

Holmes Street Residential Precinct Heritage Citation

December 2022

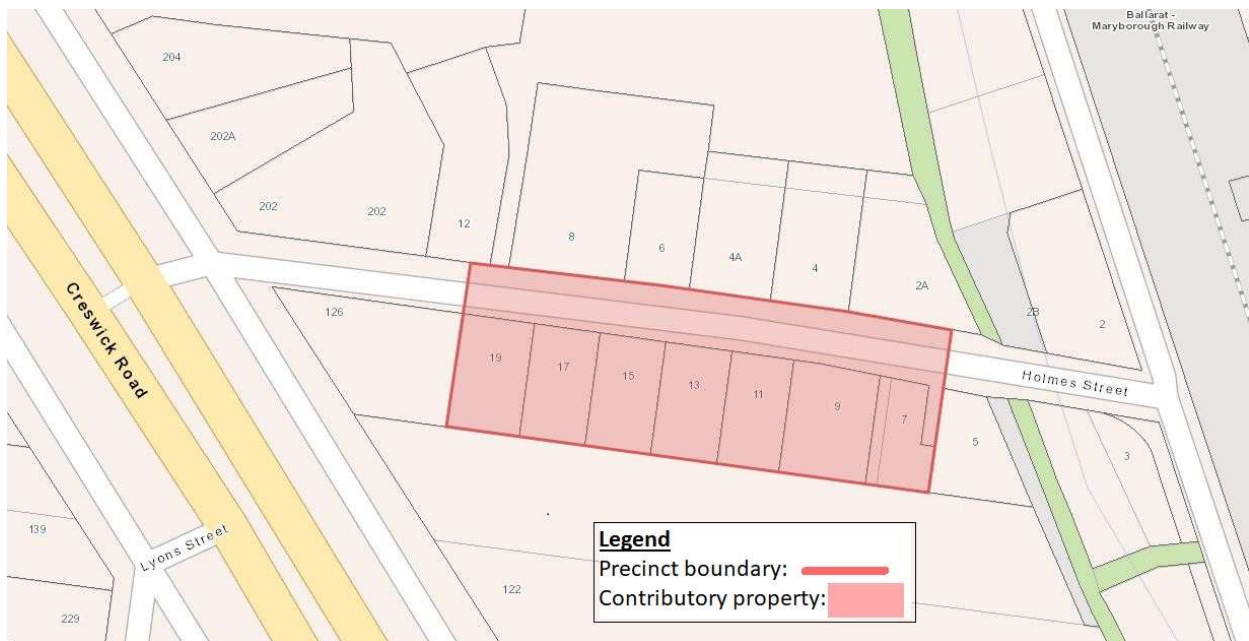
Place: Holmes Street Residential Precinct

Address: 7-19 Holmes Street, Ballarat Central

Build dates: c1870s & 1903-10

Builders: Jonathon (John) H. Thompson & William Coltman

Recommendation: Include in the Heritage Overlay as shown on the map below.



History

Locality history

Ballarat is located on Wadawurrung country. European settlement dates from the 1830s when sheep grazing and farming were established, followed soon after by a settlement at Buninyong. Gold was first discovered in the area in 1851, prompting the establishment of townships at Mount Clear, Sebastopol and Warrenheip. The township of Ballarat emerged as a service centre to the diggings, with land sales dating from 1852. Due largely to the gold rush, the population peaked at about 64,000 in 1868 (idcommunity 2022). The Ballarat (west) borough was proclaimed on 17 December 1855 and the Ballarat East borough was proclaimed on 5 May 1857. A railway line connecting Ballarat and Geelong opened in 1862 (*Victorian Places* 2015).

During the 1870s, industries were established, including deep lead mines, woollen mills, flour mills, tanneries, boot-making enterprises, meat-preservation works, brickmaking and breweries. When a recession hit the mining industry in 1870, the population declined significantly. However, the manufacturing industry and agricultural sector kept the economy afloat (idcommunity 2022).

Railway lines to Maryborough and Ararat were opened in 1875, and to Melbourne in 1889, enabling Ballarat to become a significant commercial centre. In the late nineteenth century other industries were established, including sawmilling, cordial factories and viticulture. Throughout the twentieth century Ballarat prospered as a major administrative, manufacturing and commercial service centre (idcommunity 2022).

To cater for Ballarat's growing population, residential subdivisions, many on former gold mining land, were undertaken from the 1860s, with timber cottages replacing earlier rudimentary goldrush dwellings, particularly after local industries provided permanent employment that in turn facilitated the growth of a settled population and an increase in home ownership. House styles in the central areas of Ballarat remained somewhat similar throughout the early periods of building with many small single storey or semi-detached residences being erected. The simple house construction of single-fronted, weatherboard cottages, with double brick boundary walls where required, was a common style. The miner's cottage and the tradesman's larger home remain one of the most common housing styles in Ballarat today (Hansen 2003:20).

Place history

The subject precinct is located on Crown Allotment 12, Township of Ballarat, which comprised approximately two acres first held freehold by R. Holmes in 1852 (Township of Ballarat plan 1960).

Crown Allotment 12 was subdivided in the early 1860s to create residential lots and is believed to be one of Ballarat's earliest subdivisions (see Figure 1) (Federation University 2022). Holmes Street was subsequently formed between Gnarr Creek and Creswick Road in 1866 but was in existence by 1863 (*Star* 24 July 1863:3). In 1867, an advertisement listed a cottage for sale on lots 8 and 9 of the subdivision (*Ballarat Star* 7 May 1867:3).

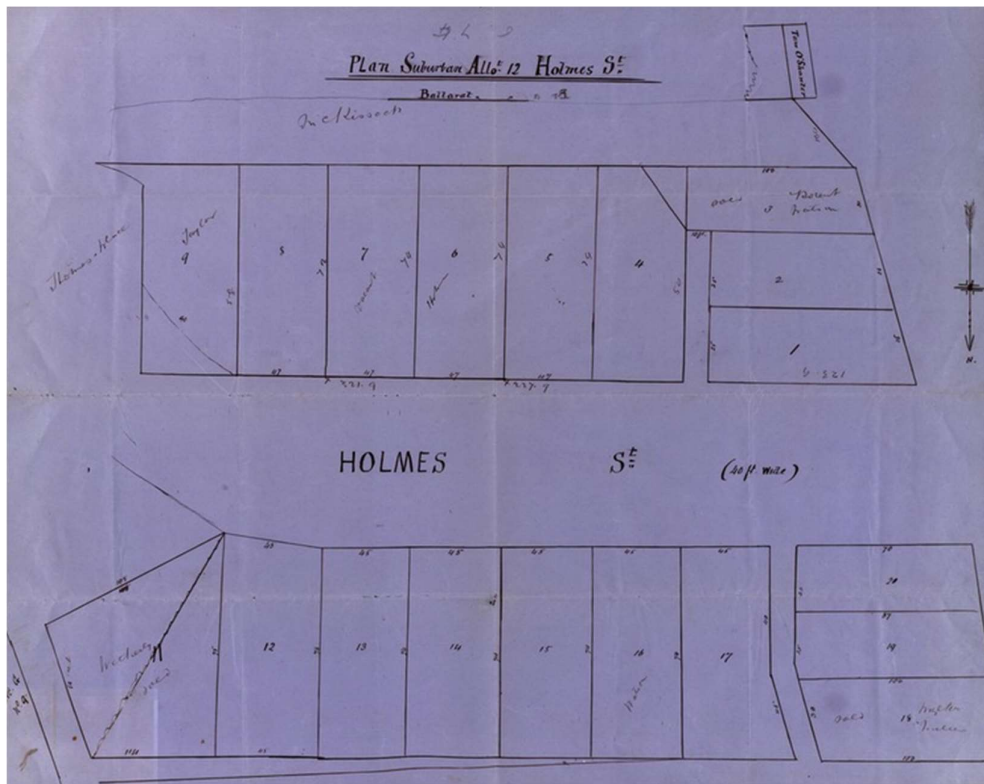


Figure 1. A plan of the subdivision of Crown Allotment 12 showing lots fronting Holmes Street, early 1860s. Names shown on the lots are: Taylor (9), Holmes (6), Robert Watson (3), Watson (16), Walter (18), Wetherly (11), and vacant (7). (Source: Federation University 2022)

In 1870, Grenville College opened in Holmes Street (*Ballarat Courier* 1 March 1870:1). It started as the home for John Victor, the school owner, but was then enlarged in 1869 to house the school, to a design by important local architect Henry Caselli (*Ballarat Star* 31 July 1869:3). It stood on the north side of the street, at 4 & 4A Holmes Street. By 1899 this impressive towered, two-storey building had been converted to use as J.W. Malin & Sons' Tomato Sauce factory (*Herald*, 25 Feb. 1899:1).

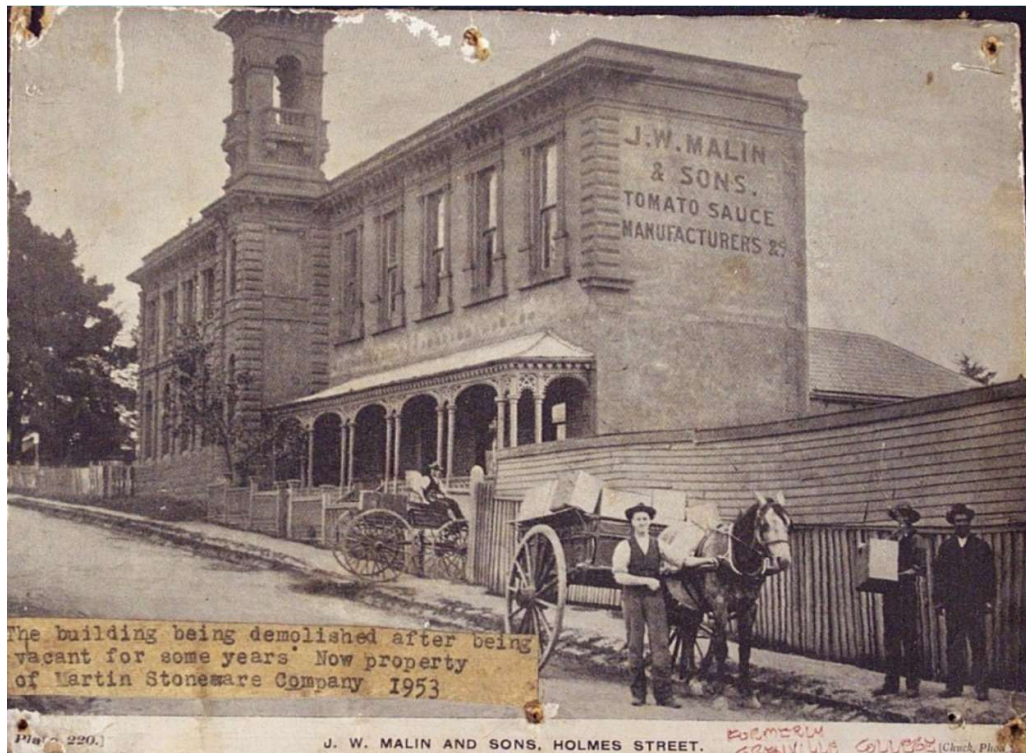


Figure 2. J.W. Malin & Sons Tomato Sauce Manufacturers, in the former Grenville College building at 4-4A Holmes Street. (*Ballarat Historical Society, Catalogue No. 225.81*)

Malin sold the building in 1914, advertising it as suitable for 'residential or club purposes' (*Ballarat Star* 15 Aug. 1914:5). It was included on the original version of the Ballarat Sewerage Authority Detail Plan No. 3, of 1929, but was demolished shortly after this date, judging by its replacement with a California Bungalow at 4A Holmes Street.

Carpenter Jonathon (John) H. Thompson owned portions of the subdivision from the 1860s, including the land on which the subject precinct is located, until his death in 1889 and it is likely that some of the houses in the precinct were erected by him. After his death, the subject sites passed into the ownership of his wife, Helen Thompson, who retained ownership until her death in 1893.

The 1871 Ballarat City rate book listed carpenter J. H. Thompson as the owner of four wood houses in Holmes Street (RB 1871). By 1879, Thompson owned six wood houses in the street and was listed as the occupier of two of them (RB 1879).

Jonathon H. Thompson died in September 1889. Thompson's obituary noted that he was a carpenter and joiner, of Holmes Street, and was a very old identity, having been a resident in Ballarat since 1852. He was 58 years of age at his death and left a widow and daughter (*Ballarat Star* 4 September 1889:2). Thompson's probate documents did not list the subject sites as part of his real estate assets at the time of his death (PROV 1889).

By 1890-91, the Ballarat City rate books included the street numbers in Holmes Street, although these were not the same as those of today. By this year, Helen Thompson, John Thompson's wife, owned nine 'wood houses' at 7, 9 (in which she resided), 12, 14, 15, 17, 19 and 21. Number 13 was owned and occupied by her son-in-law, optician Frederick Mitchell, but in 1895 was owned by the executors of Helen Thompson's will (RB 1890-91; CT:V2567 F384 1895). In 1890-91 and 1894-95, the houses were rented to lessees of various working-class occupations, including a cook, labourer, laundress, clerk, wheelwright, bootmaker and post office sorter (RB 1890-91 and 1894-95).

Helen Thompson died at her home at 13 (today's 11) Holmes Street on 12 March 1893. Her obituary described her as a very old resident who had lived in Ballarat since 1851 and who vividly recalled the Eureka "riots" of 1854. Thompson left one daughter (*Ballarat Star* 13 March 1893:2).

After Helen Thompson's death, her estate, valued at £6481 (£6640 in realty and £201 of personal assets) was left to her daughter and grandchildren (*Leader* 24 June 1893:19). Her probate documents described her real estate assets as including seven weatherboard cottages erected on portions 1-9 of Allotment 12, Parish of Ballarat, comprising today's 5-19 Holmes Street and 126 Creswick Road. They were all rented out to tenants at the time. The land had a frontage of approximately 447 feet to Holmes Street and 102 feet to Creswick Road. The total value of the properties was £1772 (PROV 1893).

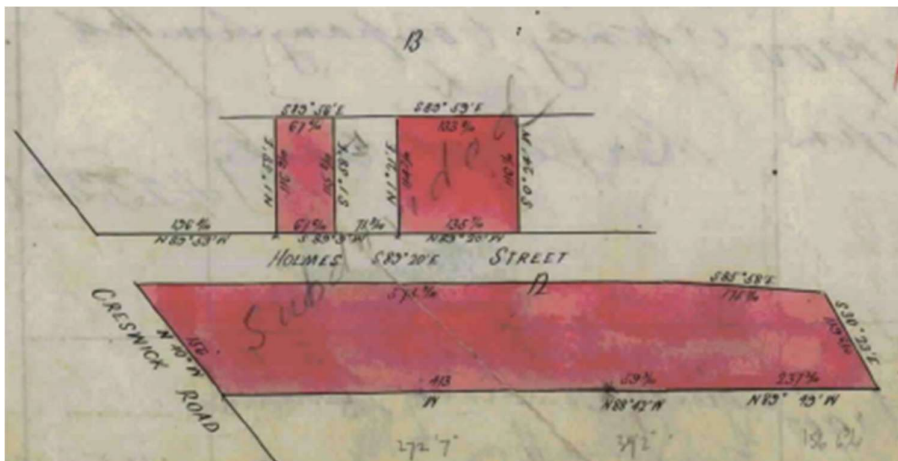


Figure 3. Showing the three portions of Crown Allotment 12 owned by the executors of Helen Thompson in 1895. (Source: CT:V2567 F384 1895)

In addition, Helen Thompson also owned portions 13, 14 and 16 of Allotment 12, which had a frontage of approximately 135 feet to Holmes Street, on which were erected one brick cottage and two weatherboard cottages, with a total value of £400 and all let to tenants (PROV 1893). These houses were situated on the north side of the Holmes Street.

In 1895 the certificate of title for the subject sites was held by Helen Thompson's executors, the Trustees, Executors and Agency Co. Ltd., Melbourne. The 1895 title shows the three portions of the subdivision in Holmes Street on Crown Allotment 12 that were previously owned by the Thompsons (see Figure 3). Each house lot was subdivided and sold from 1896 with its own certificate of title (see Figure 4).

By 1910, most of the subject houses were no longer leased to tenants but were owner occupied (see Appendix) (RB 1910-11).

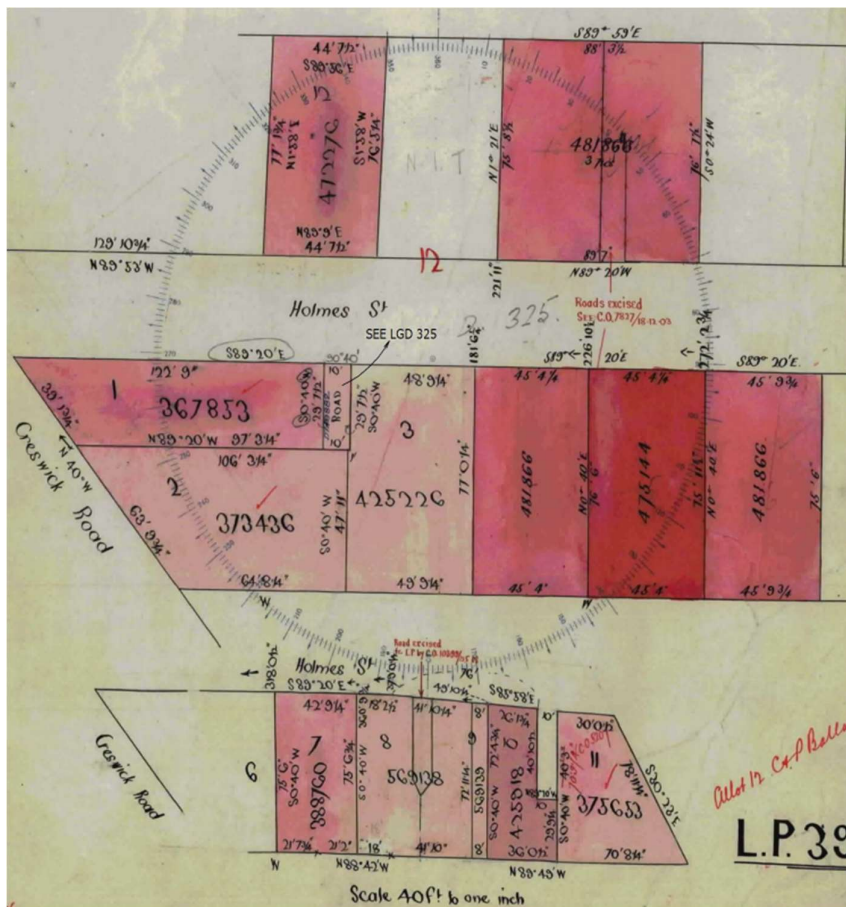


Figure 4. Showing the subdivision on Crown Allotment 12 of lots owned by the executors of Helen Thompson in 1895 and sold from 1896. (Source: CT:V2567 F384 1895)

Ballarat timber merchant and carpenter William Coltman purchased five of the seven subject sites: numbers 7, 9, 11, 13, and 17. In one case he remodelled an existing house, and in the others he built entirely new dwellings. The house at No. 15 is identical to the one by Coltman at No. 17, suggesting he was engaged as the designer-builder for this house.

In August 1906, Coltman purchased number 11 from James Dwyer (*Ballarat Star* 13 August 1906:1) and remodelled it with a new chimney and verandah details. In early November 1906, he wrote to the Ballarat City Council noting that he had complied with all required council regulations in the repairs he had affected to a house in Holmes Street (*Ballarat Star* 11 November 1906:3). Shortly after, on 29 November, Coltman on-sold the renovated house to Henry Stephens (CT:V3273 F424).

Coltman held each property only a short time, one or two years, before on-selling to owner-occupiers. In this way he reshaped the appearance of Holmes Street, house by house. The new owners were largely working class in occupation, including a house painter, and a railway ganger, with only one owner with a non-manual occupation – a “commercial traveller” (travelling salesman), as well as three women with occupation not recorded.

Coltman’s timber yard in this period was located on the east side of Creswick Road (at the junction with Doveton Street North) on Allotment 10A, part of Portion 10, City of Ballarat (PROV 1921; CT:V3273 F424). Known as ‘W to W’, in 1920 Coltman’s business comprised the Federal Timber Yards at 102 Creswick Road and sawmills at 106-108 Creswick Road (S&Mc 1921). The site of the yard was only a short distance south of Holmes Street.

From research undertaken of rate books and certificates of title (see Appendix), the following conclusions can be drawn about the subject residences:

Associations

William Frederick Coltman, carpenter and timber merchant

William Coltman was a well-known timber merchant with premises located in Creswick Road, Ballarat, comprising timber yards and a sawmill. After his death in March 1921, Coltman's obituary described his achievements:

[The] deceased who was one of the best known personalities in Ballarat, was a son of Mr Wm. Coltman and was born in Ballarat in 1868, being thus about 53 years of age. He was educated at the State schools and graduated from the late Mr W. H. Nicholl's matriculation class. He was indentured to the carpentering and contracting business under the late Mr Jas. Buley, and rising rapidly in his trade became foreman. In 1902 he established the present business, and by dint of application and assiduity built up a very thriving industry which extended practically all over the State. The extensive range of business necessitated much travelling and it was during one of these journeyings that Mr. Coltman is believed to have contracted the illness which proved fatal.

Mr. Coltman was a very prominent member of the South Street Society, and was one of those mainly concerned in the building of the Coliseum. For years, he acted as treasurer to the Society, and was keenly interested in the calisthenic and physical culture sections of the work, and throughout a long and active career was always insistent on keeping South Street to the fore. He was a prominent member of the Masonic fraternity, and at the time of his death was the W.M. of the Mark Masons, and a Past Master of the Prince of Wales Lodge. He was very well known in country Masonic circles and a welcome visitor at all the lodges which he visited in his travels. He was closely connected with the Lydiard street Methodist Church, being a founder and ex-president of the Y.M. Club, and founder and first president of the Lydiard Street Institute. In public matters he took a keen interest. Being usually in the van [sic] of any movement having for its motive the advancement of Ballarat. He was closely associated with the "Forward Ballarat" and Back to Ballarat movements, and was active in promoting railway extensions, such as the Hopetoun-Mildura, Portland-Mount Gambier, and other lines. He collected and presented a great deal of valuable information on these lines. Indeed, there, were few movements of a public nature with which he was not connected. During the war period he did active work with the recruiting committee. He was also connected with the old Liedertafel, the Lyric Orchestra and other musical associations.

Mr. Coltman leaves a widow and a family of three sons, Messrs Lawrence, Owen and Jack Coltman, and one daughter, Miss Gwenda Coltman (Obituaries Australia 2022).

Description

Setting

Holmes Street is located in a roughly triangular area, bounded by the railway line to the east, Creswick Road to the west, and Macarthur Street to the north. It is occupied largely by industrial site, big-box retail and automotive dealerships, as well as small clusters of houses. This is a similar setting to that seen in the early twentieth century, with pockets of residential development on Holmes Street and just south of Macarthur Street contrasting with industrial facilities on large sites.



Figure 6. Aerial view of Ballarat in 1934, with Holmes Street indicated. (Detail of Map 2805, Run 6, Frame 13246, 12 March 1934, Australian Aerial Photography)

Gnarr Creek and the railway line run roughly north-south, just to the east of the precinct.

Holmes Street is modest in width and retains bluestone-block kerbs and spoon drains (four blocks wide) along both sides.

The south side of the street retains a purely residential character (apart from a recent big-box retail store at the west end, 126 Creswick Road), while the north side has been progressively redeveloped with automotive service garages and a big-box retailer facing Creswick Road. Four houses survive on this side of the street.

Houses

The row of seven houses along the south side of Holmes Street which form the precinct have consistent front setbacks, creating modest front gardens for most houses, a consistent materials palette of weatherboard cladding, brick subfloors and corrugated metal roofing, and consistent decorative details – particularly to verandahs and chimneys. Five of the houses have distinctive identical chimneys, suggesting they were the work of a single builder. The houses differ among themselves in their roof forms, all of which involve hips but in different configurations. As discussed in the history, some of the houses were newly built by timber merchant and carpenter William Coltman, while others were

Victorian-era built by John Thompson and remodelled by Coltman, all around 1905. Where documentary evidence is lacking, the roof forms provide the best indication of which houses were remodelled or built anew.



Figure 7. Roof forms of houses in the precinct. (Google Maps, 2022)

The two earliest houses in the precinct are Nos. 11 and 19. Both have the fashionable long ridgeline of the Victorian Italianate style, created by two modest, parallel roofs, and bullnose verandah roofs popular around 1890. No. 19 was built by John Thompson prior to 1890. It has a standard corbelled red brick chimney and Victorian-era cast-iron paired with Edwardian-era turned timber posts and front door. It is the only house in the precinct with a return verandah. No. 11 was occupied by Helen Thompson prior to her death, and then briefly passed through William Coltman's hands in 1906, when it was given the distinctive red brick chimney with special (moulded) cream brick corbelling and curved render parging at the top. These two houses are simpler in detail than the later ones, with no applied enrichment to the eaves. They also lack the red-brick foundations visible at the later Nos. 13, 15 and 17.



Figure 8. Pre-1890 house at 11 Holmes Street, remodelled by Coltman with new chimneys in 1906. (Landmark Heritage 2022)



Figure 9. Pre-1890 house at 19 Holmes Street, remodelled with turned timber posts and front door c1905. (Landmark Heritage 2022)

The remaining five houses appear to have been built anew by Coltman between 1904 and 1910. All have verandah roofs with straight profiles. They exhibit three roof types. Nos. 9 and 13 have an M-hipped roof with a projecting gabled roof to the front, creating an asymmetrical composition very common in the early Edwardian period. No. 13 has a moulded entablature over its front windows, and the distinctive chimney of red and cream bricks.



Figure 10. The 1903-04 house at 13 Holmes Street, built by Coltman. (Landmark Heritage 2022)

No. 9, the last house by Coltman of c1908, is also the most elaborately decorated. It has fretwork hoods over the front and side windows, ripple-iron half-timbering in an unusual grid pattern, and moulded window surround resting on small corbels. While Coltman's authorship is well documented, his signature chimney had changed by this time, and this house has an all red-brick chimney with moulded red bricks at the top.



Figure 11. The 1908-10 house at 9 Holmes Street, built by Coltman. (Landmark Heritage 2022)

The remaining three houses have variations on the high, almost pyramidal, hipped roofs that characterised Federation Queen Anne houses. The identical pair of houses at 15 and 17 Holmes Street have very steep hipped roofs with gables and ridgetapping at the tops. The side-facing gables are filled with notched weatherboards (to resemble shingles), and the short ridgelines feature pressed-metal ridge capping with ram's horn finials at either end. In Ballarat this roof type is relatively uncommon, particularly the survival of intact ridgetapping. Both houses have the distinctive red and cream brick chimney, suggesting Coltman constructed both, though the documentary evidence does not link No. 15

to him. This is further supported by the presence of identical pilastered fireplace mantlepieces, typical of the Edwardian period, in No. 15 and No. 13 (documented as Coltman's work), as seen in real estate advertisements.



Figure 12. The identical houses at 15 & 17 Holmes Street, No. 17 (and likely 15) built by Coltman in 1903-05. (Landmark Heritage 2022)

The roof of the diminutive house at No. 7 is also quite steep, but it has a small square platform at its apex. Currently capped with sheet metal, they platform may have had a more decorative finish originally, as seen at other Ballarat houses (discussed in the comparative analysis). The house has the distinctive Coltman chimney, in this case featured prominently on the front plane of the roof. The front door to this house appears to be on the west side elevation, though it is largely hidden by a carparking structure.



Figure 13. The 1904-05 house at 7 Holmes Street, built by Coltman. (Landmark Heritage 2022)

Apart from the distinctive red and cream brick chimneys, seen on Nos. 7, 11, 13, 15 and 17, there are other decorative details shared by houses. These include eaves, verandah posts and cast iron, and front doors and surrounds. Houses at No. 7, 15 and 17 all have paired eaves brackets around raised rectangular panels and bulls-eye motifs. No. 13 has a similar arrangement with bulls-eyes, but different bracket profiles. The houses at Nos. 7, 13, 15 and 17 all have the same profile of turned timber posts, and Nos. 13, 15 and 17 have the same pattern of cast-iron brackets and frieze. The houses at Nos. 9, 13, 15 and 17 have identical front door surrounds, featuring diagonal boarding below the sidelights, which was popular during the Edwardian period. There are two original door types that survive in the precinct: A six-panel door with bolection mouldings at No. 17 (and No. 6 outside the precinct), and a five-panel door with an unusual linen-fold pattern and stop-chamfered surrounds at Nos. 9 and 19 (and No. 2 outside the precinct).



Figure 14. Original six-panel front door at No. 17. Note the pressed glass and diagonal boarding below sidelights. (Landmark Heritage 2022)



Figure 15. Original five-panel front door at No. 9, with the same type of surround as at No. 17. (Landmark Heritage 2022)

Apart from the front door, the house at No. 19 shares similar though not identical details with other houses in the precinct, suggesting that this pre-1890 house was also renovated around 1905, with a new front door, and turned timber verandah posts installed (the cast-iron Chantilly Lace pattern was popular over a long period of time, so may have been retained from its original construction).

Most houses have a high level of integrity, though there have been some alterations. No. 7 has a later front window on the east side of the front façade, and has lost the bottom half of its verandah posts. No. 9 has lost its verandah posts and cast-iron (or fretwork). The front door surround of No. 11 has been reduced in size, with a 1920s door installed; the front verandah detail has been replaced. No. 13 has lost its original front windows and front door (the door was likely a six-panel door originally), and its weatherboards are currently hidden beneath metal cladding. No. 15 has lost its front door. No external alterations were identified to Nos. 17 or 19.

No original fences survive in the precinct.

Comparative analysis

Most residential HO precincts in the Ballarat urban area are characterised by their heterogenous collection of houses, dating from the 1850s or '60s to 1940s or '50s. Examples include HO164 West Ballarat Heritage Precinct, HO166 Central Ballarat Heritage Precinct, HO168 South Ballarat Heritage Precinct, HO170 Soldiers Hill Heritage Precinct, HO173 Mount Pleasant/Golden Point Heritage Precinct, HO175 Humffray Street Heritage Precinct, HO177 Victoria Street Heritage Precinct, and HO179 Eureka Street Heritage Precinct. This homogeneity extends to most of the streetscapes in these precincts, which display alternating mixes of styles and eras, with a few pockets of higher visual consistency.

Other HO precincts in the City of Ballarat that have similar buildings and/or illustrate similar themes include:

- HO169 Waller Street [sic! actually Avenue] Precinct, Newington - the earliest example in Ballarat of the type of entrepreneurial private property development that began to take hold in post war Australia. The residential buildings are predominantly of a homogenous Post-war Suburban architectural style, constructed of brick veneer with tile roofing. This is the only precinct in the City of Ballarat identified as significant for its illustration of property development.
- HO170 Soldiers Hill Heritage Precinct, Soldiers Hill – characterised by a heterogeneous combination of substantially intact residential buildings, which were constructed from the early 1860s (or possibly earlier) to the 1940s, and into the early 1950s. This precinct is very large with heterogenous streetscapes with a strong Victorian-era representation. The house at 421 Lydiard Street North has a smaller version of the metal ridgecapping with ram's horn finals also seen at 15 and 17 Holmes Street.



Figure 16. 421 Lydiard Street N, Soldiers Hill. Note the short ridgecapping and ram's horn finals. (www.realestate.com.au, 2022)

- HO177 Victoria Street Heritage Precinct, Ballarat East – characterised by a heterogeneous combination of substantially intact residential buildings constructed from around the 1860s to the 1940s and interspersed with a notable collection of educational and cultural/community buildings constructed from the 1870s onwards. The precinct is distinguished by the substantial integrity of much of its original engineering infrastructure, particularly the extensive network of spoon drain channels constructed of bluestone pitchers. There are clusters of consistent Edwardian residential development in this precinct, such as 114-126 Victoria Street, which comprises semi-detached and detached brick and timber villas,

of varying intactness, alongside substantial late Victorian houses at 128 & 130 Victoria Street. Among them are two timber villas (Nos. 118 & 120) with the same flat platform atop a steep hipped roof, and the same red and cream brick chimneys as in the subject precinct, suggesting they are also the work of William Coltman. The house at No. 120 has quite low intactness, while No. 118 retains fine details to the front gable but has lost all original verandah detail. All houses in this group are relatively substantial, indicating they were built for middle-class residents; intactness of a number of them is low.



Figure 17. 118 Victoria Street, Ballarat East. Note the flat platform atop the roof. The verandah has been rebuilt. (www.realestate.com.au, 2021)

There are also more modest, working-class houses on the back streets of this precinct but most of these streetscapes are quite heterogenous. An exception is a row of modest timber Victorian houses at 26-42 Dyte Parade, though many have lost their verandah detail.

- HO187 Creswick Road/Macarthur Street Heritage Precinct - significant for its predominantly intact dwellings and commercial buildings built between the mid-late 1800s and the interwar period. The dwellings demonstrate original and early design qualities of Victorian, late Victorian, Edwardian and interwar bungalow styles, reflecting important eras of residential development and the broad socio-economic status of its inhabitants.

It is located near the subject precinct, to its north. There are comparable areas of high consistency in the southern part of this precinct, on Ronald Street and the south side of Macarthur Street, with a group of block-fronted and asymmetrical-fronted timber Victorian houses, many of which have the same type of bichrome brick chimney, suggesting they are also the work of a single builder. These houses are slightly larger than those in the subject precinct, but still likely built for working-class residents.

- HO188 Barkly and Humffray Streets Heritage Precinct, Bakery Hill - characterised by predominantly intact residential late 19th century, early 20th century and inter war buildings. Other significant features are the open channels and culverts resulting from mining, and the bluestone spoon drains in Porter Street. (NB: Porter Street is not included in the precinct boundaries.)

This is a relatively small precinct. Its housing stock is very heterogenous, ranging from Victorian “miner’s” cottages and villas, to finely detailed Edwardian houses, interwar bungalows, shops, and a fair number of later Non-contributory buildings.

In conclusion, the Holmes Street Heritage Precinct is one of the most visually cohesive grouping of houses built or remodelling during the Edwardian period within the City of Ballarat. Ballarat's existing pre-WWII residential precincts are characterised by their heterogeneity, in era, style and level of pretention. While there are a few pockets of higher consistency, these illustrate different eras or different socio-economic circumstances, such as the substantial Edwardian houses on Victoria Street and the Victorian houses on Macarthur Street. The subject precinct adds a different and valuable collection of working-class housing to this group.

Assessment of significance

The following statement of significance has been expressed in regard to the 'Model' or HERCON heritage criteria.

What is significant?

The Holmes Street Residential Precinct is of significance, comprising 7-19 Holmes Street, Ballarat Central, and the adjacent road reserve.

Holmes Street, Ballarat Central, was created by 1863 as one of Ballarat's earliest residential subdivisions, and was named after its first freehold owner, R. Holmes.

The precinct was developed in two phases. The first was the construction of six timber houses by owner-builder carpenter Jonathan H Thompson in the late 1860s and '70s; Thompson and his family resided in one of them and leased out the others. In the first decade of the twentieth century, two of the Thompson-built houses were renovated, while others were replaced with new dwellings by local timber merchant and carpenter William Coltman, who owned most of the properties and then promptly sold them to individual owners.

The following elements are contributory to the precinct:

- The c1870s houses, constructed by Jonathan Thompson, at 11 and 19 Holmes Street, including elements added in the Edwardian era such as chimneys and verandah detail
- The Edwardian houses, constructed by William Coltman from 1903-10, at 7, 9, 13, 15 and 17 Holmes Street
- The bluestone kerbs and spoon drains on both sides of Holmes Street

Post-1910 additions and alterations to the houses, parking structures and fences are not of heritage significance.

How is it significant?

The Holmes Street Residential Precinct is of historical and aesthetic significance to the City of Ballarat.

Why is it significant?

Historically, the precinct illustrates the type small-scale speculative residential development that was typical prior to the advent of large-scale private developers in the early post-war years, such as A.V. Jennings or local developer Roy Waller. This involved the purchase of land and the gradual construction of houses. Victorian-era development by JH Thompson was for rental, to a range of working-class tenants such as a cook, labourer, laundress, clerk, wheelwright, bootmaker and post office sorter. The second phase of development was shaped by timber merchant and carpenter William Coltman, who opened his 'W to W' timber yard just south of the precinct in 1902 and thereafter began to purchase existing houses and empty allotments on the street. Two of Thompson's Victorian houses were retained, though renovated and externally remodelled to look suitably up to date. Coltman built another five new houses. The houses which Coltman built or remodelled are readily identifiable by his consistent chimney form, illustrating how designer-builders used chimneys as a "signature" on their work. Instead of retaining and leasing the remodelling and newly built houses, Coltman sold them to individual owner-

occupiers. These new owners still had mostly working-class occupations, such as a (house) painter, a railway ganger, and a blacksmith as well as a commercial traveller (travelling salesman), and three women. This stage in the precinct's development illustrates an era of growing ownership of properties by women and the increasing permanent nature of Ballarat's workforce, evidenced by long-term occupancy and the means for home ownership. (Criterion A)

Aesthetically, the precinct is distinguished by its high level of visual intactness to its creation in the Edwardian period, making it a relatively rare grouping in a city mostly characterised by very heterogeneous streetscapes. The care taken to integrate the surviving Victorian houses into the new Edwardian housing stock illustrates both a sensible thrift along with a desire to make the old houses more fashionable. Together the houses form a composition of aesthetic significance due to their pleasing mixture of consistency in scale, materials and decorative detail, contrasted against the visual interest created by a variety of roof forms. For example, the six houses remodelled or built by Coltman are united by the use of a distinctive red brick chimney with special (moulded) cream brick corbelling and curved render parging at the top, and all have turned timber verandah posts and doorways typical of the Edwardian period. The pair of houses at 15 and 17 Holmes Street stand out within this group both as the only pair of identical houses in the row, and as the most highly intact and ornamented examples. Their high hipped roof form, with gablets and pressed-metal ridgecapping and ram's horn finials, are unusual in Ballarat. The retention of bluestone kerbs and spoon drains, dating from its formation in 1866, illustrate the nature of public infrastructure in the nineteenth century and enhance appreciation of the row of houses. (Criterion E)

Gratings schedule

Address	Grade	Construction
7 Holmes Street	Contributory	1904-05 (W Coltman)
9 Holmes Street	Contributory	1908-10 (W Coltman)
11 Holmes Street	Contributory	c1870-89 (JH Thompson); remodelled 1906 (W Coltman)
13 Holmes Street	Contributory	1903-04 (W Coltman)
15 Holmes Street	Contributory	1903-05 (attrib. to W Coltman)
17 Holmes Street	Contributory	1903-05 (W Coltman)
19 Holmes Street	Contributory	c1870-89 (JH Thompson); remodelled c1905

Statutory recommendations

In recognition of the local heritage significance of the Holmes Street Precinct, comprising 7-19 Holmes Street, Ballarat Central, it should be added to the Ballarat Heritage Overlay.

Extent of overlay: As shown on the precinct map, the precinct should encompass all properties at 7-19 Holmes Street to their cadastral boundaries, as well as the adjacent road reserves encompassing bluestone kerbs and channels on both sides of the street.

Reference list

Ballarat Courier, as cited.

Ballarat Historical Society, Catalogue No. 225.81, photo titled 'J.W. Malin & Sons, Tomato Sauce Factory (Grenville College)', accessed online on 30 Nov. 2022 at <http://www.ballarathistoricalsociety.com/collection/Records/Record225.81.htm>

Ballarat Sewerage Authority 1922, Detail Plans Nos. 3 & 4.

Ballarat Star, as cited.

Certificates of Title (CT), Landata Victoria, as cited.

idcommunity 2022, 'City of Ballarat', <https://profile.id.com.au/ballarat/about>, accessed 21 October 2022.

Hansen Partnership Pty. Ltd., Jacobs, Wendy, and Penney, Jan 2003, 'City of Ballarat Heritage Study Stage 2: Thematic History, Volume 1', prepared for City of Ballarat.

Federation University Australia 2022, 'Map, plan subdivision: Allotment 12 Holmes Street, Ballarat', <https://victoriancollections.net.au/items/5e5f4ccd21ea670a70052dff>, accessed 21 October 2022.

Herald [Melbourne], as cited.

Leader, as cited.

Obituaries Australia 2022, 'Coltman, William Frederick (1868–1921)', <https://oa.anu.edu.au/obituary/coltman-william-frederick-23295>, accessed 24 October 2022.

Public Record Office (PROV) 1889, Probate and Administration Files, VPRS 28/P0000, 45/100.

Public Record Office of Victoria (PROV) 1893, Probate and Administration Files, VPRS 28/P0000, 52/608.

Public Record Office of Victoria (PROV) 1921, Probate and Administration Files, VPRS 28/P0003, 183/761.

Rate books (RB), City of Ballarat, Public Record Office of Victoria, VPRS 7265/P0001.

Sands and McDougall (S&Mc) post office directory, as cited.

Star, as cited.

Township of Ballarat plan 1960, Melbourne, Department of Lands and Survey.

Victorian Places 2015, 'Ballarat', Monash University and University of Queensland, <https://victorianplaces.com.au/>, accessed 21 October 2022.

APPENDIX – subject site details 1890-1911

Current address (previous in brackets)	Details in 1890-91	Details in 1894-1895	Details in 1896-99	Details in 1899-1900	Details in 1903-06	Details in 1908-11
7 Holmes Street (9)	Owner Helen Thompson; wood house 4 rooms; £12 NAV	Executors of the late Helen Thompson; wood house 4 rooms; £13 NAV	-	1899-1900 executors of the late Helen Thompson; wood house 4 rooms; £10 NAV; subject site sold to Thomas Brown in 1900	Subject site (number 7) sold to William Coltman in 1904; sold to William Muir in 1905 (CT:V2788 F498) Rate book lists two owners of two properties 1904-05 commercial traveller William Muir and the estate of the late Helen Thompson; VL? 60 ft; £3 NAV and £5 NAV	Owner 1910-11 painter Albert Bond; wood house 4 rooms; £12 NAV
9 Holmes Street (11)	-	-	-			Subject site sold to William Coltman in 1908; 1910-11 owner printer Henry Allan; wood house 4 rooms; £13 NAV
11 Holmes Street (13)	Owner Frederick Mitchell; wood house 6 rooms; £20 NAV	Executors of the late Helen Thompson; wood house 6 rooms; £16 NAV	subject site sold to Jeremiah Dwyer in 1897	Owner farmer Jeremiah Dwyer; wood house 6 rooms; £14 NAV	Owner 1904-05 foreman Jeremiah Dwyer; wood house 6 rooms; £14 NAV; sold to William Coltman in 1906	Owner fencer Henry Stevens; wood house 6 rooms; £16 NAV

Current address (previous in brackets)	Details in 1890-91	Details in 1894-1895	Details in 1896-99	Details in 1899-1900	Details in 1903-06	Details in 1908-11
13 Holmes Street (15)	Owner Helen Thompson; wood house 4 rooms; £14 NAV	Executors of the late Helen Thompson; wood house 4 rooms; £12 NAV	-	Executors of the late Helen Thompson; wood house 4 rooms; £12 NAV	subject site sold to timber merchant William Coltman in 1903; 1904-05 owner Jane Clarke; wood house 5 rooms; £21 NAV (no street number)	Owner cycle manufacturer John Clark; wood house 6 rooms; NAV £17
15 Holmes Street (17)	Owner Helen Thompson; wood house 4 rooms; £14 NAV	Executors of the late Helen Thompson; FL? 45 ft £5	-	Executors of the late Helen Thompson; FL? 90 ft; £6 (no street number)	subject site transferred to Eureka Starr Bowkett Building Society in 1903; 1904-05 owner Miss McIvor; wood house 5 rooms; £17 NAV (no street number)	Owner Miss Francis McIvor/McIver; wood house 5 rooms and stable; £21 NAV
17 Holmes Street (19)	Owner Helen Thompson; wood house 6 rooms; £12 NAV	Executors of the late Helen Thompson; FL? 45 ft £5			subject site sold to timber merchant William Coltman in 1903; 1904-05 owner salesman William Young; wood house 5 rooms; £17 NAV (no street number)	Owner salesman William Young; wood house 5 rooms; £18 NAV

Current address (previous in brackets)	Details in 1890-91	Details in 1894-1895	Details in 1896-99	Details in 1899-1900	Details in 1903-06	Details in 1908-11
19 Holmes Street (21)	Owner Helen Thompson; wood house 5 rooms; £18 NAV	Executors of the late Helen Thompson; wood house 5 rooms; £16	-	subject site sold to Bridget Casey in 1900; 1899-1900 owner blacksmith Joseph Casey; wood house 5 rooms; £14 NAV	Owner blacksmith Joseph Casey; wood house 5 rooms; £14 NAV	Owner blacksmith Joseph Casey; wood house 5 rooms; £14 NAV