
Late Federation Residence Series



166 Albert Street Sebastopol



226 Albert Street Sebastopol

Location

166 & 226 Albert Street SEBASTOPOL, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO222

Heritage Listing

Ballarat City

Statement of Significance

Last updated on - March 5, 2024

What is significant?

The houses of the Late Federation Residence Series are located at 166 Albert Street Sebastopol and 226 Albert Street Sebastopol. They are on individual allotments and are non-contiguous in location. The residences date between 1915-1925. The significant elements of each place include the external fabric including the chimneys, verandahs, building (and roof) form and materials, the generous front setbacks, views to the side elevation of the residences from the public realm. The houses both have a good degree of integrity externally, and are in good condition.

How is it significant?

The houses of the Late Federation Residence Series are of local historical and aesthetic/architectural significance to the township of Sebastopol and the City of Ballarat.

Why is it significant?

The houses of the Late Federation Residence Series are of local historical significance. The houses date from the period of the 1915-1925. The very fact that there are so few houses typical of the Federation period constructed in Sebastopol demonstrates the changing fortunes of the town between the Victorian 'boom' and the revitalisation in the interwar period. These two places are rare examples of new residential development in Sebastopol between 1915-1925. This was a period of economic and population decline within the town. Very little new development occurred in Sebastopol in this period. Many small and medium sized industries and businesses closed during this period and the township's population also contracted. (Criterion A)

The houses in this Series are of architectural significance as good intact examples of residential architecture illustrating the transitional period between traditional Federation style residences and the popular Arts and Crafts Bungalow style. While they are typically modest in design and architectural expression, and constructed of timber, they are nevertheless comparatively intact examples of their type. (Criterion E)

Both residences exhibit elements typical of both periods including the asymmetrical dominant roof forms with a ventilation gablet to the front, projecting gabled bays, rams horn finials to the gables, typical of the late Federation period. Features which are exhibited in both Federation and later Arts and Crafts Bungalow style houses include the projecting gables with bay window, strapped timber detail to the gable ends and verandahs which are contiguous with the main roof. The canted bay windows evident on both residences have flat roofs with exposed rafter ends, more common to the Arts and Crafts movement. The houses both have verandah supports (brick piers) and chimneys more typical of that period. (Criterion D)

Theme

6. Building towns cities and the garden state

Heritage Study/Consultant Ballarat - Sebastopol Heritage Study (Stage 2), Context Pty Ltd, 2015;

Construction dates 1910,

Hermes Number 184486

Property Number

Integrity

Both residences exhibit a high degree of integrity externally. Noted alterations include a new opening (aluminium framed sliding door) and wall mounted air conditioner on the southern elevation at 166 Albert Street; new additions have been made to the rear of the residence at 226 Albert Street, and the corrugated iron roof has recently been replaced with zincalume.

Physical Conditions

The residence at 166 Albert Street is in good condition externally. The residence at 226 Albert Street is in good condition externally.

Physical Description 1

Location

The individual places which make up the Federation Residences serial listing are located at 166 and 226 Albert Street, in Sebastopol. The buildings are both stylistically good examples of simple Federation residences, designed to a modest price. Both residences are located on generous individual allotments within the former township of Sebastopol. The land on which the residences stand is non-contiguous in location. The residences are believed to date between circa 1915-1925 placing them in the latter part of the Federation or Edwardian period.

Setback and allotments

The front and side setbacks for each residence are quite different. 166 Albert Street has deep front and side setback to the south (limited to the north) with a generous area of land at the rear (mostly built over by shedding). The fences between 166 and 168 Albert Street have been removed, as has most of the garden setting to these residences, allowing a full view of the side elevations and facade. 226 Albert Street is set on a more modest sized corner allotment which still has a generous front setback, but little setback to the Ophir Street boundary. Modern development at 228 Albert Street and 2 Ophir Street suggests that the residence was once on a much larger allotment which has been subdivided circa 1970.

Gardens and trees

Any early garden, trees, fences, pathways and plantings at 166 Albert Street have been lost. Almost the whole allotment has been covered in concrete and a new powder coated steel fence is located across the street boundary. A privet hedge of unknown date (but highly appropriate for the period of the residence) encloses an attractive (though relatively modern) garden at 226 Albert Street. No significant plantings were noted, but the garden does enhance the setting of the residence.

Materials and design

Both residences within this series are typical, if modest examples of simple single storey late Federation style houses. The houses both have asymmetrical rooflines, although relatively simple for the period, both originally clad in corrugated iron. The roof cladding at 226 Albert Street has been replaced with zincalume. They are both constructed of weatherboard and are asymmetrical in plan and exhibit typical design features of both the Federation period and the later Arts and Crafts Bungalow styles, placing their construction date towards the end of the Federation period (1915-1925). Typical Federation period features in the houses include the roofs: complex and dominant rooflines with a ventilation gablet to the front, projecting gabled bays, rams horn finials to the gables(both residences). Features which are exhibited in both Federation and later Arts and Crafts Bungalow style houses include the projecting gables with bay window, strapped timber detail to the gable ends and verandahs which are contiguous with the main roof. The canted bay windows evident on both residences have flat roofs with exposed rafter ends, more common to the Arts and Crafts movement. The houses both have verandah supports (brick piers) and chimneys more typical of that period.

166 Albert Street shows a stronger Federation influence with a high gabled hip roof, a four panelled door with sidelights and fanlight and the groups of three hinged casement windows. It is distinguished however by an Arts and Crafts style rectangular chimney with roughcast rendered shaft and red brick cap, and massed tapering verandah piers typical of the Bungalow style.

226 Albert Street shows a stronger Arts and Crafts influence with a transverse gable roof, a red brick chimney with a row of soldier bricks at the top and the verandah supports of timber posts with Arts and Crafts fretwork set on low brick piers.

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/>