

Place name House **Survey Date:** 04/07/2004
Other name **Id:** 945
Street 47 Fitzroy Street **Last Update** 29/08/2006
Locality Sale **Postcode**
Official Locality **Property No** Sec 58, Allot. 10
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** c.1867 **Change Date**

Description This timber cottage, built in two gabled sections, has a hipped convex verandah across the front facade. It has two chimneys located on external walls. The front windows contain six-paned sashes.

Externally all elements of the house appear intact except for loss of verandah decoration. It is in fair condition although it appears to need reblocking. A new woven wire fence has been added since the 1994 City of Sale Heritage Study.

Feature	Style	Wall Materials	Roof Materials
Cottage	Victorian	Weatherboard	Corrugated iron

Condition Fair **Integrity** Intact

None apparent

Residential

Building

National Themes	Local Themes
	7. BUILDING SETTLEMENTS & TOW 7.1 Ports

History The exact date of the house at 47 Fitzroy Street, Sale is not known, although rate and title information suggest it was constructed, in part, as early as 1867. This property is part of Lot 10, Sec 58 and once formed part of a much larger allotment of land on the north side of Fitzroy Street between Desailly and Raymond streets. Research undertaken by Peter and Anne Synan shows that there have been several dwellings/huts listed on this larger parcel of land from 1866, however, this house appears to be one that can be traced through the rate and title ownership to one William Cook, a carpenter who is listed in 1867 as the owner of a 'dwelling'. Given his profession, it is possible that he also constructed the dwelling. The following year provides more detail including the construction material (wood) and a Net Annual Value of £8 (1).

The house went through a succession of owners over the last decades on the nineteenth century and into the twentieth. During this time the NAV fluctuated, ranging from a high of £14 at the end of the 1880s boom to a low of £6 just after WW1. Many of the owner/occupiers during the 1890s appeared to be associated with the railways (2).

SOURCES

(1) Borough of Sale Rate Book entries. Research by Peter and Anne Synan [Note: Prior to 1974, the address of this dwelling was 17 Fitzroy Street]

(2) ibid

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 house at 47 Fitzroy Street, Sale is of local historic and aesthetic significance to Wellington Shire. Historically, it is significant as one of a small number of pre-1870 cottages in Sale, which demonstrate the early development of the township. Aesthetically, it is significant as an intact example of a simple early vernacular cottage. (RNE criteria A.4, B.2, D.2 and E.1)

Extent of designation

Informant

Notes

Follow up

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

Fitzroy Street 0047, ID 945.jpg

Context

01/01/1994



UpdateFitzroy Street 0047, ID 0945(ii).jpg

Kristy Crawford

24/01/2007

