

PLACE	HOUSE						
Address	38 Epsom Street SOUTH DUDLEY						
Study No	SD002	HO No	-	HPD No	-	Allotment No	93 (Section C)
LGA	Bass Coast	Ward	Hovell	Parish	Wonthaggi	County	Mornington

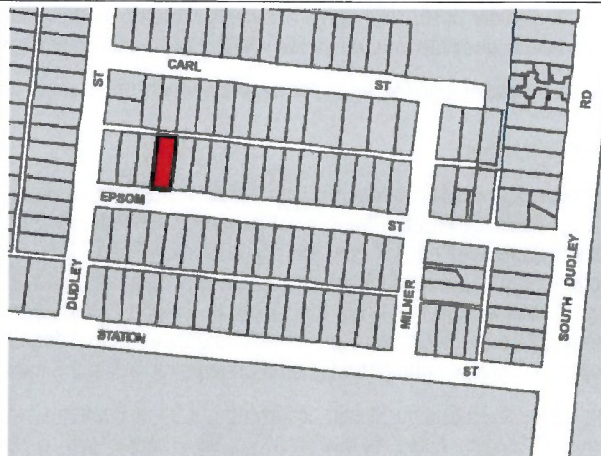


Image Date	17 July 2009	Extent of listing	Whole allotment			
Designer/architect	Unknown	Architectural style	Federation/Edwardian Period (1901-1918) Bungalow			
Builder/maker	Unknown	Commenced	1912	Completed	1912	
Her Act Category	Heritage place	Historic Theme/s	13.1 Building Towns (Small Towns)			
Her Item Group	Residential buildings (private)	Assessed by	S Reeves	Date	07/09/09	
Her Item Category	House	Reviewed by	-	Date	-	
Usage (2009)	Residence	Condition	Good	Intactness	Good	
Significance	Local	Recommendation	Include in VHR <input type="checkbox"/>	Include in RNE <input type="checkbox"/>	Include in HO <input type="checkbox"/>	<input checked="" type="checkbox"/>

Statement of Significance

What is Significant?

The house at 38 Epsom Street, South Dudley, is a single-storey double-fronted Edwardian weatherboard villa with a hipped corrugated steel roof, asymmetrical facade and hipped verandah. One of the original houses on the ambitious South Dudley residential estate, it was erected during 1912 for James O Higgins.

How is it Significant?

The house is of historic and aesthetic significance to the Shire of Bass Coast.

Why is it Significant?

Historically, the house is significant for associations with the initial settlement of South Dudley, a residential estate on Wonthaggi's northwestern fringe (AHC Criterion A.4). Developed by a syndicate with the intent of creating a satellite township, this huge and ambitious project was only partly realised when the syndicate collapsed, and the estate did not fill out until after the War. The present house, which stands out as one of the more intact and prepossessing of the early timber cottages built on the estate, provides evidence of the lofty aspirations of one original resident (AHC Criterion B.2).

Aesthetically, the house is significant as a good and intact example of an Edwardian weatherboard villa, distinguished by by some particularly fine detailing including its decorative timberwork (eg verandah posts, brackets and roof finials) and its bracketed window hoods (AHC Criterion F.1). It remains a prominent element in the Epsom Street streetscape, contrasting markedly with the far simpler and less intact Edwardian cottages nearby (AHC Criterion E.1).

Physical Description

The house at 38 Epsom Street, South Dudley, is a single-storey double-fronted Edwardian weatherboard villa with a hipped roof of corrugated steel. Its asymmetrical facade comprises a projecting gable-roofed bay to the left side, and a recessed wing, with separate verandah, to the right side. The projecting bay has plain bargeboards and a turned timber finial, and a pair of rectangular windows with timber-framed double-hung sashes and skillion-roofed hoods on timber brackets. A window to the side (west) elevation (where there is also an attached red brick chimney) is similarly detailed. The front verandah has a hipped roof supported on turned timber posts, with carved brackets. Another rectangular window, with timber-framed double-hung sashes, opens onto the verandah, as does the front entrance, which has a panelled timber door with highlight window above.

The timber picket fence along the street boundary is not original, but it sympathetic to the style and era of the house.

Historical Notes

South Dudley was laid out in 1911 as a discrete settlement on the northwestern fringe of the Wonthaggi township. Created by the Dudley South Syndicate, the original estate comprised more than 200 residential allotments in an area bounded by Hull Street, Station Street and what is now the South Dudley Road. The original plan of subdivision, dated 2 February 1911, shows that the allotments were grouped into several sections, designated as A, B and C. The first Borough of Wonthaggi rate book, compiled four months later, shows that 33 of the blocks in Section C had already been sold by that time, while the remaining 154 lots were still owned by the South Dudley Syndicate. In the the rate book for 1911-12 (dated October 1911), all lots in Section 3 were listed as the property of "owner", with pencilled amendments recording the names of actual owners as they became known.

The house at 38 Epsom Street, occupying Lot 93 of Section C, is first recorded in the rate book for 1912-13 as the property of one James O Higgins, listed as owner of "Lot 93 + house" with a Net Annual Value of £22. By 1915, Higgins was listed only as the owner, with another man, James Hartley, identified as occupying tenant. Over the next few years, the property changed both owners and tenants several times in quick succession, and it was not until around 1920 that Hedley Clarke took over as both owner as occupant. He was succeeded in 1922 by Hector Trewame, a railway employee, who remained living there for at least the next forty years.

Comparisons

The house at 38 Epsom Street is one of relatively few houses in South Dudley that provide evidence of the original burst of residential settlement in 1911-12. With the notable exception of the atypically grand and architect-designed Queen Anne villa at 1 Dudley Street (qv), these early houses were typically modest in scale and appearance, being double-fronted weatherboard cottages of somewhat Victorian character. A number of these dwellings remain in Epsom Street, including those at Nos 24, 28, 30, 32 and 34 on the north side of the street, and Nos 3 and 15 on the south. All of these, however, have been altered to a greater or lesser degree, including by the replacement of windows, re-cladding of walls and rebuilding of verandahs. The house at No 38 not only remains as the most intact of these early private dwellings in Epsom Street but also, with its turned timber finials and bracketed window hoods, the most aesthetically distinguished of them. In this regard, it is most comparable to the similarly fine double-fronted symmetrical cottage that survives at 17 Dudley Street (HO69).

Recommended Management

Nil.

References

<i>Author</i>	<i>Title</i>	<i>Year</i>
Borough of Wonthaggi	Rate Books (held by Public Record Office)	Various