



Landmark Heritage Pty Ltd

P0 Box 507
Flemington, VIC 3031
Natica@landmarkheritage.com.au

'Bournedale' the Selkirk House and Garden Heritage Citation

2 May 2023

Place: 'Bournedale', Selkirk house and garden

Address: 618 Howitt Street, Ballarat North

Build date: 1924-25

Architect: P.S. Richards, Coburn & Richards

Recommendation: Included in the Heritage Overlay to the cadastral boundaries.



History

Contextual history

Ballarat

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 exploded, peaking at about 64,000 in 1868. During the 1870s industries were established including 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. The railway lines to Maryborough and Ararat were opened in 1875, 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. The population of Ballarat increased significantly again in the post-war years (idcommunity 2022).

Ballarat North Brick Works

An industry of some note, Ballarat North Brick Works, was established in Ballarat by Robert Selkirk junior in 1900. Robert's father, also Robert Selkirk, was born in Fifeshire, Scotland, trained as a stonemason, and emigrated to Australia in 1854 with his wife Mary (nee Marshall) and young family, including his 13-year-old son Robert (Scotland's Brick and Tile Manufacturing Industry 2022). Robert Selkirk junior married Ann Garlick in 1864, and the couple had seven children, including James Selkirk born in 1877 ('Person Family Tree' in *Ancestry* 2022).

In 1883, Robert junior began to manufacture bricks for his use as a bricklayer in Allendale, near Creswick. He made them by hand and fired them in a traditional square kiln. By 1892 Selkirk had made enough money to mechanise his operation, known as Selkirk's Brick, Pipe and Tile Works (Haughton 1983:2). In 1900, with his son Frederick, he moved production to Heinz's paddock, 25 acres in Howitt Street, Ballarat North, where the plant still operates today. The site incorporated a good clay supply and was ideally located to access the company's main markets (Scotland's Brick and Tile Manufacturing Industry 2022; Selkirk Brick 2022; *Age* 14 February 1983:26). Additional land to the north of approximately 45 acres was purchased in 1911, and, with other land acquired in later years, brought the size of the brickworks' site to 74 acres (Haughton 1983:4).

After Frederick's death in 1902, James joined his father in the brickworks and took over management as Robert grew older (Haughton 1983:71). The Ballarat North Brick Works were adjacent to the train line and in 1903 a private railway siding was opened for the use by the company (Haughton 1983:8). A 14-chamber Hoffman patent kiln was introduced in 1905, and in 1906 James Selkirk joined his father in partnership in the company (Scotland's Brick and Tile Manufacturing Industry 2022; *Age* 19 June 1923:14). Other major expansions and reconstructions of the plant were undertaken in 1918, 1959-62 and 1975 (Haughton 1983:6).

In 1919, Robert Selkirk allowed the Ballarat North Golf Club to lay out fairways on the unused portions of the brickworks site (Haughton 1983:11).

By 1920, most of the substantial public and private buildings in Ballarat were constructed of Selkirk brick, and a large trade existed with Geelong, Horsham and other districts to the west of Ballarat. By 1925, the firm was despatching 15,000 tons of bricks annually by rail (Haughton 1983:10).

After Robert Selkirk's death in 1921, the business was taken over by his son James Selkirk. In 1927, the business was registered as James Selkirk Pty Ltd (*Herald* 16 August 1927:24). By 1930, the brickworks were producing 40,000 bricks a day (*Sunraysia Daily* 20 September 1930:10).

After James' sudden death in 1935, James' two sons, Ronald Selkirk and William Selkirk, took over the company. An elder sister, Sylvia Edith Selkirk does not appear to have been directly involved in the family business (Scotland's Brick and Tile Manufacturing Industry 2022).

The Selkirk brickworks ceased production in 1943 due to World War II and after re-opening in 1945 increased production to cater for the postwar construction boom. The existing Hoffman kilns were refurbished in 1947, additional equipment installed, and the clay pit gradually enlarged (Scotland's Brick and Tile Manufacturing Industry 2022). An associated company, Selkirk Freight Lines, was established in 1954 to provide road transport for Selkirk bricks (Haughton 1983:28). In 1955 James Selkirk Pty Ltd introduced brick packaging and in 1962 established the first tunnel kilns in Australia. In addition, the tunnel kilns were the first in Australia, and possibly the world, to be fired by butane (Scotland's Brick and Tile Manufacturing Industry 2022).

The company's name was changed to Selkirk Brick Pty Ltd in 1978 (Haughton 1983:61). In 1983, a sculpture named 'Terrestrial' by Peter Blizzard, made of 12,000 bricks and commissioned by Selkirk Brick Pty Ltd, was unveiled at the Gold Museum in Ballarat to celebrate the Selkirk company's centenary.

Today Selkirk Brick is a large clay brick manufacturer with a staff of 90 producing 50 million bricks per year. The business remains in the private ownership of the Selkirk family (Selkirk Brick 2022).

Place history

The subject residence was built on a part of approximately 25 acres, Crown Allotment 6 and part of Crown Allotments 7 and 8, Section D, Ballarat North. The 25 acres, on which Robert Selkirk established his brickworks, were purchased by him in February 1900. After subdivision of the land occurred in 1928, the subject residence was then located on part of Crown Allotment 6 (CT:V2756 F088).

When Robert and Ann Selkirk moved to Ballarat with most of their children in 1900, a red brick residence was constructed for the family on the site of the brickworks, fronting Howitt Street. Within the next five years, three more residences were erected alongside for son James, daughter Annie, and the family's gardener, Barney Lee (Haughton 1983:71). In the period 1909-20, the Ballarat North Electoral Rolls listed the following occupiers of the houses in Howitt Street: Ada Mary Selkirk (James' wife), home duties; Annie Selkirk, home duties; James Selkirk, brick maker; and Robert Selkirk senior, brick maker (*Ancestry* 2022).

Similarly, post office directories of 1915 and 1920 list Robert Selkirk as living in Howitt Street, next door to James Selkirk of 'Burndale' and Miss Annie Selkirk of 'Cupar'. The next property, bordering the railway crossing, was Robert Selkirk's Ballarat North Brick Works (S&Mc 1915 and 1920). The four houses owned and occupied by the Selkirks can be seen in Figures 1 and 3.



Figure 1. Aerial view of the Selkirk brickworks, Ballarat, 1925. Note the four houses facing Howitt Street (circled). The subject site at 618 Howitt Street is just outside the photo to the left. (Source: Haughton 1983:12)

Robert Selkirk died in 1921 leaving two wills: in his 1918 will he left his estate, including the brickworks, to his son James; in his second will in 1921 he left the majority of his estate to be divided between the Ballarat Hospital and Ballarat Benevolent Home. James Selkirk contested his father's second will, and, after protracted legal proceedings, in August 1923 the estate valued at £68,000 was consigned to James but was not finally settled for some time (*Herald* 28 March 1922:3; *Weekly Times* 4 August 1923:10).

In 1923-24 James Selkirk is listed in post office directories as living at 'Cupar' in Howitt Street and is noted as the owner of the subject site on the certificate of title on 26 February 1924 (S&Mc 1923-24 in *Ancestry* 2022; CT:V2756 F088).

The subject house at today's 618 Howitt Street was built to the east of the four Selkirk houses by June 1925, as a newspaper report evidences:

Quite the best house erected In Ballarat for many years is that of Mr James Selkirk, beneficiary in the estate of his late father, Robert Selkirk, brickmaker, and his beautiful home has been set in the midst of the industrial life of Ballarat North. The site is not an ideal one for a dwelling but has the virtue of being on a hillside, extending rearward to the Ballarat North golf links (Herald 17 June 1925:17).

The subject residence was designed by Ballarat architectural practice P.S. Richards, Coburn & Richards as, in April 1924, the firm called for tenders for a 'new brick residence' for James Selkirk Esq (see Figure 2) (*Ballarat Star* 2 April 1924:5). The tender for the residence notes the address as Howard Street, Ballarat North, which is two streets to the south. However, as described above, Selkirk's residence was actually built in Howitt Street. Because no other address apart from Howitt Street is listed for James Selkirk in the period 1924-31 in the Ballarat North electoral rolls it is assumed that the subject house is

the residence described in the 1924 advertisement. It is not known what caused the change of address but the delay in the final settlement of Robert Selkirk's will may have been a factor, or there could have been confusion between similar-sounding street names. The comparative analysis of this house with other works of the practice has confirmed their authorship.

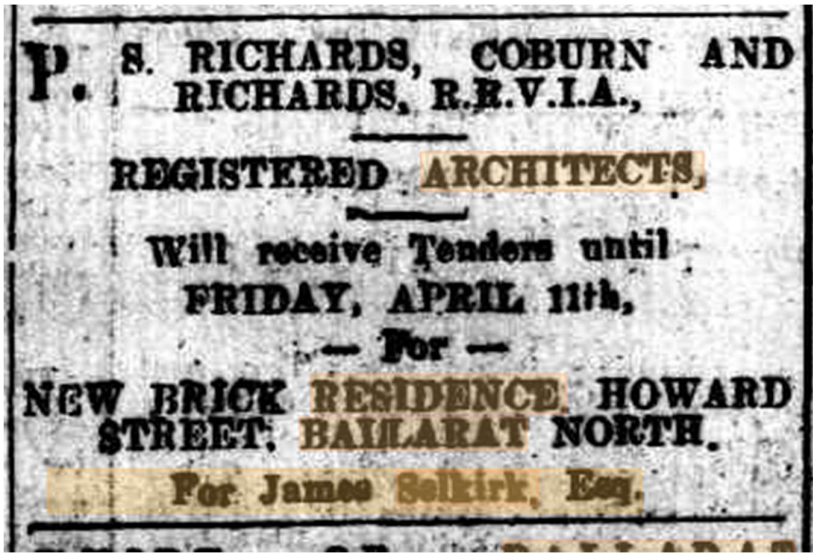


Figure 2. Showing an advertisement for tenders for a brick residence for James Selkirk Esq placed by Ballarat practice P S Richards, Coburn and Richards. (Source: Ballarat Star 2 April 1924:5)

The subject residence, known as 'Bournedale' (a reinterpretation of the name of one of the earlier Selkirk homes, 'Burndale') was built for husband and wife, James and Ada Selkirk, and their family by June 1925. This is also confirmed in a history of the Selkirk brick company, which states that James Selkirk built a 'large brick residence named "Bournedale" alongside the other dwellings in Howitt Street, and lived there until his death' (Haughton 1983:72). In 1926, lawn tennis courts were in the course of construction (*Age* 24 April 1926:19). James Selkirk Pty Ltd was registered as the owner of the subject site in January 1928 (CT:V2756 F088).

After the death of James Selkirk in 1935, Ada Selkirk became the owner of the subject site, and after her death in 1946, her son William Selkirk became the owner. Ian and Rosemary Selkirk became the proprietors in 1974 (CT:V5977 F287).

Images of the subject site and brickworks in 1961 and 1967 can be seen in Figures 3 and 4. Three of the four Selkirk houses to the west of No. 618 were demolished between these two dates. These other houses and their associated gardens were much more modest than 'Bournedale'.



Figure 3. Aerial view of subject residence and garden (circled) and the Selkirk brickworks, 1961. The other, now-demolished, Selkirk houses are located between 'Bournedale' and the brickworks. (Source: Historic Aerial Photography 1961, Landata)

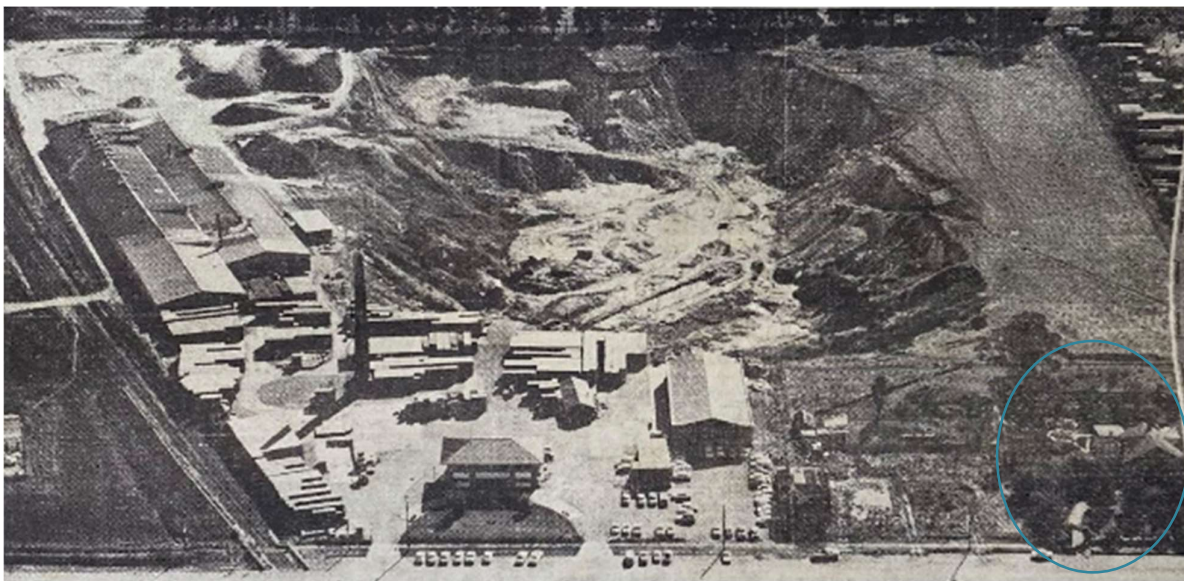


Figure 4. Aerial view of subject residence (circled) and the Selkirk brickworks, 1967. All but one of the other Selkirk houses had been demolished by this time. (Source: Courier 16 June 1967, cited by Ballarat Historical Society 2021)

Associations

James Selkirk, owner subject residence 1925-1935 and Ballarat North Brick Works 1923-1935

James Selkirk was the son of Robert Selkirk who established the Ballarat North Brick Works in 1900. James and Ada (nee Gillman) were married in 1910. They subsequently had three children, Sylvia (1911-2005), William (1913-1991) and Ronald (1918-2002) ('Person Family Tree' in *Ancestry* 2022).

James Selkirk managed the brickworks from c1920 until his death on the 31 October 1935, and owned the business from 1923 until 1935. His obituary noted that he lived at 'Bournedale', Howitt Street, Ballarat, and that he was the dearly loved husband of Ada M, and loving father of Sylvia, William, and Ronald (*Argus* 1 November 1935:1). After his death, his sons William and Ronald became the

proprietors of the brickworks. Both the subject residence and the Selkirk Brick company remain in the ownership of the Selkirk family in 2022.

PS Richards, Coburn and Richards, architects of subject residence 1924-25

PS Richards, architect

Perceval Selwyn Richards was born in 1865 in Christchurch, New Zealand. In 1881 Richards was articled to Frederick Strouts, a member of the Royal Institute of British Architects and founding member of the first association of New Zealand architects (Federation University 2021).

Richards arrived in Melbourne in 1887 and worked with socialite-architect John Beswicke on a number of large houses and on the Dandenong and Brighton town halls. After losing his job due to the 1890s economic depression, Richards moved to Ballarat to work as an assistant in the architectural firm of William Brazenor. By 1901 Richards had started his own practice, inheriting Brazenor's clients after the death of the latter architect (Federation University 2021).

Shortly after establishing his office, Richards commenced articles with his first pupil, Arthur Lanyon Clark in 1902, who left the office in 1910. Richards commenced articles with his second pupil Herbert Leslie Coburn in 1906. Coburn became Richards junior partner in 1917. Richards final pupil was his eldest son, Geoffrey Selwyn Richards, who, following completion of articles in his father's office and architectural studies at the Ballarat School of Mines and Melbourne University, returned to Ballarat in 1922. That year, he and Coburn were made named partners of the office, creating PS Richards, Coburn and Richards. This practice operated until 1932, after which Leslie Coburn established his own office in Ballarat. After this departure, the practice was renamed PS & GS Richards, and operated under this style even after PS Richards' retirement in 1946 (Ravenscroft 2014:8).

PS Richards also taught Architecture and Building Construction at the Ballarat Technical Art School, a division of the Ballarat School of Mines, from 1918 to 1921. He died in 1952 (Federation University 2021).

As well as Richards' work for the Ballarat and District Anglican Diocese, he also designed Ballarat and Clarendon College, and the ANA Hall in Ballarat (Federation University 2021). Other projects included:

- Camp Hotel, 38 Sturt Street, Ballarat, 1907
- Provincial Hotel, 121 Lydiard Street, Ballarat, 1909
- Belvedere, Ballarat
- Cargnham Station
- Dumbarton, 1423 Sturt Street, Ballarat, 1909
- Gazette Homestead
- Greenshores, Ballarat
- Kallballer, Wendouree Parade, Ballarat
- Longbook Homestead

The PS Richards, Coburn and Richards practice also designed a great number of medium and substantial houses during its ten years of operation, many in Lake Wendouree and Newington. A number of examples are discussed in the Comparative Analysis section.

Herbert Coburn, architect

Ballarat born Herbert L Coburn was a renowned Ballarat architect, practising from 1905 to 1956.

Coburn was articled to the Ballarat architect Percy Richards and studied architecture at the Ballarat School of Mines during World War I. In 1922 he joined Richards in partnership, forming Coburn and Richards. In 1933 he established his own practice, focussing on residential and commercial projects around Ballarat (Beggs-Sunter 2020). He taught Architecture and Building Construction at the Ballarat School of Mines from 1922, resigning in 1948 due to ill health (Gervasoni 2008).

An entry on the website of Federation University provides further details about Coburn:

The Royal Victorian Institute of Architects awarded Herbert Coburn a Silver Medal for design of an Anglican Gothic Suburban Church in 1913 while a student... His rooms were in the Clyde Chambers at 313 Sturt Street, Ballarat. He was a Fellow of the Royal Australian Institute of Architects and the Royal Victorian Institute of Architects.

The community minded Herbert Coburn was elected a Councillor with the City of Ballarat in 1938, and Mayor in 1945. Coburn's motivation was the 'proper development and advancement of his city.' Coburn held the position of Councillor until 1952 (Gervasoni 2008).

Coburn's architectural achievements, as part of his sole practice, include:

- St Patrick's Primary School, Drummond St, Ballarat (1935)
- Shire of Wimmera Council Offices, Firebrace St, Horsham (1936)
- Paterson's Furniture Store, Horsham (c1936)
- Railway Hotel, Maryborough (1938)
- Clock Tower, Stawell Town Hall, Stawell (1939)
- Lubeck Solders' Memorial Hall (1954)
- Ballarat Civic Hall (1953-56) (Gervasoni 2008)

He also continued to design mostly substantial brick suburban dwellings in Ballarat, continuing the attic-storey forms frequently employed by Richards' practice, then moving to a stripped Streamlined Moderne.

Description

The subject property, 618 Howitt Street, Ballarat North, is a substantial property with a slightly irregular rectangular plan. It fronts onto Howitt Street and stands just east of the Selkirk Pty Ltd brickworks and adjoining rail line. Its eastern boundary runs along the rear of standard suburban-sized properties that face Lilley Street.



Figure 5. Recent aerial photograph of 618 Howitt Street (outlined in blue dotted line) and surroundings. The Selkirk brickworks are visible at left, and Lilley Street at far right. (Vicplan, accessed 23 August 2022)

House and outbuildings

The Selkirk Residence is a substantial attic-storey brick house in an Arts & Craft Bungalow style. Walls are primarily of red face brick with decorative banding using clinker bricks, and hung terracotta tiles above the variously shaped bay windows. The brickwork has a raised beaded mortar joint, also seen on the front fence and gate posts.

The roof form has a complex gabled form. It is dominated by a wide gable which stretches the entire depth of the house, with a minor gable to the east side of the front façade. There is a slightly lower transverse gable projecting from the west side of the house, and a much narrower and shallower gable projecting from the rear half of the east elevation. The roof has expressed rafter ends. Two chimneys are visible on either side of the major front gable. As was typical of the 1920s, they have red brick shafts and a soldier course of clinker bricks at the top. They are distinguished from the typical by a triangular pediment-like detail at the top, formed of two clinker bricks. The triangular detail is repeated in many other places on the house and its interior, and served as a signature of PS Richards, Coburn & Richards' domestic designs in the mid-1920s (see Comparative Analysis for other examples). The roof is clad with orange terracotta Marseille-pattern tiles, which appear to be a non-original though appropriate cladding.

The front façade, facing south, is dominated by the broad major gable and a brick porch projecting before it. The gable is visually supported by triangular timber brackets, and there is a pointed attic window (NB: the window appears to be a later addition). The porch is parapeted, with a broad arched opening facing the street, and a narrow, door-sized opening at the side. Within the porch are the double entrance doors. Both of these openings have a clinker brick surround with a triangular pediment on top. The doors themselves have the same triangular motif at the top of their glazing. Both the doors, and a small box window beneath the porch, retain their original varnished finish, and double screen doors also survive. Each door features elaborate geometric leadlights in textured clear, blue, yellow and purple glass, and the box window has a pictorial leadlight window featuring a magpie in a rural landscape. The porch floor is finished in tessellated tiles. The ceiling is comprised of fibrous plaster sheets and varnished timber cover straps.



Figure 6. Glazed front doors, behind matching screen doors. (Landmark Heritage, 2022)

On the east side of the porch is the minor gable. Beneath an area of hung tiles is a semi-circular bow window. Just to the west of the porch entrance is a rectangular bay window, set beneath a narrow band of hung tiles. At the south-west corner of the house is an almost circular window, visually supported by a battered brick buttress. Windows in all three bay windows are double-hung timber sashes, with a simple geometric leadlight pattern of clear glass to the top sashes.

The east side elevation is articulated in two parts. Just behind the front façade is a projecting bay that holds an inglenook inside. There are double-hung corner windows on either side of the chimney breast, below a narrow row of hung tiles. The top sashes contain heraldic leadlights. To the rear of the inglenook is a broad gable, with expressed rafter tails and a single triangular timber bracket below the apex. Just below it is a triangular blind window, inset with vertically laid clinker bricks. There is a later aluminium corner window with manganese sill bricks, indicating a post-war date. The garage block abuts the rear of this gable.



Figure 7. House viewed from the south-east, the attached double garage is visible at far right. (Landmark Heritage, 2022)

The west side elevation is dominated by the side gable, and the continuation of the circular bay window, with hung tiles above the windows. There is a pair of double-hung windows to the rear, and a triangular window to the attic (with a later, reproduction leadlight window). The materiality is similar to the front façade, with red bricks and clinker brick banding, but in a simpler form. As with the front major gable, the eaves rest of triangular timber brackets. Apart from the bay window, this elevation is quite flat, as compared to the sculptural front façade.



Figure 8. Circular, buttressed bay window at the south-west corner. Note hung terracotta tiles above it. (Landmark Heritage, 2022)

The north elevation is mostly concealed at ground-floor level by flat-roofed later additions. They were constructed in the same red brick, but with much larger, modern windows. The main roof gable sits above the additions, with the same triangular window (new glazing) and timber eaves brackets as the front façade.

An original or very early double garage is attached at the north-east corner of the house. The two garages are expressed individually, each with a parapeted gabled front wall and folding timber doors. Like the rest of the house, the walls are of red brick, with clinker brick accents along the tops of the parapets and along the garage door lintels. The garage doors themselves each have four leaves, each ledged with a diamond-shaped window above. The same building contains other uses in the rear section. There are two changing rooms with ledged and glazed doors associated with the former swimming pool on the east side, and a shed or pantry on the west side, adjacent to the kitchen. While the bricks used for the garage block are the same as the house, the pointing is slightly different, suggesting that this is an addition. If so, it would have been quite an early one, as the garage doors were the type popular in the 1920s.

The exterior of the Selkirk Residence has a high level of intactness, particularly the front façade. There are, however, some alterations and additions to the roof and secondary elevations. These include two long shed-roofed dormers on the north and south slopes of the western gabled wing, a total of eight skylights scattered across the roof lighting the attic storey (only one of which is visible from the front). There are changes to fenestration to the smaller, east-facing gable, with a post-war corner window and associated brickwork, and a bricked-in doorway. To the rear there are two flat-roofed, single-storey additions housing a bedroom and the dining room. The brickwork of the front steps was replaced with orange bricks, which appear to copy the original curved form of the steps. Some of the original round metal downpipes have been replaced with rectangular profiles.

Internally, the house retains fine internal joinery and features to a number of rooms, particularly the three across the front façade. They form an enfilade, with folding doors between them (the doors had been removed at the time of inspection). At the centre is the wide entry hall, with coat closets (doors removed) framing a timber and leadlight door which leads to the back corridor. The walls of the entry hall are timber panelled beneath a timber plate rail. The ceiling has a geometric pattern of timber cover straps.



Figure 9. Entrance hall, as viewed from the front door. The door here leads to the back corridor, and is flanked by coat closets with doors removed. (Landmark Heritage, 2022)

To the left (east) is the room with the semi-circular bay window. It has a timber wainscot, a timber plate rail, and exposed ceiling beams, all varnished. The fireplace, in the inglenook is built of orange Roman bricks in a ziggurat form, with curved timber mantle shelves above each step. The door to the rear corridor is identical to the one in the entrance hall.



Figure 10. Detail of the orange-brick fireplace in the east front room. (Landmark Heritage, 2022)



Figure 11. Eastern front room with semi-circular bay window (at right) and ziggurat fireplace. (Landmark Heritage, 2022)

To the right (west) of the entrance hall is the room with the deep box bay window. It has a timber plate rail, timber skirting, and a door like that in the entrance hall, all of which are varnished. The ceiling is of fibrous plaster with an Adamesque bas-relief pattern to the central panel. The fireplace in this room is built of overburnt cream Roman bricks, a stepped form, and curved mantle shelves. At the top is a small cupboard with leadlight doors, which appears to be an original (1920s) element.



Figure 12. Western front room, (Landmark Heritage, 2022)

Both of these fireplaces are seamlessly integrated into the two rooms, but differ from the Arts & Crafts stylistic influence of the interior. No other fireplaces survive in the house, so real estate photos of PS Richards, Coburn & Richards houses of the period have been viewed. A number of them are of face brick with simple, curved mantle shelves, but the brickwork is general of standard sized cream or clinker bricks, often laid with decorative corbels and solid courses. While one has a curved brick form (344 Wendouree Parade, of 1931) and another incorporates some dark Roman bricks (with corbelling and soldier courses), they still have an Arts & Crafts feel about them. This suggests that the two fireplaces at 'Bournedale' were rebuilt, c1950s, for the Selkirk family, likely with bricks they had manufactured.

The other rooms of the ground floor are all reached via a U-shaped corridor. They all have similar doors to those seen in the front rooms, made of varnished timber with a leadlight upper panel with a triangular top. Most also have a leadlight highlight. There are similar doors (without leadlights) to hall cupboards.

The attic storey has been completely remodelled and most likely expanded. This took place after 1961, as indicated by the historic aerial photo (see Figure 3). The staircase, wall linings and all windows are all recent in date. The leadlight triangular windows in the three gables are simplified versions of the heraldic windows in the ground-floor inglenook.

Garden and setting

The house is well set back from the street and side boundaries within a large interwar garden setting. The site slopes up from the street, from south to north, landscaped to form a mix of gently sloping, levelled and terraced areas in the substantial front, side and rear gardens. The large residential block is highly unusual in the Ballarat North area (Nearmap).

The overall layout of the garden is relatively simple. The front garden comprises large areas of lawn, perimeter garden beds planted with standard roses along the front and shrubs and trees along the side boundaries, mature specimen trees, and a spacious informality typical of interwar gardens. The materials (concrete and brick for paving, and brick for edging and fences) and many of the plants are generally typical of gardens of the 1920s and 1930s. There is a substantial variety of brick forms and types.



Figure 13. Front brick fence and vehicular gateway. (Landmark Heritage, 2022)

An elaborate brick fence which matches the design and materials of the front porch balustrade of the house, with painted cement capped piers and pipe rails, spans the full street boundary, with two gateway openings in the front fence, one for vehicle entry and the other a pedestrian entry. The gateways are defined by taller piers with painted cement caps; a double pair for the driveway entry and single pair

topped with a timber pergola for the pedestrian entry, forming a lych gate. The two front entries retain matching early mild-steel gates. Two openings in the west boundary wall link the property to the neighbouring brickworks site.



Figure 14. Pedestrian lych gate. (Landmark Heritage, 2022)

A mature privet hedge (Tree 22) defines the street boundary of the former tennis court which occupied the south-eastern corner of the front garden.



Figure 15. Brick front fence and privet hedge (Tree 22) along the east side of the front boundary. (Landmark Heritage, 2022)

A sweeping concrete driveway curves past the front porch, terminating at the pair of garages at the east side of the house. A rigidly straight concrete path leads from the gate to the concrete apron in front of the garages.

In the side garden, behind the former tennis court footprint, the ground slopes up to a second terrace which was once occupied by an early brick-edged lozenge-shaped swimming pool (installed before 1961, removed 2022). Symmetrical pairs of mature Chinese Windmill Palms (*Trachycarpus fortunei*) indicate the position and orientation of the early pool. The *Trachycarpus fortunei* pairs at each end of the pool were likely planted as part of the early garden (Trees 39 and 41 at the east end, and Trees 51 and 52 at the west end).

The garden immediately behind the house combines paved areas for entertaining, and beyond it is a complex series of brick retaining walls, ramps, steps, paths and planters in a geometric layout, some of which form a kitchen garden. Just west of this part of the garden is a gateway (with a modern metal gate) that opens into the brickworks. Materials and layout of the rear garden and a small glasshouse with a brick floor on the uppermost terrace date from after 1961.



Figure 16. View of the rear garden, looking south-west. The gateway into the brickworks is visible at centre rear. (John Beetham, 2022)

A gateway in the rear wall opens into an informal orchard at the rear of the property. In addition to the fruit trees (planted after 1961) is a large Deodar Cedar (*Cedrus deodara*) (Tree 70) which is likely to have been planted as part of the original or early garden, and a cluster of three mature eucalypts (*Eucalyptus* sp., Trees 79, 80 and 81) which were mature trees by 1961.

The Golden Hedge Privet hedge (*Ligustrum ovalifolium* 'Aureum', Tree 22) and specimen trees in the front and side gardens were likely planted as part of the original or early garden. This includes the two Copper Beech (*Fagus sylvatica* 'Purpurea', Trees 6 and 46), Pin Oak (*Quercus palustris*, Tree 16), two Liquidambar (*Liquidambar styraciflua*, Trees 14 and 15), Cottonwood (*Populus deltoides*, Tree 25), a Highclere Holly (*Ilex x altaclarensis*, Tree 27). The Field or Hedge Maples in the rear garden (*Acer campestre*, Trees 47, 53 and 78) are also early plantings. The locations of all of these plantings of heritage significance are indicated on the aerial, below.



Figure 17. Tree plan for 618 Howitt Street. The trees of heritage value are shown in yellow. (John Beetham, 2022)

Whereas the garden layout is relatively simple and contains many elements typical of interwar gardens (plants, layout and materials), the brickwork is unusual in its elaborate application and conception, variety and monumental extent, in particular in the rear garden.

There appear to be two main phases of brickwork: the original front boundary fence and edging to garden beds along the front of the house that are contemporary with the house; and post-1961 phase of landscaping with textured bricks at the rear of the house, the pool steps near the garage, and the high side boundary and dividing rear garden walls.

The garden has relatively high integrity, retaining original and early features illustrative of interwar gardens, including:

- the front fence and vehicular and pedestrian gates
- the driveway layout (formerly parallel concrete strips, in 1961)
- front entry path (layout and materials)
- tennis court footprint
- gateway in the west boundary wall into the adjoining brickworks site
- the mature eucalypts and early plantings from the 1920s to 1930s noted above.

Some elements of the garden that were original, early or extant in 1961 have been replaced. These include:

- tennis court
- swimming pool, possibly constructed with the house, given the changing rooms at the rear of the garage (removed in 2022)
- layout of the rear garden formally planted as an orchard, replaced since 1961

Other elements have been introduced since 1961, including the garden beds set in from the front and side boundaries and standard roses. Comparison of the 1961 and 2022 aerial photographs show that the rear garden wall was moved a small distance north after 1961. The brick paving and walling in the rear garden also date from after 1961.

Comparative analysis

House

The architectural practice of PS Richards, Coburn & Richards was a dominant force in the development of Ballarat suburbs in the 1920s, particularly in Wendouree, Lake Wendouree and Newington. All substantial 1920s house initially identified as appropriate comparators were found to be their work. As they were clearly very important in interwar Ballarat, this analysis focusses on the work of their practice and how 'Bournedale' compares to their other designs. While there are also many important designs by PS Richards from the 1900s and 1910s, these are not comparable in style or detail to 'Bournedale', nor are most of the houses designed separately by PS & GS Richards and by Herbert Coburn after 1932.

A number of sources assisted in identifying houses designed by PS Richards, Coburn & Richards. These include a list of Herbert Coburn's work compiled by the Bellarine Historical Society (including many or all commissions carried out by PS Richards, Coburn & Richards, and Coburn's sole practice), City of Ballarat Permit Books (1910-45), various City of Ballarat heritage studies, and a research paper by conservation architect Alistair Ravenscroft. In some cases, there was no precise street address, instead indication that it was on the corner of two streets. Many of these houses could be positively identified due to signature details seen on 'Bournedale' and other PS Richards, Coburn & Richards designs.

The identified dwellings with the most similarity to 'Bournedale', either in architectural form and detail, or size are:

HO164 1514 Sturt Street, Lake Wendouree. An attic-storey Arts & Crafts house of 1924 constructed of highly textured (overburnt) clinker bricks. The front façade comprises a single, wide gable with a flat-roofed porch at the centre. The front door features decorative leadlights, with simple geometric glazing

to windows. The front eaves rest of triangular timber brackets of the same type seen on 'Bournedale':



HO164 1505 Sturt Street, Newington. A large Arts & Crafts house of 1925 with single- and two-storey volumes. The base of the house is of clinker brick, with unpainted roughcast render above. The front fence is executed in matching materials. The single-storey section has an arched porch entry. The two-storey gabled section beside it has a timber-shingled apex. Casement and double-hung windows feature a triangular motif:



HO164 7 Hamilton Avenue, Lake Wendouree. A large attic-storey house of 1926 with Georgian-influenced details. It is a large house, with a cross-gabled roof, clad in terracotta shingles. The base of the building is of clinker brick, with roughcast render above. The front gable features a range of decorative elements: a corner window with flared aprons of timber shingles above and below, a window hood suspended on chains, an external chimney with curved shoulders and small windows in the breast, and a Serlian attic window outlined in clinker brick. Windows have a diamond or Greek-cross motif in them, and there is a heavy, curved pier at the corner at the entrance to the porch:



HO166 1201 Mair Street, Ballarat Central. An attic-storey house of 1926 on a modest suburban block. The house has a cross-gable roof. The base of the house is of clinker bricks, as is the front fence, while the rest of the walls are of cream brick (which was rare until the mid-1930s). There is a timber-shingled oriel window in the gable, above a pergola entrance porch. There is a concrete hood above two front windows. Where it crosses the chimney breast, it has a small gabled section, in keeping with the details seen on 'Bournedale':



HO166 21 Ripon Street North, Ballarat Central. A single-storey house of 1926. While single-storey, it has a pronounced gabled form, with a jerkin-head gable to the front façade (which rests of the same type of timber brackets as the eaves of ‘Bournedale’). The base of the house, and its front fence, are of clinker bricks, while the rest of the salie and chimneys are of cream brick. The porch is semi-octagonal with a steep roof and clinker brick piers. Both porch and house roof retain terracotta shingles. Windows have a Greek cross motif, and sit below a flat hood. The front chimney breast has a triangular pediment motif on it, as seen on other houses designed by the practice:



HO164 303 Wendouree Parade, Lake Wendouree. This is a large attic-storey dwelling built in 1926. As with other houses by the practice at this time, it has cream brick walls with clinker brick accents (building plinth, attic window sill, chimney caps). It has a very large, asymmetrical front gable and a large and small cross gable. The front porch is entered via an arched opening, and to the side is a sunporch with brick piers and a pergola roof. This is mirrored on the driveway side, with a pergola arch over the side drive. Detailing to this house is more austere than other examples of the time, though there are diamond pane windows. The site retains a curved entrance drive, a mature palm tree in the front garden, sympathetic garden bed plantings along the front boundary and just in front of the house, and brick front fence with a pipe railing:



HO164 1511 Sturt Street, Newington. A medium-sized attic-storey house of 1928, walls are finished in unpainted roughcast render with clinker brick banding around the front door. The front fence is also of clinker brick. This house has a distinctively medieval influence with timber posts and curved brackets to the front porch. The porch sits below a long tiled hipped roof which also covers a bay window. Windows to the ground floor and attic storey have multiple panes. In the gable apex is a shingled projection with a triangular plan. Windows to either side of the front gable are very tall and have clinker brick caps:



HO166 131 Webster Street, Lake Wendouree. This is a large T-shaped two-storey building, of 1929, set in extensive grounds. It is largely concealed from the street by a Victorian-era palisade fence and trees. The house has rendered walls, and a hipped tiled roof. There is a projecting terrace/balcony structure projecting to the east side of the front façade. The piers project above the balcony floor, as also seen 346 Wendouree Parade (below), giving it a distinctive form. The corner opening to the terrace has a round arche and column entasis. The mansion-scale garden is heavily treed, with many mature specimens. The house also retains a tennis court just behind the house.



HO164 1722 Sturt Street, Lake Wendouree. This is an attic-storey house of 1930. The front gable has a jerkin-head form, while the side gable straight. Walls are of tooled stucco, with clinker brick accents such as panels below the ground-floor windows and as flashes following the eaves. Windows are double-hung with three vertical panes to the top sashes. This is the only house in the group to have a tapered chimney, a form that was popularised by English architect Voysey. A dormer window has been added to the side gable, but the house is otherwise externally intact.



HO164 5 Russell Street, Newington. This is an attic-storey house of 1931. Walls are of cream brick with clinker brick accents. The three ground-floor front windows are a row of round-headed openings with clinker brick arches. Above them is a small balcony resting on clinker brick corbels, with French doors and a bracketed hood.



HO185 344 Wendouree Parade, Lake Wendouree. This is an attic-storey house of 1931. Walls are of cream brick, contrasting with massive clinker brick chimneys. As with 5 Russell Street (above), there are round-arched windows to the front façade, as well as rectangular windows beneath a shingled hood. Windows are simple sashes, some with horizontal glazing bars.



HO185 346 Wendouree Parade, Lake Wendouree. This is an attic-storey bungalows of 1931. Unlike previous examples, it has a transverse gabled roof (a jerkin-head roof). Instead of a gable as the focus of the front façade, there is a semi-octagonal porch-cum-balcony at the centre with a large semi-octagonal dormer. The porch piers continue up to form part of the balcony balustrade, which also retains original mild-steel panels. The house walls are entirely of clinker brick, with patterned panels below the rows of arched windows. Leadlights are simple, with a draped pattern. The front fence is also built of clinker brick.



In comparison with these other houses, 'Bournedale' is one of the largest houses, along with 131 Webster Street and 303 Wendouree Parade. PS Richards, Coburn & Richards designed many attic-storey bungalows during the ten years of their partnership. Most of them were finished in roughcast render, as was typical for Arts & Crafts bungalows, or in cream face brick, which was unusual at the time. While red face brick was generally popular in the 1920s, it appears rarely in the practice's work, so its use may have been inspired by the Selkirk Brickwork's product line at the time. 'Bournedale' also has lower-slung proportions than most of the other attic-storey bungalows, reflecting its more spacious site.

As noted above, 'Bournedale' shares decorative details such as timber eaves brackets, and a variety of expressions of a triangular pediment detail. The use of the later detail appears to have reached its apogee at 'Bournedale' with this detail used for chimneys, attic windows, the porch entrance, and front doors, as well as internal doors. The relative prestige of 'Bournedale' is also expressed in the use of hung terracotta tiles above bay windows, as compared to the more common timber shingles seen in other examples.

In regard to setting, most of the comparators have small to medium-large suburban blocks. The only garden of comparable scale, and density of potentially significant tree plantings, is 131 Webster Street. The attic bungalow at 1551 Sturt Street also has a relatively large front garden with a potentially significant palm tree and garden bed plantings appropriate to the interwar period. This property also retains an apparently original curve driveway and front fence, like 'Bournedale', though the front fence of 'Bournedale' is far more elaborate than that of any of the comparative examples.

'Bournedale' also stands out in the integration of the intact double garage in the architectural composition. The closest comparison are examples that retain a pergola-type porte-cochere, such as 303 and 346 Wendouree Parade.

In conclusion, 'Bournedale' is distinguished amongst PS Richards, Coburn & Richards domestic designs, and among interwar houses in Ballarat more generally, as one of the most substantial houses of its day, and one of the most highly detailed Arts & Crafts bungalows. Its presentation is enhanced by the retention of original and early elements of its setting, particularly the brick front fence and gates, and the attached garage.

Interwar gardens

The garden displays many elements typically found in interwar gardens. These include the front fence. Front fences were often integral to the conception of the house and, consistent with this trend, the style and materials of the front fence at 618 Howitt Street are sympathetic to the house design. (Devine 2003:17)

Timber lych gates, or simplified versions of the lych-gate, such as a simple timber pergola on piers, to define the entrance were also common.

The matching materials (concrete) and gentle curve of the driveway and the rigidly straight entry path, are typical materials and forms for paths and driveways found in interwar gardens.

Interwar gardens / Significant gardens in the Heritage Overlay in Ballarat

There are relatively few residential gardens included in the Ballarat heritage overlay as individually significant places, and none directly comparable to the garden at 618 Howitt Street, Ballarat North.

HO125 Bishop's Palace and Garden, 1444 Sturt Street West, Lake Wendouree (VHR H0413) An ecclesiastical building built in 1877 as a residence for the Bishop and Diocese Headquarters. The place is of State significance. Part of its aesthetic significance at the state level is for: '...its particularly large, impressive and intact garden, which forms an appropriate setting for the house. The survival of such a large garden, with the open paddock behind, in an urban context is unique in the State. The relationship

between the grandeur of the front garden and the Sturt Street streetscape, which is characterised by intact Victorian and Edwardian houses, is unparalleled elsewhere in the state.’ (VHD for H0413)

HO131 Residence and Garden, 111 Webster Street, Lake Wendouree (Glenholme Garden). When assessed by the National Trust in 2005, this garden was considered the finest and most intact surviving Victorian suburban garden in the state, enhanced by its relationship with an intact 1873 house. The property is individually significant within HO131 Central Business Area Precinct (Hermes No 120815).

HO124 Kawarau House & Garden, 1421 Sturt Street, Ballarat Central. The garden is typical of a small front villa garden of the 1880s and 1890s which was once common in Victoria. A front gate, splayed in from the picket fence gives onto a circular path bordered on both sides with edging tiles. (The front fence has been replaced.) The central circular lawn has a thin border of roses and a centrally located fountain. There are no large trees and most of the plants are small shrubs. Since it was included in the Heritage Overlay the garden has been altered, including replacement of the front fence. (Hermes No. 67615)

Green Shores, 510 Wendouree Parade, Lake Wendouree (1896), suburban villa garden. The garden is thought to have been laid out at the same time as the house, in c1896. Originally a much larger garden, it is recognised as important as one of the few large gardens around the significant Lake Wendouree area. The garden has a clipped privet hedge across the front and is a simple garden of lawn and trees. The garden is associated with one of the original houses built around Lake Wendouree. Recommended for Heritage Overlay (Hermes No. 123861).

108 Clarendon Street, Soldiers Hill (Hermes No 2434) A mature, largely interwar garden setting to an Edwardian house. Low interwar drystone wall and low stone gate piers with mild steel gate, hedges, and mature shrubs. A relatively large allotment, but not of a comparable size to 618 Howitt Street. Contributory place within HO170 Soldiers Hill Heritage Precinct. (Hermes No. 145152)

None of the aforementioned gardens is directly comparable to the garden at 618 Howitt Street, being of earlier date and associated with houses constructed in the Victorian era.

All are comparable in that they exhibit relatively typical layouts and/or retain other elements typical of gardens of their era.

Although a garden setting for a much earlier house, Green Shores is comparable for retaining a relatively large garden setting, although reduced in extent from the original. The garden 618 Howitt garden is distinguished by retaining its entire original extent.

HO184 Colpin Avenue Heritage Precinct. The significance of the precinct at Lake Wendouree includes the mature garden settings to the interwar houses that were built over a relatively short period of time, from 1933-1941. Like 618 Howitt Street, the Colpin Avenue garden settings contain elements from the interwar period (notably front fences). While also interwar suburban gardens, the Colpin Avenue gardens differ in their considerably smaller, more modest scale.

The garden is not comparable to significant interwar gardens or combined houses and gardens in the VHR (for example Napier Waller House (1922), the Macgeorge House (1911) in Banyule, or Miegunyah in Toorak (1920s-1950s garden additions), because it is not known to be the work of a noted designer, and the design and layout and plant composition are typical rather than exhibiting a special character or exceptional design response to the site.

What sets it apart in the local suburban context is the size of the garden, which retains its original extent, and the evidence it provides (with the house) as the place of residence of a successful local family. Remnants of former features such as the tennis court, which although removed remain discernible in the front garden, contribute to understanding the lifestyle of its long-standing family of owners.

Assessment of significance

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

What is significant?

'Bournedale', the Selkirk house and garden, at 618 Howitt Street, Ballarat North, is significant. It was built in 1924-25 for James Selkirk and family, to a design by Ballarat architects P.S. Richards, Coburn & Richards.

The house stands beside the Selkirk Brickworks, established here in 1900, and was the most substantial house and garden created in a row of Selkirk family houses on Howitt Street (the others have been demolished).

The house is an Arts & Crafts attic-storey bungalow constructed of red face brick with decorative accents in clinker brick and hung terracotta tiles. Externally, it retains the original varnished finish on elements within the front porch, including the front door and screen, pictorial windows and ceiling strapwork. There is an early or original attached double garage, which retains timber sliding doors, at the north-east corner of the house, which is also significant.

Significant surviving elements of the interwar-era garden include the front and east side garden layout, including the former tennis court, the materials (concrete) and form of the curved driveway and straight entry pathway, the brick front fence and gates, and spacious lawns. Plantings that contribute to the significance of the interwar garden include the mature specimen trees (the Cedar, Cottonwood, Copper Beeches, Liquidambars, Chinese Windmill Palms and Pin Oak), and shrubs, including the Highclere Holly. Other significant plantings including the three Hedge Maples (*Acer campestre*), a species that is rare in cultivation, the mature privet hedge, which would be eighty or more years old, and the mature eucalypts at the rear of the property.

Later additions and alterations to the house, including the flat-roofed rear additions and the expansion of the attic storey (including new dormer windows, and leadlight glazing), and brick terraces, landscaping and brick fences in the rear garden are not significant.

How is it significant?

'Bournedale' house and garden are of historical (associational), representative and aesthetic significance to the City of Ballarat.

Why is it significant?

'Bournedale' is significant for its association with James Selkirk and the Selkirk Brickworks. James' father, Robert Selkirk, began making bricks by hand in 1883 in Allendale, near Creswick. In 1900 he moved his Selkirk's Brick, Pipe and Tile Works to the Howitt Street site in Ballarat North. Selkirk Brickworks, known under various names over the decades, was a major local manufacturer with a private railway siding and a Hoffman kiln. By 1920, most of the substantial public and private buildings in Ballarat were constructed of Selkirk brick, and a large trade existed with Geelong, Horsham and other districts to the west of Ballarat. By 1925, the firm was despatching 15,000 tons of bricks annually by rail. James Selkirk joined his father at the brickworks in 1902, and inherited it after his father's death in the early 1920s, allowing the creation of 'Bournedale'. The proximity of 'Bournedale' to the Selkirk Brickworks demonstrates the traditional co-location of home and work, even in the case of wealthy businessowners, as was necessary before private car ownership became common. The fine brickwork can be considered a showpiece for the company's products, and the use of red face brick and hung terracotta tiles was likely influenced by James Selkirk as they not seen elsewhere the interwar oeuvre of the architects. (Criterion H)

The house is of aesthetic significance as a fine and intact Arts & Crafts attic-storey bungalow of substantial size and fine craftsmanship, materials, detailing, and original finishes. The house shares some signature decorative details with other 1920s houses designed by PS Richards, Coburn & Richards, but is one of the most substantial houses of their oeuvre in Ballarat. Its presentation is enhanced by the retention of original and early elements of its setting, particularly the brick front fence and gates, and the attached garage. (Criterion E)

The house, and auxiliary structures (front fence and garage) are significant for their association with the important Ballarat architectural practice P.S. Richards, Coburn & Richards, which was in existence from 1922 to 1932. During this decade, the practice was responsible for a huge number of medium to substantial houses in Ballarat's suburbs, particularly the west side of the city in the Lake Wendouree area. 'Bournedale' is one of the most substantial residences designed by the practice. Practice founder, Percy S Richards worked in Ballarat from the early 1890s until 1946, and was the designer of many important public buildings in Ballarat and the Western District, as well as many substantial homes. Herbert Coburn was a renowned Ballarat architect, practising from 1905 to 1956. He is noted for the many Moderne style houses and civic buildings he designed in private practice in the 1930s through the 1950s. (Criterion H)

The large, interwar suburban garden is of representative significance as the setting for the intact interwar house. The significance of the garden is enhanced by its relationship with the original house and for its retention of its original extent and key aspects of its interwar layout, plantings including several mature large trees and complementary shrubs, and the elaborate brick front fence and gates which echo the materials of the house. (Criterion D)

The substantial extent of the garden, the elaborate front fence and the surviving footprint of the early tennis court are important as indicators that this was a garden (and house) belonging to a successful family, and owners of the long-standing brickworks next door (established as Ballarat North Brickworks in 1900 by Robert Selkirk junior). (Criterion H)

Statutory recommendations

In recognition of the local heritage significance of 'Bournedale' the Selkirk house and garden at 618 Howitt Street, Ballarat North, it should be protected in the Ballarat Heritage Overlay.

External Paint Controls – Yes (retain clear finish on doors, screen doors, pictorial window, and ceiling strapping within front porch)

Tree controls – Yes (including Privet hedge)

Outbuildings / Fence controls – Yes (front fence and pedestrian and vehicular gates)

As significant plantings and garden elements are spread across the entire property, it is recommended that the HO polygon be applied to the entire extent of the cadastral boundaries.

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Tree and plant survey

The tree plan, below, was prepared by John Beetham of Trees In Australia. It shows the location of all plantings at 618 Howitt Street, Ballarat North, both those of heritage significance and others. This is followed by a Plant Survey Database table with details for each numbered tree.



LEGEND

REF NO (see plan of property) / **OLDPL (Y)** = Older planting / **PLH** = Plant Habit: **S** = Shrub, **T** = Tree / **D / E** = Deciduous / Evergreen / **PLT** = Plant Type: **C** = Conifer or Ginkgo, **CY** = Cycad, **F** = Fern, **M** = Monocotyledon, **PM** = Palm / **SIG** = Significant Tree: **\$** = suggested / **NAT (#)** = Australian native / **BOTANICAL NAME**: in **bold** is a significant tree / **H X W (metres)** = Height X Width / **DBH** (metres) = single trunk diameter @ 1.4m above ground (or as per Comments) / **COMMENTS**: specific details

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	001		S	E				Buxus sempervirens	Common Box	Buxaceae	AFRICA - Northern, ASIA-temperate - Caucasus & Western & EUROPE	N/A	N/A	Hedge along driveway
SRBN	002		T	D				Prunus sp.	Cherry	Rosaceae	GARDEN ORIGIN	N/A	N/A	Remove - just a rogue seedling
SRBN	003		T	D				Prunus sp.	Cherry	Rosaceae	GARDEN ORIGIN	N/A	N/A	Remove - just a rogue seedling
SRBN	004		S	E				Coprosma repens	Mirror Plant or Taupata	Rubiaceae	AUSTRALASIA - New Zealand (New Zealand North & New Zealand South)	4 x 6	N/A	
SRBN	005		S	E				Elaeagnus pungens 'Variegata'	Variegated Thorny Elaeagnus	Elaeagnaceae	GARDEN ORIGIN	4 x 8	N/A	Some foliage reverting to green
SRBN	006	Y	T	D			Y	Fagus sylvatica 'Purpurea'	Copper Beech	Fagaceae	GARDEN ORIGIN	16 x 14	0.4	
SRBN	007		T	E	C			Cupressus sempervirens 'Swane's Golden'	Swane's Golden Pencil Pine	Cupressaceae	GARDEN ORIGIN	7.5 x 1.5	N/A	Damaged tip
SRBN	008		S	E				Coprosma repens	Mirror Plant or Taupata	Rubiaceae	AUSTRALASIA - New Zealand (New Zealand North & New Zealand South)	3.5 x 4.5	N/A	

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	009		T	E	C			Cupressus sempervirens 'Stricta'	Pencil Pine	Cupressaceae	GARDEN ORIGIN	9.0 x 1.8	N/A	
SRBN	010							Chimonanthus praecox	Wintersweet	Calycanthaceae	ASIA-temperate - China (N.C., S.C.& S.E)	3.5 X 4.5	N/A	
SRBN	011		T	D				Juglans regia	Common Walnut	Juglandaceae	ASIA-temperate - Caucasus, Middle & Western, ASIA- tropical - Indian Subcontinent (Pakistan (N)) & EUROPE - Middle & Southeastern	7 x 6	0.2	
SRBN	012		T	E				Olea europaea subsp. europaea	Common Olive	Oleaceae	AFRICA - Macaronesia (Canary Islands & Madeira) & Northern, ASIA- temperate - Western & EUROPE - Southeastern & Southwestern	3.5 x 4.5	0.2	
SRBN	013		T	E				Magnolia doltsopa	Evergreen (or Temple) Magnolia	Magnoliaceae	ASIA-temperate - China (Yunnan) & Tibet & ASIA- tropical - Indian Subcontinent (Bhutan, India (N) & Nepal and Myanmar (N)	4.5 x 3.0	0.2	Perhaps the cultivar Silver Cloud
SRBN	014	Y	T	D		Y		Liquidambar styraciflua	Liquidambar or American Sweet Gum	Altingiaceae	NORTHERN AMERICA - Mexico (C & N) & USA (C & E) & SOUTHERN AMERICA - Central America	16.0 x 10.0	0.5	
SRBN	015	Y	T	D		Y		Liquidambar styraciflua	Liquidambar or American Sweet Gum	Altingiaceae	NORTHERN AMERICA - Mexico (C & N) & USA (C & E) & SOUTHERN	16.0 x 10.0	0.4	2 distinct trunks (0.25 +0.3)

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
											AMERICA - Central America			
SRBN	016	Y	T	D		Y		<i>Quercus palustris</i>	Pin Oak	Fagaceae	NORTHERN AMERICA - Eastern Canada (Ontario), N.C. U.S.A., N.E. U.S.A, & S.E. U.S.A.	19.0 x 12.0	0.6	Close to power lines – pruning obvious
SRBN	017		T	D				Unknown				2 x 1.5	0.07	Newish planting - perhaps a pecan or similar...need to see flowers & foliage
SRBN	018		T	E				<i>Prunus laurocerasus</i>	Cherry Laurel	Rosaceae	ASIA – Caucasus & Western & EUROPE - Southeastern	2.5 x 3.0	N/A	Cut back to let machine in
SRBN	019		T	E				<i>Pittosporum eugenioides</i> 'Variegatum'	Variegated Lemonwood or Tarata	Pittosporaceae	GARDEN ORIGIN	4.0 x 6.0	0.3	Cut back to let machine in
SRBN	020		T	D				<i>Prunus cerasifera</i> 'Nigra'	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	7.5 x 8.0	MT	MT = multi-trunked
SRBN	021		T	D				<i>Pittosporum eugenioides</i> 'Variegatum'	Variegated Lemonwood or Tarata	Pittosporaceae	GARDEN ORIGIN	10.0 x 8.0	0.3	
SRBN	022	Y	S	E		Y		<i>Ligustrum ovalifolium</i> 'Aureum'	Golden Hedge Privet	Oleaceae	GARDEN ORIGIN	1.8 x 1.8	N/A	Old hedge along front fence
SRBN	023		T	D				<i>Lagerstroemia indica</i> cv.	Crepe Myrtle	Lythraceae	GARDEN ORIGIN	1.8 x 1.5	N/A	Newish planting
SRBN	024		S	E				<i>Camellia japonica</i> cv.	Common Camellia	Theaceae	GARDEN ORIGIN	2.5 x 3.5	N/A	
SRBN	025	Y	T	D		Y		<i>Populus deltoides</i>	Cottonwood	Salicaceae	NORTHERN AMERICA - Eastern & Western Canada, Mexico (N.E. - Chihuahua) & USA	24.0 x 17.0	0.6	

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	026		T	E				Sophora microphylla	Small-leaved Kōwhai	Fabaceae	AUSTRALASIA - New Zealand (Chathams Is., New Zealand North & New Zealand South)	9.0 x 7.0	0.2	
SRBN	027		T	E		Y		Ilex x altaclarensis	Highclere Holly	Aquifoliaceae	GARDEN ORIGIN	10.0 x 8.0	0.3	May have once been variegated and has now reverted to just green foliage
SRBN	028		S	E				Escallonia cv.	Escallonia	Grossulariaceae	GARDEN ORIGIN	6.0 X 8.5	N/A	Need flowers for positive ID
SRBN	029		T	E				Pittosporum 'Garnettii'	Garnett's Pittosporum	Pittosporaceae	GARDEN ORIGIN	5.0 x 3.0	0.15	
SRBN	030		T	E				Pittosporum tenuifolium 'Purpureum'	Purple-leaved Kōhūhū	Pittosporaceae	GARDEN ORIGIN	8.0 x 6.0	0.15	
SRBN	031		S	E		#		Grevillea rosmarinifolia	Rosemary Grevillea	Proteaceae	AUSTRALASIA - Australia - NSW (E) & VIC	1.2 x 1.2	N/A	
SRBN	032		T	E				Acca sellowiana	Feijoa or Pineapple Guava	Myrtaceae	SOUTHERN AMERICA - Southern South America (Argentina Northeast & Uruguay) & Brazil (Brazil South)	2.2 x 2.5	0.1	
SRBN	033		T	E				Pittosporum tenuifolium	Kōhūhū	Pittosporaceae	GARDEN ORIGIN	8.0 x 8.5	0.25	Perhaps a cultivar
SRBN	034		T	D				Prunus cerasifera 'Nigra'	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	7.0 x 5.5	N/A	Multi-trunked
SRBN	035		T	D				Fraxinus excelsior	European Ash	Oleaceae	EUROPE	16.0 x 9.0	0.45	
SRBN	036		T	E		#		Melaleuca ericifolia	Swamp Paperbark	Myrtaceae	AUSTRALASIA - Australia - NSW (F.E.), TAS (N) & VIC (S.E.)	11.0 x 10	0.5	3 distinct trunks (0.2 + 0.3 + 0.4)

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	037		T	D				Fraxinus excelsior	European Ash	Oleaceae	EUROPE	19.0 x 17.0	0.7	
SRBN	038		S	E				Camellia japonica cv.	Common Camellia	Theaceae	GARDEN ORIGIN	3.5 x 3.5	N/A	
SRBN	039	Y	T	E	PM	Y		Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.0 x 3.0	0.2	
SRBN	040		S	E				Abelia uniflora	Schumann Abelia	Caprifoliaceae	ASIA-temperate - China (N.C. - Gansu & Shaanxi, S.C. - Guizhou, Hubei, Sichuan & Yunnan & S.E. - Fujian)	2.5 x 1.5	N/A	Syn: schumannii Abelia
SRBN	041		S	E		Y		Fuchsia cv.	Fuchsia	Onagraceae	GARDEN ORIGIN	2.5 X 3.0	N/A	
SRBN	042		T	D				Carpinus betulus 'Fastigiata'	Upright Hornbeam	Betulaceae	GARDEN ORIGIN	7.5 x 6.5	N/A	
SRBN	043		S	E				Prostanthera rotundifolia	Round-leaved Mintbush	Lamiaceae	AUSTRALASIA - Australia - NSW (E), TAS & VIC	2.0 x 3.5	N/A	
SRBN	044		T	E				Radermachera sinica	Asian Bell Tree or China Doll	Bignoniaceae	ASIA-temperate - China (S.C. & S.E.) & Eastern (Taiwan) + ASIA-tropical - Indian Subcontinent & Indo-China	2.5 x 2.0	0.07	
SRBN	045		S	E				Fatsia japonica	Japanese Aralia	Araliaceae	ASIA-temperate - Japan, Korea (South Korea) & Nansei-shoto	2.0 x 4.0	N/A	
SRBN	046	Y	T	D		Y		Fagus sylvatica 'Purpurea'	Copper Beech	Fagaceae	GARDEN ORIGIN	12.0 x 12.0	0.5	

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T						D B H	
								BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W		COMMENTS
SRBN	047	Y	T	D		Y		Acer campestre	Field or Hedge Maple	Aceraceae	AFRICA - Northern (Algeria & Tunisia), ASIA-temperate - Caucasus & Western (Iran & Turkey) & EUROPE	15.0 x 10	0.35	2 distinct trunks (0.2 + 0.3)
SRBN	048	Y	T	E	PM			Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.0 x 3.0	0.3	
SRBN	049	Y	T	E	PM			Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.0 x 3.0	0.3	
SRBN	050	Y	T	E	PM			Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.0 x 2.0	0.25	
SRBN	051	Y	T	E	PM	Y		Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.5 x 2.5	0.25	
SRBN	052	Y	T	E	PM	Y		Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	10.0 x 3.0	0.25	
SRBN	053	Y	T	D		Y		Acer campestre	Field or Hedge Maple	Aceraceae	AFRICA - Northern (Algeria & Tunisia), ASIA-temperate - Caucasus & Western (Iran & Turkey) & EUROPE	20.0 x 15.0	0.5	

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	054	Y	T	D				Ulmus glabra 'Camperdownii'	Camperdown Elm	Ulmaceae	GARDEN ORIGIN	8.5 x 9.8	0.5	
BN	055	Y	T	D				Liquidambar styraciflua	Liquidambar or American Sweet Gum	Altingiaceae	NORTHERN AMERICA - Mexico (C & N) & USA (C & E) & SOUTHERN AMERICA - Central America	19.0 x 15.0	0.5	2 distinct trunks (0.3 + 0.45)
SRBN	056		S	E	C			Platycladus orientalis cv.	Chinese Arbor-vitae	Cupressaceae	GARDEN ORIGIN	3.0 x 3.0	N/A	Needs further ID
SRBN	057		T	E	PM			Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	6.0 x 3.5	0.2	Smaller than all the others
SRBN	058		T	E				Citrus cv	Citrus	Rutaceae	GARDEN ORIGIN	2.5 x 3.0	0.1	
SRBN	059		T	E				Citrus cv	Citrus	Rutaceae	GARDEN ORIGIN	2.0 x 3.0	0.1	
SRBN	060		T	E				Citrus cv	Citrus	Rutaceae	GARDEN ORIGIN	4.0 x 6.0	0.2	
SRBN	061		T	D				Prunus cv.	Plum	Rosaceae	GARDEN ORIGIN	8.0 x 6.0	0.4	3 distinct trunks (0.2 + 0.25 + 0.3)
SRBN	062		T	D				Prunus cv.	Pear	Rosaceae	GARDEN ORIGIN	4.0 x 7.5	0.25	
SRBN	063		T	D				Prunus cv.	Apricot	Rosaceae	GARDEN ORIGIN	1.5 x 2.5	0.07	
SRBN	064		T	D				Prunus cv.	Apricot	Rosaceae	GARDEN ORIGIN	5.0 x 6.0	0.35	2 distinct trunks (0.2 + 0.3)
SRBN	065		T	D				Prunus cv.	Pear	Rosaceae	GARDEN ORIGIN	2.5 x 2.8	0.08	
SRBN	066		T	E				Laurus nobilis	Bay Tree	Lauraceae	AFRICA - Northern (Algeria & Libya), ASIA-temperate -	9.0 x 9.0	0.3	

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T						D B H	
								BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W		COMMENTS
											Western (Syria & Turkey) & EUROPE - South Eastern & South Western (Corsica & Sardinia)			
SRBN	067		T	D				Prunus cv.	Apple	Rosaceae	GARDEN ORIGIN	3.5 x 7.0	0.25	3 branches at base
SRBN	068		S	E				Buxus sempervirens	Common Box	Buxaceae	AFRICA - Northern, ASIA- temperate - Caucasus & Western & EUROPE	N/A	N/A	
SRBN	069		S	E				Buxus microphylla var. japonica	Japanese Boxwood	Buxaceae	ASIA-temperate - Japan	1.6 x 2.5	N/A	
SRBN	070	Y	T	E	C	Y		Cedrus atlantica Glauca Group	Blue Atlas Cedar	Pinaceae	AFRICA - Northern (Atlas Mts in Algeria (Tell) & Morocco (High & Middle) to the Rif)	25.0 x 22.0	1.4	
SRBN	071		T	D				Crataegus cv.	Hawthorn	Rosaceae	GARDEN ORIGIN	12.0 x 12.0	0.55	4 distinct trunks (0.2 + 0.25 + 0.25 + 0.4)
SRBN	072		T	D				Crataegus cv.	Hawthorn	Rosaceae	GARDEN ORIGIN	9.0 x 8.0	0.25	
SRBN	073		T	D				Crataegus cv.	Hawthorn	Rosaceae	GARDEN ORIGIN	9.0 x 8.0	0.3	2 distinct trunks (0.2 + 0.25)
SRBN	074		T	D				Crataegus cv.	Hawthorn	Rosaceae	GARDEN ORIGIN	6.5 x 8.0	0.25	
SRBN	075		T	D				Prunus cerasifera ‘Nigra’	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	10.0 x 9.0	0.45	3 distinct trunks (0.25 + 0.25 + 0.3)
SRBN	076		T	D				Prunus cerasifera ‘Nigra’	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	11.0 x 8.0	0.3	2 distinct trunks (0.2 + 0.25)
SRBN	077		T	D				Prunus cerasifera ‘Nigra’	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	10.0 x 8.0	0.25	

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T						D	
								BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	B H	COMMENTS
SRBN	078	Y	T	D		Y		Acer campestre	Field or Hedge Maple	Aceraceae	AFRICA - Northern (Algeria & Tunisia), ASIA-temperate - Caucasus & Western (Iran & Turkey) & EUROPE	14.0 x 12.0	0.4	
SRBN	079	Y	T	E		Y		Eucalyptus cladocalyx	Sugar Gum	Myrtaceae	AUSTRALASIA - Australia (S.A. - S.E.)	27 x 17	0.7	
SRBN	080	Y	T	E		Y		Eucalyptus cladocalyx	Sugar Gum	Myrtaceae	AUSTRALASIA - Australia (S.A. - S.E.)	27 x 19	0.7	
SRBN	081	Y	T	E		Y		Eucalyptus cladocalyx	Sugar Gum	Myrtaceae	AUSTRALASIA - Australia (S.A. - S.E.)	27 x 17	0.7	
SRBN	082		S	E				Viburnum tinus	Laurestinus	Caprifoliaceae	AFRICA - Northern, ASIA-temperate - Western & EUROPE - Southern	2.5 x 5.0	N/A	