

Place name House **Survey Date:** 04/07/2004
Other name **Id:** 1025
Street 40 to 42 Stawell Street **Last Update** 29/08/2006
Locality Sale **Postcode**
Official Locality **Property No** Sec 35, Allot 9
Local Government Area Wellington Shire
Precinct: Not in precinct
Easting **Northing**
Map
Workshop number **Workshop votes**
Field survey number **Community priority**
Designer **Builder**
Ownership Private **Built Date** 1937 **Change Date**

Description The house at 40-42 Stawell Street is an inter-war brick duplex that forms part of a group of early twentieth century residential buildings in this part of Stawell Street. The group of buildings are all well detailed and executed, suggesting the work of a master builder.

This duplex reflects some of the design elements of its neighbours but is more contemporary in its detailing. It has a projecting gabled bay to each end, each with a paired window, and a long verandah between. The large hipped roof extends to form the verandah which is supported by paired pillars on brick piers. The building is substantially intact and in good condition. The front fence has been replaced with a recent wire 'garden fence'.

| Feature | Style | Wall Materials | Roof Materials |
|----------------|-----------|----------------|-----------------|
| House (duplex) | Inter-War | Brick | Corrugated iron |

Condition Good **Integrity** Intact

| |
|---------------|
| None apparent |
| Residential |

| |
|----------|
| Building |
|----------|

History J.J. Smith, farmer, purchased part of Allotments 8 and 9, Section 35 in 1923. The following year two houses are recorded in the rate books, nos. 38 and 44 Stawell Street. One was occupied by J.J. Smith and the other by Alfred Colenso, Manager of the Woollen Mills. In 1937, a duplex is recorded in the rate books, the land having been transferred to Mrs F. Smith in 1936. Occupiers in 1936 were Claud Guilder, bank clerk and L.M. Fay, manager. (1)

SOURCES

(1) Sale rate books

| Heritage Protections Register | Reference | Zoning | Status |
|-------------------------------|-----------|--------|-------------|
| Planning Scheme | x | | Recommended |

National Estate

Research Required

Recommendations

Fieldwork priority?

Stage 1 Ranking Assessed: Sale Heritage Stu **Stage 2 priority** Planning Scheme: Individua

Final Ranking Local significance **Final Recommendation**

Statement of significance The duplex, constructed in 1937 as an investment property for JJ and F Smith, at 40-42 Stawell Street Sale is of local historic and aesthetic significance to Wellington Shire. It forms part of a group of three buildings - two houses and a duplex - which together are significant as an unusual form of development (that is as a group of houses built by a single owner/occupier) which strongly reflects the conservative architectural tastes of that owner. The duplex expresses the same design character as the two houses but in a more up-to-date manner. (RNE criteria A.4, B.2, E.1 & H.1)

Extent of designation

Informant

Notes

Follow up

Bibliography

Context Pty Ltd, (1994), Sale Heritage Study
Context Pty Ltd, (2004), Wellington Heritage Study: Sale Review

Stawell Street 0040-0042, ID 1025i.JPG

Context

01/01/1994



Stawell Street 0040-0042, ID 1025 ii.jpg

Context

01/01/1994



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Judy Powell

22/09/2006



UpdateStawell Street 0040-0042, ID 1025(v).jpg

Kristy Crawford

24/01/2007



UpdateStawell Street 0040-0042, ID 1025(iv).jpg

Kristy Crawford

24/01/2007

