

LEYTON AND ROCHFORD



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SOHE 2008



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1 leyton & rochford
geelong front view april 97'



leyton & rochford
moorabool street geelong
entrance view



leyton & rochford
moorabool street geelong
rear buildings

Location

224-226 MOORABOOL STREET GEELONG, GREATER GEELONG CITY

Municipality

GREATER GEELONG CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0562

Heritage Overlay Numbers

HO163

VHR Registration

March 28, 1984

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 22, 1999

This pair of semi-detached town-houses, was built about 1850. It is one of the few surviving buildings designed by the important Geelong architects, Surplice & Sons. The style of the building is innovative and most elegantly executed. It is a rare example of townhouses designed as villas. The building reflects the lifestyle of the upper middle class of Geelong in the 19th Century. It has an association with Graham Berry the local member who was a leading radical and protectionist. He was Treasurer, three times Chief Secretary (Premier), Agent General and finally Speaker. Other distinguished Geelong citizens associated with the building, include Dr Charles T Mackin, John Cullen and William Charles Kernot.

The building remains little altered. The front verandas are later additions. Minor alterations have occurred internally.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

CONDITIONS:

1. Exempt classes of works or activities are to be planned and carried out in a manner which prevents damage to the registered place / object. However, if other *previously* hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items shall immediately cease. The Executive Director shall be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.

2. If there is a Conservation Policy and Plan approved by the Heritage Council or Executive Director, all works and activities shall be carried out in accordance with that Policy and Plan.

3. Nothing in this Declaration prevents the Executive Director from amending or rescinding all or any of the permit exempt alterations provided work has not commenced on the alteration.

External

- *Repairs and maintenance which replace like with like, including fences and gates, except cast iron palisade fence and gate.*
- *Repainting all previously painted surfaces in the same colour scheme and paint type (except exterior stone wall construction).*
- *Installation or repair of damp proofing by either injection method or grout pocket method.*
- *Erection of small garden buildings.*
- *Regular garden/landscape maintenance including weeding, watering, pruning and fertilizing without major alterations to layout, contours, structures, plant species or other significant features.*
- *Laying or repair of gravel/toppings to the rear courtyard area.*
- *Maintenance of power or pipelines or other public services located on the property where this involves no alteration to the fabric of the place.*
- *Cleaning out gutters, drainage systems and other water storage and drainage areas.*

Internal

- *Painting of previously painted walls and ceilings provide that preparation or painting does not remove evidence of original paint or other decorative scheme.*
- *Removal of paint from original unpainted or oiled joinery doors, architraves, skirtings and decorative strapping.*
- *Installation, removal or replacement of carpets and/or flexible floor coverings.*
- *Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.*
- *Refurbishment of toilets and bathrooms, particularly the installation or removal of toilet bowls and seats and other sanitary fixtures.*
- *Installation of ducted hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the heating unit is inconspicuously located.*
- *Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed.*

Installation, removal or replacement of smoke detectors.

Construction dates	1850,
Architect/Designer	Surplice & Sons,
Heritage Act Categories	Registered place,

Hermes Number 537

Property Number

History

Associated People: Tenant GRAHAM BERRY, DR CHARLES T MACKIN; Assoc.People JOHN CULLEN AND WILLIAM KERNOT

Plaque Citation

These unusual and remarkably intact Victorian Regency style townhouses were designed by the Geelong architects Surplice & Sons and built for a local pastoralist in 1851-2, in the early years of settlement at Corio Bay.

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 562, Leyton and Rochford, 224-226 Moorabool Street, Geelong (to the extent of the whole of the buildings and the whole of the title Volume 9117 Folio 154).

[*Victoria Government Gazette* No. 41 28 March 1984 p. 966]

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/>