and skillion or hipped bullnosed verandahs that project towards the street frontage, or return verandahs that link gables that project at the front and side (towards the rear). These dwellings also feature modest eaves, and prominent face red brick chimneys. The verandahs are largely supported by timber posts (square or turned) and feature timber fretwork valances and brackets (or occasionally cast iron verandah decoration), timber framed double hung windows (arranged singularly, in pairs or as tripartite compositions) and timber framed doorways with sidelights and highlights. These dwellings are constructed of horizontal timber weatherboards with galvanised corrugated steel (non-zincalume) roof cladding (there is one dwelling with introduced tiles). Examples include the dwelling at 51 Eastwood Street (Photo 3.07) and 105 and 109 Humffray Street (Photos 3.12-13).

The interwar era dwellings are designed as interwar Bungalows and include the following types: . Asymmetrical and detached compositions generally with a gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side.

Alternatively, there is a major gable end facing the street with a minor gable end projecting towards the front. These dwellings have timber framed double hung windows, arranged singularly, in pairs or banks of three, or as projecting faceted, flat roofed bays. The verandahs are mainly supported by timber posts or concrete columns and brick piers and there are some brick balustrades. There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops. The gable infill consists of simple battening and paneling, timber ventilators and/or timber shingles. Most dwellings are constructed in horizontal timber weatherboards with galvanized corrugated steel roof cladding.

Examples include the dwellings at 206 Barkly Street, 34 and 34A Eastwood Street (Photos 3.10-11) and 201 Humffray Street (Photo 3.12). A brick and stuccoed and tiled variant of the type are the semidetached dwellings at 103 Humffray Street (Photo 3.13).

None of the postwar or late 20th century buildings have cultural heritage significance. Most of these dwellings are single storey, detached, with hipped roof forms constructed in either galvanised corrugated steel or tiles. The dwellings have brick or timber weatherboard wall construction, and timber framed window construction.

Within the area are two non-residential sites. These are at 42 and 44 Eastwood Street, comprising Ray Wines Office Furniture and Ballarat Exhaust (Photos 3.14-15). Both buildings are single storey although they are constructed boundary to boundary. They represent late 20th century rudimentary factory-like buildings clad in metal deck wall sheeting and either metal deck or galvanised corrugated steel roof cladding.

## Garages and Carports

All garages and carports are situated at the rear of the dwellings (except the introduced dwelling at 107 Humffray Street where the garage is incorporated within the design of the house). These gabled and/or flat roofed structures therefore have no impact on the streetscapes or the dwellings when viewed from the public realm.

## Urban Design & Engineering Infrastructure

**Layout and Subdivision** The allotments within the Barkly Street and Humffray Street Heritage precinct generally follow a grid pattern with a variety of rectangular-shaped and sized blocks. There are some wedge and triangular-shaped allotments as a result of the diagonal alignments of the drainage channels that bisect the north-east and south-east portions of the precinct.

## Setbacks

Throughout the precinct are regular front setbacks. The siting of most dwellings forms a consistent front setback pattern.

Apart from very few dwellings that abut a side boundary, most dwellings have side setbacks with clear visual building separation.

## Engineering Infrastructure

In Porter and Steinfeld Streets are bluestone spoon drains which represent some of the earliest engineering infrastructure fabric in the precinct (Photo 3.16). There are also bluestone spoon drains in Eastwood Street, but these have been recently introduced (possibly replacing earlier bluestone spoon drains) (Photo 3.17). In Barkly and Humffray Streets (Photo 3.18) are concrete kerbs and channels. Most of the precinct features asphalt footpaths (except the footpath on the north side of Steinfeld Street that is constructed of concrete).

There are asphalt or concrete crossovers in Humffray and Steinfeld Streets, together with graveled verges in Steinfeld Street.

Highly important engineering infrastructure elements in the precinct are the open channels and covered culverts that bisect the north-eastern and southeastern portions of the precinct (Photo 3.19). The channel from the south-west side of Eastwood Street to Steinfeld Street has a bluestone base (with a thin slurry of concrete as its surface finish), bluestone invert lining and reinforced concrete walls. There is a channel from the west side of Barkly Street to the north-east side of Eastwood Street that is also built of a bluestone base and invert lining and reinforced concrete walls. A further branch channel spans from the Barkly Street-Eastwood Street channel and Porter Street. It has a base of partly dressed bluestone and invert lining and face brick walls. There is a culvert under Eastwood Street that has a bluestone base and invert lining and reinforced concrete walls and roof (road deck). These channels and culvert have been identified in the proposed Creeks and River Channels Heritage Precinct.<sup>23</sup>

## Front Fences

The streetscapes within the Barkly Street and Humffray Street heritage precinct are identified by early and sympathetically introduced front fences. There are also some fences that are not consistent with the character and appearance of the properties or the area in general. The design and construction of the fences that directly relate to the design and construction of the dwellings are: . Timber picket fences (maximum 1200 mm high) for 19th century era timber dwellings. Examples include the fences at: - 39 Eastwood Street (Photo 3.03).

- 105 Humffray Street (Photo 3.20).

- 113 Humffray Street (Photo 3.21).

- 203 Humffray Street (Photo 3.22).

. Capped timber picket fences (maximum 1200 mm high) for early 20th century and interwar era houses. Examples include the fences at: - 104 Barkly Street (Photo 3.23).

- 109 Humffray Street (this fence is higher than 1200 mm) (Photo 3.09).

. Timber post and woven wire or cyclone fences (maximum 1200 mm high) for early 20th century and interwar era dwellings. An example includes the fence at: - 25 Steinfeld Street (Photo 3.24).

. Low interwar era solid brick fences of construction and detailing to match the interwar era dwellings. Examples include the fences at: - 40 Eastwood Street (Photo 3.25).

- 45 Eastwood Street (Photo 3.26).

## Landscaping

An important landscape in the Barkly Street and Humffray Street heritage precinct is the line of mature deciduous trees on the south side of Steinfeld Street (Photo 3.29). The corner easement (north-west corner of Barkly and Eastwood Streets) is identified by its mature Elm and Oak trees, bound by a post and rail fence (Photo 3.30).

In Barkly, Humffray, Steinfeld and Eastwood Streets are grassed nature strips that also contribute to the character and appearance of the place. Young deciduous trees have been introduced in Humffray Street.

The grassed edges to the open channels also contribute to the aesthetic heritage values of the area.

Several properties within the heritage precinct have front gardens. These gardens include grassed areas, often bordered with flower beds or shrubbery.

Heritage Study / Consultant	Ballarat - Ballarat Heritage Precincts Study, Dr David Rowe and Wendy Jacobs, 2006
Construction Date Range	
Architect / Designer	
Municipality	BALLARAT CITY
Other names	
Hermes number	118183
Property number	

*This place/object may also be State heritage listed. Check the Victorian Heritage Database. For further details, contact the local Council or go to Planning Schemes Online*