

**Place name** House **Survey Date:** 04/07/2004  
**Other name** **Id:** 1010  
**Street** 525 Raymond Street **Last Update** 04/10/2004  
**Locality** Sale **Postcode**  
**Official Locality** **Property No** Sec 58, Allot. 8  
**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** 1921-22 **Change Date**

**Description** The Queen Anne style has been used to the fullest to create this fine house. Its complex roof form, ridge tiles and finials, attic and bay windows and decorative verandah create this picturesque style, and its siting on a corner block shows it off well. The roof line extends to form the verandah, edged first with the ends of the rafters, then a simple timber fretwork valence and finally art nouveau-influenced brackets set onto turned posts.

The house retains some interesting early features including a well, still in operating condition; a substantial stables complex at the rear which predates the present house; an original dairy building from Sion Convent which has been relocated and refurbished. The stables are built in double brick, retaining their original brick floor, and Australian tallow wood framing around the stables.(3).

The house is externally highly intact and in good condition. The fence and gateway recent.

Feature	Style	Wall Materials	Roof Materials
House	Queen Anne	Barrabool sandstone	Clay tile

**Condition** Good **Integrity** Intact

None apparent

Residential

Building

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

**History** The rate books record that James Firmin, grazier was building a 'new house' on a half acre site (Allotment 8, section 58) in 1922.(1) Construction appears to have started in 1921.(3) He continued to own and occupy the house until at least 1950. (1) Later owners were the Nicholls family. (2)

**REFERENCES**

- (1) Rate books.
- (2) Bev Jago, Heritage Awareness Day.
- (3) Information provided by Bruce Arnup (owner) to Peter Synan.

Period	Associations
	James Firmin

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, outbuildings and well at 525 Raymond Street, Sale are of local aesthetic and historic significance to Wellington Shire. The complex as a whole is historically significance as an rare example of an intact complex of buildings that illustrates how people lived during the early twentieth century. The house is an outstanding example of Queen Anne style architecture in the Gippsland region, demonstrating the social status of the first owner, and thereby the success of the grazing industry in the 1920s. It is complemented by teh substantial stables complex at the rear, pre-dating the house and a well, while the former dairy building is of historical interest for its associations with the Sion Convent. (RNE criteria A.4, E.1, F.1, H.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

Raymond Street 0525, ID 1010.jpg

Context

01/01/1994



UpdateRaymond St 0525, ID 1010(i).jpg

Judy Powell

22/09/2006



UpdateRaymond Street 0525, ID 1010(iv).jpg

Kristy Crawford

24/01/2007



UpdateRaymond Street 0525, ID 1010(iii).jpg

Kristy Crawford

24/01/2007

